



# News & Notes

*A Practitioners' Guide to Housing and  
Community Development in Our Region*

DECEMBER 15, 2016

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### MATTERS@HAND

***Affirmatively Furthering Fair  
Housing  
in a Trump Administration:  
Regional Leadership Needed More  
than Ever***



*Photo courtesy of the [NAACP Legal Defense and Educational Fund, Inc.](#)*

Fair housing never emerged as an issue in the presidential election; however, the new President and his HUD secretary and Attorney General will have responsibility for overseeing the enforcement of new fair housing laws, including the Affirmatively

### *HAND Updates*



***Do you notice anything different?!  
We've listened to your feedback, and  
our gift to you this holiday season is a  
complete makeover to our newsletter!  
We've worked hard to make News &  
Notes shorter, easier to read, and we'll  
even be cutting down on inbox clutter  
by only sending twice a month! [Let us  
know what you think!](#)***

Furthering Fair Housing (AFFH) rule and the disparate impact court decision. There is uncertainty about what a Trump Presidency will mean for housing nationally, but given his selection of Ben Carson as HUD Secretary, it seem more important than ever to re-commit to working regionally to support the goals of fair housing and access to opportunity here in the Washington DC metro area.

**"Affirmatively Furthering Fair Housing in a Trump Administration: Regional Leadership Needed More than Ever"** is the tenth installment in our twelve-part thought leadership series, **Matters@HAND**, sponsored by Enterprise Community Partners & Bellwether Enterprise and written by leading research and policy expert Dr. Lisa Sturtevant, Lisa Sturtevant & Associates.

*Have thoughts on this topic? Share on our [Helping HANDs blog](#), [Twitter](#) or [Facebook](#) on @HANDHousing.*

*Missed one of 2016 **Matters@HAND**? [Click here](#).*

## Government Updates



### **HUD Launches Interactive Tool for Users to Track its Investments**

Last week, **HUD launched the Community Assessment Reporting Tool (CART)**, an innovative reference and mapping tool that allows users to explore HUD investments by

## ***Signature Events***

### **HAND Mix & Mingle**

You asked and we listened! After receiving feedback from YOU that you'd like more networking opportunities, we've put together an event for you to do just that! Join us on **January 25, 2017** at

**Busboys & Poets (14th & V St NW DC location)** as we reconnect with HAND members and invite new friends into the fold.

**We encourage HAND members to invite individuals who you feel would benefit from HAND membership. A prize will be awarded to the member who brings the most potential members!**

You can **RSVP here**.

## ***Trainings***

### **Cost Containment Strategies in Affordable Housing Development**

Whether you are an owner, architect, engineer, builder, or owner's representative, all who work in affordable housing development understand the challenge of developing a quality building product within a constrained budget. Join us on **January 24, 2017** at the **National Association of Realtors, 500 New Jersey Ave. NW, Washington, DC 20001** for "**Cost Containment Strategies in Affordable Housing Development.**" The goal of this

session is to share perspectives and strategies from local practitioners



in affordable housing development to understand how to control costs while also achieving your project goals.

*This session will also discuss*

city, state, county, metropolitan area and congressional district. CART provides a snapshot of the wide variety of HUD investments, including Community Development Block Grants (CDBG) and Project-based Rental Assistance, allowing users to explore such investments within their community and access property- and grant-level detail in a variety of geographies.

#### **Tax Reform Likely on the Horizon**

**The possibility of tax reform in the near future has increased significantly** as a result of the November elections, according to *Affordable Housing Finance*. Tax reform could have significant consequences for the Low-Income Housing Tax Credit (Housing Credit), the nation's primary source for financing affordable housing, if it is reduced or eliminated as part of sweeping reforms.

#### **HUD Secretary Bans Smoking from Public Housing**

HUD Secretary Julián Castro announced yesterday a **final rule that requires public housing to be smoke-free**, effectively banning the use of tobacco products in all public housing living units, indoor common areas and administrative office buildings. HUD will provide resources and support to more than 3,100 public housing agencies to implement required smoke-free policies over the next 18 months.



#### **MD | Maryland Governor Announces Project C.O.R.E. Awardees**

Governor Larry Hogan recently announced awardees for demolition funds through **Project C.O.R.E.**, or Creating

Opportunities for Renewal and Enterprise, a multi-year city-state partnership to demolish vacant and derelict buildings in Baltimore and replace them with green space or create the foundation for redevelopment in Baltimore

collaboration among team members and how approaching each project with a problem-solving mentality can lead to a better, more cost-effective project overall. This session will include a panel presentation and dialogue with representatives from Hamel Builders, JDC Construction, and Wiencek + Associates Architects + Planners. Thank you to our sponsor, Hamel Builders! You can **RSVP here**.

#### ***A Few Friendly Reminders...***

##### **Do You Have a Submission for News & Notes?**

You can secure a space in our next newsletter by emailing **cbattle@handhousing.org**.

##### **Sponsor HAND's 2016-2017 Training & Capacity Building Series**

Lend your support to HAND TODAY so we can continue to accomplish our mission and engage the more than 2,000 members and partners our efforts reach every year. HAND sponsorships sustain our quality programming, ultimately strengthening an industry that is developing healthy, thriving and accessible communities for individuals and families at all income levels. If you are interested in serving as a sponsor of our capacity building sessions or special events, contact **Heather Raspberry, Executive Director, HAND** to discuss sponsorship opportunities designed to offer the maximum benefits to your company.

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## **Industry Updates**

City. The demolition site, which is the former Madison Park North apartments, is the first of more than 200 units that will be demolished as part of this project.

#### **MD | DHCD to Post Construction Status Each Month**

The Maryland Department of Housing and Community Development (DHCD) will now post the construction status of all projects receiving assistance from the Department. It will update the report on or about the 10th of each month, which can be found [here](#).

#### **MD | Subsidy Layering Review for Proposed Section 8 Project-Based Voucher Housing Assistance Payments Contracts**

In April 2016, HUD granted the Maryland Department of Housing and Community Development the authority to complete [Subsidy Layering Reviews \(SLR\)](#) for proposed Section 8 Project-Based Voucher Housing Assistance Payment contracts. SLR is required prior to the execution of an AHP for new construction and project that will undergo rehabilitation, if the project combines project-based voucher assistance with other governmental assistance such as HOME funding or Low Income Housing tax Credits (LIHTC). **If you have any questions, please email**

[elaine.cornick@maryland.gov](mailto:elaine.cornick@maryland.gov) or call 301-429-7777.

#### **MD | DHCD & Wicomico County Join Forces on Homeownership Initiative**

The Maryland Department of Housing and Community Development has partnered with Wicomico County to launch a new homeownership initiative through the Maryland Mortgage program. Maryland NewBuild will provide incentives to homebuyers purchasing newly constructed homes in the county, including reduced interest rates on Maryland Mortgage loans.

The initiative will be available to Wicomico County homebuyers for one year, running until **December 1, 2017**. For more information, [click here](#).



#### **HAND & Partners Sign ACTION Campaign Letter in Support of LIHTC**

HAND has joined roughly two thousand organizations and businesses, who are [calling on the incoming Congress and Administration to prioritize the Low-Income Housing Tax Credit](#) (Housing Credit) as they consider reforms to the nation's tax code and investments in the nation's infrastructure. The [letter](#) submitted on behalf of the [ACTION Campaign](#) urges policymakers to: 1) Ensure that the Housing Credit and Housing Bonds are held up as positive examples of the power of the tax code to improve communities by maintaining their viability under tax reform; and 2) expand and strengthen the Housing Credit to increase the availability of safe and affordable housing and revitalize local

### MD | DHCD Announces Strategic Demolition Fund & Community Legacy Awardees

The Maryland Department of Housing and Community Development announced the fiscal year 2017 statewide awardees of two of its neighborhood revitalization grant programs, the Strategic Demolition Fund and Community Legacy. The department will award [\\$3.2 million in Strategic Demolition Fund awards for 15 projects in 12 counties](#) and [\\$3.47 million in Community Legacy awards for 49 projects in 18 counties](#).

### VA | FCRHA Participating in New State Rental Assistance Program (SRAP)

The Fairfax County Redevelopment and Housing Authority (FCRHA) is participating in the State Rental Assistance Program (SRAP), a new State rental subsidy program that is similar to the federal Housing Choice Voucher (HCV) program and designed to serve individuals with intellectual and other developmental disabilities. [Click here to read more](#)

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## Member Corner



economies.

### New report Outlines Housing Challenges in the District

The lowest-income residents in D.C. are paying more than they can afford in rent: almost all of their income, according to a new report by the D.C. Fiscal Policy Institute. The report, [A Broken Foundation: Affordable Housing Crisis Threatens DC's Lowest-Income Residents](#), offers methods to ensure these residents can live in stable housing.

### Enterprise & CHCDF Need Your Success Stories

Enterprise Community Partners and the Campaign for Housing and Community Development Funding (CHCDF) are preparing a national report on the broad, positive impacts created by HUD and USDA's affordable housing programs. The report, to be shared with members of Congress, will present a wide range of success stories to demonstrate how these programs have helped low-income families living in rural, suburban and urban communities nationwide. State and local organizations, as well as individuals, can submit stories to be included in this publication, especially those from the [target geographies](#) for the House and Senate. The deadline to [submit a success story](#) is **December 15, 2016**.

### CBPP Report Shines Light on Need for Increased Funding for Housing Vouchers

A report by the Center on Budget and Policy Priorities (CBPP) found that [an estimated \\$18.86 billion is needed to fully renew housing vouchers in 2017](#), which is \$1.18 billion over the current funding level and \$500 million above the proposed level in the

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Membership?*

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Joining HAND?*

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### **Welcome HAND's newest members!**

[National Foundation for Affordable Housing Solutions Inc.](#) | [Partners for the Common Good](#) | [Aday Shabazz](#) | [Seabury Resources for Aging](#) | [WashingtonFirst Bank](#) | [Efficient Home, LLC](#) | [Relman, Dane & Colfax, PLLC](#) | [Scott Insurance](#) | [Healthy Building Network](#) | [Beth Offenbacher](#) | [TM Associates, Inc.](#) | [UrbanMatters Development Partners](#) | [United Communities Against Poverty, Inc](#) | [Fannie Mae](#) | [Daniel Aiello](#) | [Steve Callahan](#) | [Edward Tsibulevskiy](#) | [Kyle Koper](#) | [Oluwatobi Thomas](#) | [Kenneth C. Williams](#) | [Timi Lewis](#) | [Kenneth O. Casey, Jr.](#) | [Tierra Evans](#) | [J.Kirby Development, LLC](#)

2017 Senate bill. The report emphasizes that if policymakers fail to provide a substantial funding boost, most housing agencies will be forced to cut the number of low-income households they assist.

### **Healthy Building Network Seeking Data for HomeFree Project**

Have you been involved with an affordable housing project that was completed in the past year, or is going to begin construction in the next few months? Would you be willing to share the project specification book? [Healthy Building Network](#) (HBN) is collecting data for their [HomeFree project](#), a national initiative supporting affordable housing leaders who are improving human health by using less toxic building materials. If you have a specification you are able to share, please click [here](#) to submit your project.

### **The NHP Foundation Releases White Paper on Need for Affordable Housing**

The NHP Foundation (NHPF) recently released a white paper titled, "[Unaffordable Housing: A Root Cause of Social Inequality](#)" by Richard F. Burns and Thomas G. Vaccaro. Notably, the paper supports the Low Income Housing Tax Credit Program (LIHTC) and examines the issue of cost burden.

### **Jim Chandler Joins Astoria**

Astoria, LLC recently announced that Jim Chandler is its newest team member! Jim brings over 40 years of experience, notably as director of the Virginia Housing Development Authority (VHDA)'s low-income housing tax credit (LIHTC) program. Chandler will be working on national accounts and special projects. Congratulations, Jim!

### **2016 Edition of Low-Income Housing Tax Credit**

Klein Hornig partner, [Steve Paul](#) is pleased to provide the 2016 Edition of the Low-Income Housing Tax Credit booklet, which has been distributed for more than 20 years. Klein

Hornig senior counsel, [Katie Day](#) and associates, [Emily Blumberg](#), [Rebecca Melaas](#) and [Sara Silverstein](#) are gratefully recognized as contributors. For a .pdf copy of the entire booklet, please [click here](#).

## In The News



### President-elect Trump's Plan for Urban Renewal

President-elect Donald Trump has published his plans for American cities, calling it "A Plan for Urban Renewal." His ideas promise greater school choice, safer communities, lower taxes and better infrastructure, however, [experts in community development are concerned over the use of the term "urban renewal,"](#) writes Emily Badger in *The New York Times Upshot*. The concept of urban

renewal is largely remembered for its vast destruction of minority communities, when entire neighborhoods were razed for housing, highways and civic projects.

### POTUS Establishes Community Solutions Council

President Obama recently signed [an executive order establishing a Community Solutions Council](#), with the goal of aligning federal efforts with local priorities and citizens' needs. The participants will work together on developing and implementing policy that puts local priorities first, and where appropriate, will engage with representatives of organizations, businesses and communities to expand and improve partnerships that address the most pressing challenges communities face.

### TransForm Baltimore Rules Could Give Baltimore Zoning a Makeover

The Baltimore City Council has given [preliminary approval for the city's first zoning overhaul in more than four decades](#). The new rules, dubbed "TransForm Baltimore," are intended to streamline development, encourage reuse of old buildings and create more walkable neighborhoods.

### Bill Seeks to Tighten Screening for Homeless Shelters

This week, Mayor Muriel Bowser of Washington, D.C., urged Council members to act on a bill that would expand the means by which city agencies can [verify that homeless individuals and families are D.C. residents](#), and have not come to the District only for shelter. Mayor Bowser's administration argues that the bill is needed because the District's shelters often become overcrowded during the winter, driving up costs and diverting resources that could be used to move homeless families out of temporary shelter into longer-term housing.

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*Thank You to Our FY2017 Sponsors!*

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