



NOVEMBER 6

2023



MARYLAND AFFORDABLE
HOUSING COALITION
ANNUAL MEETING



ANNUAL MEETING AGENDA

Welcome and MAHC Business

Christine Madigan, Enterprise Community Development, MAHC Board President

Willy Moore, Southway Builders, MAHC Board Secretary

Tom Ayd, Green Street Housing, MAHC Board Vice President

Breakfast is served

Panel Discussion: The Role of State and Local Government in Solving the Affordable Housing Crisis in Maryland

Moderator: Tom Coale, Esq., Perry, White, Ross & Jacobson

Panel One: Howard County Executive Calvin Ball, Frederick County Executive Jessica Fitzwater, Baltimore County Executive Johnny Olszewski, Jr.

Panel Two: Jacob Day, DHCD Secretary; Dominic Butchko, MACo Associate Policy Director; Dan Reed, Greater Greater Washington Policy Director

MAHC 2024 Legislative Priorities & Challenges

Maryann Dillon, Housing Initiative Partnership,
MAHC Legislative Committee Co-Chair

MAHC Housing Awards

Housing Leadership Award

Anne Arundel County Executive Stuart Pittman

Housing Person of the Year Award

Clif Martin, CEO & President, Housing
Commission of Anne Arundel County

Innovation Award

Prince George's County Right of First
Refusal Program & Preservation Fund

Closing Remarks

Christine Madigan, MAHC Board President

Miranda Darden-Willems, MAHC Executive Director

Door Prize Drawings

About Our Speakers

Moderator:

Tom Coale is an attorney with the government relations firm of Perry, White, Ross & Jacobson. Tom's expertise in real estate and housing matters has been featured in numerous publications, including The Baltimore Sun, Money Magazine, Maryland Matters, and Greater Greater Washington. In 2021, Tom was recognized by The Daily Record as a "VIP: Successful by 40" honoree. He represents clients' interests before the leadership of state and local agencies, county government, and the Maryland General Assembly. Tom received a Juris Doctor from the Georgetown University Law Center and a Bachelor of Arts from Lycoming College. Tom serves on the Board of Trustees for the Maryland Science Center and the Board of Directors for the Baltimore Regional Housing Partnership. He lives in Ellicott City with his wife and four children.

Panel One:

Howard County Executive Calvin Ball made history when he was elected the youngest Chairperson in the history of the Howard County Council in 2006. He made history again in 2018, when he became the first African-American to be elected Howard County Executive. County Executive Ball is currently serving as President of the Maryland Association of Counties (MACo) and has previously served in other office positions on the MACo Executive Committee which oversees its fiscal, personnel, and management concerns as well as advocating for the shared legislative agenda for all 24 jurisdictions across the state. In 2012, he founded the Diversity Caucus of MACo, the first statewide caucus for county elected officials of color. Ball is also the 2023 Chair of the Baltimore Metropolitan Council (BMC). Ball holds a Bachelor of Arts in Philosophy and Religion from Towson State University, Master of Arts in Legal and Ethical Studies from the University of Baltimore, where he was nominated for the Spirit of Excellence Award, and Doctor of Education from Morgan State University. County Executive Calvin Ball is a Maryland native and a resident of Columbia, where he and his wife Shani are proud parents of two daughters who attend and graduated from Howard County public schools.

Jessica Fitzwater was elected as the Frederick County Executive in 2022. She previously served on the Frederick County Council, where she championed numerous pieces of legislation that were enacted on a bipartisan basis, including improving affordable workforce housing by strengthening the Housing Initiative Fund. When elected to the first Frederick County Council under charter government in 2014, Jessica was one of only two women under the age of 40 serving in county elected office in the entire state of Maryland. She is a graduate of Emerge Maryland, a prestigious political training program for Democratic women, and she was named one of the Daily Record's Leading Women in 2015. Jessica taught music at Oakdale Elementary School for 17 years. She served on the Board of Directors of the Frederick County Teachers Association and served as an elected delegate to the Maryland State Education Association and National Education Association Representative Assemblies. Jessica grew up in Smithsburg, Maryland, and is a proud graduate of public schools. She earned her undergraduate degree in music from St. Mary's College of Maryland and her Master's degree in Educational Leadership from Hood College.

About Our Speakers

John “Johnny O” Olszewski, Jr. is a lifelong Baltimore County resident who believes in the power of public service and giving back to a community that has done so much for him. He earned an undergraduate degree from Goucher College and a master’s degree from The George Washington University. In December 2017, Johnny earned his Ph.D. in public policy from the University of Maryland Baltimore County. He was first elected to the Maryland House of Delegates in 2006, and served in the House of Delegates for nearly nine years. He is a 2010 graduate of Leadership Baltimore County and was recognized as one of the Daily Record’s “Top 40 under 40” in 2019. He is an active philanthropic and economic development leader who has served as a member of the Business Network for Offshore Wind Board, the Community College of Baltimore County’s Dundalk Foundation Board and the Goucher College Board of Trustees. Before his election to Baltimore County Executive, Johnny worked in the private sector at SAS Institute.

Panel Two:

Dominic J. Butchko currently serves as Associate Policy Director at the Maryland Association of Counties (MACo). His portfolio includes Environment, Planning and Zoning, Transportation and Public Works, Parks and Recreation, Intergovernmental Relations, and Housing and Community Development. He started his career in government as the youngest elected official in Pennsylvania, winning a seat on Forty Fort Borough Council at 19. After declining to seek reelection, Dominic went on to serve in a number of other political roles including on Mike Bloomberg’s 2020 presidential campaign and as Senior Aide in the Montgomery County Executive’s Office, working on executive-council relations. He graduated both undergrad and grad school magna cum laude, with degrees from a BA in Political Science from Wilkes University and a MA in Public Management from Johns Hopkins University.

Prior to his nomination to lead the Maryland Department of Housing and Community Development, **Secretary Jacob R. Day** served as the Mayor of Salisbury, Maryland. Born and raised in Salisbury, he previously served as City Council President. His tenure as Mayor was marked by a resurgent downtown, including the creation of a permanent supportive housing program to address chronic homelessness. Secretary Day also previously worked for the Eastern Shore Land Conservancy, most recently as Director of the Center for Towns, utilizing design, planning, and implementation assistance to establish vibrant, sustainable small cities and towns. He served as national president of the American Institute of Architecture Students. He was also president of the Maryland Municipal League. As a Major in the U.S. Army, Secretary Day is assigned to the Maryland Army National Guard as an Information Operations and Special Technical Operations Officer. He is a veteran of the Global War on Terrorism and was deployed to Somalia, Kenya, and Djibouti. Secretary Day earned a Master of Science in Nature, Society & Environmental Policy from Oxford University. He also earned a Master of Urban Design from Carnegie Mellon University and a Bachelor of Science in Architecture from the University of Maryland. He is the proud father to two beautiful daughters, Lilly and Olivia.

About Our Speakers

Dan Reed, AICP (they/them) is Greater Greater Washington's regional policy director, focused on housing and land use policy in Maryland and Northern Virginia. For a decade prior, Dan was a transportation planner working with communities all over North America to make their streets safer, enjoyable, and equitable. Their writing has appeared in publications including Washingtonian, CityLab, and Shelterforce, as well as Just Up The Pike, a neighborhood blog founded in 2006. Dan received a Master of City Planning degree from the University of Pennsylvania, as well as a Bachelor of Science in Architecture and a Bachelor of Arts in English from the University of Maryland. Dan lives in Silver Spring, Maryland with Drizzy, a rescued pitbull mix and occasionally fosters dogs.

2023/24 Board of Directors

President

Christine Madigan

Enterprise Community Development

Vice President

Tom Ayd

Green Street Housing

Secretary

Willy Moore

Southway Builders

Treasurer

Myles Perkins

AGM Financial

CFO

Mike Cumming

CohnReznick

Of Counsel

David Raderman

Gallagher, Evelius & Jones

Ex-Officio

Jessica Zuniga

Foundation Development/
Humphrey Management

Advisor Emeritus

Ivy Dench-Carter

Pennrose

Advisor Emeritus

Chickie Grayson

Retired

Marsha Blunt

Pennrose Property Management

May Claire Davis

AHC Greater Baltimore

Maryann Dillon

Housing Initiative Partnership

Peter Engel

Housing Commission of

Howard County

Mike Font

New Harbor Development

Dana Johnson

Homes for America

Brian Lopez

Osprey Property Company

Dan McCarthy

Episcopal Housing

Catherine Stokes

Telesis Corporation Baltimore

MAHC Staff

Executive Director

Miranda Darden-Willems

MAHC Housing Award Winners

Housing Leadership Award



This award recognizes an elected or appointed official or an industry leader who has shown outstanding leadership in promoting, preserving and producing affordable rental housing in Maryland.

Anne Arundel County Executive Stuart Pittman

MAHC is pleased to present the prestigious Housing Leadership award to Anne Arundel County Executive Stuart Pittman for his dedication and commitment

to furthering fair and affordable housing across Anne Arundel County by prioritizing affordable housing in his budget and through bold legislative initiatives. Since taking office in 2018, County Executive Pittman has been a champion for increasing affordable housing production in the County. He listened to developers' needs and worked to make it easier to build new affordable housing by investing County funds into housing production and preservation, by establishing a local Housing Trust Fund with a dedicated funding source, and through key legislative actions that cleared the way for a number of new affordable housing projects to move forward over the last several years. Some of his initiatives include updating the School Adequate Public Facilities requirements and providing exemptions for affordable housing, passing a Workforce Housing conditional use zoning provision, improving the Housing for Elderly of Moderate Means zoning provision to be more usable, and ensuring fair housing for all by creating the County's first fair housing laws. These efforts have been effective, as the County now has a pipeline of affordable rental housing projects that is 2 to 3 times the levels proposed under previous Administrations.

MAHC would like to recognize County Executive Pittman for his leadership and outstanding service to the citizens of Anne Arundel County. He is a true champion for affordable housing, and by working with mission-driven development partners, he has made a lasting impact on the quality of life for the citizens of Anne Arundel County and set a great example for the rest of Maryland.

Past Award Winners: Senator Guy Guzzone; Senator Sarah Elfreth; Kathleen Koch, ACDS; Tiffany Robinson, Maryland DHCD; Elaine Cornick, Maryland DHCD; Rushern Baker, III, Prince George's County Executive; Isiah Leggett, Montgomery County Executive; Delegate Adrienne Jones; House Speaker Michael Busch; DHCD Secretary Ray Skinner; US Representative Elijah Cummings; Senator Barbara Mikulski; Bart Harvey, Chairman of Enterprise Foundation; Senator Ben Cardin; Governor Martin O'Malley; Senator Nancy King; Senator Rona Kramer; Delegate Maggie McIntosh; Douglas Duncan, Montgomery County Executive; Senator Ed DeGrange; Delegate Pete Rawlings

Housing Person of the Year Award



This award acknowledges an individual who has made both significant contributions to affordable rental housing in Maryland and worked to help advance the interest of the affordable rental housing community in Maryland through advocacy, participation in policy or program improvements, or other volunteer efforts that have benefited housing for low and moderate income persons.

Clif Martin, CEO & President, Housing Commission of Anne Arundel County

Clif Martin is receiving the Housing Person of the Year Award for his outstanding service and dedication to providing dignified, high quality affordable housing to the most vulnerable residents of Anne Arundel County. Mr. Martin began his career at the Housing Commission of Anne Arundel County (HCAAC) over 30 years ago and has led the agency for the last 13 years. During his time as CEO, not only did HCAAC achieve HUD praise as a High Performer, but Mr. Martin had a vision for his organization that took them beyond a typical “housing authority” and allowed them to create another entity to finance their own redevelopments. During his tenure, he led the agency to complete 4 RAD conversions and 2 Demolition/Disposition conversions. During the COVID Pandemic, Mr. Martin recognized the need for additional supportive housing for the most vulnerable populations and his agency worked with the County to use ARPA funds to acquire the Doll Apartments to provide permanent supportive housing for persons experiencing chronic homelessness.

In addition to his role at the Housing Commission, Mr. Martin has also spent much of his career mentoring future housing agency leaders and training housing authority staff across the country through his extensive involvement with NAHRO, where he served as faculty on their professional development team, in addition to service on the Board and on various NAHRO committees. Here in Maryland, he has also served on the MAHRA Board, the MAHC Board, and the Boys & Girls Clubs of Annapolis & Anne Arundel County Board.

Mr. Martin is passionate about his work. His sense of leadership that creates respect and trust among residents and staff is unparalleled. To quote County Executive Steuart Pittman, “I want to thank Clif Martin for not only putting thousands of families in beautiful homes, but also for setting an example for the rest of us to live up to. I wish every housing authority in America had a Clif Martin.”

MAHC is pleased to present the Housing Person of the Year Award to Clif Martin.

Past Award Winners: Jessica Zuniga; Kathy Ebner; Bob Cleckner; Jim French; Magda Westerhout; Bethany Hooper; Eric Brown; Trudy McFall; Kathleen Koch; Nancy Rase; Jeff Hettleman; Duane Yoder

Development; Nancy Rase; Ardath Cade



Innovation Award

This award celebrates innovation within the affordable rental housing community in Maryland. Innovation could be a housing project, a program or an activity. The award is intended to provide the opportunity for recognition for the range of diverse activities undertaken by the MAHC membership; the key criteria is whether the project or activity is cutting edge and advances the state of affordable rental housing in Maryland.

Prince George's County Right of First Refusal Program & Preservation Fund

As Prince George's County was preparing for the expansion of the Purple Rail Line, they relaunched their Right of First Refusal Program in late 2020 as a tool to preserve naturally occurring affordable housing in the County. The County code requires sellers of multifamily apartments that contain 20+ units to provide written notice of the sale and offer the County the opportunity to exercise its ROFR rights and purchase the property or to assign its rights to purchase to a third party pre-qualified affordable housing developer. Since the program launch, a total of 69 properties have been reviewed by the County and seven of them have been successfully preserved, totaling 1,452 units that serve a range of households from 40% to 80% of AMI.

In 2021, the County launched a ROFR Preservation Fund to further their preservation efforts. The County committed \$15 million in ARPA funds, which they leveraged with an additional \$10 million from the State in 2022. The Preservation Fund allows the County to subsidize financing for the acquisition, rehabilitation, and operation of rental properties to help preserve affordability. The County also streamlined the Payment in Lieu of Tax (PILOT) approval process and is able to quickly provide a PILOT agreement for properties acquired through the ROFR Program.

Prince George's County is committed to preserving housing affordability and diversifying their housing stock so that residents of all incomes can afford to remain in the County. They recognize that economic development efforts cannot be successful without affordable housing and that in order for their County to grow their tax base and increase jobs, they need housing to serve a range of households. These innovative programs are helping them reach those goals, and we are pleased to present this year's Innovation Award to Prince George's County.

Past Award Winners: Four Ten Lofts – Episcopal Housing & French Development; Hollander Ridge – NHP Foundation; Homes on Quaker Lane – Homes for America; Anne Arundel County Eviction Prevention Program; Homes on Johnsons Pond – Homes for America; Monte Verde Resident Services Program – AHC Greater Baltimore; Stone Grove Crossing – Pennrose; Sage Center – Episcopal Housing; Water Heather Energy Storage Program – Mosaic Power; Rivers Edge Apartments – Osprey Property Company; Housing Path Program – Montgomery County HOC; Pikeswood Park Apartments – Osprey Property Company; Burgess Mill Station – Stavrou Companies and Howard County Housing

2022/23 Accomplishments

Advocacy: Increase Financial Resources for Rental Housing and Support Affordable Housing Legislation

- Led a successful effort to advocate for funding for DHCD, including a record \$55 Million for the Rental Housing Works Program, \$6 Million for the Partnership Rental Housing Program, and \$18 Million for the Rental Housing Program in FY23. The RHW Program has received \$331 Million in State funding over the last 11 years.
- Advocated to the Administration to use ARPA dollars for affordable housing production.
- Advocated extensively to the Administration and Legislature to increase the FY2025 DHCD Budget and ensure CDA has adequate resources to fund a long pipeline of projects and can continue to produce and preserve enough affordable rental housing units to meet the urgent housing needs across the State.
- Submitted testimony in support of the City of Annapolis workforce housing legislation and the Baltimore City inclusionary housing legislation.
- Supported the Affordable Housing Credit Improvement Act (AHCIA).

Education: Provided Learning & Networking Opportunities

- Held a very successful Housing Day with over 200 attendees and conducted over 50 visits with key Legislators in Annapolis.
- Continued the Brown Bag Lunch series and held four educational sessions on key and timely housing issues, such as continuing our Affordable Housing 101 series, an overview of the State's Partnership for Affordable Housing programs, and a 2023 legislative preview with CDN.
- Held our 22nd Annual Membership Meeting in Annapolis with 250 people in attendance and recognized outgoing DHCD Secretary Ken Holt for his accomplishments and partnership.
- Hosted a Holiday Mixer for members in Brooklyn Park, MD.
- Co-Hosted the MAHC Breakfast with the Secretary with DHCD to provide members an opportunity meet the new DHCD Secretary Jake Day and hear about his priorities and vision for the Department.
- Hosted eight Networking happy hour events around the Baltimore Metro area to offer members an option to reconnect in person, including joint events with CDN and Leading Age Maryland.
- Published E-newsletters throughout the year and used the MAHC website and E-blasts to keep members informed of important updates relative to the rental housing industry.
- Committees met throughout the year and provided members a chance to stay informed and to learn through peer exchange and guest speakers.

2022/23 Accomplishments Contd.

Collaboration: Strengthening Partnerships with Maryland DHCD and other Housing Agencies

- The MAHC Board met quarterly with the DHCD Secretary and executive team to discuss program and policy issues that impact our members. We also continued to hold monthly calls with CDA leadership to discuss programming issues, funding constraints, and the impact on the development pipeline and closing schedule.
- Provided policy-related feedback and potential solutions to help projects that were negatively impacted by DHCD's new \$3.5 million funding cap to allow those projects a better chance to move forward.
- Provided comments on the draft 2023 Qualified Allocation Plan and Guide.
- Provided comments and met with MDE to discuss the draft Building Energy Performance Standards (BEPS) to ensure affordable housing properties unique needs and financing constraints are considered and will be able to comply.
- Created a Baltimore City Work Group that meets monthly with DHCD Commissioner Alice Kennedy to discuss and resolve issues and concerns.

Thank You to our Generous Door Prize Sponsors

AHC Greater Baltimore	\$100 Alma Cocina Latina gift card
Architecture by Design	2 x \$50 Amazon gift cards
Bozzuto Construction Company	Yeti mug + \$200 Amazon gift card
BridgeWater Real Estate Group	\$100 Home Depot gift card
Christine Madigan	One of a kind MAHC Brew
GEDCO	Massage Envy gift card
Harkins Builders	\$100 gift card to Busboys & Poets + \$100 gift card to Blackwall Barn & Lodge
Osprey Property Co.	2 tickets to an Orioles 2024 season home game
Pando Alliance	Portable induction cooktop and pot
Pennrose Properties	\$150 Top Golf gift card
Plano Coudon Construction	4 tickets to the National Aquarium + \$100 Miss Shirley's gift card
R4 Capital	Swag bag with S'well bottle and Herschel backpack
Southway Builders	\$250 Atlas Restaurant Group gift card
Whiting Turner	\$100 Visa gift card

2023 Member Directory

Diamond Sponsors

Enterprise

Gold Sponsors

Bank of America
Capital One Bank
CohnReznick
Dominium
Green Street Housing, LLC
Harkins Builders, Inc.
Homes for America, Inc.

Klein Hornig LLP
Osprey Property Company
Pennrose Properties
Southway Builders, Inc.
Whiting Turner
Woda Cooper Companies, Inc.

Silver Sponsors

AGM Financial Services, Inc.
Ballard Spahr LLP
Bozzuto
Conifer Realty
Gallagher Evelius & Jones LLP
Hamel Builders

Howard County Housing
MD Department of Housing and
Community Development
PNC Bank
Studio 343
Telesis Corporation
Truist

Bronze Sponsors

Allen + Shariff Corporation
Architecture by Design
CCG Residential Construction
Chase
Delaware Valley Development Corp.
First National Bank of PA
Foundation Development Group
Habitat America, LLC
Housing Authority of Baltimore City
Hudson Housing Capital, LLC
Humphrey Management
Ingerman Management
Morgan-Keller Construction
Moseley Architects

National Foundation for Affordable
Housing Solutions, Inc.
Pando Alliance
Pax-Edwards, LLC
Quinn Evans
R4 Capital LLC
Real Property Research Group, Inc.
SC+H Group
Red Stone Equity Partners
Somerset Development Co., LLC
Taft-Mills Group
Victory Housing, Inc.
Wells Fargo

Non-Profit Sponsors

AHC Greater Baltimore
CHAI
Cinnaire
Community Action Council
of Howard County MD
CSI Support and Development Services
Episcopal Housing Corporation
HDC MidAtlantic
Milford Housing Development
Corporation
Mission First Housing
NFP Affordable Housing Corp.
Park Heights Renaissance
The Community Builders
The NHP Foundation

For Profit Companies

Altman Living, LLC
AZ-RI Consultants
BCT Design Group
Berkadia
Bocarsly Emden Cowan
Esmail & Arndt LLP
Boston Financial Investment
Management, LP
BridgeWater Real Estate Brokerage
Carney, Kelehan, Bresler,
Bennett & Scherr, LLP
Ci Design
Citi Community Capital
Commercial Construction
Commonwealth Development
Corp. of America
Community Housing Initiative, Inc.
DS Thaler & Assoc., LLC
EcoMize USA, LLC
Efficient Home, LLC
Fairfield Residential
Fairstead
Fifth Management & Consulting, LLC
French Development, LLC
Grimm + Parker Architects
Henson Development Company
Hord Coplan Macht
Innova Services Corporation
KCG Development
KCW Engineering Technologies
LH Business Consulting
Lincoln Avenue Capital
Lument Capital (ORIX Capital)
M&T Bank
MaGrann Associates
Michaels Development
Miner Feinstein Architects
Monarc Construction, Inc.
Northern Real Estate
Urban Ventures, LLC
Owner Rep Consulting
Plano-Coudon Construction
Quantum Real Estate
Management, LLC
Reno & Cavanaugh
Residential One
SCG Development
Soto Architecture &
Urban Design, PLLC
Stone Sherick Consulting Group
The CT Group; CT
Development Partners
The NRP Group LLC
The Severn Cos.
Tiber Hudson LLC
TM Associates Development, Inc
Total Home Performance
UrbanBulit
Valbridge Property Advisors
Volker Development Inc
Vorys, Sater, Seymour and Pease LLP
Walker & Dunlop
Wiencek + Associates
Winn Companies
Zavos Architecture+Design, LLC

Government Agencies

Baltimore City DHCD
Baltimore County DHCD
Harford County Housing Agency
Housing Commission of
Anne Arundel County

Maryland Department of Disabilities
Montgomery County DHCA
Prince George's County DHCD
Rockville Housing Enterprises
Rural Maryland Council

Non-Profit Organizations

APAH, Inc.
Arundel Community
Development Services
Baltimore Community Lending
Bello Machre
Bon Secours Community Works
Chase Home, Inc.
Chesapeake Neighbors, LLC
Communities Together Inc
Community Development Network
Community Housing Partners
Corporation for Supportive Housing
Garrett County Community
Action Committee
GEDCO
Hagerstown Housing Authority

Health Care for the Homeless
Heritage Housing Partners Corporation
Home Partnership, Inc.
HAND
Housing Initiative Partnership
Light House Homeless
Prevention Support Center
Maryland Inclusive Housing
Maryland Multi-Housing Association
Mid Atlantic Neighborhood
Development Corporation
Montgomery Housing Partnership
National Housing Trust
New Ecology Inc.
Sheppard Pratt
Wesley Housing

Consultants/Individuals

Penny Scrivens
John Spencer
Jesse Alfriend
Nicole Earle
Terra Barnes
John Brunnett
Dennis Nicholson
Mike Pitchford
Gerry Joseph
Vonnnette Harris
Sakinah Linder
Clay Kirby

Jake Kirby
Yannik Cudjoe-Virgil
Denise Edwards
Pamela Lee
Mike Font
John Maneval
Patrick Sheridan
Avery Strachan
Jeff Ratnow
Raymond Skinner
Tara Weekes Stout
Malik Jordan



MARYLAND AFFORDABLE
HOUSING COALITION

443.758.6270

www.MDAHC.org

Not a MAHC Member Yet?

Visit our website at:

www.mdahc.org/Join-MAHC

to join today.

