



# Annual Report

FY



# Department Overview

The Maryland Department of Housing and Community Development partners with local stakeholders to promote and preserve affordable homeownership and rental housing and empower the revitalization and redevelopment of Maryland's cities, towns, and neighborhoods. Through thoughtful and fiscally prudent investment, the department strives to do the most good for the most Marylanders, improving the quality of their housing, their communities, and their lives



## RENTAL HOUSING

The department administered \$701 million in state and federal financing for 32 projects that created or preserved more than 3,000 units of high quality, energy efficient, affordable rental housing across Maryland. During the FY20 competitive application round, the department awarded more than \$44 million in state funds and federal tax credits to 15 projects. These projects will produce 1,837 affordable units, the largest number of units financed in a single application round. Six projects are located in designated Opportunity Zones, including South Street Centre, which will create 152 units for seniors and families in Frederick, and Sojourner Place at Wolfe, which will create 70 units in Baltimore City, including 35 units set aside for formerly homeless individuals.

## BUSINESS LENDING

In FY20 Neighborhood BusinessWorks surpassed the milestone of more than \$40 million in lending to over 170 small businesses through the Neighborhood BusinessWorks program, effectively tripling program production since the beginning of the Hogan-Rutherford administration in 2015. Neighborhood BusinessWorks provides gap financing to new and expanding small businesses located in Priority Funding Areas and Opportunity Zones across the state. This year the program loaned \$10.6 million, yielding a total economic impact of nearly \$66 million in FY20 alone.

## MARYLAND MORTGAGE PROGRAM

A significant expansion of its portfolio of products in recent years empowered the Maryland Mortgage Program to reach record performance and receive national recognition. For the first time in its nearly 40-year history, the Maryland Mortgage Program achieved more than \$1 billion in loan activity in a single year through a flexible array of mortgages and down payment assistance, including the Maryland SmartBuy initiative, which eliminates student loan debt as part of a home purchase. The Maryland Mortgage Program's historic performance was recognized by the National Council of State Housing Agencies, which selected it as the award winner in the "Homeownership: Empowering New Buyers" category at the highly-competitive annual Awards for Program Excellence

## NEIGHBORHOOD REVITALIZATION

The department's Neighborhood Revitalization programs enable positive redevelopment that creates jobs, generates tourism, improves streetscapes and infrastructure, and supports critical local services like homelessness prevention. In FY20, Neighborhood Revitalization programs, such as Community Legacy and the federal Community Development Block Grant, provided \$83.7 million to 816 businesses, local governments and community organizations. In Baltimore, Project C.O.R.E. (Creating Opportunities for Renewal and Enterprise) continued to improve neighborhoods throughout the city - demolishing, deconstructing, or stabilizing more than 4,300 vacant, blighted units since program inception to make way for new green space, new affordable and mixed-use housing, and small business opportunities

# Economic Impact



## SECRETARY'S MESSAGE

Despite the challenges of the COVID-19 pandemic, the Maryland Department of Housing and Community Development's single family mortgage and multifamily housing programs achieved record-breaking years, expanding safe, decent, affordable homeownership and rental housing opportunities in all corners of the state. Our community development programs revitalized Maryland's communities, supporting economic growth, public services, and infrastructure.

The department brought its programs, and the experience and expertise of its staff to support Maryland's response ongoing response to the pandemic, quickly administering federal and state funds for eviction prevention, operating support for nonprofit organizations and cultural institutions, and coordinating the response of homeless service providers. Our strong local partnerships, consistent program performance, and prudent investment will play an important role in Maryland's continued recovery.

**"Every dollar invested by the Maryland Department of Housing and Community Development creates a ripple effect of more than \$23 in economic impact across the state."**

I am proud of the dedicated work of the department to ensure that Maryland's small businesses, renters, homeowners, nonprofits and communities thrive and flourish, even while facing the unprecedented challenges brought on by COVID-19.

**Larry Hogan,  
Governor**

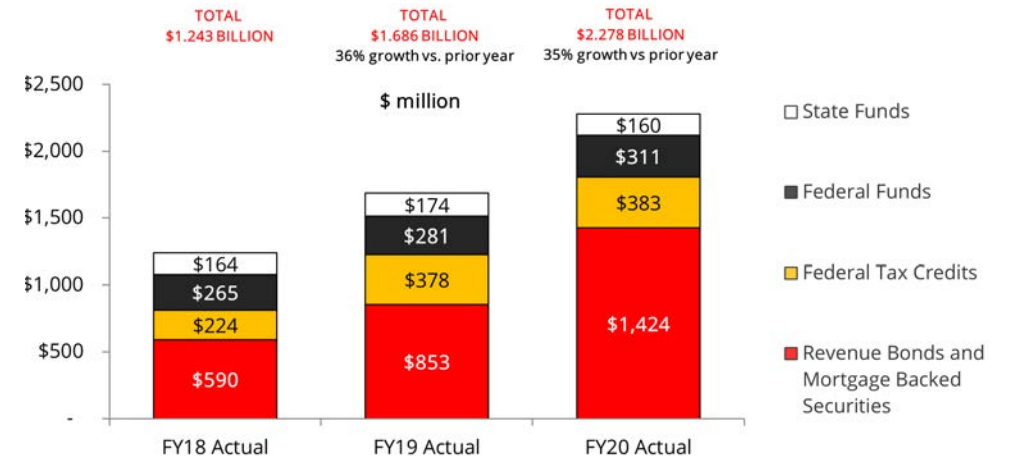
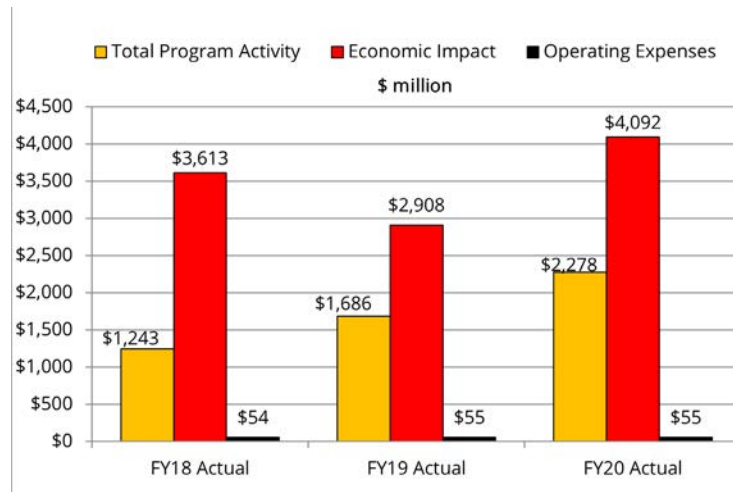
## IMPACT BY THE NUMBERS

**\$4**  
BILLION  
IN ECONOMIC  
IMPACT GENERATED

**\$769**  
MILLION  
IN WAGES  
AND SALARIES

**15,209**  
FULL-TIME EQUIVALENT  
JOBS CREATED

**\$63**  
MILLION  
STATE AND LOCAL  
TAXES GENERATED



# Program Investments

PROGRAM TOTALS  
IN MILLIONS

## RENTAL HOUSING DEVELOPMENT

**\$701.4**

Multifamily Revenue Bond Loan Program.....	\$265.2
Federal Low Income Housing 9% Tax Credit Equity .....	\$204.6
Federal Low Income Housing 4% Tax Credit Equity .....	\$178.4
Rental Housing Works Programs.....	\$18.8
Rental Housing Loan Programs .....	\$18.4
Federal HOME Investment Partnership Program .....	\$6.1
Partnership Rental Housing Program .....	\$6.0
National Housing Trust Fund .....	\$3.1
Other Funds.....	\$0.9

## RENTAL SERVICES

**\$257.1**

Federal Section 8 Programs - Performance Based Contract Administration .....	\$236.6
Federal Section 8 Programs - Housing Choice Vouchers.....	\$19.5
Miscellaneous Rental Services Programs .....	\$1.0

## HOMEOWNERSHIP & SPECIAL NEEDS HOUSING

**\$1,183.8**

Maryland Mortgage Program.....	\$1,141.5
Downpayment Assistance Programs .....	\$26.3
Single Family Housing Rehabilitation Programs .....	\$8.0
Maryland Affordable Housing Trust.....	\$2.9
Lead Paint Abatement Program (Including Healthy Homes for Kids).....	\$2.6
Housing Programs for Individuals with Disabilities/Home Ability Program.....	\$1.3
Group Homes Program .....	\$0.8
Federal HOME Investment Partnership Program.....	\$0.5

## HOUSING ENERGY EFFICIENCY

**\$24.9**

EmPOWER MD Single Family Housing Energy Efficiency Programs .....	\$13.5
Multifamily Housing Energy Efficiency Programs .....	\$5.8
Other Single Family Housing Energy Efficiency Programs.....	\$3.5
Federal Single Family Housing Weatherization Assistance Program .....	\$2.0

## LOCAL GOVERNMENT FINANCING & BUSINESS LENDING

**\$27.5**

Local Government Infrastructure Financing Program .....	\$16.9
Neighborhood BusinessWorks.....	\$10.6

## NEIGHBORHOOD REVITALIZATION

**\$83.7**

Community Services Block Grant.....	\$21.9
Homelessness Solutions Program.....	\$14.2
Baltimore Regional Neighborhood Initiative.....	\$9.0
Federal Community Development Block Grant .....	\$7.9
Project C.O.R.E. - Creating Opportunities for Renewal and Enterprise.....	\$7.9
Community Legacy .....	\$6.0
Strategic Demolition and Smart Growth Impact Fund.....	\$4.4
National Capital Strategic Economic Development Fund .....	\$4.0
Seed Community Development Anchor Institution Fund.....	\$2.5
Housing Counseling Program .....	\$2.0
State Community Investment and Endow MD Tax Credit Programs .....	\$2.0
Operating Assistance Grants.....	\$2.0

## TOTAL INVESTMENT

**\$2.3 BILLION**

# COVID-19 Response & Recovery

As part of the State of Maryland's response to and recovery from the COVID-19 pandemic, the Maryland Department of Housing and Community Development's efforts were guided by cooperation and compassion.

The department provided information and assistance to Maryland homeowners and renters, coordinated response efforts between local homelessness service providers, and provided critical support to community institutions, nonprofits, and businesses.



# COVID-19 Response & Recovery\*

## EVICTION PREVENTION AND RENTAL ASSISTANCE

Early in the State's response, Governor Hogan issued executive orders to prevent foreclosures and evictions to ensure Maryland's families, seniors, and individuals with disabilities, whether homeowners or renters, could remain safely and securely in their homes even if their ability to pay their rent or mortgage was adversely impacted by COVID-19.

The department provided guidance to homeowners on how to connect with their mortgage company to get relief and reached a 90-day forbearance agreement with many Maryland mortgage lenders and servicers. To assist renters, the department has administered more than \$41 million in state and federal rental funding to thousands of household.

**\$**  
**41.6**  
**MILLION**

## FUNDING BREAKDOWN

Assisted Housing Relief program  
**\$15,500,000**

Coronavirus Relief Rental Assistance  
**\$4,500,000**

Maryland Eviction Prevention Partnership  
(Community Development Block Grant)  
**\$21,676,920**

\*COVID-19 program funding shown  
from March - December 2020.

# COVID-19 Response & Recovery\*

## COMMUNITY & HOMELESSNESS SERVICES

The department's Homelessness Solutions Program team coordinated resources and technical assistance to local service providers known as Continuums of Care - or CoCs - via biweekly calls and newsletters during the onset of the pandemic. Those CoCs were connected with the Maryland Emergency Management Agency to apply for transitional sheltering assistance. The department streamlined its processes to move homelessness assistance funds as quickly as possible to local communities and made those resources more flexible so that service providers could use funding for hotel/motel vouchers, basic supplies, health and hygiene products, and Personal Protective Equipment as warranted by local need. The department also rapidly administered substantial federal grant funding to local governments and Community Action Agencies to support continuation of vital programs and services during the pandemic.

\$  
**27.6**  
**MILLION**

## FUNDING BREAKDOWN

Community Development Block Grants  
**\$2,000,000**

Community Services Block Grants  
**\$12,347,834**

Emergency Solutions Grant  
**\$13,296,307**



# COVID-19 Response & Recovery\*

## MARYLAND NONPROFIT RECOVERY INITIATIVE

The Maryland Nonprofit Recovery Initiative was supported by multiple state agencies and provided grant assistance to nonprofit organizations whose critical operations were financially impacted by COVID-19 and the state-of-emergency. Through the Maryland Department of Housing and Community Development, the Maryland Department of Commerce, and the Maryland State Arts Council, a wide range of nonprofit organizations have received critical funding, including nonprofits licensed by the Maryland Behavioral Health Administration and the Developmental Disabilities Administration. More than \$40 million in awards have been made to more than 1,800 nonprofit organizations across the state with the department administering more than \$32.8 million. These organizations are focused on economic development, health, human services and housing, and employ more than 54,000 Marylanders.

MORE THAN  
\$  
**40**  
MILLION

NONPROFIT ORGANIZATIONS HELPED

MORE THAN **1,800**





# COVID-19 Response & Recovery\*

## MARYLAND STRONG ECONOMIC RECOVERY INITIATIVE

The Maryland Strong Economic Recovery Initiative provided approximately \$43 million in grants through three separate application rounds that support organizations, businesses, and communities that substantially contribute to the economic development and recovery of the state. More than \$8 million was awarded to 32 nonprofit and tourism producing organizations, such as museums, cultural attractions, zoos, aquariums. The initiative also awarded \$30 million to 92 nonprofit and for-profit live music and performance venues, live entertainment promoters, and independently-owned local movie theaters. Finally, \$5 million supported the recovery of local businesses and economic development in designated Main Street Maryland communities.



\$  
**43.1**  
MILLION

## FUNDING BREAKDOWN

Maryland Strong  
Economic Recovery Initiative - Tourism  
**\$8,150,479**

Maryland Strong  
Economic Recovery Initiative - Live Entertainment  
**\$30,000,000**

Maryland Strong  
Economic Recovery Initiative - Main Streets  
**\$5,000,000**

\*COVID-19 program funding shown  
from March - December 2020.

# COVID-19 Response & Recovery\*

## EXPANDING INTERNET ACCESS FOR UNSERVED STUDENTS

When schools transitioned to virtual learning due to the COVID-19 pandemic, it quickly became apparent that many students could not access online resources due to a lack of connectivity.

At the end of March 2020, the Governor's Office of Rural Broadband offered emergency funding to schools and libraries to improve their ability to expand existing connectivity efforts, including the installation of external internet access points on buildings and the purchase and distribution of cellular hotspots for student use.

Governor Hogan announced funding for several programs to assist with student connectivity for the fall school year and beyond.



**\$**  
**23.9**  
**MILLION**

## FUNDING BREAKDOWN

Emergency Broadband Education Assistance Program  
**\$187,038**

Broadband For Unserved Students  
In Urban Areas Program  
**\$4,192,356**

Broadband For Unserved Students  
In Rural Areas Program  
**\$4,543,156**

Maryland Broadband Education Network Grant  
**\$15,000,000**

\*COVID-19 program funding shown  
from March - December 2020.

