

Maryland Department of Housing and Community Development
The Multifamily Energy Efficiency and Housing Affordability Program

NCSHA 2011 Awards

Category: Special Achievement
Entry Name: The Multifamily Energy Efficiency and Housing Affordability Program

Seeking to increase the supply of affordable, energy-efficient housing in Maryland, the Maryland Department of Housing and Community Development (DHCD) partnered with the Maryland Energy Administration (MEA) to provide energy assessments and energy efficiency improvements for affordable multifamily rental housing. Beginning in 2009, the goal of the program was to leverage limited resources to greatly increase energy efficiency in rental apartments that are affordable to Maryland residents and also support the goals of EmPOWER Maryland - a state initiative to reduce energy use in Maryland by 15 percent by 2015. This innovative partnership led to the creation of the Multifamily Energy Efficiency and Housing Affordability (MEEHA) program.

To date, MEEHA has resulted in the creation of 8,611 affordable, energy-efficient, rental housing units; lowered monthly energy costs for both tenants and property owners; and stimulated a demand for energy efficiency in future affordable housing projects. These achievements are particularly significant given the state of the financial markets at the time.

Resources for the MEEHA program came from a combination of sources from DHCD, including state funds, federal funds such as HOME, and to date more than \$300 million in Low Income Housing Tax Credits. The Maryland Energy Administration provided a total of \$9.5 million in funding, including \$4.65 million in state funding and \$4.85 million in state energy grant funding (from DOE).

MEEHA funding is available to two types of projects. **Pipeline projects** are affordable multifamily projects in process for DHCD financing for either new construction or acquisition and substantial rehabilitation. The average total development costs for these projects are \$10-12 million with MEEHA funding averaging \$186,000, or approximately 1.5 percent to 1.8 percent of the total. A separate MEEHA application is not required and DHCD will approve MEEHA grants for energy efficiency measures identified in an energy audit or that otherwise comply with DHCD's Development Quality standards related to energy efficiency. **Non-pipeline projects** are existing affordable multifamily rental projects seeking funding solely for energy efficiency improvements.

DHCD and MEA have worked together to use recognized protocols to identify, evaluate, and select measures for funding. Review of MEEHA applications considers the following:

- Energy audit recommendations
- Cost-effectiveness and prioritization of the proposed improvements or upgrades
- Expected energy savings
- Expected cost savings
- Incremental energy cost saving measures
- Affordability and population served by the project
- The applicant's previous financial and management performance with DHCD programs
- Readiness to proceed
- The applicant's demonstrated ability to comply with all applicable State and Federal rules

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Once DHCD and MEA have determined that an applicant is eligible to receive MEEHA funding, DHCD construction staff, in conjunction with MEA, calculate costs and expected energy savings to determine the final amount of funding and the approved energy efficiency measures. Typically, MEEHA will fund improvements with a demonstrated savings to investment ratio (SIR) of 1.5 or higher (\$1.00 invested results in \$1.50 in life-cycle savings). In some cases, DHCD and MEA will consider the overall energy efficiency of the property after rehabilitation or construction and approve funding provided the Department of Energy's (DOE's) cost effectiveness measure is 10 or higher. DHCD and MEA work closely to ensure that funding is directed to the most cost-effective energy efficiency measures. In some cases, applicants will be required to cost-share to improve cost-effectiveness for MEEHA-funded improvements.

Eligible energy efficiency measures are selected following a cost benefit analysis. On every project, an effort is made to prioritize and fund improvements that provide the greatest energy savings for the lowest cost. Renewable energy technology measures such as ground source heat pumps or solar hot water systems are funded on a case-by-case basis. Typically, for these systems to be funded they must demonstrate positive cost benefit ratios and be a component of a total project comprehensive energy saving strategy plan.

Program Results:

Using the existing DHCD infrastructure for its affordable housing financing programs enabled MEEHA to have an immediate impact. Within 90 days of execution of the Memorandum of Understanding between DHCD and MEA, the first two MEEHA projects had started construction; ten more followed in the next 30 days. These first 12 DHCD pipeline projects included 1,313 apartments with total development costs of more than \$190 million, of which more than \$2.5 million was MEEHA funding. As noted above, to date over 8,600 units have, or will soon benefit from, MEEHA funding.

Through May 2011, 32 projects with 3,822 units have received \$6.4 million in MEEHA funding and have had their energy evaluations completed. **These 32 projects have an average SIR of 4.4 with an annual ekWh*¹ savings of 23.3ekWh million which translates to an estimated life cycle cost savings of \$43,729,506.** The average unit is expected to realize an estimated annual savings of 6,100 ekWh, which translates to \$11,442 in life cycle savings for an average \$1,686 MEEHA investment per unit.

The MEEHA program provides direct benefits to both residents and owners of affordable rental housing in Maryland. These benefits also accrue to Maryland taxpayers generally. Targeting energy efficiency grant funding to affordable developments helps the resident by reducing their utility bill. This provides some elasticity in a household budget that is likely to be deeply affected by the most recent economic troubles. The one-time energy improvements also reduce the household's need to tap limited utility assistance programs (which are heavily used by low-income households living in DHCD-financed and other affordable rental properties). This translates into multiple year reductions in demand for assistance with utility bills. For those properties where the owner pays the utility bills, the energy improvements reduce the overall operational cost for the project, reducing the need to increase rents

¹ ekWh or equivalent kWh accounts for kWh and therm savings combined (therms converted into kWh)

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and ensuring that the property has the financial reserves to maintain its buildings and grounds and remain a strong community asset for the long-term. Lower rents due to more efficient property operations mean an increase in affordable housing opportunities for all Marylanders and helps address demand for additional rental assistance programs, which have long waiting lists. Finally, the reduction in energy usage created by energy efficiency improvements funded under the MEEHA program serves to reduce overall demand on the state's already overburdened energy system.

MEEHA's unique blending of *energy efficiency* with *housing affordability* creates a whole that is greater than the sum of its parts. The MEA-DHCD partnership generates benefits in excess of those that would have been realized by each entity acting alone. DHCD and MEA have learned a great deal about energy efficiency by working closely together and have been able to translate this knowledge into systemic changes in our normal lending products. These changes will ensure that energy efficiency is a standard component of providing affordable rental housing. MEA has gained insights into the construction trades and housing finance, which will assist it as it implements many of its other EmPOWER Maryland initiatives. All of this was done without the need to create huge new bureaucracies or hire private contractors who may not have as deep an appreciation for maximizing the effectiveness of limited public resources. DHCD, with its long history of financing affordable rental housing projects, appreciates that taxpayers or ratepayers are the ultimate source of program funding and, therefore, the funding needs to be used wisely to achieve the stated public purpose.

MEEHA is getting energy efficiency techniques into the bloodstream of a large group of commercial general contractors, engineers, architects and other design and construction professionals. Projects financed via MEEHA include some of the region's most prolific and experienced firms in the design and construction field, i.e., Hamel Builders, Harkins Builders, Whiting & Turner, Weincek Architects, Grimm and Parker Architects, etc. Currently, there is tremendous disparity in construction practices and approaches to energy conservation measures, as well as the evaluation of results. Addressing this disparity demands, at least, a short-term focus, consistency, and real time evaluation. The MEEHA program provides the vehicle to accomplish this. The techniques learned through the MEEHA program will have a multiplier effect of learned experience around energy efficiency measures and evaluation, slowly bring consistency to the industry and resulting in improved energy efficiency in developments and properties (including those without DHCD financing) located throughout the state. In addition to helping achieve the goals of EmPOWER Maryland, reduced energy usage reduces our carbon footprint, improves the environment and the Chesapeake Bay, addresses climate change concerns, and supports local economies and jobs. The MEEHHA program makes permanent improvements to the building structure that will remain in place for the long term and, most importantly, provides quality affordable rental housing to families.

MEEHA is a special achievement that has allowed DHCD to *make housing work* in Maryland.

NCSHA 2011 Awards

1. Oct. 22, 2009: Release. “Maryland’s Affordable Rental Housing to Become More Energy Efficient”
2. Dec. 30, 2009: Release. “Anne Arundel County Affordable Housing Developments Receive Federal Tax Credit Assistance Program Funding”
3. June 6, 2011: Blog Post. “Grand Openings and Ribbon Cuttings Celebrate New Affordable Senior Housing in Randallstown, LaPlata and Lexington Park”
4. Feb. 25, 2010: Release. “New Development in Randallstown to Increase Affordable Housing Options for Baltimore County Seniors”
5. Chart: MEEHA Fund Status - Summary

Maryland's Affordable Rental Housing to Become More Energy Efficient

New Program Begins to Promote Green Efforts in Affordable Rental Development

CROWNSVILLE, MD (October 22, 2009) – Maryland Department of Housing and Community Development (DHCD) Secretary Raymond A. Skinner today announced the launch of the Multifamily Energy Efficiency and Housing Affordability (MEEHA) Program, which seeks to promote energy efficiency and affordability in the State's multifamily rental housing developments. Efforts to accomplish these main goals include funding energy audits, energy efficiency retrofits, and renewable energy improvements.

"The issues of housing affordability and helping Maryland families rein in living expenses are at the forefront as we all deal with this challenging economy," said Secretary Skinner. "The MEEHA Program not only helps us address these issues, but it also contributes greatly to our efforts in promoting green and sustainable multifamily development. It's what we call a win-win-win."

The program is part of an ongoing partnership between the Department of Housing and Community Development (DHCD) and the Maryland Energy Administration (MEA) to support Governor O'Malley's "emPOWER Maryland" initiative, which aims to reduce energy consumption by 15 percent by the year 2015. As part of this initiative, MEEHA provides grants for both energy audits and the purchase and installation of equipment and materials for energy efficiency and renewable energy measures in affordable multifamily rental housing.

MEEHA funding comes in the form of a \$9.5 million contribution from MEA, funded by both the federal American Recovery and Reinvestment Act of 2009 – State Energy Program, and the State's Strategic Energy Investment Fund. Grants of up to \$500,000 are available per building for audits and energy efficiency improvements, with more to be made available if necessary for renewable energy measures such as solar panels or geothermal heating systems.

Eligible items include, but are not limited to HVAC systems, insulation, windows, draft stopping and duct sealing, Energy Star appliances and fixtures, and renewable energy generation and water heating equipment. Such measures will dramatically reduce operating expenses for many older buildings whose high energy costs are passed on to tenants. Energy retrofits can reduce consumption by 25-30%, and add to the long-term affordability of the development. Increasing energy efficiency is one of the most cost-effective ways that owners of affordable rental housing can ensure the sustainability of the development, and these investments act as an incentive to performing regular building maintenance.

The MEEHA program is DHCD's multifamily counterpart to its Weatherization Assistance Program, which currently funds energy retrofits for eligible low-income households. Together, these two programs will help Marylanders reduce energy costs and consumption at a time of increasing financial stress and rising energy costs.

MEEHA is being undertaken in conjunction with DHCD's Green Grant Rental Housing Preservation Program, which provides additional funding for energy audits of affordable multifamily rental housing developments in certain communities affected by the federal Base Realignment and Closure (BRAC) process. It also provides funding for the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) training and accreditation. To learn more about MEEHA, log on to:

<http://www.dhcd.state.md.us/Website/programs/MEEHA/MEEHA.aspx>
(<http://www.dhcd.state.md.us/Website/programs/MEEHA/MEEHA.aspx>).

The MEEHA, Weatherization and Green Grant Rental Housing Preservation Programs are just some of many DHCD projects that incorporate Smart, Green & Growing components. Smart, Green & Growing is a multi-agency, statewide initiative launched by Governor Martin O'Malley to help Maryland achieve a more sustainable future by linking community revitalization, transportation improvements, economic development, smart growth and environmental restoration efforts. For more information, please log on to: <http://green.maryland.gov> (<http://green.maryland.gov>).

The Maryland Department of Housing and Community Development works with partners to finance housing opportunities and revitalize great places for Maryland citizens to live, work and prosper. To learn more about Weatherization, Green Grant Rental Housing Preservation and other DHCD programs, log on to

www.mdhousing.org (<http://www.mdhousing.org>).

News updates also are available by following DHCD on Twitter (www.twitter.com/MDHousing (<http://www.twitter.com/mdhousing>)) and Facebook (www.facebook.com/marylandhousing (<http://www.facebook.com/marylandhousing>)).

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Anne Arundel County Affordable Housing Developments Receive Federal Tax Credit Assistance Program Funding

Loans provided through the American Recovery and Reinvestment Act (ARRA) -158 senior units and more than 100 jobs will be created

CROWNSVILLE, MD (December 30, 2009) – Maryland Department of Housing and Community Development (DHCD) Secretary Raymond A. Skinner has announced today that two affordable senior rental housing projects in Anne Arundel County will receive funding through the U.S. Department of Housing and Urban Development's (HUD) Tax Credit Assistance Program (TCAP). Park View at Severna Park will provide 103 units of affordable senior housing in Severna Park, and Hammarlee House will provide 55 units of affordable senior housing in Glen Burnie, addressing a critical need for affordable housing in a county impacted by the U.S. Military's Base Realignment And Closure (BRAC) activities in Maryland.

"These projects will expand affordable housing options for Anne Arundel County seniors and create important construction jobs," said Secretary Skinner. "Maryland's partnership with HUD through the Tax Credit Assistance Program was critical to the success of these developments, and we will strengthen this partnership through our efficient and transparent management of federal resources."

Funded through American Recovery and Reinvestment Act of 2009 (ARRA), HUD's Tax Credit Assistance Program (TCAP) allows state housing finance agencies like DHCD to resume funding affordable rental housing projects while stimulating job creation in the hard-hit construction industry. TCAP provides grant funding for capital investment in Low Income Housing Tax Credit (LIHTC) projects through a formula-based allocation to DHCD.

Both projects also received funding through the Multifamily Energy Efficiency and Housing Affordability Program (MEEHA) which provides grants for energy audits and the purchase and installation of equipment and materials for energy efficiency and renewable energy measures in affordable multifamily rental housing. The program is an ongoing partnership between the Department of Housing and Community Development and the Maryland Energy Administration (MEA) and is part of Governor Martin O'Malley's EmPOWER Maryland initiative, which aims to reduce the state's energy consumption by 15 percent by 2015.

"The Maryland Energy Administration is pleased to see our partnership with DHCD expand to help seniors in Anne Arundel County with much needed energy efficiency improvements to their homes," commented MEA Director Malcolm Woolf. "The audits and equipment available through the MEEHA program will not only benefit these residents, but also Marylanders across the State, as we work together to meet Governor O'Malley's EmPOWER Maryland goal and vision for a Smart, Green and Growing State."

Park View at Severna Park will feature the new construction of 103 affordable senior units in a four-story apartment building. Its amenities will include a multipurpose community room, computer/educational room, exercise room, wellness/medical consultation room, laundry facilities, salon, porches, a gazebo, and picnic/outdoor recreational facilities. The units will be available for households with at least one resident being 62 years or older with incomes at or below 60% of Area Median Income (AMI) or \$17,250 to \$44,340 depending on household size. The project is estimated to create 66 construction jobs.

DHCD provided \$2,000,000 through TCAP and \$102,365 through MEEHA. DHCD assistance also included \$1,142,341 in Low Income Housing Tax Credits, which raised \$7,995,587 in private equity. Additional financing includes a FHA-insured first mortgage from Wells-Fargo Bank for \$4,250,000, a \$1,200,000 HOME Loan from Arundel Community Development Services, Inc.

The developers and owners of the project are Shelter Development, LLC and Partners in Care, Inc., a local not-for-profit corporation which will provide resident services. The property will be professionally managed by Shelter Properties, LLC. The general contractor is Hamel Builders Inc.

Hammarlee House involves the new construction of a senior residential community in Glen Burnie, featuring 55 units in a three-story apartment building. The units will be available for households with at least one resident being 62 years or older with incomes at or below 60% of AMI or \$19,700 to \$39,420 for a 2-person household. The project is estimated to create 45 construction jobs.

DHCD provided \$2,700,000 through TCAP and a \$137,500 Grant through MEEHA. DHCD also provided \$816,301 in Low Income Housing Tax Credits, which raised \$5,713,535 in private equity. Additional financing includes a first mortgage from Bank of America for \$1,775,000 and a \$400,000 HOME Loan from Arundel Community Development Services, Inc.,

The developers and owners of the project are Rellim Development, LLC and Stavrou Associates, Inc. The property will be professionally managed by HAI Management, Inc. d/b/a Humphrey Management. The general contractor is Hamel Builders Inc.

Park View at Severna Park and Hammarlee House are just some of the ARRA-funded projects DHCD has undertaken that incorporate *Smart, Green & Growing* components. *Smart, Green & Growing* is a multi-agency, statewide initiative launched by Governor Martin O'Malley to help Maryland achieve a more sustainable future by linking community revitalization, transportation improvements, economic development, smart growth and environmental restoration efforts. For more information, please log on to: <http://www.green.maryland.gov> (<http://www.green.maryland.gov>).

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Mdhousing's Blog

*Creating Homeowners. Preserving
Neighborhoods in Maryland*

Grand Openings and Ribbon Cuttings Celebrate New Affordable Senior Housing in Randallstown, La Plata and Lexington Park

Posted on June 6, 2011 by mdhousing

JUNE 6

Randallstown, MD - A boom in the construction of affordable multifamily housing, that was spurred in part by President Obama's Recovery Act, is coming to fruition with the grand openings of several new senior housing developments.

Deputy Director William Ariano on June 6 joined Baltimore County Executive Kevin Kamenetz and Chickie Grayson, President of Enterprise Homes, for the grand opening of The Greens at Liberty Road Senior Apartments, a newly constructed \$15.6 million development in northwest Baltimore County. [Learn more](#) about the attractive, four-story building that features 105 rental units for low to moderate income seniors and was built to the Enterprise Green Communities criteria. Construction was made possible with \$2 million through the Tax Credit Assistance Program and \$1.2 million in Low Income Housing Tax Credits.



On June 2, Secretary Skinner joined Cardinal Donald Wuerl and officials with Victory Housing, the development arm of the Archdiocese of Washington, for the grand openings of senior developments in La Plata and Lexington Park. The acquisition and rehabilitation of La Plata Manor Apartments in Charles County and the new construction of the Victory Woods Senior Apartments in St. Mary's County also were made possible through federal tax credits.

Last year, the O'Malley-Brown administration used Recovery Act programs and the federal Low Income Housing Tax Credit Program to fund the creation or preservation of 3,179 rental housing units in 38 projects, totaling more than \$536.7 million.

Those 38 projects represented the largest number of multifamily projects under construction at one time in the history of DHCD and had an economic impact of more than \$1 billion, created or preserved 11,078 jobs, and generated \$25.8 million in state and local tax revenues.

Many of those projects also received funding through Maryland's signature Multifamily Energy Efficiency and Housing Affordability program, which provides grants for energy audits and the purchase and installation of equipment and materials that conserve energy in affordable efficiency that conserve energy in affordable multifamily rental housing. The program is an ongoing partnership between DHCD and the Maryland Energy Administration and is part of Governor O'Malley's EmPOWER Maryland initiative, which aims to reduce the state's energy consumption by 15 percent by 2015.

[Learn more](#) about how Maryland has put Recovery Act funds to work to stimulate the economy, revitalize neighborhoods and create more energy efficient affordable housing opportunities for senior citizens, persons with disabilities and hardworking families throughout the state.

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New Development in Randallstown to Increase Affordable Housing Options for Baltimore County Seniors

Loans provided through the American Recovery and Rehabilitation Act (ARRA) to create quality rental housing and jobs.

Crownsville, MD (February 25, 2010) – Maryland Department of Housing and Community Development (DHCD) Secretary Raymond A. Skinner today announced financing of the Greens at Liberty Road project, which involves the construction of 105 affordable rental housing units for the elderly.

“This development is a great example of how federal, state and local collaboration strengthens the ability to offer safe, decent, and affordable housing to elderly citizens in the Randallstown area,” said Secretary Skinner. “This project also is a boost to the area’s labor pool with the creation of an estimated 68 jobs.”

Funded through the American Recovery and Reinvestment Act of 2009, the U.S. Department of Housing and Urban Development’s Tax Credit Assistance Program (TCAP) allows state housing finance agencies such as DHCD to resume funding affordable rental housing projects while stimulating job creation in the hard-hit construction industry. TCAP provides grant funding for capital investment in Low Income Housing Tax Credit (LIHTC) projects through a formula-based allocation to DHCD.

The Greens at Liberty Road development is located along the Liberty Road corridor, in northwest Baltimore County. The project will consist of 81 one-bedroom and 24 two-bedroom units and will provide space for tenant services and activities. The new units will be available for elderly households with incomes between \$17,200 and \$34,500 for single occupancy and \$19,700 and \$39,420 a two person household.

The developer and owner of the project is Enterprise Housing Corporation. The property will be professionally managed by Habitat America. The general contractor is the Whiting-Turner Contracting Company.

Project financing includes \$2 million from the DHCD Tax Credit Assistance Program, a first mortgage of more than \$4.1 million from Enterprise Community Investment, Inc., and a Baltimore County HOME loan of \$500,000. The project will receive over \$8.3 million in equity from Enterprise Community Investments, Inc., made possible by an annual Low Income Housing Tax Credit allocation of about \$1.2 million from DHCD. In addition to these funds, the project will receive a \$262,500 from the Multifamily Energy Efficiency and Housing Affordability program (MEEHA).

MEEHA provides grants for energy audits and the purchase and installation of equipment and materials for energy efficiency and renewable energy measures in affordable multifamily rental housing. The program is an ongoing partnership between the Department of Housing and Community Development and the Maryland Energy Administration and is part of Governor Martin O’Malley’s EmPOWER Maryland initiative, which aims to reduce the state’s energy consumption by 15 percent by 2015.

“The Greens at Liberty Road project is an excellent example of ARRA funding being put to work for the American people. By combining resources, we are able to leverage improvements to serve elderly residents in Maryland, while also increasing energy efficiency and getting us one step closer to Governor O’Malley’s EmPOWER Maryland goal of a 15% reduction in energy consumptions by 2015.”

Smart, Green & Growing is a multi-agency, statewide initiative launched by Governor Martin O’Malley to help Maryland achieve a more sustainable future by linking community revitalization, transportation improvements, economic development, smart growth and environmental restoration efforts. For more information, please log on to: <http://www.green.maryland.gov> (<http://www.green.maryland.gov>).

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MEEHA Fund Status -- Summary
Fiscal Year 2010 - As of 6/13/2011

DESCRIPTION	Funding Source	ACTION	SEP - ARRA	SEIF	TOTAL
FY '10 Allocation: SEP via MEA MOU	4,850,000.00	Balance	\$ 4,850,000	\$ -	\$ 4,850,000
FY '10 Allocation: SEIF via MEA MOU	1,522,688.00 (which 200,000 is for Green Grant)	Balance	\$ -	\$ 1,522,688	\$ 1,522,688
FY '11 Allocation: SEP via MEA MOU	1,600,000.00	Balance	\$ 1,600,000	\$ -	\$ 1,600,000
FY '11 Allocation: SEIF via MEA MOU	1,527,312.00	Balance	\$ -	\$ 1,527,312	\$ 1,527,312
FY '10 MEA Grants Administrative Costs to Multifamily (5% of \$9.5 mm)		Adjustment	\$ (322,500)	\$ (152,500)	\$ (475,000)
TOTAL AVAILABLE FUNDS			\$ 6,127,500	\$ 2,897,500	\$ 9,025,000

DESCRIPTION	Funding Source	ACTION	SEP - ARRA	SEIF	TOTAL
Efficiency Improvements -- Construction Completed -- Fully Disbursed					
Gilbert Highlands	11/12/2009	Completed	\$ -	\$ 52,500	\$ 52,500
Sierra Woods	11/24/2009	Completed	\$ 250,000	\$ -	\$ 250,000
City Arts	12/11/2009	Completed	\$ 135,399	\$ -	\$ 135,399
Perryman Station	12/11/2009	Completed	\$ 200,000	\$ -	\$ 200,000
Hammanfee House	12/11/2009	Completed	\$ 137,500	\$ -	\$ 137,500
Concord Apts	12/29/2009	Completed	\$ 295,000	\$ -	\$ 295,000
Victory Tower	6/25/2010	Completed	\$ 140,874	\$ -	\$ 140,874
The Greens at Liberty Road	1/28/2010	Completed	\$ 262,500	\$ -	\$ 262,500
Lafayette Apartments	11/10/2010	Completed	\$ -	\$ 26,652	\$ 26,652
C.W. Brooks	5/26/2010	Completed	\$ 150,000	\$ -	\$ 150,000
Glenview Gardens	12/30/2009	Closed	\$ 500,000	\$ -	\$ 500,000
Silverwood Farms	7/22/2010	Closed	\$ 167,000	\$ -	\$ 167,000
William Booth Tower	1/25/2010	Closed	\$ 258,935	\$ -	\$ 258,935
Wayland Village	3/12/2010	Closed	\$ 80,638	\$ -	\$ 80,638
Subtotal -- Efficiency Improvements -- Construction Closed			\$ 2,577,846	\$ 79,152	\$ 2,656,998

DESCRIPTION	Funding Source	ACTION	SEP - ARRA	SEIF	TOTAL
Efficiency Improvements -- Committed Construction in Pr Closing Date					
North Creek Run	12/14/2009	Closed	\$ 132,500	\$ -	\$ 132,500
Park View at Severna Park	12/17/2009	Closed	\$ 102,365	\$ -	\$ 102,365
Baywood-Rockhall	12/21/2009	Closed	\$ 262,500	\$ -	\$ 262,500
Cedar Hill Apts	12/29/2009	Closed	\$ 192,500	\$ -	\$ 192,500
Guilford Gardens	12/23/2009	Closed	\$ -	\$ 259,315	\$ 259,315
Cumberland Meadows	3/11/2010	Closed	\$ 160,000	\$ -	\$ 160,000
Banneker Gardens	6/11/2010	Closed	\$ 62,500	\$ -	\$ 62,500
Greens at Hammonds	8/19/2010	Closed	\$ 232,583	\$ -	\$ 232,583
Inwood House	9/22/2010	Closed	\$ -	\$ 356,851	\$ 356,851
Bay Ridge Gardens	9/29/2010	Closed	\$ -	\$ 333,234	\$ 333,234
Holly Place	2/19/10	Closed	\$ -	\$ 27,758	\$ 27,758
Basilica Place	1/25/10	Closed	\$ -	\$ 316,090	\$ 316,090
Homecrest House	1/19/10	Closed	\$ 291,578	\$ -	\$ 291,578
Parkview at Randallstown	2/24/2011	Closed	\$ -	\$ 106,369	\$ 106,369
Parkview at Rosedale	2/24/2011	Closed	\$ -	\$ 272,500	\$ 272,500
Greenview Apartments	3/4/2011	Closed	\$ -	\$ 162,500	\$ 162,500
Day Village	3/26/10	Closed	\$ 456,467	\$ -	\$ 456,467
Riverside Estates	12/22/09	Closed	\$ 57,500	\$ -	\$ 57,500
Glenreed Apartments	4/25/2011	Closed	\$ 260,000	\$ -	\$ 260,000
Glenarden Apartments	5/25/2011	Closed	\$ 382,500	\$ -	\$ 382,500
Union Rowe	5/25/2011	Closed	\$ 180,000	\$ -	\$ 180,000
Summer Ridge	6/9/2011	Closed	\$ -	\$ 263,307	\$ 263,307
Subtotal -- Efficiency Improvements -- Closed / Committed			\$ 2,772,993	\$ 1,834,617	\$ 4,607,610

DESCRIPTION	Funding Source	ACTION	SEP - ARRA	SEIF	TOTAL
Deep Energy Retrofits -- All Activity		Reserved	\$ -	\$ 350,000	\$ 350,000
Bay Ridge Gardens			\$ -	\$ 350,000	\$ 350,000
Subtotal -- Deep Energy Retrofits -- All Activity			\$ -	\$ 350,000	\$ 350,000

