

Cover Page



WES MOORE, Governor
ARUNA MILLER, Lt. Governor
JACOB R. DAY, Secretary
JULIA GLANZ, Deputy Secretary

FY24 ANNUAL REPORT
A YEAR OF HOUSING
SHELTERED | AFFORDABLE | JUST | LOVABLE | CONNECTED

Start >>

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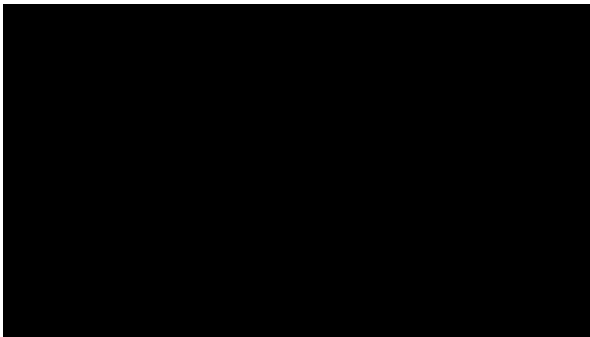
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Message From the Governor & Secretary



Two handwritten signatures in black ink. The signature on the left is 'Wes Moore' and the signature on the right is 'Jacob R. Day'.

Wes Moore, Governor
Jacob R. Day, Secretary



[Video Intro with Governor Wes Moore and Secretary Jake Day](#)

Economic Impact

Maximizing Impact: DHCD's Economic Leverage of State Funds



*INFOGRAPHIC ALT TEXT: For every \$1 dollar of DHCD State funds leveraged \$12.20 in direct investment and \$20.70 in total economic impact statewide.

FY24 By The Numbers

- \$6.5 Billion in Economic Impact Generated
- \$1.44 Billion in Wages and Salaries
- 27,588 Thousand Full Time Equivalent Jobs Created
- \$107.5 Million State and Local Taxes Generated

Highlights & Awards



*PHOTO LINK: <https://www.ncsha.org/awards-category/homeownership/encouraging-new-construction/>

In 2024, the Maryland Department of Housing and Community Development received national recognition for its [Utilizing Progressive Lending Investments to Finance Transformation \(UPLIFT\) program](#).

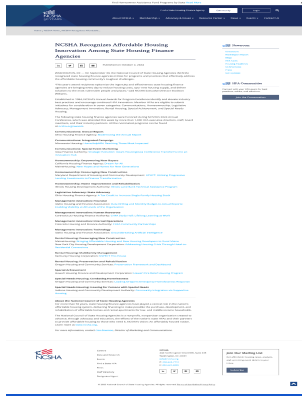
The National Council of State Housing Agencies (NCSHA) honored the UPLIFT program with a top award for Homeownership: Encouraging New Construction category for:

- Its holistic approach to increasing property values and
- Providing wealth-building homeownership opportunities in historically underserved areas.

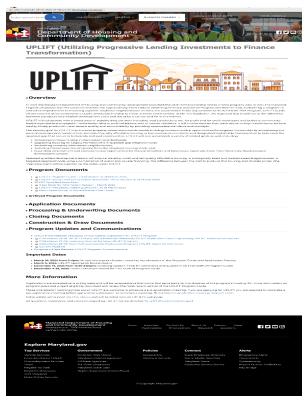
2024 NCSHA WINNER

Homeownership: Encouraging New Construction

[View the winning submission](#)



*PHOTO LINK: <https://www.ncsha.org/ncsha-news/ncsha-recognizes-affordable-housing-innovation-among-state-housing-finance-agencies-2/>



*PHOTO LINK: <https://dhcd.maryland.gov/HousingDevelopment/Pages/UPLIFT.aspx>

UPLIFT empowers communities through housing solutions.

HIGHLIGHTS & AWARDS



The Montgomery County Renters Alliance named Maryland Housing Secretary Jake Day its 2024 "Building Community Celebration" honoree for his contributions to advance renters' rights and security.

Under Secretary Day's leadership, the Department established the first statewide [Office of Tenant and Landlord Affairs](#) through the Renters' Rights and Stabilization Act of 2024. through the Renters' Rights and Stabilization Act of 2024.

RENOWNED ADVOCATE

SECRETARY JAKE DAY RECOGNIZED AS 2024 BUILDING COMMUNITY CELEBRATION HONOREE

Read more about the celebration on community news website, [Source of the Spring](#).

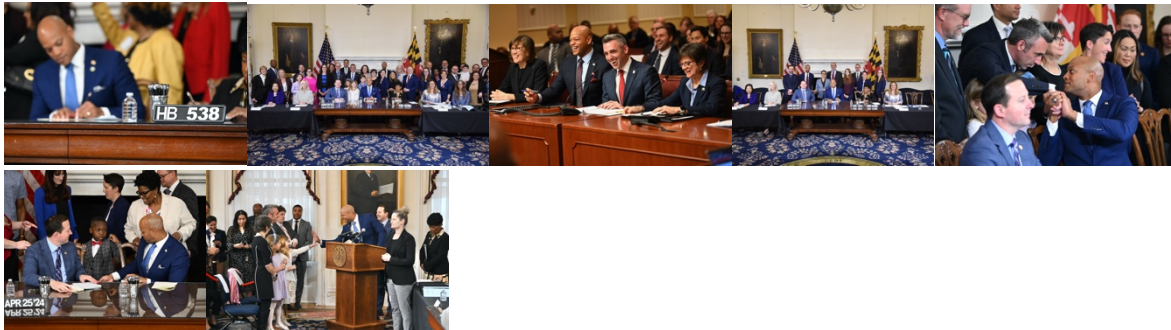


Check out Downtown Silver Spring's highlight of the evening on its Instagram.



*GIF LINK: <https://www.instagram.com/silverspringdowntown/reel/DDXSdXFxuKI/>

Turning the Key



Incentivizing housing in places that make sense & removing barriers to development

- Most comprehensive housing legislation in recent history
- 1st in the country to have statewide Just Communities designation
- Pathways created for more homes to be built in Maryland than in any of the previous 10 years
- 1st Statewide Office of Tenant and Landlord Affairs

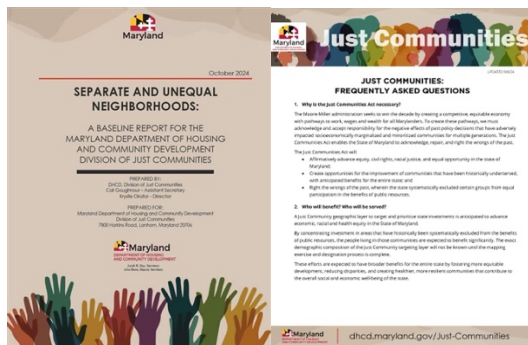
Read more about the 2024 legislative successes and subscribe for updates on the [Turning the Key Webpage](#).

JUST COMMUNITIES

The Maryland Department of Housing and Community Development established its Just Communities Division in 2023. Through partnership with communities, governments and organizations, the Division's work is focused on the Department's priority to right the wrongs of the past.

The Division is charged with implementing the Just Communities Act of 2024, identifying communities with economic and housing trends that demonstrate a need for reinvestment to target state resources.

[Subscribe for updates](#) to follow the creation of Just Communities in Maryland.



[Just Communities Baseline Report](#)
[Just Communities FAQs](#)

Affordable Rental Housing

Tackling the affordable housing shortage
\$3.2 Billion Economic Impact of the Program
27 Affordable Housing Projects
2,949 Housing Units Created or Preserved

Support Maryland's [affordable rental housing programs](#) and learn how we are addressing housing needs.

By the Numbers

\$59.3 Million Tax Revenue Generated
12,850 Full-Time Equivalent Jobs Created
\$1.2 Billion In Development
28,065 Households Receiving Rental Assistance

Photo Gallery



***CAPTIONS: DHCD Secretary Jake Day cuts the ribbon for Canton Overlook, a 150-unit apartment community in Baltimore.**

Assistant Secretary Hare joined the ribbon-cutting ceremony for Woodland Gardens I, a 63-unit affordable family housing development in Baltimore City's Park Heights neighborhood. (Photo courtesy of the Baltimore Mayor's Office)

DHCD Deputy Secretary Julia Glanz wrote a message on a ceremonial truss that will be installed at Little Patuxent, a senior housing development in Gambrills.

DHCD Secretary Jake Day spoke at the Affordable Housing Conference of Montgomery County. (Photo courtesy of the U.S. Department of Housing and Urban Development)

DHCD Secretary Jake Day announced more than \$48.2 million in funding for 13 projects through federal Low Income Housing Tax Credits and state Rental Housing Funds, creating or preserving 1,211 affordable rental units.

Homeownership

Building wealth through homeownership

\$1.1 Billion Economic Impact of the Program

\$1 Billion in Affordable Home Mortgages

2,913 Households Received Down Payment Assistance

Advocate for increased access to homeownership through the [Maryland Mortgage Program](#) (MMP).

By the Numbers

\$2.7 Million Tax Revenue Generated

977 Full-Time Equivalent Jobs Created

3,482 Mortgages

Photo Gallery



*CAPTIONS: Catherine Kraemer-Dale and Latoya Harris shared key insights about the Maryland Mortgage Program with realtors and other stakeholders at the annual Maryland REALTORS Conference.

MMP staff, Latoya Harris, discussing homeownership opportunities with Nicole Repsher of the Allison Stine Team, Northrop Realty.

Secretary Jake Day, Cecilia Weller (CDA Business Development Manager), and Maddy Ciulu (Director of Homeownership Programs) honored the top-performing lender and realtor partners of 2023 at the Maryland Mortgage Program Annual Awards event.

Secretary Jake Day and Maddy Ciulu (Director of Homeownership Programs) with Heidi Ford (Chief Operating Officer), from First Home Mortgage, the 2023 Top Performing Lender.

With the support of the Maryland Mortgage Program, Keaira Brooks (pictured left) secured a competitive loan, received down payment assistance, and wiped out \$50,000 in student debt using SmartBuy 3.0.

Energy Efficiency & Critical Home Repairs



*CAPTION: DHCD Secretary Jake Day and Charles County officials met with a Charles County resident who benefited from the department's Special Loan program. The Bel Alton home, initially a rehabilitation project, was ultimately replaced with a new home.

The Maryland Department of Housing and Community Development (DHCD) is committed to enhancing energy efficiency and providing critical home repairs. Through its programs, DHCD ensures residents can access essential home improvements that reduce energy costs and enhance living conditions.

In FY2024, the Department:

- Completed 3,404 energy efficiency projects
- Saved enough electricity (16,589 megawatt hours) to power about 1,500 homes for a year
- Reduced carbon emissions by 47,748 metric tons, equal to planting more than 2.7 million trees

Discover how Maryland is supporting [energy efficiency and critical home repairs](#) for residents in need.

Neighborhood Revitalization

Revitalizing disinvested neighborhoods



***ALT TEXT: For every \$1 of state funds leveraged \$17.90 in private funds for an \$1.80 billion Economic Impact.**

Strengthen Maryland's communities by supporting [Neighborhood Revitalization](#) efforts.

By the Numbers

\$39.9 Million Tax Revenue Generated
 11,203 Full-Time Equivalent Jobs Created
 576 Number of Communities Served

Photo Gallery



***CAPTIONS: Infrastructure Improvements expand water access and opportunities, boosting community engagement and economic growth.**

The Library Square bus shelter, funded by BRNI, enhances public transit access and community engagement.

DHCD invested in Eager Park Community Garden in Baltimore to enhance Maryland's neighborhoods.

DHCD Secretary Jake Day visited the Flower Theater in Silver Spring, after department-funded improvements.

The 2024 Main Street Maryland Conference, organized by DHCD and MEDA, brought together Main Street managers, community teams, volunteers, and developers for discussions focused on Maryland's local treasures and shaping a bright future.

Project Restore & Business Boost Highlights

The Maryland Department of Housing and Community Development supports small businesses through grant programs designed to strengthen local economies.

Project RESTORE^{2.0} Project Restore 2.0 provided \$13.2 million to 55 place-based economic development organizations for businesses to occupy vacant commercial spaces.

Business BOOST Business Boost awarded \$2.1 million to 47 small businesses seeking to expand or establish locations and support economic growth by driving innovation or technology advancements, growing new industries, leveraging existing regional strengths, or were women or minority-owned.

Learn how [Project Restore](#) and [Business Boost](#) are supporting Maryland's small businesses and revitalizing communities.

Photo Gallery



Jinji Chocolates opens a new retail storefront in Baltimore's historic Waverly Main Street, supported by Project Restore, enhancing local business growth and community vitality.



With \$116,000 in Project Restore funds, Mera Kitchen Collective revitalized vacant retail space, supporting growth and enhancing Mount Vernon Baltimore's culinary scene.



With support from DHCD, Thread Coffee Roasters grew from 567 to 2,300 square feet with \$30,000 from Project Restore and \$45,000 in Business Boost funding for rent and staff.



With support from Maryland's Project Restore grant, Onyx Beauty Supply Salon and Barbershop opened in Queenstown, enhancing local beauty services to the community.



With \$170,400 in Project Restore funds, Social Coffeehouse & Speakeasy and Social Coffee Roasters revitalized the historic Duke's Building, strengthening Leonardtown's Main Streets.

Small Business Lending

Supporting small businesses in underserved communities

\$61.1 Economic Impact of the Program

21 Small Businesses Financed Through Loans

\$13.4 Million Invested

Empower [small businesses](#) with Maryland's financing programs.

By the Numbers

\$2 million Tax Revenue Generated

579 Full-Time Equivalent Jobs Created

\$33.9 Million Neighborhood BusinessWorks Financing

Photo Gallery



*CAPTIONS: With a Neighborhood BusinessWorks loan, Ovenbird Bakery grew into a full-scale bakery and production facility in Highlandtown.

Two historic buildings at 301-305 North Howard Street in Baltimore were transformed into 15 expansive and modern live/work loft apartments, and ground-floor retail spaces to enhance the local community.

Governor Wes Moore, alongside local officials, toured the Oasis Fresh Food Market in Indian Head, funded with \$5.5 million, including \$300,000 from DHCD. The market will offer fresh essentials and feature a community garden in 2025.

With a \$50,000 Business Boost grant, SK Printing expanded production capacity, upgraded equipment, and introduced new services, supporting small business growth and strengthening the local economy.

Jojo's Restaurant and Tap House, located in the vibrant Downtown Frederick Arts and Entertainment District, has undergone new ownership supported by the Neighborhood BusinessWorks (NBW) Program.

Local Government Infrastructure Financing

*Most local projects in the last **FIVE** fiscal years*

\$60.2 million Economic Impact of the Program

6 Local Governments Financed

12 Total Projects Funded

Advocate for local community growth by supporting the [Local Government Infrastructure Fund](#).

Local Government Infrastructure Project Map

Berlin:

- \$1,000,000 to fund electrical system meter replacement and upgrades
- \$2,800,000 to fund the construction of a new public works facility

Cumberland:

- \$529,405 to fund the purchase of vehicles, equipment
- \$591,713 to fund the acquisition of heavy equipment
- \$2,087,193 to fund building and facility improvements

Laurel:

- \$1,850,000 to fund vehicle and equipment purchases
- \$3,462,243 to fund street improvements
- \$2,750,000 to fund facility improvements

Leonardtown:

- \$6,000,000 to fund the construction of a new water storage tank and well

St. Mary's Metropolitan Commission:

- \$11,257,216 to fund water and sewer system improvements

Thurmont:

- \$400,000 to fund the acquisition of a new bucket truck
- \$3,600,000 to fund electrical system improvements

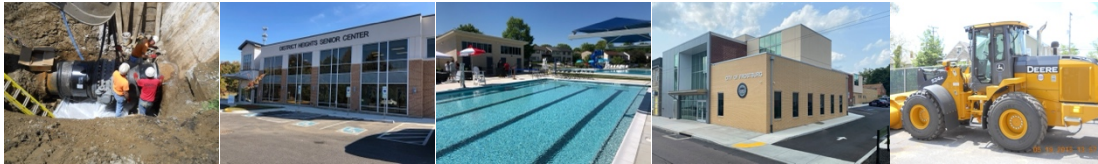
By the Numbers

\$1.4 Million Tax Revenue Generated

351 Full-Time Equivalent Jobs Created

\$34.3 Million Local Government Infrastructure Financing

Photo Gallery



*CAPTIONS: Through the LGIF issuance, Cumberland secured \$1,296,000 to enhance its water distribution and filtration systems, ensuring improved infrastructure and reliable access to clean water for the community.

The town of District Heights invested \$2,200,000 to renovate its senior center, improving facilities and services for seniors.

The city of Westminster invested \$1,186,000 to renovate its community pool and center, enhancing facilities for residents.

The City of Frostburg used \$2.9 million from Maryland's LGIF program to renovate the public safety building into the Frostburg Municipal Center. Upgrades included ADA improvements and enhanced functionality to better serve the community.

The City of Laurel borrowed \$2,860,000 to fund fleet purchases, facilities, and street improvements. Trucks and front loaders support vital services like waste collection, street maintenance, snow removal, and more to keep the community running smoothly.

Homeless Solutions

House the most vulnerable

\$117.9 Million Economic Impact of the Program

10,000 Individuals Served

6,144 Households

Champion [solutions to homelessness](#) in Maryland and learn about our impactful programs.

By the Numbers

\$1.4 Million Tax Revenue Generated

747 Full-Time Equivalent Jobs Created

Photo Gallery



*CAPTIONS: DHCD Secretary Jake Day, Assistant Secretary for Homeless Solutions Danielle Meister, and CDA team members Dayna Mayo and Edward Simms tour Harford Family House Belcamp.

DHCD Secretary Jake Day joined officials to announce Maryland's first \$2 million HUD Youth Homelessness System Improvement grant. A check presentation and ribbon-cutting on the BEZ Drop-In Center in Hyattsville marked the occasion.

DHCD Secretary Jake Day visited His Hope Ministries in Denton and shared words of encouragement with the nonprofit committed to combating homelessness and hunger.

DHCD Secretary Jake Day, Assistant Secretary for Homeless Solutions Danielle Meister and CDA staff posed with Harford Family House leaders after a tour in Belcamp.

DHCD Secretary Jake Day toured the Community Assistance Network (CAN) in Baltimore, a nonprofit organization dedicated to addressing poverty and homelessness. The network provides food, emergency shelter, and outreach services.

Broadband Connectivity

Connected 100,000 Marylanders to High-Speed Internet since 2023

\$67.8 Economic Impact of the Program

23 Projects

7,216 Households Connected

Support [closing the digital divide](#) for the remaining 19,723 unserved and underserved households.

By the Numbers

\$1.4 million Tax Revenue Generated

881 Full-Time Equivalent Jobs created



Photo Gallery



*CAPTIONS: FCC Chairwoman Jessica Rosenworcel, Governor Wes Moore, DHCD Secretary Jake Day, and Salisbury University President Carolyn Lepre discussed the Affordable Connectivity Program.

Ronnie Hammond, director of the Office of Statewide Broadband, speaks at a connectivity event.

A woman receives a laptop during a Baltimore City event supported by the Office of Statewide Broadband to boost digital equity.

Panelists from a HUD forum on internet connectivity pose by Wicomico Library's Mobile Learning Lab, used to register eligible households for the Affordable Connectivity Program.

DHCD Secretary Jake Day announced that the State of Maryland awarded a grant of nearly \$2 million grant to expand broadband access for Smith Island residents and businesses.

Program Investments

PROGRAM TOTALS IN MILLIONS

Rental Housing Development	\$1,018.7	
Multifamily Revenue Bond Loan Program	\$454.4	
Federal Low Income Housing 4% Tax Credit Equity	\$383.4	
Federal Low Income Housing 9% Tax Credit Equity	\$82.0	
Rental Housing Works Program	\$59.5	
Rental Housing Loan Programs	\$16.8	
National Housing Trust Fund	\$11.1	
Partnership Rental Housing Program	\$9.9	
Other Funds	\$1.0	
Shelter and Transitional Housing Program	\$0.7	
Rental Services	\$303.2	
Federal Section 8 Programs - Performance Based Contract Administration		\$277.0
Federal Section 8 Programs - Housing Choice Vouchers	\$24.8	
Miscellaneous Rental Services Programs	\$1.5	
Homeownership & Special Needs Housing	\$1,060.6	
Maryland Mortgage Program Mortgage Backed Securities	\$1,003.1	
Downpayment Assistance Programs	\$39.8	
Single Family Housing Rehabilitation Programs	\$13.4	
Federal HOME Investment Partnership Program	\$2.7	
Housing Programs for Individuals with Disabilities/Home Ability Program	\$1.2	
Lead Paint Abatement Program (Including Healthy Homes for Kids)	\$0.5	
Housing Energy Efficiency	\$36.9	
EmPOWER MD Single Family Housing Energy Efficiency Programs		\$11.4
Multifamily Housing Energy Efficiency Programs	\$12.7	
Other Single Family Housing Energy Efficiency Programs	\$7.7	
Federal Single Family Housing Weatherization Assistance Program		\$5.1
Local Government Finance & Business Lending	\$47.7	
Local Government Infrastructure Finance Program	\$34.3	
Neighborhood BusinessWorks	\$13.4	
Neighborhood Revitalization	\$110.9	
Baltimore Vacants Reinvestment Initiative	\$20.2	

Project Restore	\$13.2	
Baltimore Regional Neighborhoods Initiative	\$12.6	
State Budget Supplemental	\$12.1	
Seed Community Development Anchor Institution Fund	\$10.0	
Community Health and Safety Works	\$9.8	
Federal Community Development Block Grant	\$7.3	
National Capital Strategic Economic Development Fund	\$7.2	
Strategic Demolition and Smart Growth Impact Fund-statewide	\$6.4	
Community Legacy	\$6.0	
Operating Assistance Grants	\$2.9	
State Community Investment and Endow MD Tax Credit Programs		\$1.8
Maryland Façade Improvement Fund	\$1.5	
statewide broadband	\$32.1	
Difficult to Serve Properties	\$19.6	
Home Stretch - Public Housing Grant Program	\$10.5	
Network Infrastructure	\$1.9	
homeless solutions	\$35.4	
Homelessness Solutions Program	\$15.3	
Community Services Block Grant	\$9.9	
Emergency Rental Assistance Program	\$7.1	
Housing Counseling Program (Formerly Foreclosure Prevention)	\$2.5	
Period Poverty Program	\$0.3	
Neighborhood Housing Services (OAG)	\$0.2	

\$2.6 BILLION

Total Investment