

S00A00

Department of Housing and Community Development

Fiscal Year 2027 Capital Budget

Response to Department of Legislative Services Analysis

House Appropriations Committee
Capital Budget Subcommittee
Delegate Malcolm Ruff, Chair

March 2, 2026

Senate Budget and Taxation Committee
Capital Budget Subcommittee
Senator Craig Zucker, Chair

March 3, 2026

DLS Recommendations and Response

PAYGO Recommended Actions

1. Concur with Governor's allowance.

Response: DHCD supports this recommendation.

GO Bond Recommended Actions

2. Approve all general obligation bond authorizations for the Department of Housing and Community Development.

Response: DHCD concurs with this recommendation.

Issues

3. DHCD operates one combined annual application round for its State Revitalization programs, with the exception of BVRI; DHCD notes that the most competitive applications explicitly link a project to the strategies and goals in their community's Sustainable Community Action Plan. Projects located in Just Communities, as designated by DHCD in compliance with Chapters 147 and 148 of 2024, are also prioritized for competitive funding.

DHCD should comment on the process and criteria by which projects are selected, including but not limited to an evaluation of the project's impact, readiness to proceed, and organizational capacity of the grantee.

Response:

Maryland's State Revitalization Programs partner with local governments, nonprofit community development organizations, and small businesses to attract new investment and restore vitality to the State's core communities. Per the DHCD statute, funding is targeted to projects located within designated Sustainable Communities and those projects support implementation of the jurisdiction's adopted five-year Sustainable Community Plan. The designation and the locally adopted plans together provide the strategic framework for prioritizing State revitalization investments.



Each annual application cycle begins with mandatory application training for eligible applicants, which are local governments and nonprofit community development organizations, and in the case of SEED, anchor institutions. This session provides an overview of available funding, eligible activities, threshold requirements, and new initiatives or special policy considerations for that round. Program guidelines are reviewed in detail, and past successful projects from across Maryland are highlighted to illustrate competitive proposals.

The training emphasizes the key characteristics of successful applications, including:

- Shovel-ready projects
- Demonstrated, measurable revitalization impact
- Leveraging of additional financial and community resources
- Eligibility of the applicant and strength of their partners

Applicants also receive detailed guidance on the application process, including:

- Threshold requirements that must be met for an application to advance
- Required components of a complete application submission
- The evaluation and scoring criteria (see below)

Critical application materials include:

- Evidence of site control
- Documentation of committed funding sources and reliable cost estimates
- Project photographs and plans
- Maryland Historical Trust review, when applicable

Throughout the application period, applicants have access to project managers within the Division of Neighborhood Revitalization for technical assistance and project-specific guidance.

After submission, applications undergo a threshold review to confirm eligibility and completeness. Qualifying applications are then evaluated by interagency review teams through a rigorous process that may include follow-up discussions with applicants and site visits, as appropriate. Projects are scored on a 100-point scale, and—because the programs are consistently oversubscribed—the scoring and team evaluations are critical in developing funding recommendations to the Secretary of the Department of Housing and Community Development.

Proposals are scored according to the following framework:

- Demonstration of community need for reinvestment and strength of community input and support (20 points);
- Clarity of project or program scope (20 points);



- Project readiness to proceed and clarity of timeline (15 points);
- Project financing and committed financial resources, including significant private-sector leverage as well as utilization of other city and state public funding (25 points); and,
- Capacity of project sponsors and partners to implement the project/program (20 points).

In addition, additional consideration is given to projects aligned with the following mission priorities:

- Production of mixed-income, middle-market and affordable housing, particularly near transit. DHCD is interested in supporting innovative development approaches—such as modular and off-site construction—to accelerate housing production.
- Household and generational wealth building through homeownership, legacy homeowner renovations, and small business development.
- Acceleration of vacant properties elimination, particularly in Baltimore City.
- Creation of safer, more appealing public spaces and community facilities that expand access to community services and strengthen neighborhood cohesion.
- Revitalizing Maryland’s diverse Main Streets, downtowns and commercial cores through projects that: enhance their unique physical, visual, and historic character; improve economic vitality by supporting existing businesses and attracting new ones; and helping small businesses and entrepreneurs connect to resources.
- Investments in Designated ENOUGH areas, which represent rural, suburban and urban communities that have been historically impacted by barriers to economic mobility.
- Investments Designated Just Communities where all Marylanders, regardless of background, have access to fair housing and economic stability and opportunity, righting the wrongs of the past.

Proposals are reviewed by regionally focused teams from a range of state agencies listed below. The interagency review process brings a comprehensive State perspective to each proposal. Participating partner agencies include:

- Maryland Department of Commerce
- Maryland Department of the Environment
- Maryland Department of Health
- Maryland Department of Housing and Community Development
- Maryland Department of Natural Resources
- Maryland Department of Planning
- Maryland Department of Transportation
- Maryland Higher Education Commission



- Maryland Historical Trust

Through this coordinated and competitive process, State Revitalization Programs direct resources to projects that are ready to proceed, strategically aligned with local plans, sponsored by mission-driven applicants, and capable of delivering measurable results. These investments leverage significant private and local funding, activate vacant and underutilized properties, support small businesses and community anchors, improve neighborhood quality of life, and strengthen local tax bases. By focusing funding in Sustainable Communities, the programs reinforce compact growth, maximize the impact of public infrastructure, and advance Maryland's long-term economic, environmental, and community development goals.

Broadband

4. Across all ARPA-funded programs, \$157.1 million was unexpended as of December 2025. DHCD should comment on actions the department is taking to ensure that all funds are expended by the December 2026 deadline, including the \$13.2 million in funding being redeployed from the public housing program.

Response:

As of December 2025, \$157.1 million in ARPA broadband capital funds remained unexpended. The majority of this balance is tied to projects already awarded and under active implementation through the Network Infrastructure (NI), Difficult to Serve Premises (DSP), and Public Housing programs. Expenditures are accelerating as projects move through active construction and into completion phases.

OSB actively manages project performance and expenditure progress through regular reporting, direct coordination with subgrantees, and hands-on engagement to resolve permitting, pole attachment, and other construction-related issues to keep projects on track.

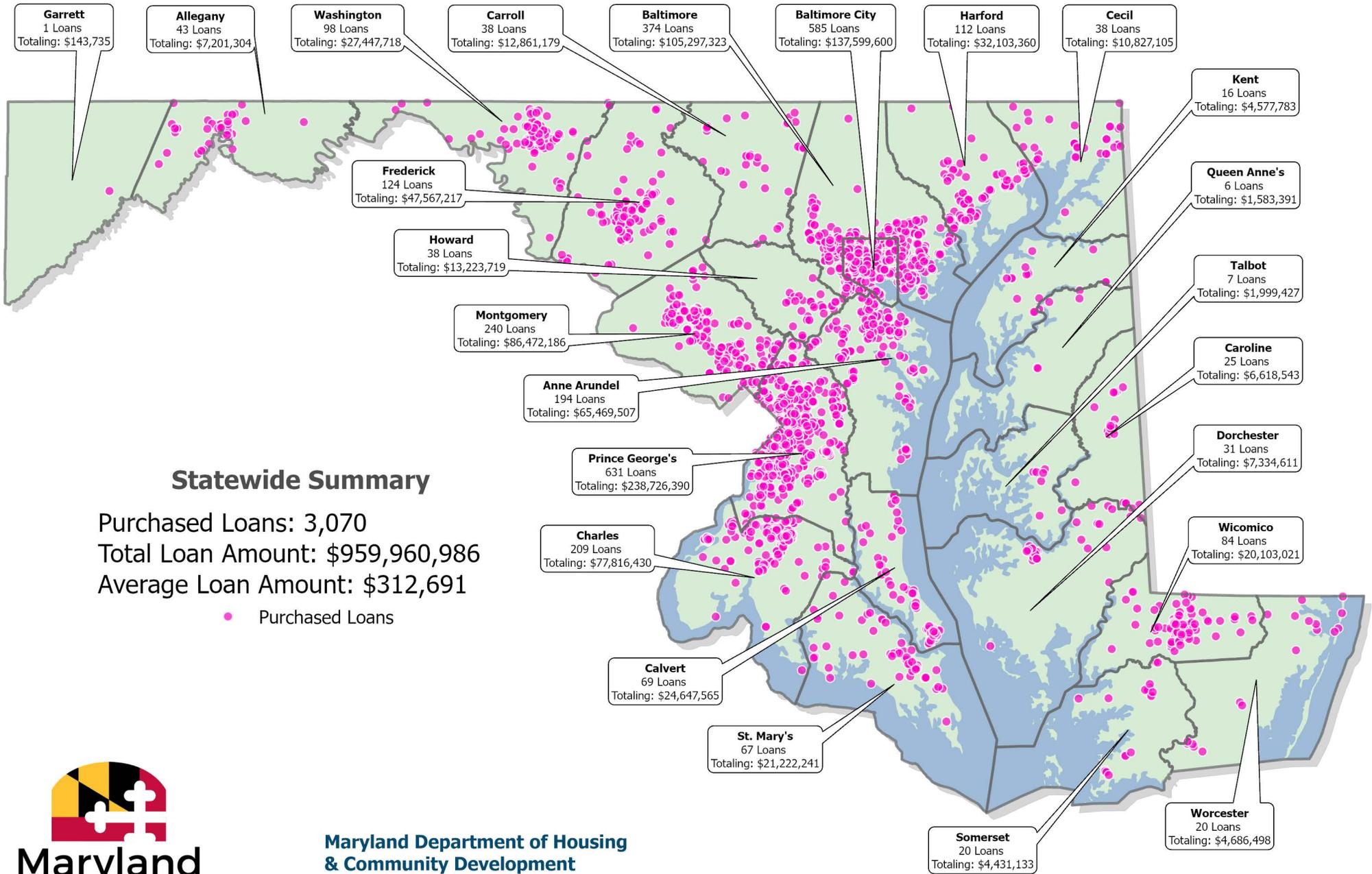
Of the \$157.1 million unexpended balance, \$13.2 million was previously identified for redeployment under the Capital Projects Fund (CPF). After additional DSP obligations, approximately \$11.7 million remains available for redeployment. These funds will be allocated through existing NI and DSP program structures to support middle-mile infrastructure expansion and targeted fiber extensions in difficult-to-serve areas.

The remaining \$11.7 million in CPF funds will be fully obligated by late spring 2026 and expended by fall 2026. Based on current construction schedules, OSB expects substantial completion of ARPA-funded broadband infrastructure by September–October 2026 and completion of all ARPA broadband programs by December 31, 2026.



Maryland Mortgage Program (MMP)

Loans Purchased by Jurisdiction: Fiscal Year 2025



Statewide Summary

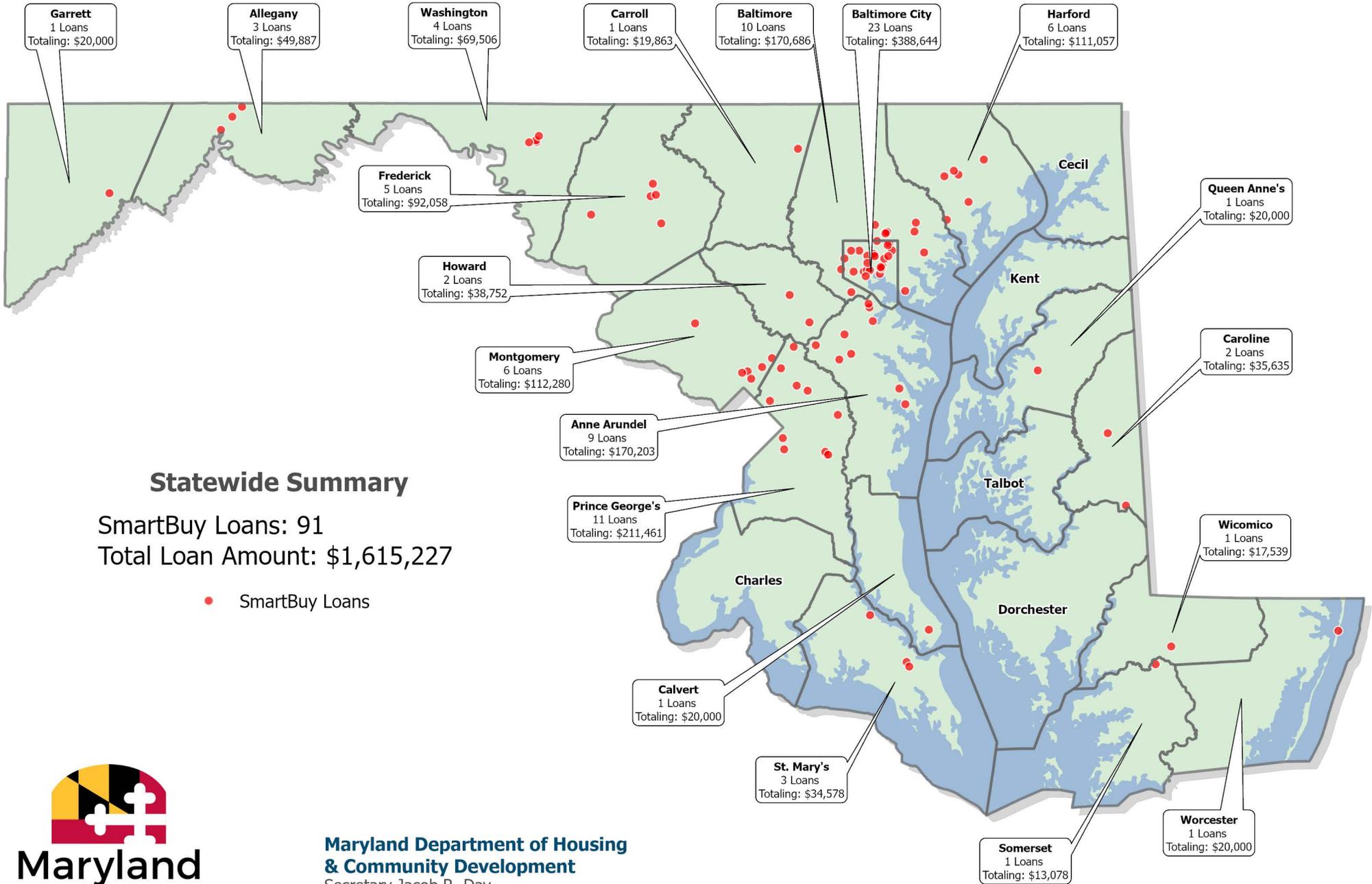
Purchased Loans: 3,070
 Total Loan Amount: \$959,960,986
 Average Loan Amount: \$312,691

● Purchased Loans



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Maryland SmartBuy Program Loans by Jurisdiction: Fiscal Year 2025



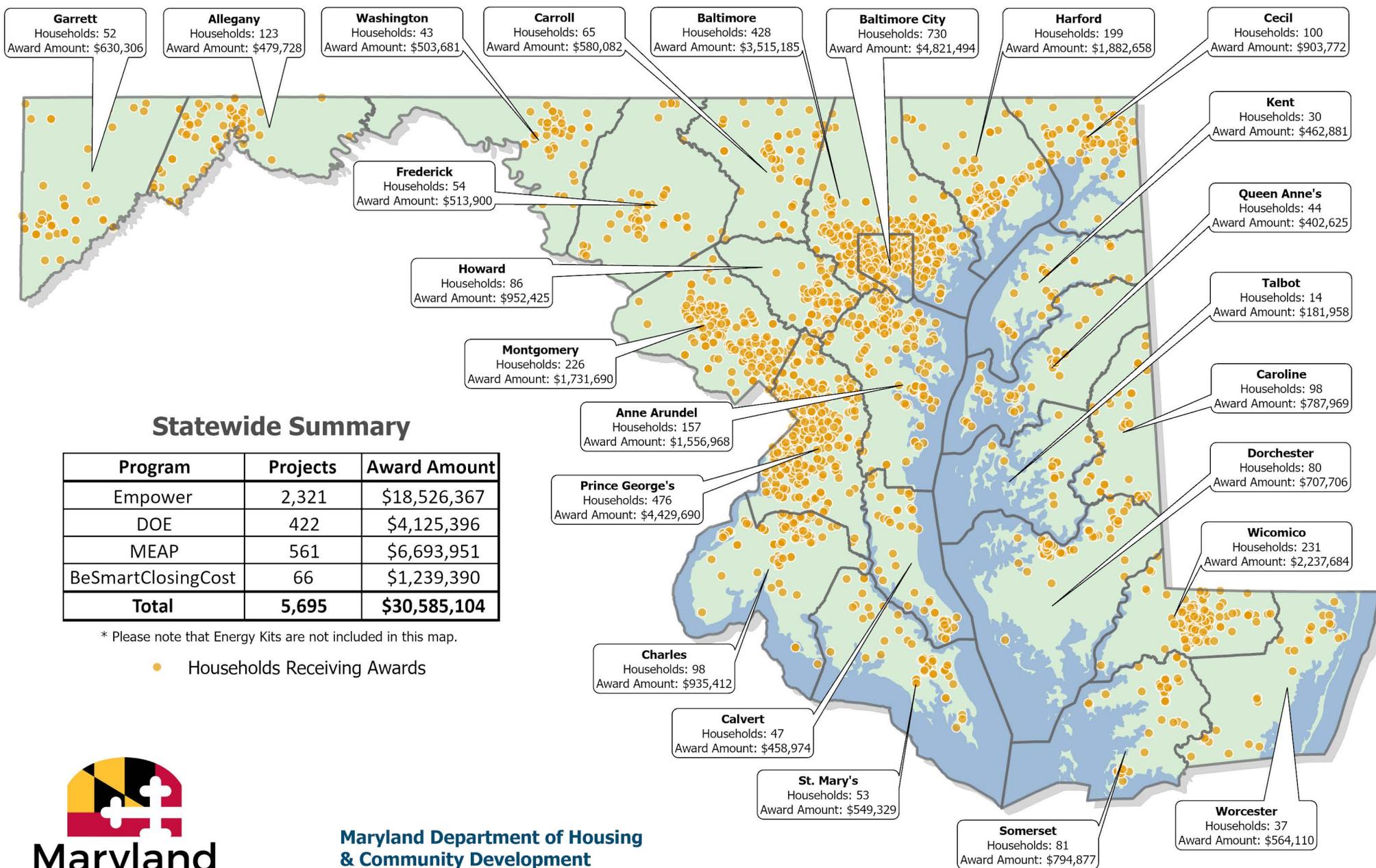
Statewide Summary

SmartBuy Loans: 91
Total Loan Amount: \$1,615,227



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Housing & Building Energy Programs (Single Family) Projects by Jurisdiction: Fiscal Year 2025



Statewide Summary

Program	Projects	Award Amount
Empower	2,321	\$18,526,367
DOE	422	\$4,125,396
MEAP	561	\$6,693,951
BeSmartClosingCost	66	\$1,239,390
Total	5,695	\$30,585,104

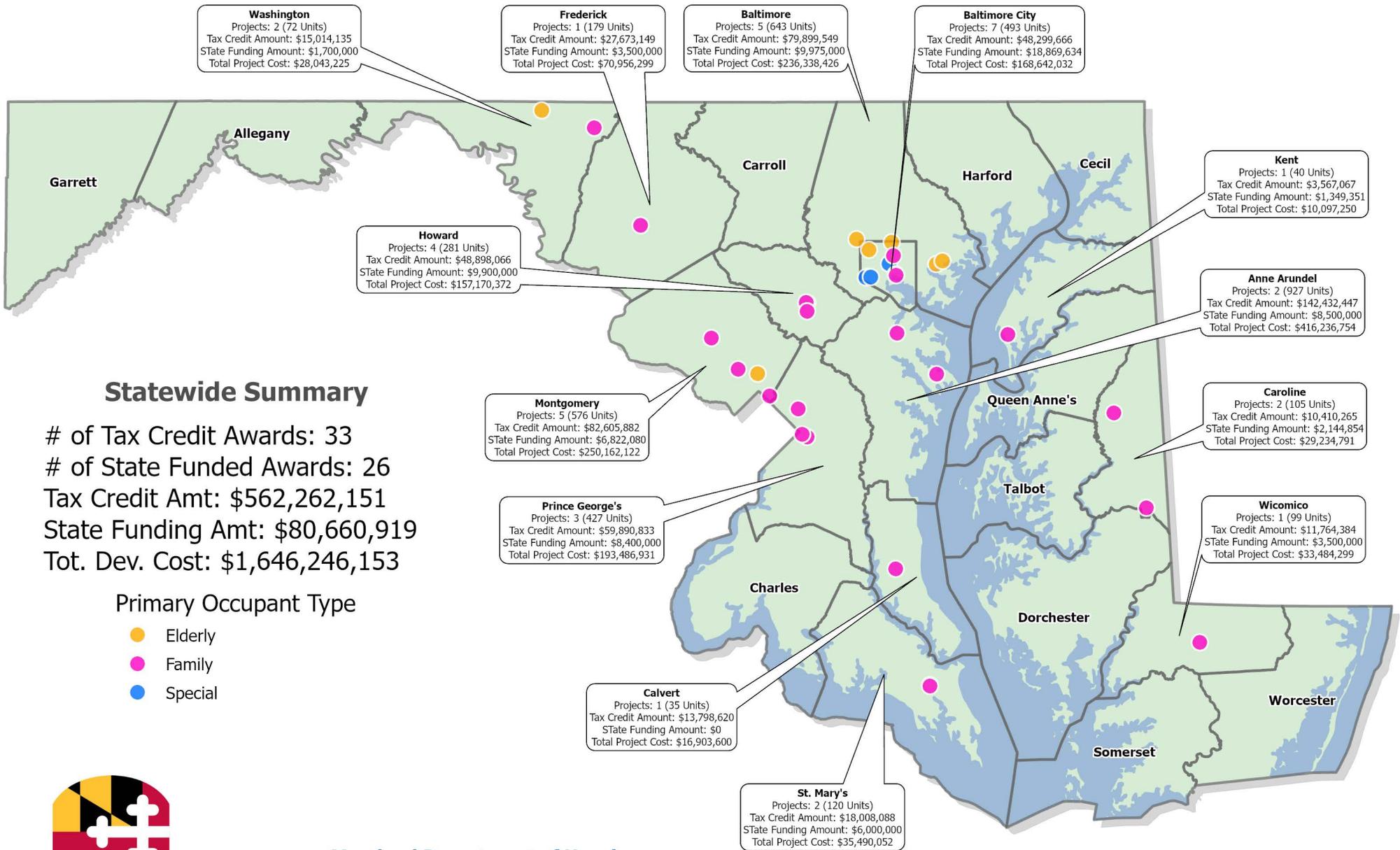
* Please note that Energy Kits are not included in this map.

● Households Receiving Awards



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Multifamily Construction Projects Reserved & Closed by Jurisdiction: Fiscal Year 2025



Statewide Summary

of Tax Credit Awards: 33
 # of State Funded Awards: 26
 Tax Credit Amt: \$562,262,151
 State Funding Amt: \$80,660,919
 Tot. Dev. Cost: \$1,646,246,153

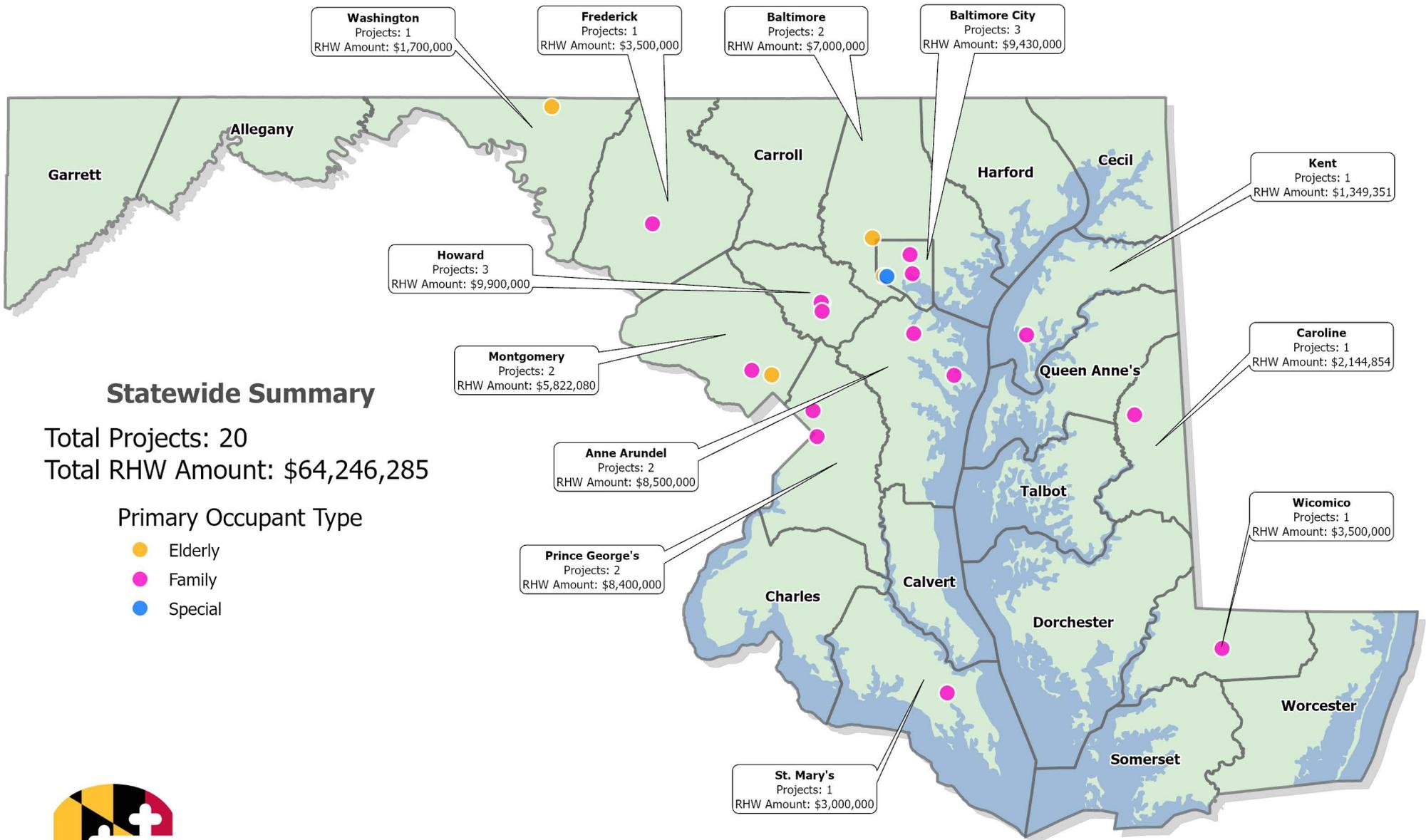
Primary Occupant Type

- Elderly
- Family
- Special



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Rental Housing Works (RHW) Projects Closed by Jurisdiction: Fiscal Year 2025



Statewide Summary

Total Projects: 20
 Total RHW Amount: \$64,246,285

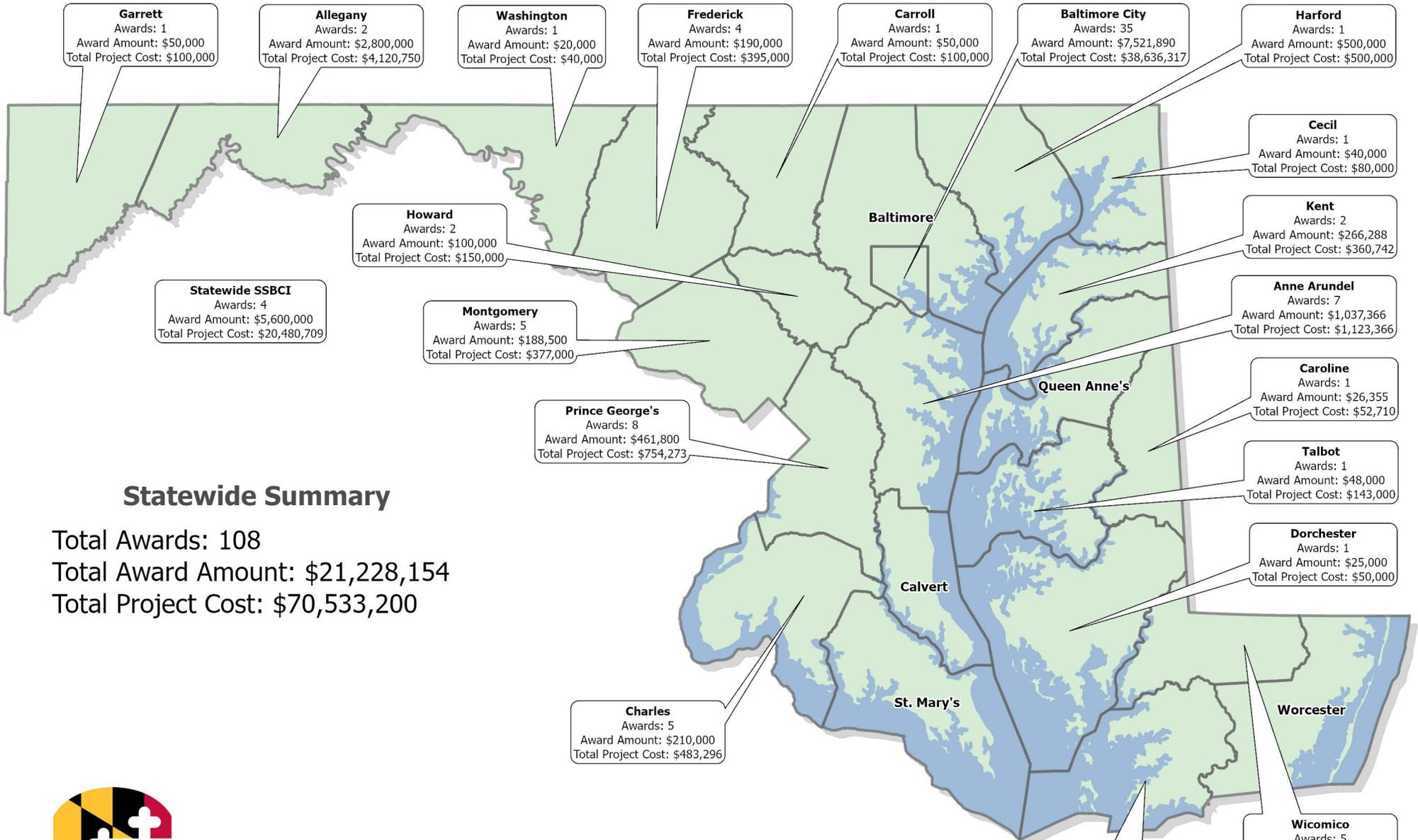
Primary Occupant Type

- Elderly
- Family
- Special



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Neighborhood BusinessWorks (NBW) Awards by Jurisdiction: Fiscal Year 2025



Statewide Summary

Total Awards: 108
 Total Award Amount: \$21,228,154
 Total Project Cost: \$70,533,200



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Baltimore Regional Neighborhood Initiative (BRNI) Program Awards by Jurisdiction: Fiscal Year 2025

Baltimore City
Awards: 86
Award Amount: \$22,299,436
Total Project Cost: \$287,550,021

Baltimore
Awards: 3
Award Amount: \$825,000
Total Project Cost: \$5,803,000

Statewide Summary
Total Awards: 91
Total Award Amount: \$23,614,436
Total Project Cost: \$295,442,358

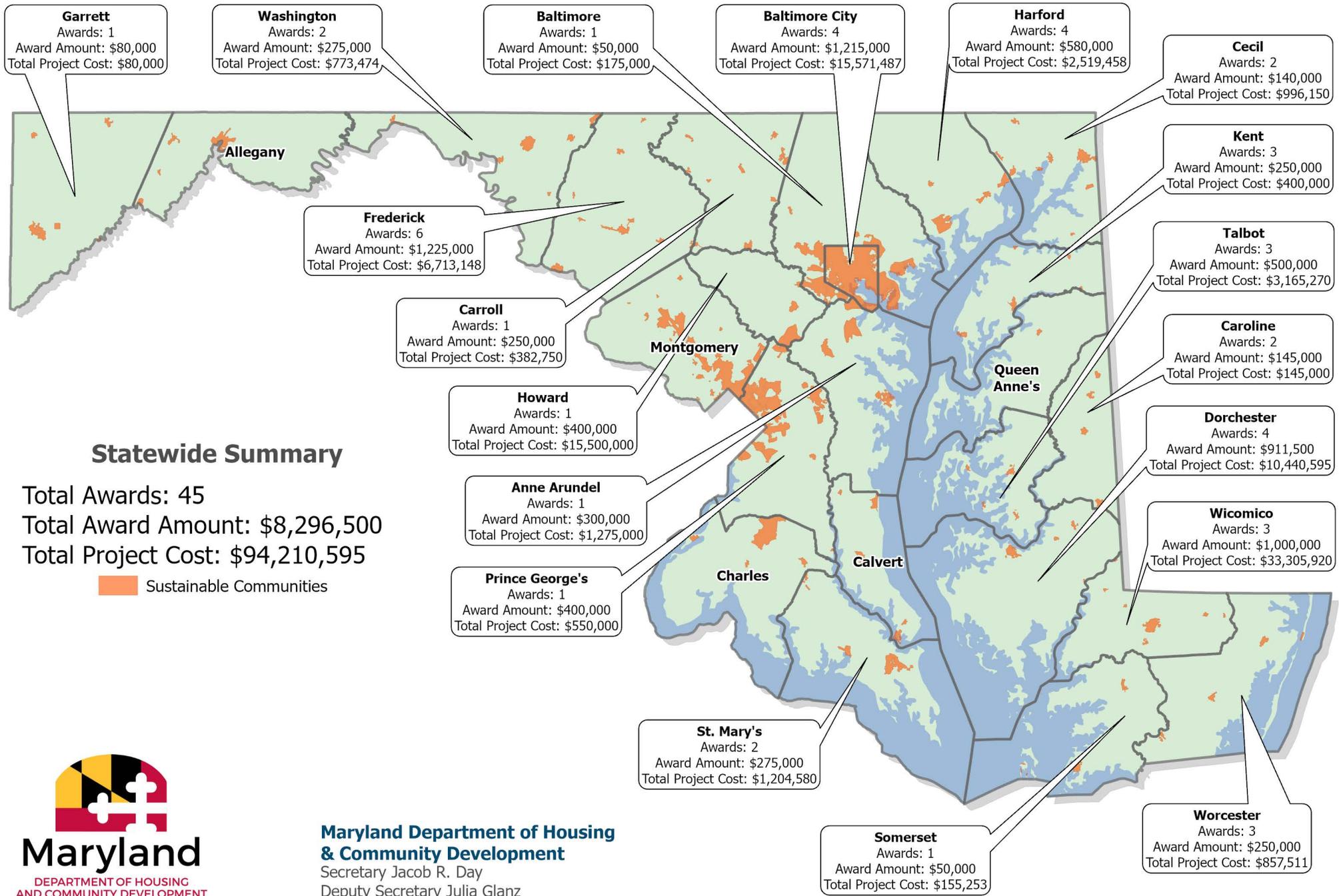
 Baltimore Regional Neighborhood Initiative (BRNI) Areas

Anne Arundel
Awards: 2
Award Amount: \$490,000
Total Project Cost: \$2,089,337

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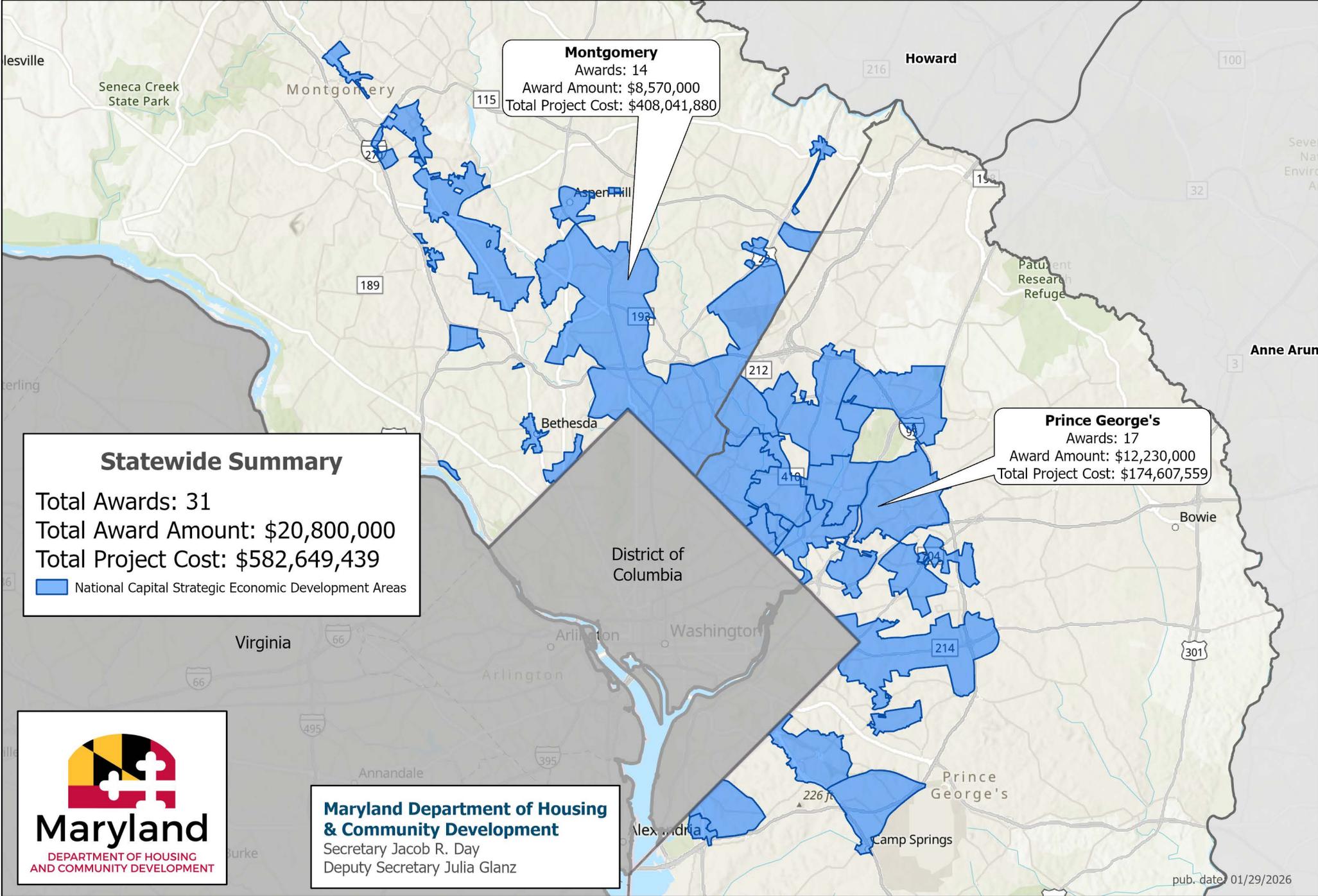


Community Legacy (CL) Program Awards by Jurisdiction: Fiscal Year 2025

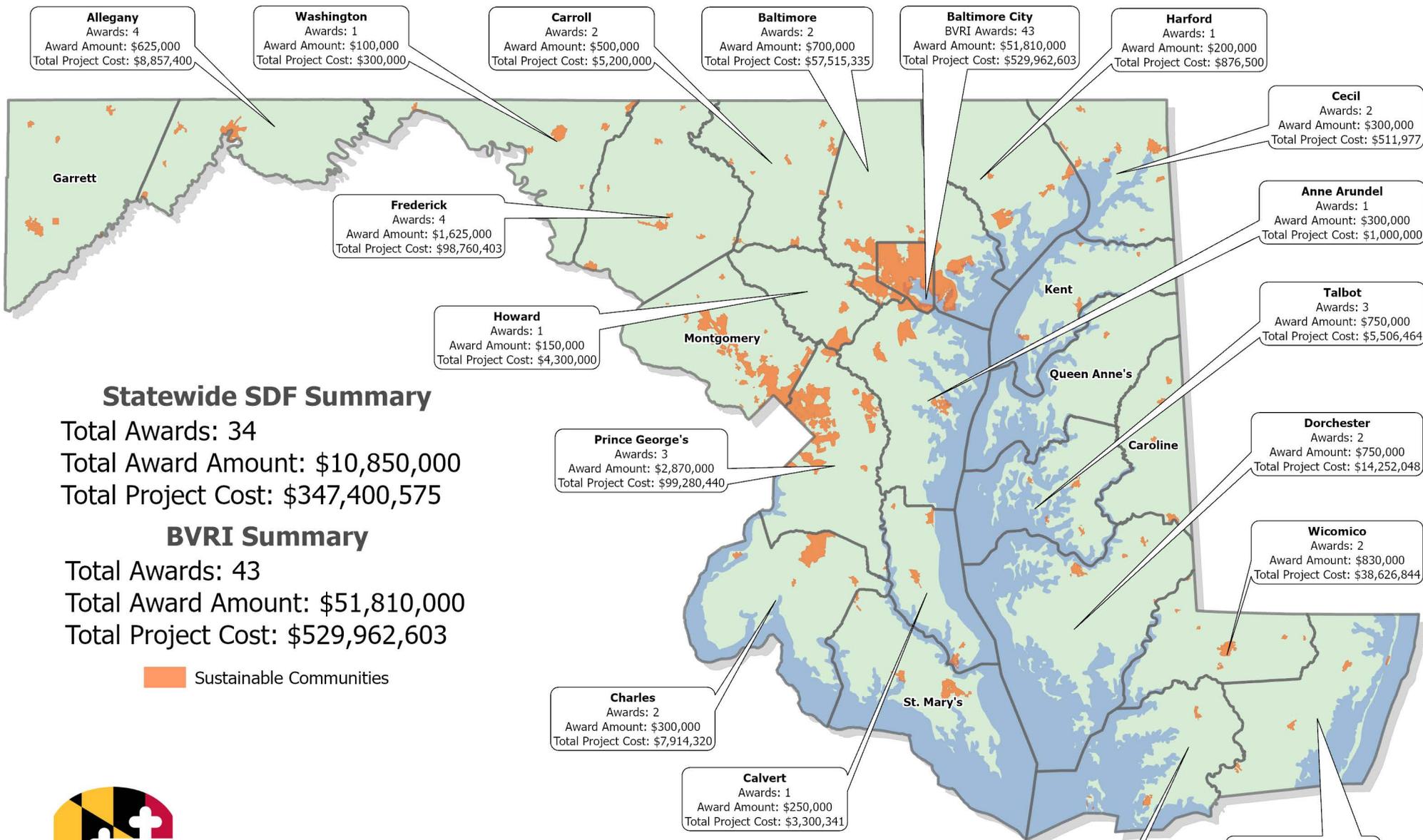


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National Capital Strategic Economic Development (NED) Fund Awards by Jurisdiction: Fiscal Year 2025



Strategic Demolition Fund (SDF) & Baltimore Vacants Reinvestment Initiative (BVRI) Awards by Jurisdiction: Fiscal Year 2025



Statewide SDF Summary

Total Awards: 34
 Total Award Amount: \$10,850,000
 Total Project Cost: \$347,400,575

BVRI Summary

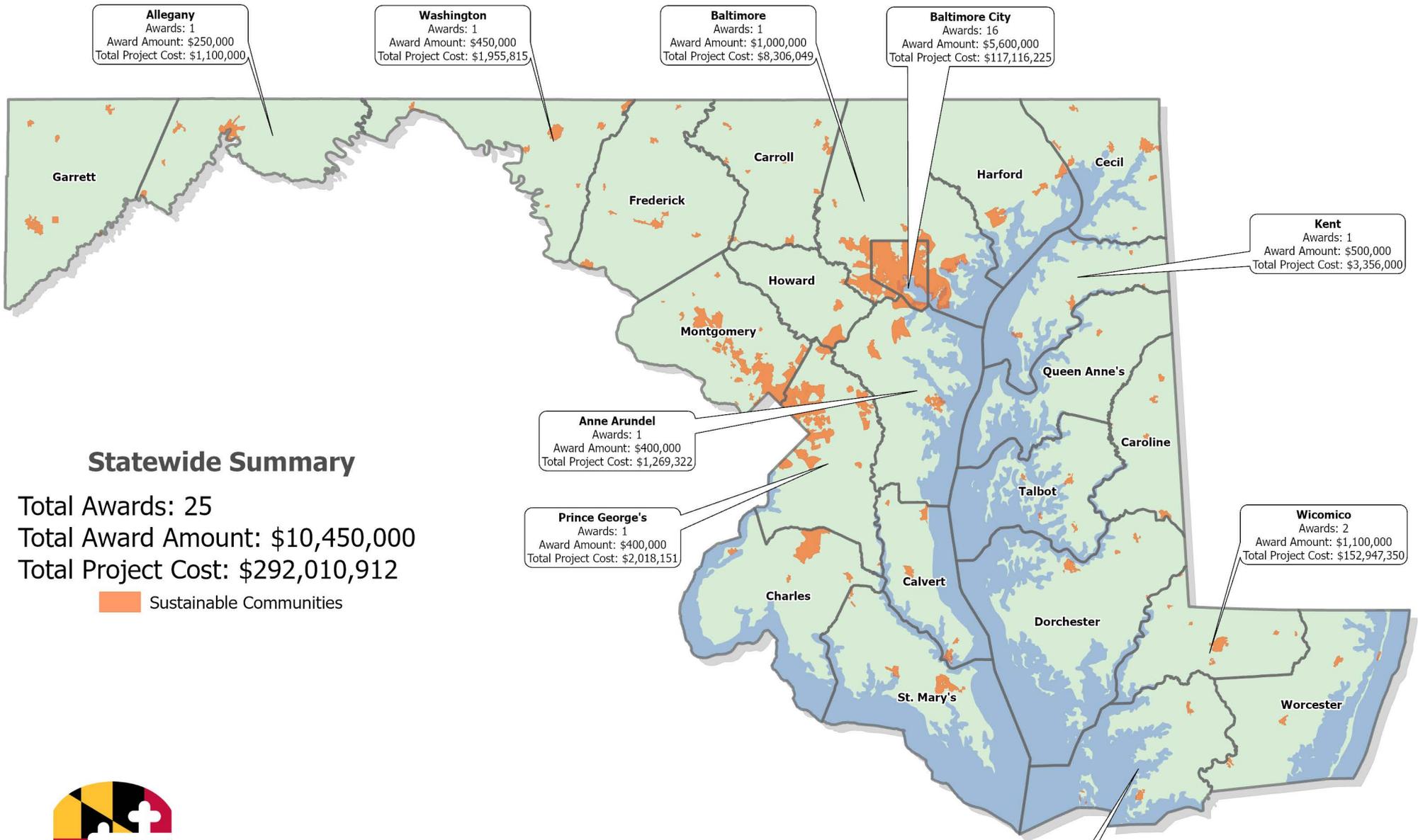
Total Awards: 43
 Total Award Amount: \$51,810,000
 Total Project Cost: \$529,962,603

 Sustainable Communities



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Seed Community Development Anchor Institution Fund (SEED) Awards by Jurisdiction: Fiscal Year 2025



Statewide Summary

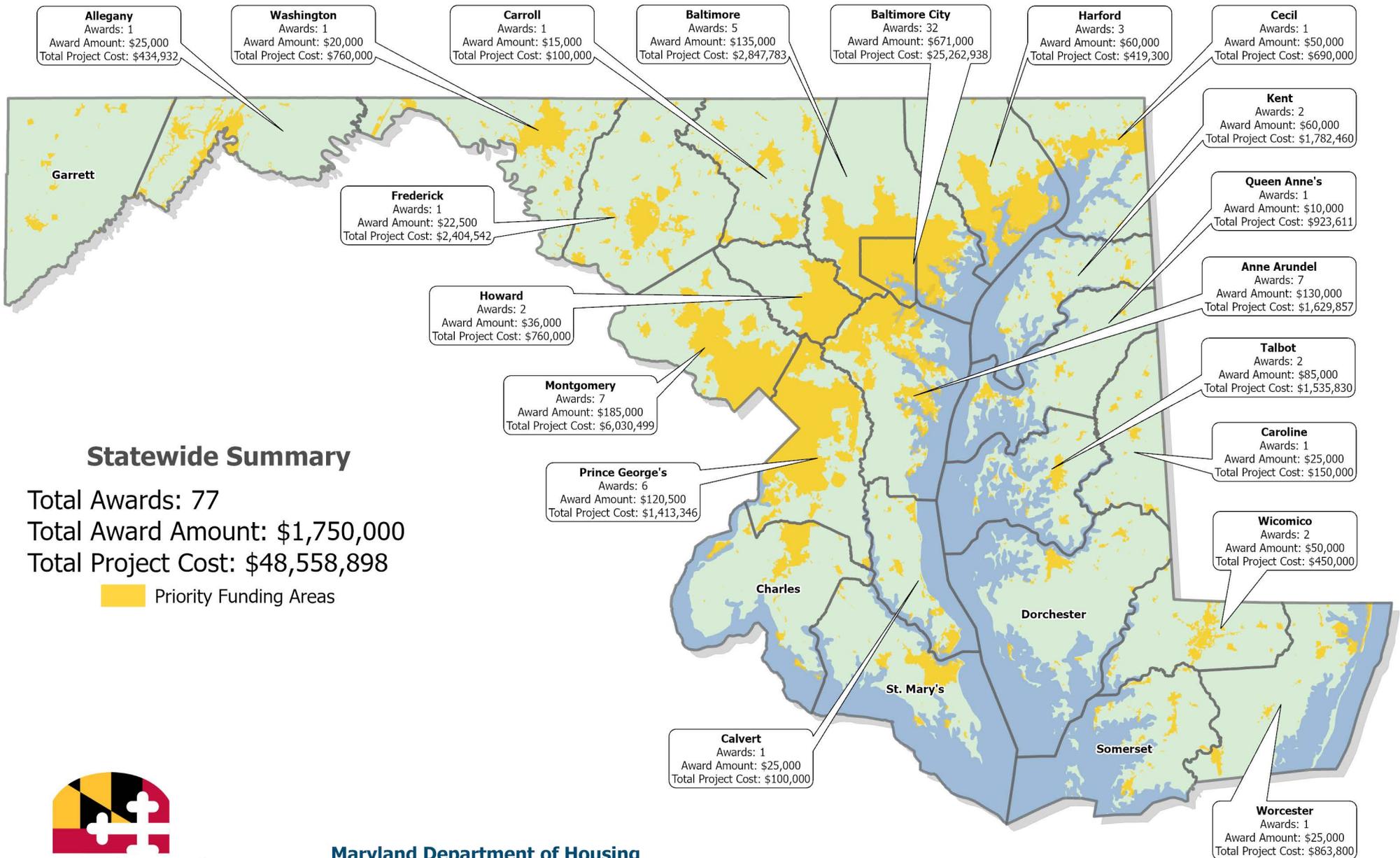
Total Awards: 25
Total Award Amount: \$10,450,000
Total Project Cost: \$292,010,912

 Sustainable Communities



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Community Investment Tax Credits (CITC) Program Awards by Jurisdiction: Fiscal Year 2025



Statewide Summary

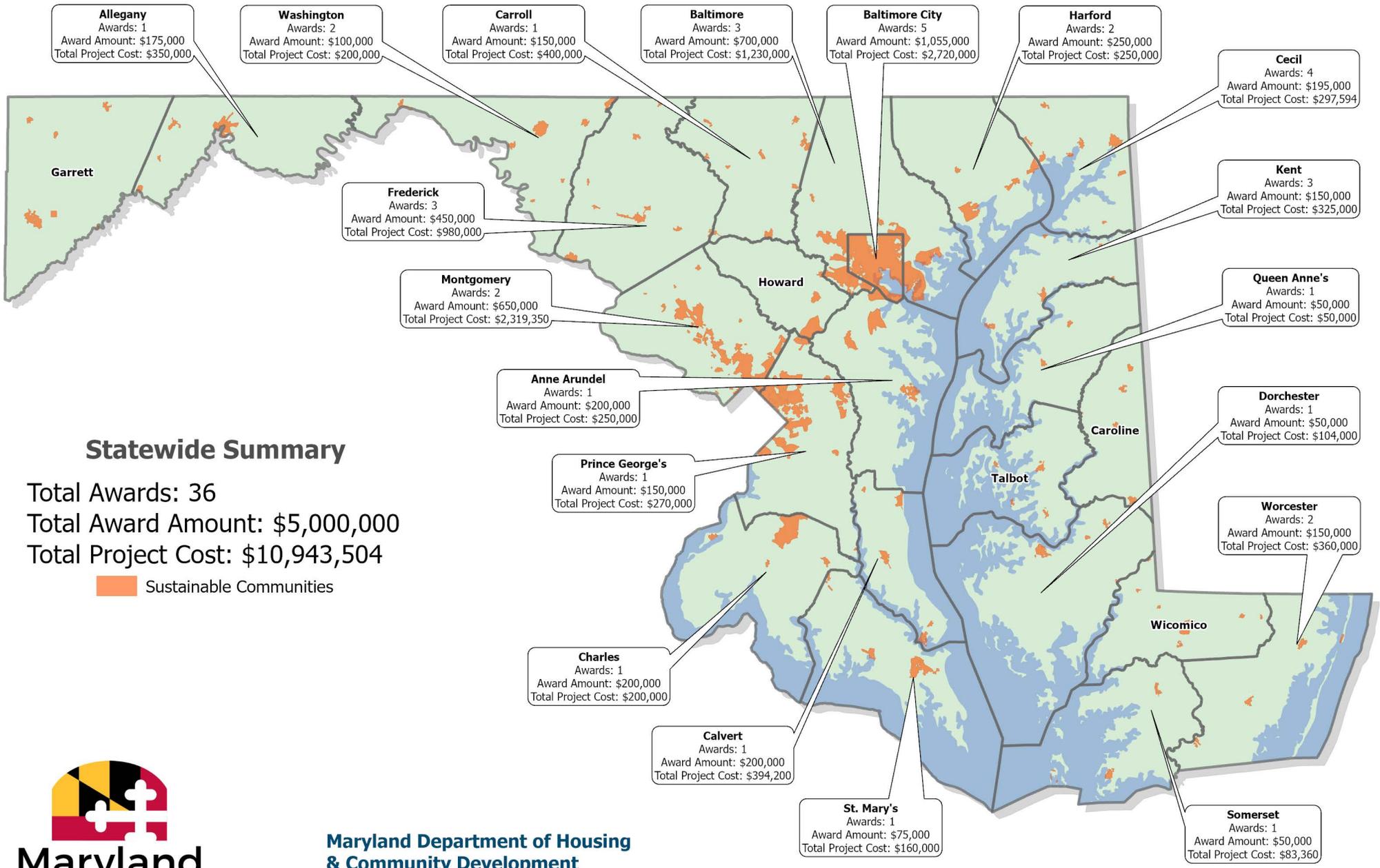
Total Awards: 77
 Total Award Amount: \$1,750,000
 Total Project Cost: \$48,558,898

 Priority Funding Areas



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Maryland Façade Improvement (MFIP) Program Awards by Jurisdiction: Fiscal Year 2025



Statewide Summary

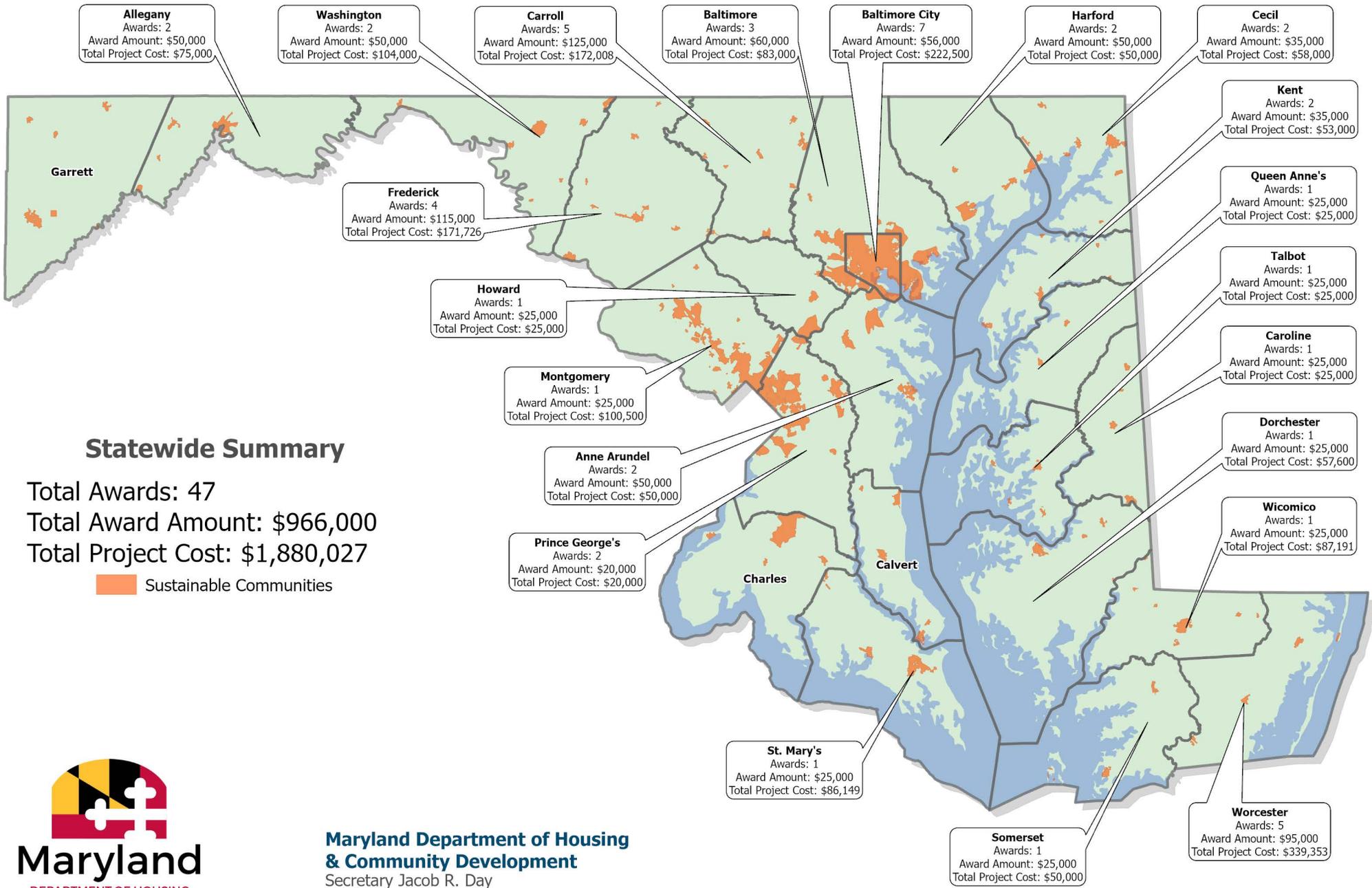
Total Awards: 36
 Total Award Amount: \$5,000,000
 Total Project Cost: \$10,943,504

 Sustainable Communities



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Main Street Improvement (MIP) Program Awards by Jurisdiction: Fiscal Year 2025



Statewide Summary

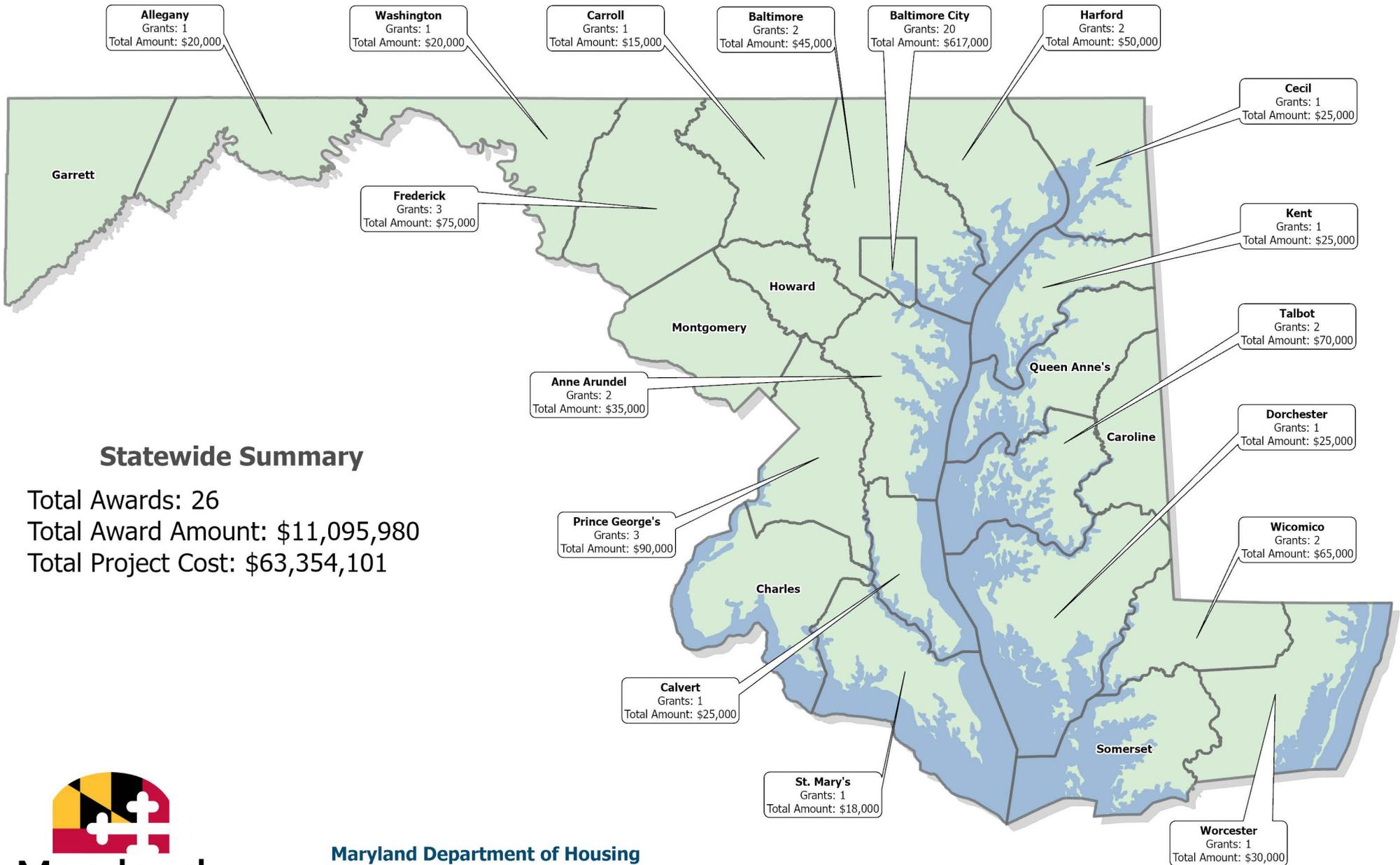
Total Awards: 47
 Total Award Amount: \$966,000
 Total Project Cost: \$1,880,027

 Sustainable Communities



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Technical Assistance Grants (TAG) Grants by Jurisdiction: Fiscal Year 2025



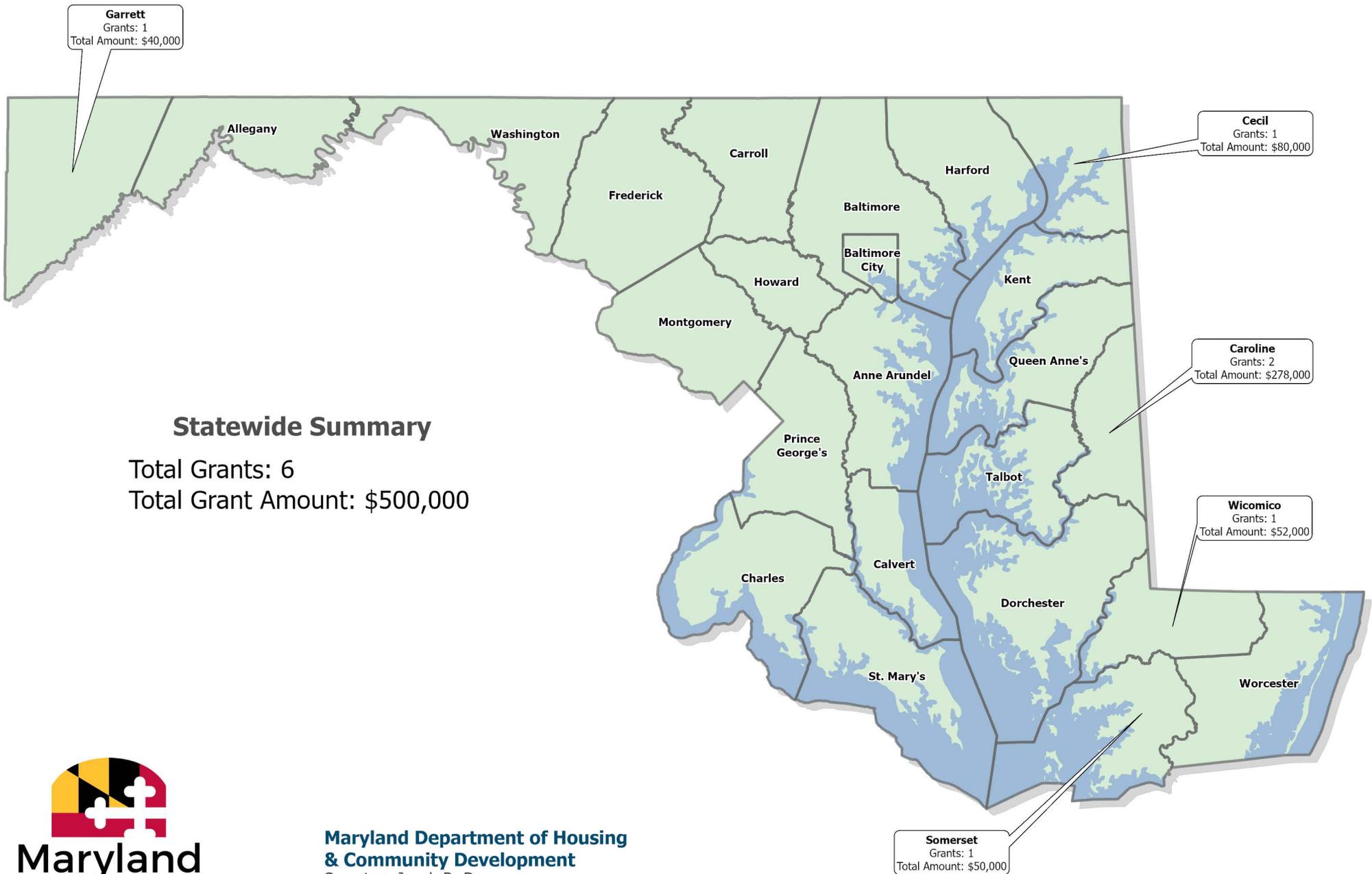
Statewide Summary

Total Awards: 26
 Total Award Amount: \$11,095,980
 Total Project Cost: \$63,354,101



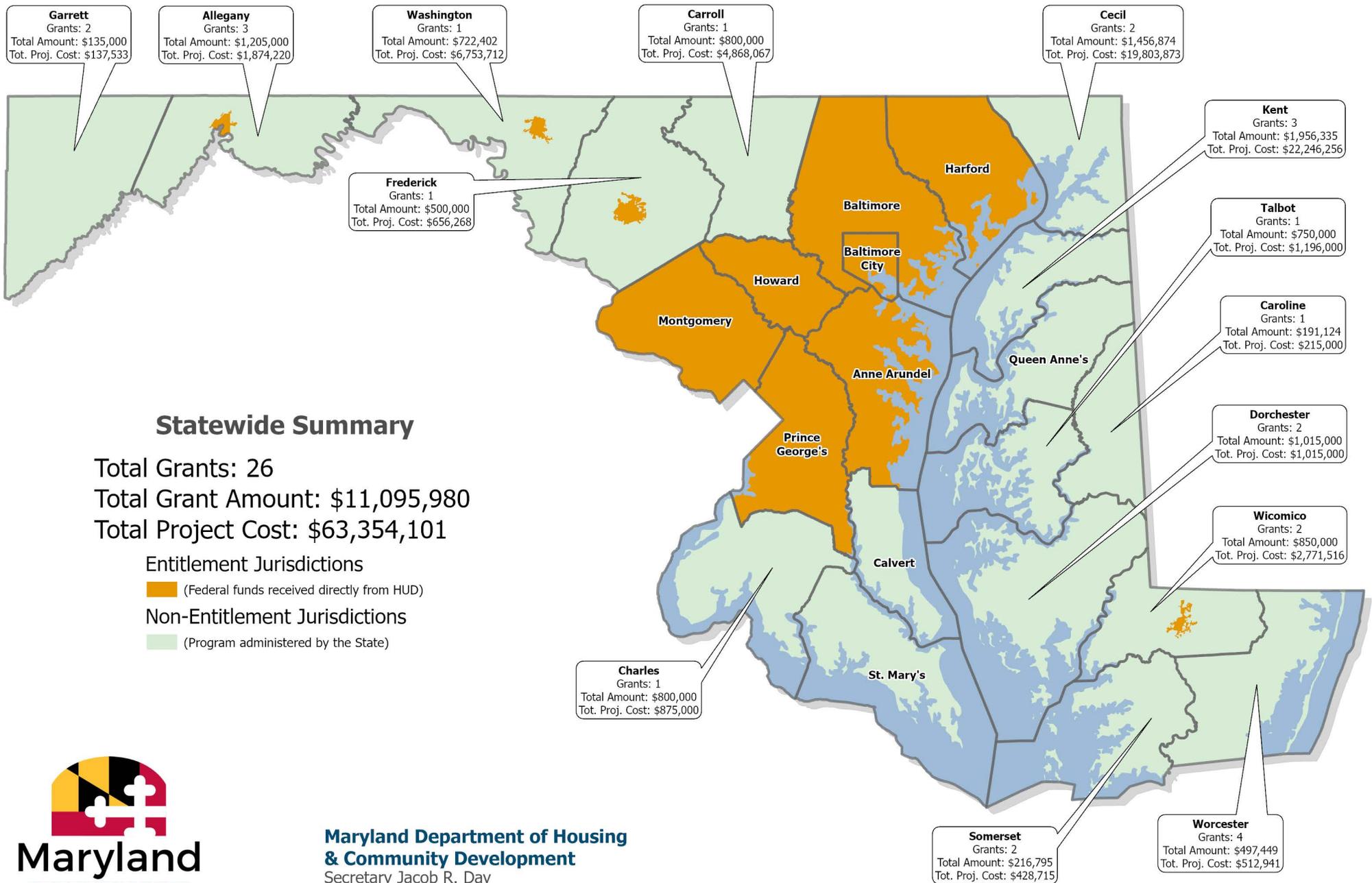
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Maryland Town Manager Circuit Rider (CR) Program Grants by Jurisdiction: Fiscal Year 2025



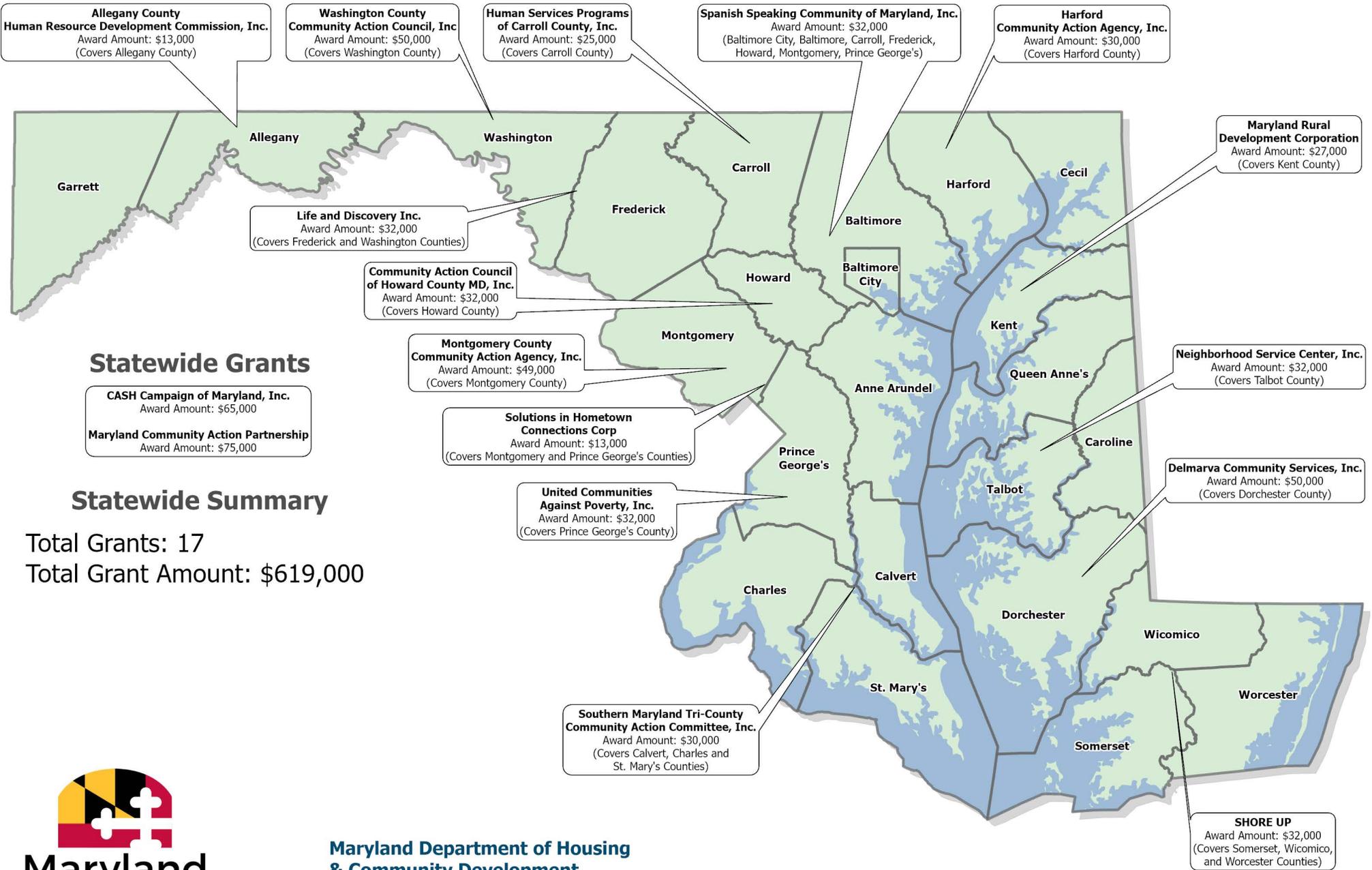
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Community Development Block Grant (CDBG) Program Grants by Jurisdiction: Fiscal Year 2025



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Community Services Block Grant Discretionary (CSBG-D) Program Grants by Jurisdiction: Fiscal Year 2025



Statewide Grants

- CASH Campaign of Maryland, Inc.**
Award Amount: \$65,000
- Maryland Community Action Partnership**
Award Amount: \$75,000

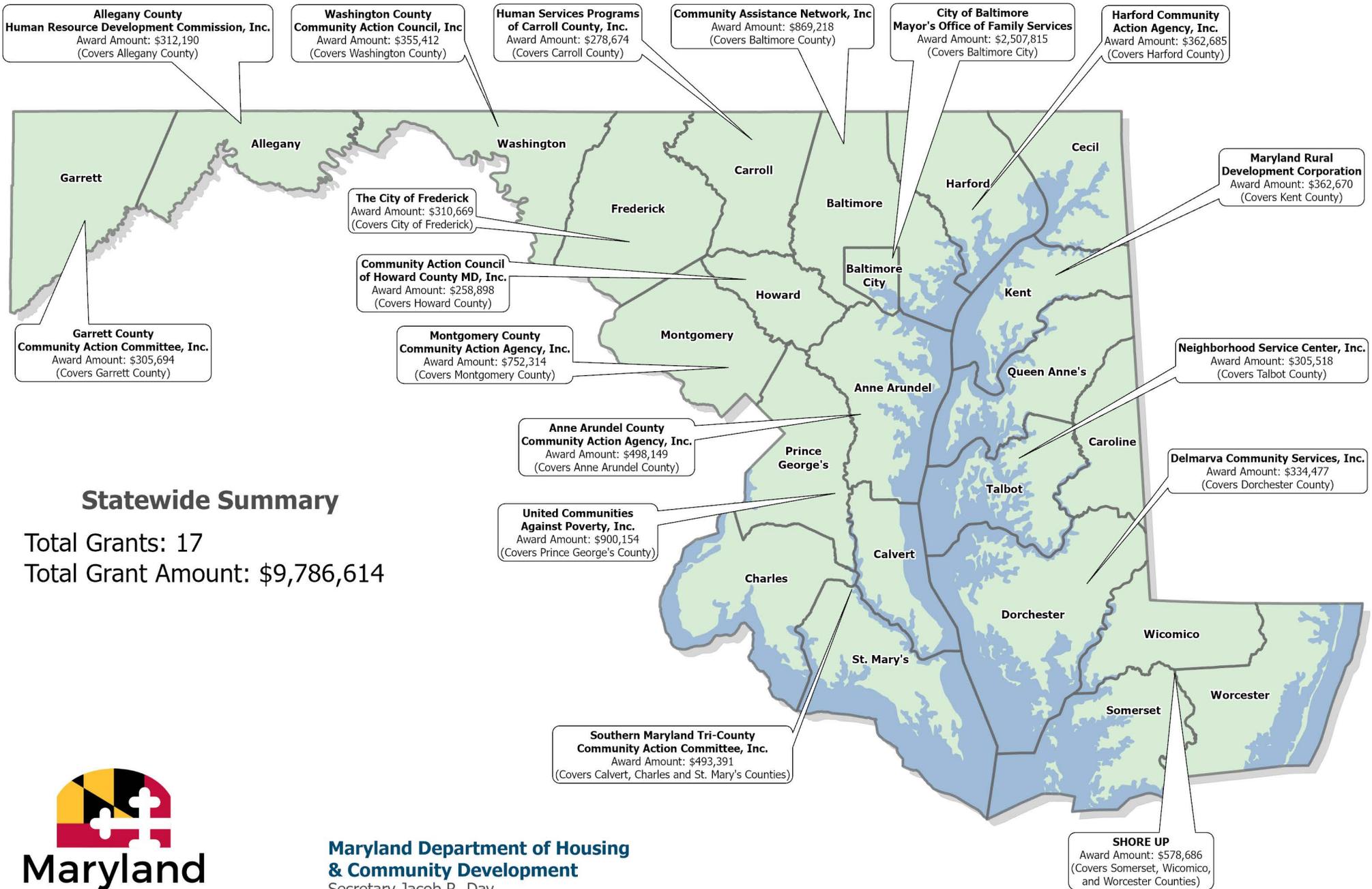
Statewide Summary

Total Grants: 17
Total Grant Amount: \$619,000



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Community Services Block Grant Non-Discretionary (CSBG-ND) Program Grants by Jurisdiction: Fiscal Year 2025



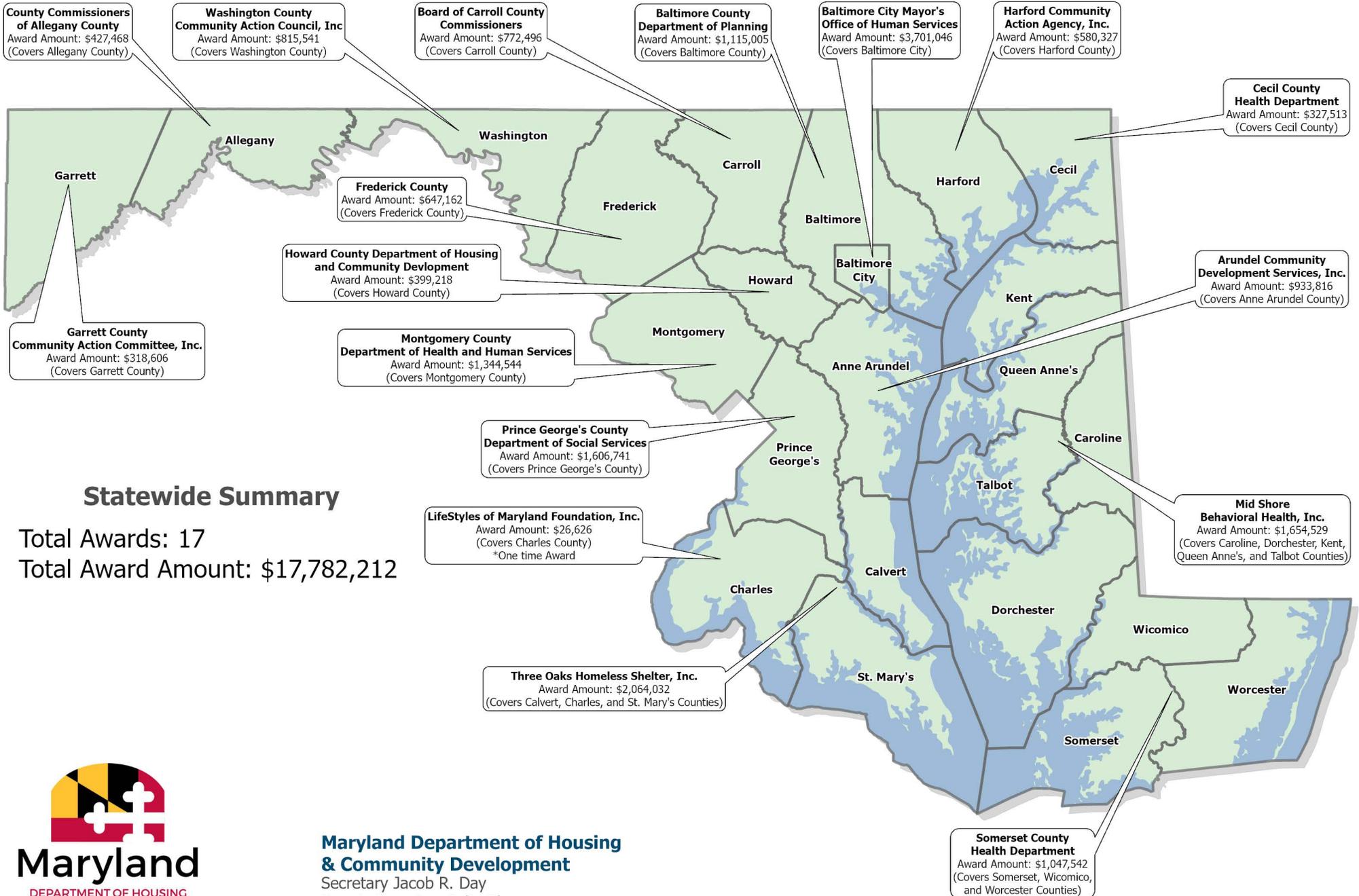
Statewide Summary

Total Grants: 17
Total Grant Amount: \$9,786,614



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Homelessness Solutions Program (HSP) Awards by Jurisdiction: Fiscal Year 2025



Statewide Summary

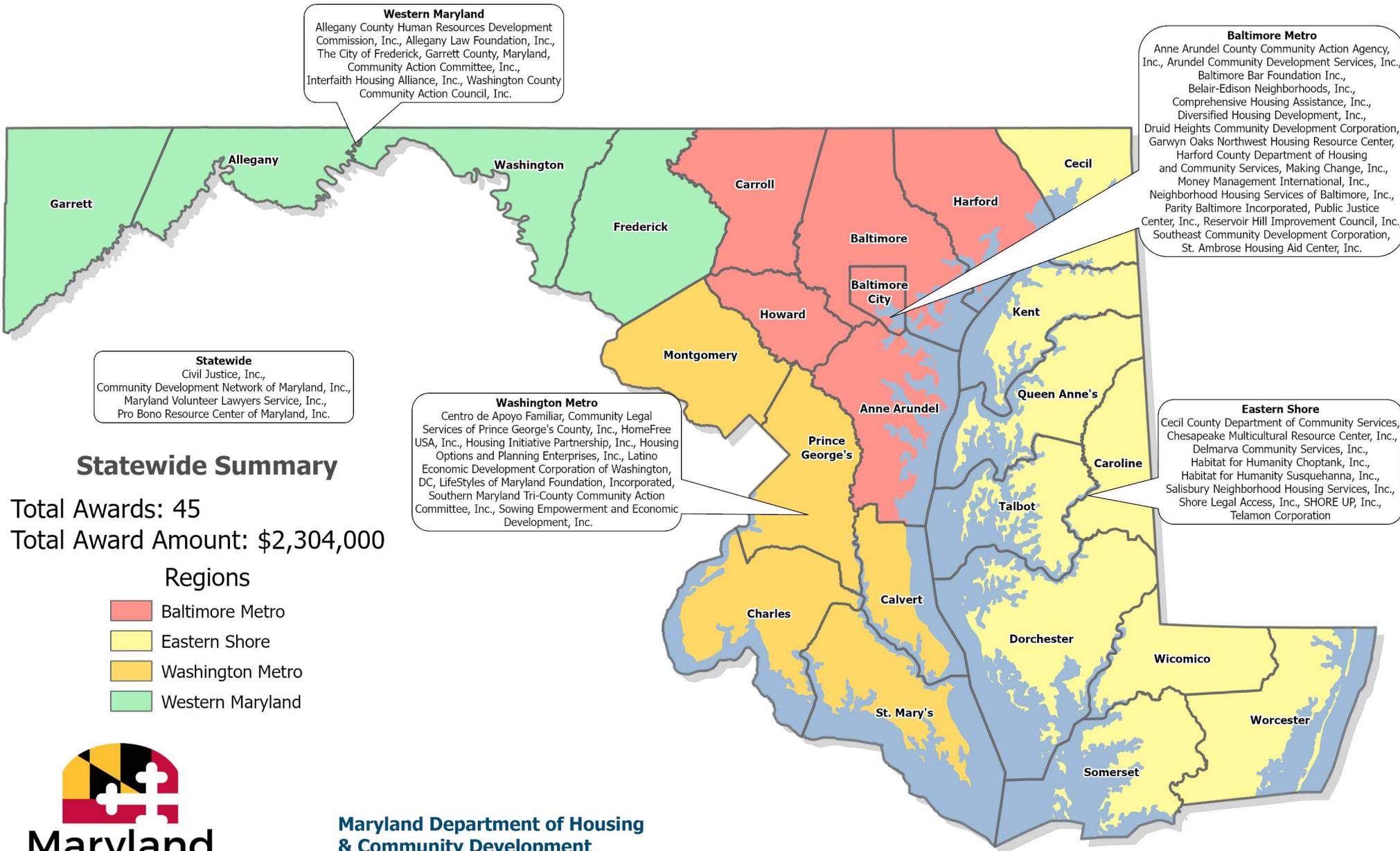
Total Awards: 17

Total Award Amount: \$17,782,212



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Maryland Housing Counseling Fund Program (MHCF) Awards by Region: Fiscal Year 2025



Statewide Summary

Total Awards: 45
Total Award Amount: \$2,304,000

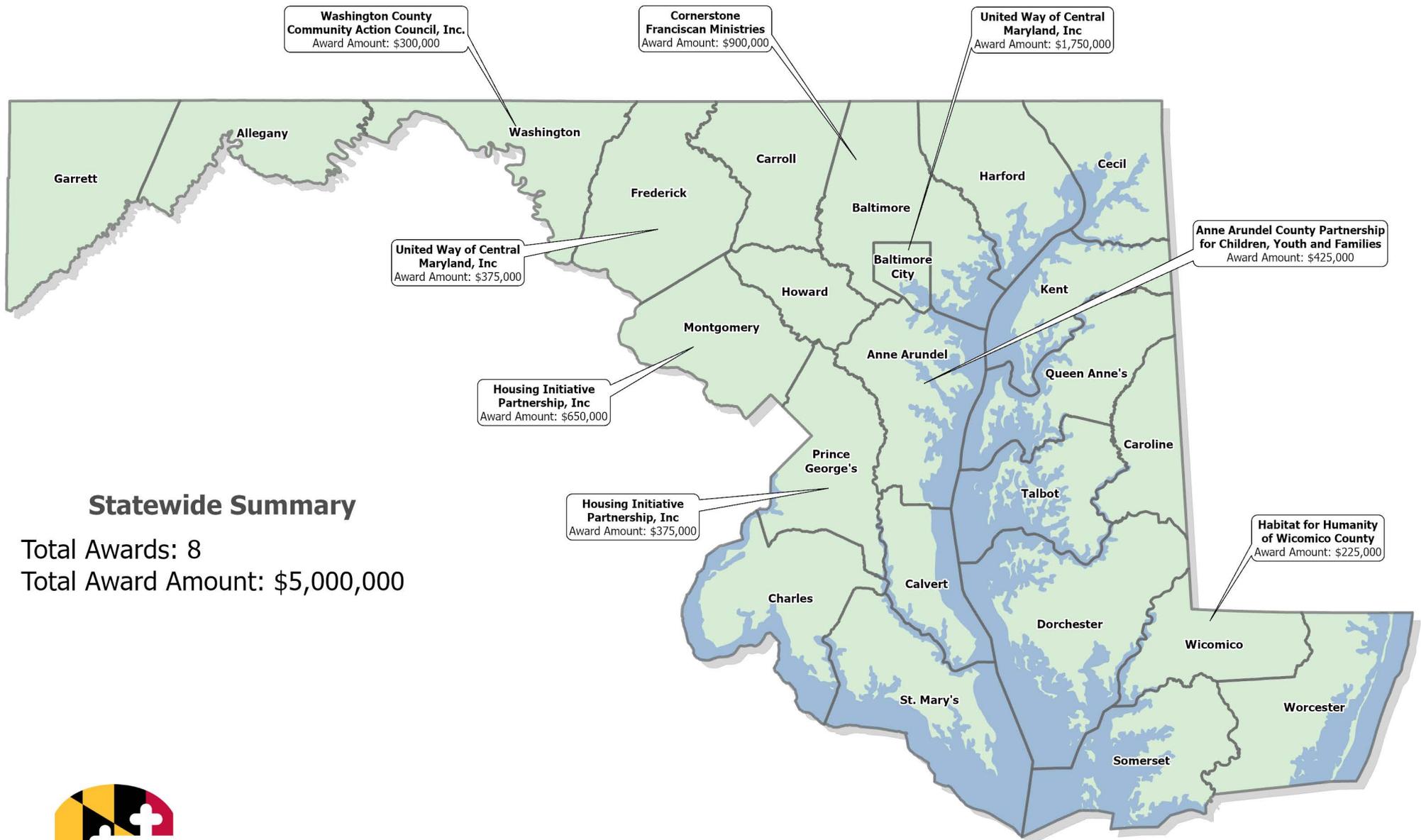
Regions

- Baltimore Metro
- Eastern Shore
- Washington Metro
- Western Maryland



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Community Schools Rental Assistance Program (CSRAP) Awards by Jurisdiction: Fiscal Year 2025



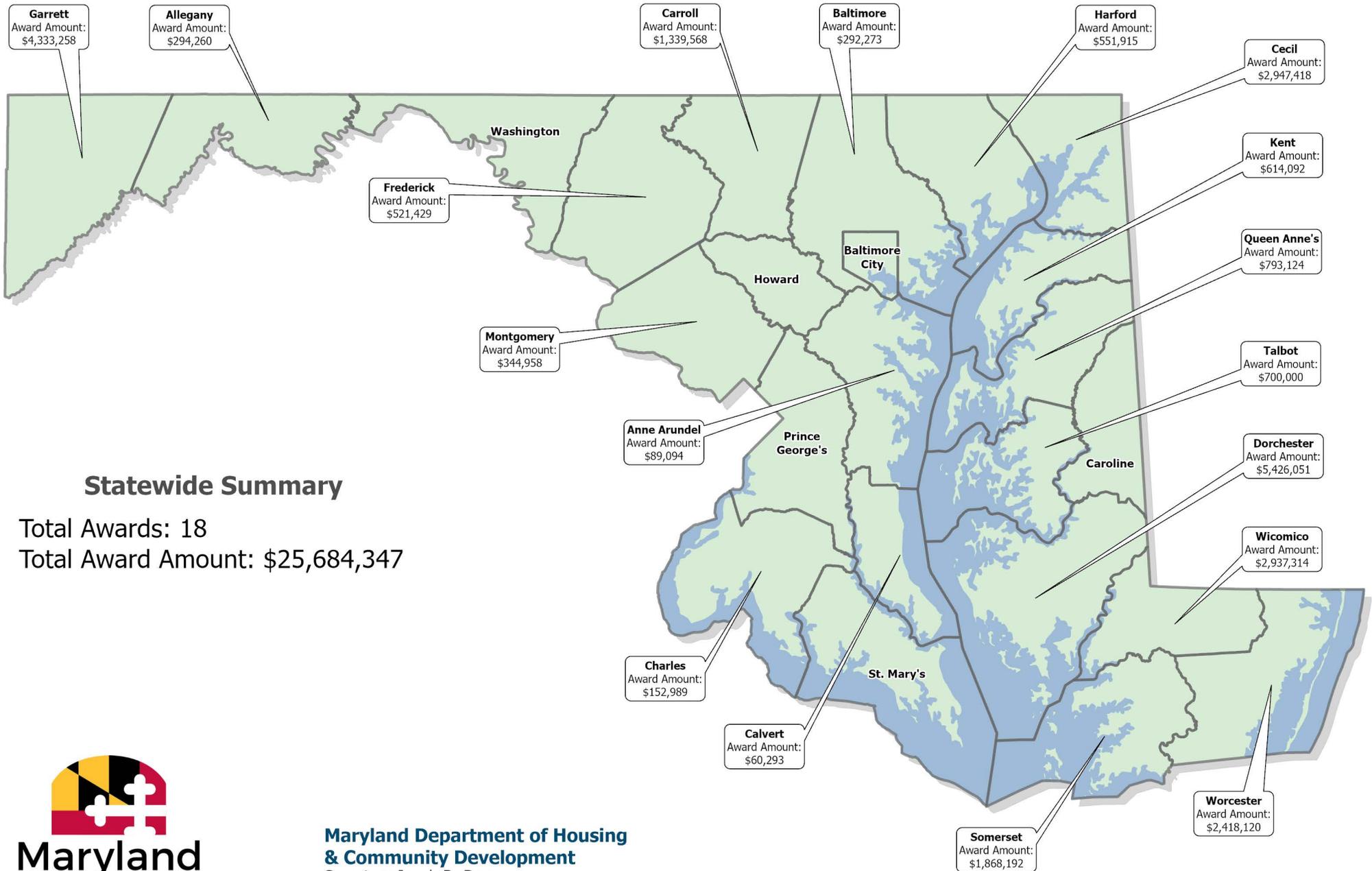
Statewide Summary

Total Awards: 8
Total Award Amount: \$5,000,000



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Office of Statewide Broadband (OSB) Awards by Jurisdiction: Fiscal Year 2025



Statewide Summary

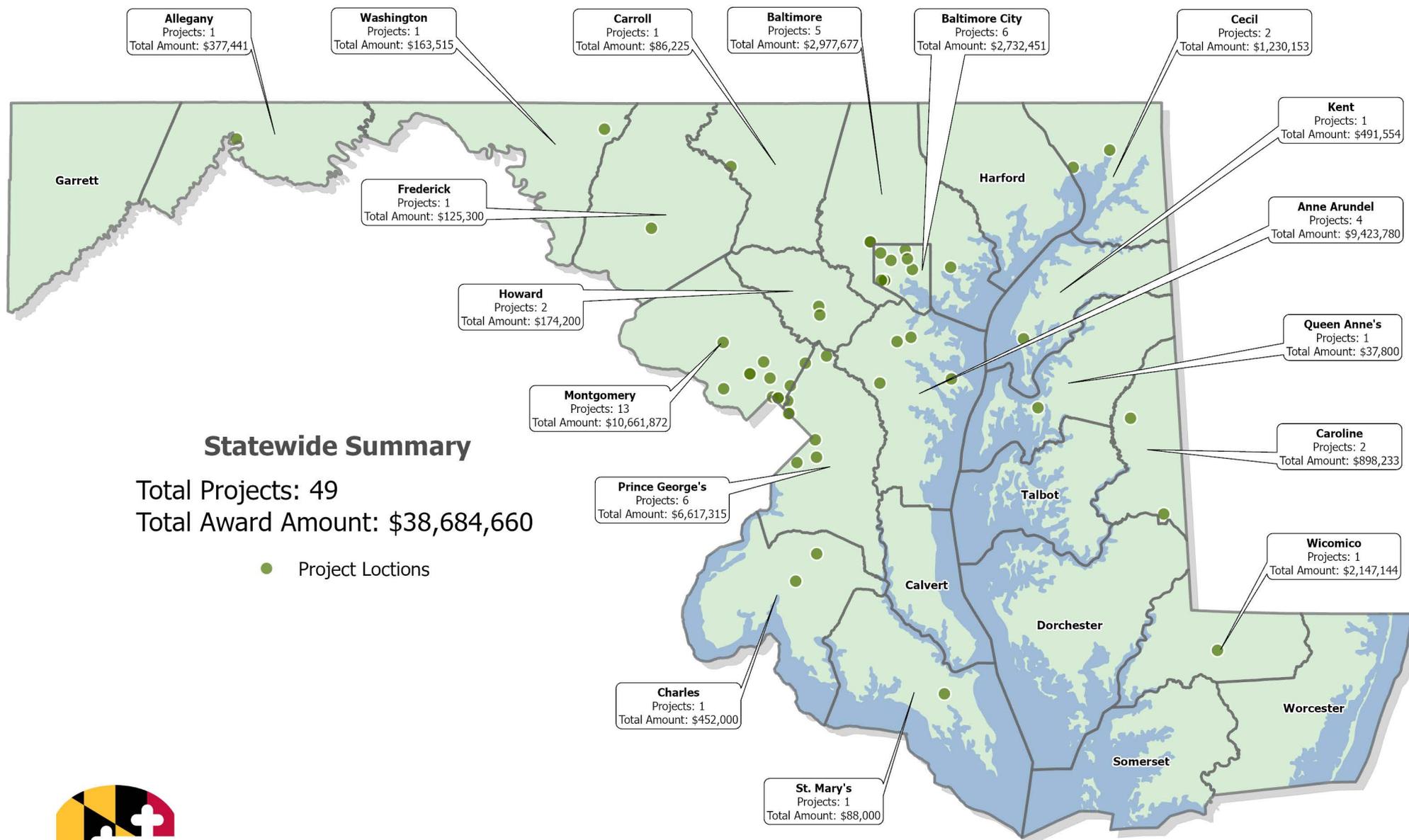
Total Awards: 18

Total Award Amount: \$25,684,347



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Housing & Building Energy Programs (Multifamily) Projects by Jurisdiction: Fiscal Year 2025



Statewide Summary

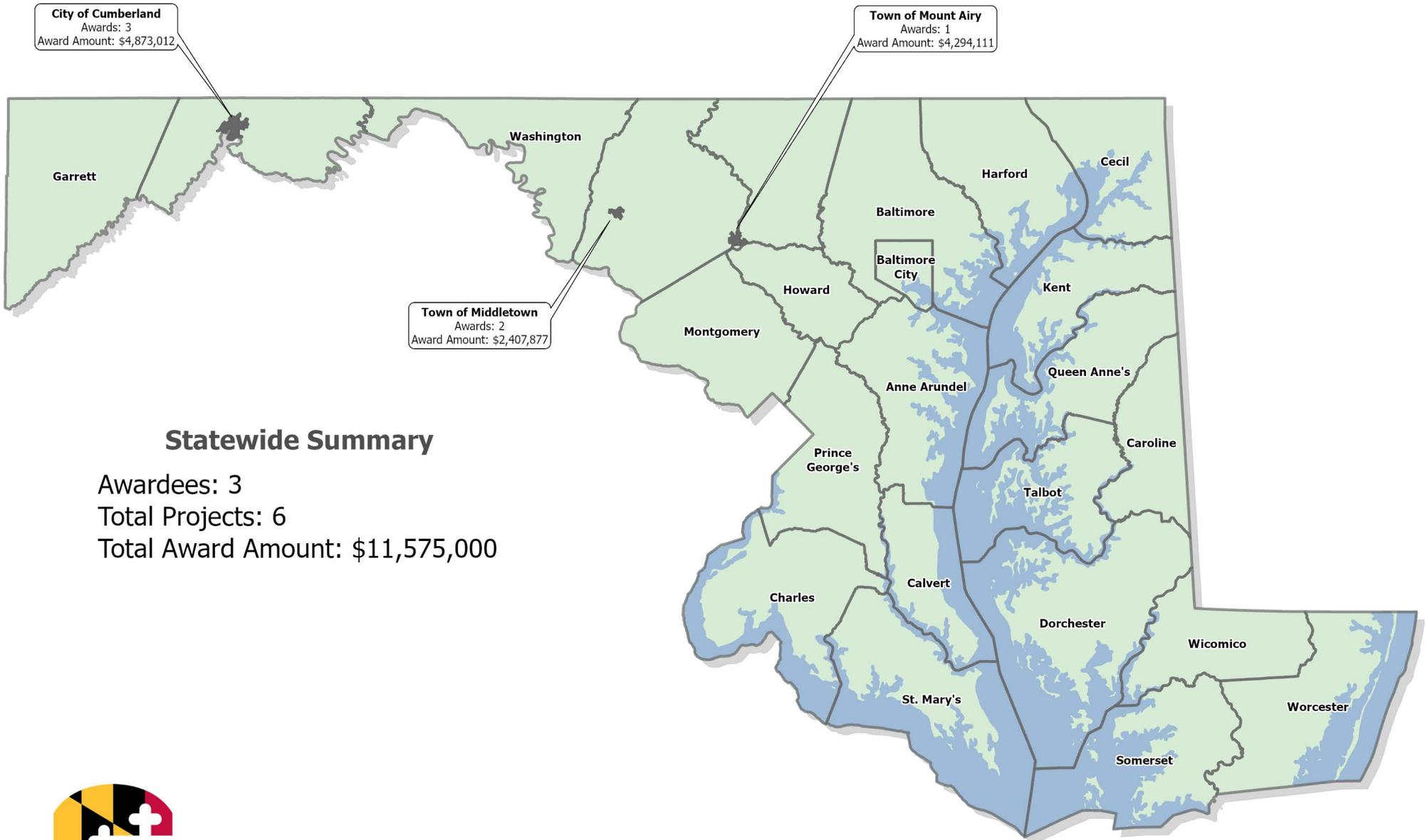
Total Projects: 49
Total Award Amount: \$38,684,660

● Project Locations



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Local Government Infrastructure Financing (LGIF) Awards by Jurisdiction: Fiscal Year 2025



Statewide Summary

Awardees: 3
 Total Projects: 6
 Total Award Amount: \$11,575,000



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