Maryland Philanthropy NETWORK
Advancing Impact

HOUSING FUNDER HUDDLE AGENDA

February 19, 2026, 9:00 - 10:30 AM
Virtually on Zoom

Purpose Statement
MPN's Housing Funders Affinity Group mobilizes its members to use philanthropy's voice, influence, and financial capital to end homelessness by creating and advancing lasting solutions that are grounded in racial and housing justice (housing affordability, tenant rights, and eviction prevention).

Welcome, Introductions, Check-in: *What is something you're interested in discussing?*

- Share headlines
- Make meaning of big shifts.
- What people have to say about big changes
- Looking for updates and sharing
- What people are excited about in the housing space this year
- Status of the PSH work especially in affordable senior housing
- Connecting dots

Updates re: Transportation Housing and Urban Development (THUD) Budgets and CoC

- THUD Budget, including Community Development Block Grants (CDBG)
    - See summary of the Bill here: *Proof Point: How the Appropriations Bill is a Sign of Our Collective Power* by the National Alliance to End Homelessness
    - Not popular among all lawmakers. Homeless Assistance Grants. There's been a lot of drama with the CoC program.
    - HUD has been ordered to renew all project grants. HUD must continue to do that if they don't win the lawsuit.
    - Amy has not heard if that has reached communities yet.
    - HUD must issue a new NOFA in June and it's expected that it will see similar priorities as they tried to do before, though they are required to preserve 60% of funds for Permanent Supportive Housing (PSH).
    - The local CoC is preparing at the state level.
    - It is better news than expected. It was inspiring to learn how the advocacy really worked.
    - Erin and Amy were talking with Ernestina about bridge funding, but now the City is able to manage that so it is not currently necessary for private philanthropy.
- The Governor has put $5M in the budget for PSH. That money would be paired with the projects built with the Low Income Tax Credit program. This is good news and there's hope it will end up in the final budget.
- There are 10 Continuums of Care (CoCs) in MD. $10M for

- The Baltimore City CoC is meeting today with some governance items, like around Uplift Alliance, the CoC's fiscal sponsor, and CoC members.
- The consolidated funding round (a shelter support grant pool) is happening in March and so the group is focused on this, not the June NOFA so much yet.
- Aliza is happy to talk with anyone about the new Youth Shelter.
- MOHS is planning to convene all the providers, with support from CareFirst and Casey, to talk about coordinating system-wide change.
- A letter has gone out from the CoC about the Youth Action Board. There is no MOU with the Community Development Network re: the Youth Action Board. Board members have aged out and are doing work without authorization. YES is the authorized home for Youth Action Board members.
- Weinberg made a grant to Homebase for a Summit on Older Adult Homelessness and a small portion is to coach leadership of the Coc Board.

Whole Group Sharing and Updates

- There was a delay with CDBG contract, but it has been resolved so DHCD is now working on getting all contracts signed and getting out payments on 1st and 2nd quarter reimbursable payments. Nonprofits had been reaching out to funders about the potential need for bridge loans.
- Something else to bring to your attention is the "mixed status rule." *Administration Plan Targeting Immigrants Would Take Away Rental Assistance, Create New Barriers | Center on Budget and Policy Priorities*
- Plan to join an upcoming call on the Mixed Status Rule: *Keeping Immigrant Families Housed - How to Respond to HUD's Proposed Mixed Status Rule* on March 10 at 3pm ET
- Planning Department/DHCD leadership changes
  - See article here: *Baltimore planning director Timothy Keane nominated as housing commissioner* from the Baltimore Banner
  - In a late-morning news release, the Mayor added that Keane would lead a six-month study into whether the two agencies could be combined.
  - Positive response to Tim. He has ideas about how to streamline and lead. Annie has spent a lot of time with him and thinks he will be a different kind of leader. And in this moment of our City's development and progress and it seems like an important time.
  - Aliza would love to build out resident engagement supports for engaging in affordable housing and planning space along side capital money flowing.
  - Annie has been hearing good feedback about this leadership change.
  - Alice's new role is not related to housing. She will oversee constituent services, MIMA, AA Male Engagement. She will report to the Chief of Staff.
  - Ren is working on an effort sort of like the Planning Academy but for development. Excited about new ideas from new leadership.

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Share what you are working on and/or excited about related to housing in 2026.

- Annie will send around a file from MCIC that will be a good update about the Support fund as well as details about the March Funder Meeting on Wednesday, March 25, 10 am-12 pm at BCF again. There are now 30 people on the invite! Goldseker will be in for another year of the support fund.
- Amy is excited about the Duchess Project, an affirming LGBT senior housing project. PenRose is the development partner. FreeState Justice and Chase Brexton are partners. This doesn't fit neatly within the LITC program but needs tax credits to succeed.
- Amy is aware of the spiraling cost of insurance and the impact it's having on the preservation of housing. Weinberg made a grant to explore a 2nd pooled fund to help reduce insurance costs. Exploring feasibility of such a fund with Scott Gottbredt at DHCD.
    - Read more here: *Curbing the Insurance Spiral: Policy and Practitioner Strategies to Help Stabilize Multifamily Affordable Housing* by Enterprise Community Partners.
    - Don't know if any local developers are facing this challenge specifically, but they are experiencing other challenges. (length of time it takes to complete construction, weather).
    - May want to consider hearing from nonprofit housing developers. Liz has access to them via Leading Age MD, and shared insights.
- Discussion of problem landlords in the City Council hearing. Anti-slumlord law, included Sojourner Place at Preston. Click on the link that says "public list" in the article: Baltimore's 'anti-slumlord' law is ramping up
- Aliza continues to manage issues with aged-out Youth Action Board members.
- Eviction Prevention funding – UWCM continues to monitor an interest form to gauge need.
- Beth is excited about that and BVRI. Abell funds a few organizations to support those efforts. Will be contributing to the support fund again.
- Aliza is looking forward to thinking about how she can contribute to a resident engagement piece.
- New Markets Tax Credits – MCIC work will be focused outside of Baltimore.
- DHCD (Danielle) will be responding to this request for Applications: Eviction Data Response Network 2026. Match dollars are needed, if anyone is interested.

Funders Together for Housing Justice updates:

- Michael Durham will also be at the Older Adult Homelessness Summit.
- New publication from Funders Together: *Caring Collectively: How Health Funders Can Step into the Movement for Housing Justice to End Homelessness*
- GIH's conference is coming to Baltimore in June. Michael, Amy, and Kristina are planning a site visit with Neighborhood Funders and Funders for Justice around Public Health, Housing and Criminalization. They are eager to connect with Baltimore Funders.
- National Funder Summit on Youth Housing Stability, Tuesday, August 04, 2026 at 04:00 PM through August 06, 2026, Seattle, WA. Call for sessions is open.

- Brooke – Excited about BVRI work. Want to talk about readying homeowners with counseling. Always excited about SOS Fund, and AIRS.
    - Annie would love to talk about greater coordination and intake of housing counseling.
    - the SOS Fund has hired three new staff members to expand their reach and capacity.
- Beth is talking with the ITeam around home repairs. They have a report out and are doing listening around energy efficiency, electrification and home repair. Braiding resources and simplifying process for homeowners. Let Beth know if anyone else is interested in that.
- Elisabeth shared that it was raised at the BVRC Data workgroup that there may be a data request re: homeownership counseling to the funding community. Details forthcoming.
- *Baltimore's mayor says his tax plan will help homeowners. City Council isn't so sure.*
- Concern about the high vacancy downtown. JLL hosted a webinar on the downtown market – Annie is very interested in discussing this with anyone.
- MD Legal Aid Lawsuit around tax sale Baltimore officials push three measures to cut property taxes by WYPR

Next Steps

- MPN will convene a BVRI update in the next 3 months.
- Send any ideas for future discussions to Elisabeth as well as any items to share out via the Housing Funders Digest.
- Listserv: Use housingfunders@lists.marylandphilanthropy.org to ask questions or share updates related to housing justice with your fellow funders!
- Next Huddles:
    - **Thursday, March 19, 2026** - MPN Conference Room and Virtually on Zoom
    - **Thursday, April 19, 2026** - Virtually on Zoom