

Department of Housing and Community Development

MISSION

The Maryland Department of Housing and Community Development (DHCD) works with diverse partners to finance and support affordable homeownership, rental housing, small businesses, and municipal infrastructure projects that change Maryland for the better.

VISION

All Maryland citizens will have the opportunity to live and prosper in affordable, desirable and secure housing in thriving communities.

KEY GOALS, OBJECTIVES, AND PERFORMANCE MEASURES

Goal 1. Expand DHCD loan portfolio in a fiscally sustainable manner to provide Maryland citizens and local communities with quality affordable single family and multifamily housing and strong local economies.

- Obj. 1.1** Annually provide a minimum of \$500 million in loans to enable at least 2,500 low-to-moderate income Marylanders to purchase homes (based on a 10-year average loan amount of \$230,000 from 2014 to 2024 with a projected growth rate of 3 to 5 percent) primarily through the Maryland Mortgage Program.
- Obj. 1.2** Annually increase lending for special needs and home rehabilitation based on an average loan size of approximately \$30,000 through the Special Loans program based on a 10-year average.
- Obj. 1.3** Annually produce new units and preserve existing units of affordable rental housing for families, the disabled, seniors and special needs individuals.
- Obj. 1.4** Annually assist more than 3,000 single family and close to 2,000 multifamily households with energy efficiency improvements based on a 10-year average from 2015-2024.

Performance Measures	2021 Act.	2022 Act.	2023 Act.	2024 Act.	2025 Act.	2026 Est.	2027 Est.
Number of mortgages financed using Maryland Department of Housing and Community Development funding (e.g., Maryland Homeownership Assistance Fund, Maryland Mortgage Program)	3,995	3,316	2,377	3,375	3,070	3,300	3,000
Total DHCD dollars invested (Maryland Mortgage Program) - millions	\$1,032	\$912	\$653	\$1,003	\$960	\$950	\$950
Total dollars invested in down payment assistance - millions	\$25.0	\$20.2	\$26.5	\$39.8	\$42.5	\$42.2	\$42.2
Number of households receiving down payment assistance	3,232	2,356	2,347	2,913	2,831	2,800	2,800
Average down payment assistance per household	\$7,729	\$8,572	\$11,275	\$13,670	\$15,016	\$15,000	\$15,000
Number of first-time home buyers supported by DHCD mortgage products	3,948	3,268	2,348	3,330	3,042	2,900	2,900
Percent of minority homeownership	59.4%	61.9%	60.5%	58.9%	63.7%	65.0%	65.0%
Total DHCD dollars invested (SmartBuy Maryland Mortgage Program) - millions	\$75.2	\$45.2	\$43.0	\$78.6	\$24.5	\$1.5	\$1.5
Number of SmartBuy mortgages financed using DHCD funding	291	175	144	261	91	90	90
Number of SmartBuy borrowers receiving down payment assistance	258	156	132	229	81	80	80
Total amount of student debt retired - millions	\$8.30	\$4.58	\$5.00	\$7.90	\$1.60	\$1.50	\$1.50
Total DHCD dollars invested in HomeAbility (Disabled Borrowers) - millions	\$0.97	\$1.03	\$1.20	\$1.20	\$1.00	\$1.00	\$1.00

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Obj. 1.4 (continued from previous page)

Number of mortgages financed for HomeAbility (Disabled Borrowers)	25	26	29	29	24	24	24
Total DHCD dollars invested (Group Homes) - millions	\$1.17	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total number of Group Homes Projects Funded	2	-	-	-	-	-	-
Total dollars invested (Special Loans) - millions	\$9.30	\$7.30	\$23.20	\$15.02	\$6.00	\$12.40	\$12.40
Number of Special Loans closed	155	131	1,172	752	197	221	221

Obj. 1.5 Maintain lending to municipalities and local governments at \$25 million annually for infrastructure improvements.

Performance Measures	2021 Act.	2022 Act.	2023 Act.	2024 Act.	2025 Act.	2026 Est.	2027 Est.
Total number of new rental units produced	1,206	1,390	2,203	1,806	1,567	2,000	2,000
Number of affordable rental housing units preserved using state and federal resources	1,144	2,388	1,264	1,143	2,430	2,100	2,000
Total number of units produced	2,350	3,778	3,467	2,949	3,997	4,100	4,000
Total DHCD dollars invested (multifamily) - millions	\$46.2	\$66.4	\$116.6	\$87.8	\$80.6	\$82.0	\$65.0
Total Projects cost - millions	\$723.5	\$1,154.0	\$1,187.9	\$1,192.6	\$1,646.2	\$1,100.0	\$1,300.0
Number of Single Family Units Assisted (SF-Energy)	2,909	3,038	4,091	2,939	3,552	20,000	20,000
Total dollars invested (single family energy) - millions	\$16.7	\$21.4	\$31.9	\$24.2	\$30.6	\$99.6	\$93.0
Number of Multi Family Units Assisted (MF-Energy)	2,636	3,392	2,499	2,997	6,676	9,579	9,579
Total dollars invested (multifamily energy) - millions	\$10.9	\$16.5	\$9.6	\$12.7	\$38.6	\$46.0	\$46.0
Total dollars invested (Energy) - millions	\$27.6	\$37.9	\$41.5	\$36.9	\$69.2	\$145.6	\$139.0
Average loan/grant amount	\$4,977	\$6,915	\$6,485	\$8,226	\$6,767	\$4,817	\$4,817

Obj. 1.6 Increase business financing from \$5 million per year to \$50 million per year by fiscal year 2025 for small businesses and sustainable communities.

Performance Measures	2021 Act.	2022 Act.	2023 Act.	2024 Act.	2025 Act.	2026 Est.	2027 Est.
Number of local governments assisted	7	8	7	6	6	7	8
Total dollars invested (Local Government Infrastructure Financing) - millions	\$23.9	\$27.0	\$22.2	\$34.3	\$11.6	\$20.0	\$25.0
Number of small businesses assisted	26	22	28	22	108	32	32
Total number of jobs created	482	398	341	79	477	400	400
Total dollars invested - millions	\$12.7	\$37.8	\$34.6	\$26.8	\$21.2	\$16.0	\$16.0
Total dollars leveraged - millions	\$66.2	\$28.6	\$166.6	\$41.0	\$49.3	\$32.0	\$32.0
Total number of projects (Non classic NBW)	N/A	N/A	2	1	4	8	8
Total dollars invested (Non classic NBW) - millions	N/A	N/A	\$103.6	\$6.0	\$5.6	\$16.0	\$16.0

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Obj. 1.7 Facilitate the construction of new infrastructure to provide 25,000 unserved homes annually (125,000 total) with access to actual download speeds of at least 20 megabits per second and actual upload speeds of at least 100 megabits per second by the year 2025. Provide 100,000 households with affordable broadband access annually via subsidy or other low cost options.

Performance Measures	2021 Act.	2022 Act.	2023 Act.	2024 Act.	2025 Act.	2026 Est.	2027 Est.
Total Amount Awarded (Broadband) - millions	\$28.5	\$100.0	\$109.5	\$39.6	\$17.8	\$260.0	N/A
Number of Broadband applications received	73	96	72	26	N/A	15	N/A
Number of Broadband applications approved	58	20	49	23	N/A	15	N/A
Number of Jurisdiction served with Broadband service	23	25	20	23	19	23	23
Number of Households assisted with Broadband service	11,845	20,000	14,483	8,120	N/A	20,440	N/A
¹ Number of residents with no broadband access (estimated)	N/A	71,793	61,460	54,358	37,854	11,800	6,300

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Goal 2. Strengthen Maryland's older communities, decrease homelessness, increase stable housing for vulnerable citizens, and increase the number of sustainable communities.

- Obj. 2.1** Annually utilize financial resources to leverage other public and private resources achieving a minimum \$10 match for every \$1 invested through the Community Development Block Grants (CDBG), Community Services Block Grants (CSBG), Homelessness Solutions Programs (HSP), and Maryland Housing Counseling Fund (MHCF) programs.
- Obj. 2.2** Annually utilize financial resources to leverage other public and private resources achieving a minimum \$5 match for every \$1 invested through the Community Legacy (CL), Strategic Demolition Fund (SDF), Baltimore Regional Neighborhood Initiative (BRNI), and Community Investment Tax Credit (CITC) programs.
- Obj. 2.3** Assist local partners in providing shelter and housing to homeless people and people at risk of homelessness.
- Obj. 2.4** Utilize 50 to 75 percent of funds from the Seed Program, the National Capital Strategic Economic Development Program (NED), BRNI, SDF, and Creating Opportunities for Renewal and Enterprise (Project CORE) for strategic demolition of vacant units and rehabilitation of neighborhoods.
- Obj. 2.5** Provide homeless individuals with appropriate levels of shelter and shelter services in order to move individuals in crisis to stable housing.

Performance Measures	2021 Act.	2022 Act.	2023 Act.	2024 Act.	2025 Act.	2026 Est.	2027 Est.
Number of vacant structures funded for demolition and stabilization using state resources	219	269	137	85	185	250	250
Leveraged ratio (CDBG, CL, BRNI, SDF, CITC, NED, Seed Program)	\$7:1	\$7:1	\$7:1	\$7:1	\$13:1	\$10:1	\$10:1
Total amount leveraged for Division of Neighborhood Revitalization Programs (millions)	\$848	\$731	\$628	\$955	\$2,323	\$2,100	\$2,100
Total Projects cost (Neighborhood Revitalization) - millions	\$1,180	\$964	\$771	\$1,065	\$2,502	\$2,800	\$2,800
Leveraged ratio (CSBG, HSP, MHCF)	\$7:1	\$7:1	\$7:1	\$7:1	\$7:1	\$7:1	\$7:1
Total number of people provided with pre-purchase homeownership counseling	6,331	4,912	4,514	4,461	7,310	4,500	6,500
Total number of people provided with foreclosure prevention/mitigation counseling	1,186	1,385	1,512	1,331	1,462	1,500	1,500
Total number of individuals provided with homelessness services (all types of services)	11,606	15,262	10,312	9,985	12,724	16,000	10,000
Total number of households provided with Homelessness prevention	1,161	2,350	2,354	1,780	617	1,738	600
Total number of individuals exiting homelessness to permanent housing	2,767	5,250	2,662	2,537	3,016	4,095	3,000
Number of people that experience chronic homelessness	2,952	3,392	3,114	3,029	2,910	2,765	2,626
Number of veterans experiencing chronic homelessness	152	187	161	144	131	124	118
Number of families with children experiencing homelessness	1,278	1,542	1,779	2,084	2,207	2,428	2,670

NOTES

¹ Data from 2022 to 2025 has been updated to reflect a change in methodology in how the National Telecommunications and Information Administration (NTIA) reports the number of locations served by broadband access. Data for 2026 and 2027 also reflects a change in the federal definition for served locations.