



FY **2022**

**ANNUAL REPORT**  
THE MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

# DEPARTMENT OVERVIEW

The Maryland Department of Housing and Community Development (DHCD) is the state's housing finance agency, providing resources for affordable rental development and sustainable homeownership and working with local governments, nonprofits, and other partners to achieve responsive and responsible community revitalization. Additionally, DHCD is also currently administering billions in federal and state pandemic relief funds.

## AFFORDABLE RENTAL HOUSING

The agency's rental housing production has reached unprecedented levels. In Fiscal Year 2022, approximately **\$1.2 billion** has been invested in affordable rental housing development, including **\$504 million** in federal low-income housing tax credits and state funds. In the most recent competitive tax credit award round in 2022, **more than \$32 million** in project awards were made through tax credits and state Rental Housing Funds. These awards will result in the creation or preservation of **1,340 high quality, energy-efficient, affordable rental units** for Maryland's working families, seniors, and persons with disabilities.



## MARYLAND MORTGAGE PROGRAM

The Maryland Mortgage Program (MMP) has grown significantly, surpassing **\$1 billion** in mortgage loan reservations annually for the last three years. On average, the MMP program provides mortgages to **more than 4,000 Marylanders** and their families each year. The program offers a nationally recognized array of mortgage and down payment assistance options that are responsive to an ever-changing housing market, including innovative products like Maryland SmartBuy.



## NEIGHBORHOOD REVITALIZATION

The department promotes responsible redevelopment and community services for Maryland's unique neighborhoods, towns, and cities. In Fiscal Year 2022, **\$232.8 million** has supported revitalization projects, and services to improve urban, suburban, and rural communities. The Maryland Department of Housing and Community Development has also worked with the City of Baltimore on an innovative and effective urban revitalization strategy that has removed **more than 5,200** blighted properties for public parks and commercial and residential development.



## SMALL BUSINESS ASSISTANCE

Neighborhood BusinessWorks provided **\$9.3 million** in capital to **44 new and growing small businesses** last fiscal year. The program also will deploy **\$103 million** received through the federal State Small Business Credit Initiative (SSBCI) to support businesses and entrepreneurs in traditionally underserved communities. DHCD is administering the SSBCI program for the State of Maryland, which is receiving a total of **\$198 million** between three state agencies.



## BROADBAND CONNECTIVITY

Created by executive order in 2017, the Office of Rural Broadband was established to expand broadband capabilities statewide in underserved, rural areas of Maryland. Responding to the COVID-19 pandemic and recognizing that there are additional needs beyond rural areas that may require different solutions, the office was recodified as the Office of Statewide Broadband and officially incorporated into the department. The office has invested approximately **\$200 million** into broadband infrastructure and programs.





## ENERGY EFFICIENCY AND HOME REPAIRS

The department promotes energy efficiency and green building practices to help ensure Maryland's environmental health and housing efficiency. In Fiscal Year 2022, the department invested **\$37.9 million** into the department's energy programs, which include EmPOWER, Weatherization Assistance Program, and BeSMART. An array of weatherization and energy-efficiency programs have improved the quality of life for Maryland homeowners and renters by making their homes modern and comfortable while reducing utility costs.



## PANDEMIC RESPONSE RELIEF AND RECOVERY

In addition to operating its fundamental programs, the department served as the lead agency administering **more than \$2 billion** in state and federal resources for COVID-19 response and recovery. In partnership with local jurisdictions, **more than \$758 million** was administered through the Emergency Rental Assistance Program to prevent eviction and provide rent relief to renters and landlords. The Maryland Homeowner Assistance Fund provides **nearly \$250 million** to homeowners struggling with delinquent mortgage payments or other housing costs due to the pandemic.

**\$4.9**  
BILLION

IN ECONOMIC  
IMPACT  
GENERATED

**\$1.1**  
BILLION

IN WAGES  
AND  
SALARIES

**FY22**  
**IMPACT**  
**BY THE**  
**NUMBERS**

**21.8**  
THOUSAND

FULL-TIME  
EQUIVALENT  
JOBS CREATED

**\$83**  
MILLION

STATE AND LOCAL  
TAXES GENERATED



# FY22 PROGRAM INVESTMENTS

PROGRAM TOTALS  
IN MILLIONS

## RENTAL HOUSING DEVELOPMENT

**\$928.3**

Multifamily Revenue Bond Loan Program .....	\$407.5
Federal Low Income Housing 4% Tax Credit Equity .....	\$338.5
Federal Low Income Housing 9% Tax Credit Equity .....	\$98.7
Rental Housing Works Program .....	\$48.0
Rental Housing Loan Programs .....	\$12.4
Federal HOME Investment Partnership Program .....	\$9.5
National Housing Trust Fund .....	\$7.8
Shelter and Transitional Housing Program .....	\$3.2
Partnership Rental Housing Program .....	\$2.8

## RENTAL SERVICES

**\$271.2**

Federal Section 8 Programs - Performance Based Contract Administration .....	\$250.3
Federal Section 8 Programs - Housing Choice Vouchers .....	\$19.8
Miscellaneous Rental Services Programs .....	\$1.1

## HOMEOWNERSHIP & SPECIAL NEEDS HOUSING

**\$941.3**

Maryland Mortgage Program Mortgage Backed Securities .....	\$911.5
Downpayment Assistance Programs .....	\$20.2
Single Family Housing Rehabilitation Programs .....	\$4.5
Lead Paint Abatement Program (Including Healthy Homes for Kids) .....	\$2.3
Maryland Affordable Housing Trust .....	\$1.3
Housing Programs for Individuals with Disabilities/Home Ability Program .....	\$1.0
Federal HOME Investment Partnership Program .....	\$0.5

## HOUSING ENERGY EFFICIENCY

**\$37.9**

Multifamily Housing Energy Efficiency Programs .....	\$16.5
EmPOWER MD Single Family Housing Energy Efficiency Programs .....	\$12.1
Other Single Family Housing Energy Efficiency Programs .....	\$7.6
Federal Single Family Housing Weatherization Assistance Program .....	\$1.7

## LOCAL GOVERNMENT FINANCE & BUSINESS LENDING

**\$36.3**

Local Government Infrastructure Finance Program .....	\$27.0
Neighborhood BusinessWorks .....	\$9.3

## NEIGHBORHOOD REVITALIZATION

**\$232.8**

Emergency Rental Assistance Program .....	\$94.7
Property Assistance and Business Operations Grant Program .....	\$24.0
Creating Opportunities for Renewal and Enterprise - Project C.O.R.E. ....	\$19.0
Baltimore Regional Neighborhoods Initiative .....	\$12.5
Homelessness Solutions Program .....	\$11.7
Federal Community Development Block Grant .....	\$10.9
Seed Community Development Anchor Institution Fund .....	\$10.0
Community Safety Works .....	\$9.8
Community Services Block Grant .....	\$9.6
Strategic Demolition and Smart Growth Impact Fund-statewide .....	\$9.2
National Capital Strategic Economic Development Fund .....	\$7.2
Community Legacy .....	\$6.0
Homeowner Assistance Fund .....	\$3.4
Operating Assistance Grants .....	\$2.2
State Community Investment and Endow MD Tax Credit Programs .....	\$2.0
Housing Counseling Program (Formerly Foreclosure Prevention) .....	\$0.5

TOTAL INVESTMENT

**\$2.4  
BILLION**



WES MOORE, Governor  
ARUNA MILLER, Lt. Governor  
JACOB R. DAY, Secretary  
OWEN McEVOY, Deputy Secretary

THE MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

**dhcd.maryland.gov**

