

**State of Maryland SFY 2025-FFY 2024  
Consolidated Annual Performance and  
Evaluation Report (CAPER)**

## **CR-05 - Goals and Outcomes**

### **Progress the jurisdiction has made in carrying out its strategic plan and its action plan.**

#### **91.520(a)**

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

Each year the State of Maryland submits a Consolidated Annual Performance and Evaluation Report (CAPER) to the U.S. Department of Housing and Urban Development (HUD) in fulfillment of the requirements detailed at 24 CFR 91.520. The purpose of the CAPER is to provide HUD, State Officials, and the public with an opportunity to review the activities undertaken utilizing federal funding during the program year and to evaluate the State's progress in meeting the goals established in its Five-Year Consolidated Plan. The Program Year 2024 CAPER is the fifth and final report for the State's 2020-2024 Consolidated Plan.

This report covers Program Year 2024 or State Fiscal Year 2025, and it discusses the activities that occurred between July 1, 2024 to June 30, 2025. Program Year 2024, Federal Fiscal Year 2024, and State Fiscal Year 2025 may be used interchangeably during this report to refer to activities completed during the reporting timeframe. During this period, the State of Maryland's Department of Housing and Community Development (DHCD) received \$21,596,079.20 in HUD funding through five formula grant programs: Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), HOME Investment Partnership Program (HOME), Housing Opportunities for Persons with AIDS (HOWPA), and the National Housing Trust Fund (HTF).

All activities funded through these various programs prioritized the housing and community development goals identified in the State of Maryland's 2020-2024 Consolidated Plan which include providing decent housing, creating suitable living environments, and expanding economic opportunities for low-to-moderate income households.

Programmatic outcomes during Program Year 2024 included:

- 2,952 individuals received street outreach services, overnight emergency shelter, or rapid re-housing.
- 20 municipalities and counties awarded CDBG grant funds for place-based and infrastructure projects.
- 7 HTF funded multi-family housing construction or rehabilitation projects were completed which created 188 total units including 64 HTF designated units targeted for extremely low income households.
- 102 low income and extremely low income households received housing services through CDBG, HOME, and HTF funds.
- 164 persons with HIV/AIDS received tenant based rental assistance and other case management services.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Community Revitalization	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$ / CDBG-DR #1: \$ / CDBG-DR #2: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	205,215	40,253	19.6%	8,000	4,256	53.2%
Community Revitalization	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$ / CDBG-DR #1: \$ / CDBG-DR #2: \$	Public Service Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	200	1,658	829.0%	N/A	N/A	N/A

State of Maryland DHCD Program Year 2024 DRAFT CAPER

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Community Revitalization	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$ / CDBG-DR #1: \$ / CDBG-DR #2: \$	Rental Units Rehabilitated	Household Housing Unit	44	84	190.9%	N/A	N/A	N/A
Community Revitalization	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$ / CDBG-DR #1: \$ / CDBG-DR #2: \$	Homeowner Housing Rehabilitated	Household Housing Unit	100	164	164.0%	40	43	107.5%
Community Revitalization	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$ / CDBG-DR #1: \$ / CDBG-DR #2: \$	Buildings Demolished	Buildings	5	0	0.0%	5	0	0.0%

State of Maryland DHCD Program Year 2024 DRAFT CAPER

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Community Revitalization	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$ / CDBG-DR #1: \$ / CDBG-DR #2: \$	Other	Other	3	1	33.3%	1	1	100.0%
Community Revitalization - Economic Development	Non-Housing Community Development	CDBG: \$	Jobs Created/Retained	Jobs	100	102	102.0%	N/A	N/A	N/A
Increase Affordable Rental Housing	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$ / HTF: \$	Rental Units Constructed	Household Housing Unit	227	188	82.8%	21	52	247.6%

State of Maryland DHCD Program Year 2024 DRAFT CAPER

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Increase Affordable Rental Housing	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$ / HTF: \$	Rental Units Rehabilitated	Household Housing Unit	261	138	52.9%	44	12	27.3%
Promote Homeownership	Affordable Housing	CDBG: \$ / HOME: \$	Public Service Activities for Low/Moderate Income Housing Benefit	Households Assisted	400	471	117.8%	N/A	N/A	N/A
Promote Homeownership	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Added	Household Housing Unit	53	9	16.9%	N/A	N/A	N/A
Promote Homeownership	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	25	14	56.0%	N/A	N/A	N/A
Promote Homeownership	Affordable Housing	CDBG: \$ / HOME: \$	Direct Financial Assistance to Homebuyers	Households Assisted	100	487	487.0%	N/A	N/A	N/A
Reduce Homelessness	Homeless	CDBG: \$ / HOPWA: \$ / ESG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	500	1,992	398.4%	N/A	N/A	N/A

State of Maryland DHCD Program Year 2024 DRAFT CAPER

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Reduce Homelessness	Homeless	CDBG: \$ / HOPWA: \$ / ESG: \$	Public Service Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1,000	15,448	1545.0%	N/A	N/A	N/A
Reduce Homelessness	Homeless	CDBG: \$ / HOPWA: \$ / ESG: \$	Tenant-Based Rental Assistance / Rapid Rehousing	Households Assisted	5,000	3,206	64.1%	1,200	802	66.8%
Reduce Homelessness	Homeless	CDBG: \$ / HOPWA: \$ / ESG: \$	Homeless Person Overnight Shelter	Persons Assisted	11,000	11,752	106.8%	850	1,322	155.5%
Reduce Homelessness	Homeless	CDBG: \$ / HOPWA: \$ / ESG: \$	Overnight/Emergency Shelter/Transitional Housing Beds Added	Beds	250	70	28.0%	N/A	N/A	N/A
Reduce Homelessness	Homeless	CDBG: \$ / HOPWA: \$ / ESG: \$	Homelessness Prevention	Persons Assisted	11,000	5,445	49.5%	1,200	992	82.7%

State of Maryland DHCD Program Year 2024 DRAFT CAPER

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected Strategic Plan	Actual Strategic Plan	Percent Complete	Expected Program Year	Actual Program Year	Percent Complete
Reduce Homelessness	Homeless	CDBG: \$ / HOPWA: \$ / ESG: \$	Housing for Homeless Added	Household Housing Unit	0	0	0.0%	15	0	0.0%
Reduce Homelessness	Homeless	CDBG: \$ / HOPWA: \$ / ESG: \$	Other	Other	0	0	0.0%	399	0	0.0%

**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

(Note: Some outcomes are not measured or reported on an annual basis. These outcomes have been marked with an “N/A” in the far right columns. These targets are instead tracked against the overall five year strategic plan goals and any outcomes are included in the earlier columns only.)

**Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

DHCD primarily achieved positive outcomes towards its Program Year 2024 goals. Four outcomes either exceeded or met the desired goals for 'community revitalization', 'increase affordable rental housing', and 'reduce homelessness'. Two outcomes achieved strong results when compared to previous years in 'increase affordable rental housing' and 'reduce homelessness'. The remaining outcomes (particularly 'rental units rehabilitated') provide areas of improvement for DHCD’s programming. However, the shortfalls in these outcomes could be attributed to the types of applications that the CDBG and HOME programs received during the program year and any potential project delays associated with construction.

The priority for ESG funds is to prevent homelessness and assist homeless households with quickly regaining safe and affordable housing. Homeless prevention funds were used to divert households from the homeless shelter system and re-stabilize their housing. Any households that did become homeless were provided with low barrier emergency shelter and assessed quickly for permanent housing options. For administrative purposes, DHCD consolidated ESG funding to a more limited number of providers, which resulted in a decrease in the total number served with these funds and is not a reflection of the total services provided under the State's Homelessness Solutions Program, which combines both Federal ESG funding and State funds.

The CDBG Program funds a variety of eligible CDBG activities undertaken by eligible jurisdictions that meet local needs and State priorities. In the Consolidated Plan and subsequent Action Plans, the State CDBG program estimates what types of future projects may be funded based on prior year projects. The State subsequently sets goals and priorities against which applicants can then submit applications based on individual needs. Due to this structure of the CDBG program, the types of projects funded may not necessarily match what the State estimated at the time the Consolidated Plan or Action Plans were created. Funds are awarded through two funding categories: (1) Community Development (a competitive application round which awards the majority of funds for different types of projects) and (2) Special Projects – (a special application process which provides funding when needed for planning, economic development and time sensitive projects).

Table 1 reflects data submitted into the HUD IDIS system. The CDBG program does not input new projects into IDIS until grantees request their first payment due to other HUD reporting issues. Therefore, the data in the chart does not accurately represent what was funded during the program year. The following table for CDBG identifies what the State estimates for assisted beneficiaries, funding, and outcome measurements before the end of the program year.

**CR-5: Table 1 –REVISED - CDBG – FFY 2024 Funded Projects and Outcomes – Chart reflects CDBG goals and outcomes only**

Goal	Category	Indicator	Units of Measurement	Estimated Beneficiaries / Action Plan	Estimated Annual Amount to be Awarded	Actual Amount of Funds Awarded	Expected Beneficiaries For Funds Awarded	Actual Beneficiaries by Year End
Increase Affordable Rental Housing	Affordable Housing- Homeless Non-Homeless-Special Needs	Rental Housing Constructed or Renovated	Households Served	0	\$0.00	\$2,299,874.44	147	0
Community* Revitalization	Affordable Housing- Homeless Non-Homeless-Special Needs Non-Housing Community Development	Public Facility or Infrastructure Activities other than LMI Housing Benefit Homeowner Housing Rehabilitated	Persons Assisted / Buildings Demolished Households Served	8,000 / 10 / 30	\$10,000,000.00	\$6,300,129.68 / \$297,449	10,779 / 1	0
Reduce Homelessness	Homeless	Public Facility	Persons Assisted	800	\$1,568,792	\$1,913,526.12	385	0

**CR-10 - Racial and Ethnic composition of families assisted**

**Describe the families assisted (including the racial and ethnic status of families assisted).**

**91.520(a)**

<b>Racial Category</b>	<b>CDBG</b>	<b>HOME</b>	<b>HTF</b>	<b>HOPWA</b>
White	6,455	4	10	48
Black or African American	3,095	9	27	76
Asian	74	0	0	0
American Indian or American Native	28	0	0	0
Native Hawaiian or Other Pacific Islander	22	0	0	0
<b>Total</b>	<b>9,674</b>	<b>13</b>	<b>37</b>	<b>124</b>

<b>Ethnicity</b>	<b>CDBG</b>	<b>HOME</b>	<b>HTF</b>	<b>HOPWA</b>
Hispanic	1,824	2	9	32
Not Hispanic	9,224	13	55	132

**Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)**

<b>Race/Ethnicity</b>	<b>Number</b>
American Indian	23
Asian or Asian American	17
Black, African American, or African	1,882
Hispanic/Latina/e/o	71
Middle Eastern or North African	2
Native Hawaiian or Pacific Islander	7
White	2,139
Multiracial	21
Client doesn't know	27
Client prefers not to answer	0
Data not collected	164
<b>Total</b>	<b>4,353</b>

**Table 2 – Table of assistance to racial and ethnic populations by source of funds**

**Narrative**

The State of Maryland's Department of Housing and Community Development does business in accordance with the Federal Fair Housing Act which prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions based on race, color, national origin, religion, sex, familial status, and mental or physical disability.

The 2020 U.S. Census reported that Maryland's population was 48.7% White, 29.5% Black or African American, 6.8% Asian, 0.5% American Indian or American Native, 0.1% Native Hawaiian or Other Pacific Islander, and 14.4% other racial combinations. 19.6% of the population also identified its ethnicity as Hispanic.

Actual distribution of resources is based on priority and need identified through various programs' application process.

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In Program Year 2024, the CDBG, HOME, HOPWA, and HTF programs assisted a total of 11,291 beneficiaries. Table 2 provides a breakdown of the racial and ethnic identities of these beneficiaries across five racial categories and two ethnicities. Due to reporting limitations in the IDIS, however, Table 2 does not capture beneficiaries who identify as a race beyond the five listed. As a result, 1,443 beneficiaries are not included for the CDBG, HOME, HOPWA, and HTF program totals in this table (1,374 for CDBG, 2 for HOME, 40 for HOPWA, and 27 for HTF). These beneficiaries, however, are captured in the ethnicity section of the table.

**CR-15 - Resources and Investments 91.520(a)**

**Identify the resources made available**

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	Public - Federal	\$ 11,773,506.00	\$ 3,262,705.48
HOME	Public - Federal	\$ 7,917,085.00	\$ 3,268,483.49
HOPWA	Public - Federal	\$ 3,749,816.00	\$ 2,248,727.00
ESG	Public - Federal	\$ 2,431,866.00	\$1,426,775.64
HTF	Public - Federal	\$ 7,226,851.69	\$ 3,876,886.85
Continuum of Care	Public - Federal	\$ 2,994,215.00	\$ 189,512.00
LIHTC	Public - Federal	\$ 57,331,912.00	\$ 57,331,912.00

**Table 2 - Resources Made Available**

**Narrative**

During Program Year 2024, total available formula entitlement resources totaled \$33,099,124.70 (excluding Continuum of Care and LIHTC allocations). \$14,083,578.350 or 42.5% of these resources were expended during the program year. Program expenditures have consistently been affected by various project delays due to uncertainty with construction financing and other project costs like labor and materials.

**Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
Statewide	100%	100%	

**Table 3 – Identify the geographic distribution and location of investments**

**Narrative**

Funding from the various HUD formula grant programs target communities throughout the entire state excluding any communities that receive CDBG, ESG, HOME, or HOPWA funds directly from HUD. These communities include: Anne Arundel, Baltimore, Frederick, Harford, Howard, Montgomery, and Prince George’s counties and the cities of Annapolis, Baltimore, Bowie, Cumberland, Frederick, Gaithersburg, Hagerstown, and Salisbury. In general, the State emphasizes the allocation of resources to areas prioritized for growth or revitalization. This funding strategy highlights DHCD’s commitment to building strong communities through sustainable development. A list detailing specific targeted State of Maryland priority funding areas has been included as an attachment to this report. Funding allocations, however, are not contingent on a community belonging to one of these areas.

DHCD also aligns capital investments with the six 'Livability Principles' outlined by HUD, the U.S. Department of Transportation, and the Environmental Protection Agency. These principles include: support existing communities, value communities and neighborhoods, coordinate and leverage policies and investment, enhance economic competitiveness, promote equitable, affordable housing, and provide more transportation choices.

### **CR-15: Priority Funding Areas in State of Maryland**

Programs (or parts of programs) that are not required to fund projects located only in Priority Funding Areas:

- Federal and State Lead Paint Reduction programs
- Weatherization for Low Income Persons
- Indoor Plumbing Program
- Single Family Rehabilitation (MHRP: 1-4 units)
- Accessible Housing Grant and Loan Program (AHGLP)
- Group Home Financing
- HOME Investment Partnership Program (Single Family only)
- Maryland Mortgage Program (Existing Homes only)
- Local Government Infrastructure Financing
- Rental Allowance
- Emergency Solutions Grant
- CDBG (Single Family Housing Rehabilitation, Down-payment Assistance, and Renovation of Existing Houses for Sale or Rental)
- Community Services Block Grant
- Maryland Appalachian Housing
- Accessory Shared and Shelter Housing
- Section 8 Voucher/Certificate
- Section 8 Moderate Rehabilitation

Programs required by law to fund projects only in Smart Growth Areas:

- Community Investment Tax Credit
- Main Street Maryland/Main Street Improvement Program
- Community Legacy Program
- Neighborhood Businessworks
- Maryland Mortgage Program
- Maryland Home Financing Program
- Preferred Interest Rate Loan Program
- HOME Investment Partnership Program (New Construction only)
- Rental Housing
- Elderly Rental Housing (New Construction only)
- Rental Housing Production (New Construction only)
- Multifamily Housing Revenue Bond Financing (New Construction only)

## Leveraging

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

During Program Year 2024, no publicly owned land or property were used by DHCD to address the needs identified in the plan. However, three subgrantees utilized CDBG funds for projects that involved publicly owned land. Those grants were awarded to the Town of Midland, Town of Berlin, and Cecil County.

Each of the five formula grant programs leveraged private, state, and local funds to provide services addressing the needs identified in the plan as follows:

### CDBG

The CDBG program leveraged \$52.2 million for projects that were awarded funds during the program year. While matching funds are not a program requirement for applicants, the CDBG program awards more points during the application rating process for projects that include other funds.

### ESG

During the 2024 Program Year, the State of Maryland allocated over \$15 million for the Homeless Solutions Program (HSP), which provides funding for reducing and eliminating homelessness throughout the state. HSP funds are used for activities such as street outreach, emergency shelter, rapid rehousing, and homeless prevention.

### HOME

The HOME program leveraged over \$85 million from other sources for multi-family rental projects and single-family homeowner rehabilitation/reconstruction projects. The State complied with the appropriate HOME match requirements.

### HOPWA

The Maryland Department of Health can leverage HRSA HAB Ryan White HIV/AIDS Program and State Special funding to provide housing case management services for households receiving TBRA services through the Rural Program. Additionally, to be awarded funds, project sponsors must have established internal controls and fiscal accounting procedures along with the demonstrated ability to coordinate client services with other services providers and leverage, where possible, other resources toward meeting overall client needs and program goals.

### HTF

HTF leverages additional funding from other sources (including LIHTC) to assist with various construction and project costs.

**Fiscal Year Summary – HOME Match**

1. Excess match from prior Federal Fiscal Year: \$16,449,994.00
2. Match contributed during current Federal Fiscal Year: \$3,268,483.49
3. Total match available for current Federal Fiscal Year (Line 1 plus Line 2): \$19,718,477.49
4. Match liability for current Federal Fiscal Year: \$713,261.97
5. Excess match carried over to next Federal Fiscal Year (Line 3 minus Line 4): \$19,005,215.52

Project No. or Other ID	Date of Contribution	Cash (Non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated Labor	Bond Financing	Total Match
Rental Assistance Program	10/01/2023	\$3,268,483.49	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$3,268,483.49

Table 5 – Match Contribution for the Federal Fiscal Year

**HOME MBE/WBE Report**

Balance on Hand at Beginning of Reporting Period	Amount Received During Reporting Period	Total Amount Expended During Reporting Period	Amount Expended for TBRA	Balance on Hand at End of Reporting Period
\$ 9,068,137.00	\$ 2,824,855.26	\$ 210,299.86	\$ 0.00	\$ 11,682,692.40

Table 6 – Program Income

**Minority Business Enterprises and Women Business Enterprises**

Indicate the number and dollar value of contracts for HOME projects completed during the reporting period: 0

**Minority Owners of Rental Property**

Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted: 0

**Relocation and Real Property Acquisition**

Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition: 0

**CR-20 - Affordable Housing 91.520(b)**

**Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.**

Type of Household	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	1,215	0
Number of Non-Homeless households to be provided affordable housing units	1,230	120
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>2,445</b>	<b>120</b>

**Table 7 – Number of Households**

Number of Households Supported	One-Year Goal	Actual
Number of households supported through Rental Assistance	2,400	0
Number of households supported through The Production of New Units	15	52
Number of households supported through Rehab of Existing Units	30	68
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>2,445</b>	<b>120</b>

**Table 8 – Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

During Program Year 2024, DHCD programs provided housing services for 120 households. This total includes 41 non-homeless households that received rehabilitation assistance through the CDBG program and 79 non-homeless households that received housing assistance either from the production of new units or the rehabilitation of existing units through the HOME and HTF programs.

All programs either met or exceeded their annual goals during the program year. However, HTF projects continue to face unexpected timeline challenges with various rental housing projects due to issues such as contractor delays, increased costs in labor and material, and fluctuating interest rates.

**Discuss how these outcomes will impact future annual action plans.**

Future Annual Action Plans will take into consideration uncompleted projects from previous program years and DHCD may elect to adjust outcome goals as a result.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

Number of Households Served	CDBG Actual	HOME Actual	HTF Actual
Extremely Low-income	8	11	64
Low-income	15	4	0
Moderate-income	18	0	0
<b>Total</b>	<b>41</b>	<b>15</b>	<b>64</b>

**Table 9 – Number of Households Served**

**Narrative Information**

The State can leverage both local and federal funds to achieve its housing-related goals on an annual basis. Any federal funding is complemented with local funds appropriated through either the State of Maryland’s budget process or various bond programs. These local funds allow DHCD to provide further affordable housing services for income-qualified residents such as group homes, weatherization, broadband access, rental housing construction loans, and homeowner housing rehabilitation. DHCD’s Rental Services division also administers housing vouchers for vulnerable populations including persons with HIV/AIDS and veterans.

Table 13 reflects the income levels of households receiving assistance during the program year. Any beneficiaries during the program year belonged to groups reporting income below 80% of area median income. These numbers include the following distribution between owner households and renter households:

- 10 extremely low income renter households received HOME funds;
- 64 extremely low income renter households received HTF funds;
- 8 extremely low income owner households received CDBG funds;
- 1 extremely low income owner household received HOME funds;
- 3 low income renter households received HOME funds;
- 15 low income owner households received CDBG funds;
- 1 low income owner household received HOME funds; and,
- 18 moderate income owner households received CDBG funds.

The extremely low income, low income, and moderate income homeowner or renter households assisted through these programs all met HUD’s Section 215 definition of affordable housing.

DHCD also actively and regularly engages in the development of new housing and service opportunities for the disabled and other special needs populations including addressing 'worst case needs' such as severe cost burden, substandard housing, or involuntary displacement. The department works closely with other State agencies (Department of Disabilities, Department of Health, and the Department of Human Services) to create housing for these vulnerable populations in integrated, community-based settings.

**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Continuum of Care (CoC) coordinated entry network is DHCD's primary method for engaging with people experiencing homelessness, including those living in unsheltered locations. DHCD allocates state and ESG funding to over 80 programs, including street outreach, drop-in centers, and emergency shelters. These programs offer crisis stabilization and case management services, help households identify housing and service needs, address housing barriers, complete Coordinated Entry assessments for permanent housing resources, and connect with community-based services (such as mental health and substance use treatment, food and basic needs resources, education and workforce development, and affordable housing opportunities).

DHCD and CoCs regularly collaborate with programs like Veterans Administration Supportive Services for Veteran Families (SSVF), U.S. Department of Health and Family Services Runaway and Homeless Youth (RHY) programs, and PATH to coordinate outreach and shelter services for people experiencing homelessness. Each CoC is also provided funding to conduct their annual Point-in-Time (PIT) Count and provide a regional Homeless Resource Day. This funding enhances each CoC's operational capacity by allowing for broader geographic coverage, increased recruitment of support staff/volunteers, and better incentives for people experiencing homelessness to complete surveys and coordinated entry assessments.

In addition to funding opportunities, DHCD promotes resource accessibility through partnerships with a variety of state agencies and community partners such as the Maryland Department of Health (MDH), the Maryland Department of Human Services (DHS), Maryland 211, and local health departments.

Through these ongoing initiatives and collaborations, the state was able to complete the following objectives during Program Year 2024:

- Operationalize a robust Coordinated Entry System for the Maryland Balance of State Continuum of Care;
- Maintain funding for street outreach and mobile services across the state to assess unsheltered individuals, provide basic needs assistance, transport individuals to shelter, and provide critical health services; and,
- Provide funding to CoCs to conduct the 2025 unsheltered PIT Count and to provide stipends for representatives with lived experience to participate in CoC boards, state and local initiatives, and other on-going support and consultation on homeless services.

## **Addressing the emergency shelter and transitional housing needs of homeless persons**

DHCD allocates approximately 30% of ESG and State Homelessness Solutions Grant funding to Continuums of Care for staffing and operational costs of emergency shelters. Capital funds for construction and renovation of shelter and transitional housing facilities are available through other State grants administered by DHCD. Any reduction in unsheltered homelessness is built on sustaining emergency crisis beds and the expansion of rapid rehousing and other permanent housing options. DHCD will continue to require all shelters to be both low barrier and Housing-First oriented as well as accessible to households of all types including different family compositions, unaccompanied youth, veterans, domestic violence survivors, and people that are LGBTQ+. Continuums of Care assess local shelter needs and identify shelter/housing inventory gaps each year in their application to DHCD for funding. Under the Homelessness Solutions Program, DHCD also allocates resources across the state to support programs specifically for unaccompanied homeless youth.

During Program Year 2024, DHCD was able to accomplish the following objectives:

- Increased availability of funding for hotels/motels and specialized emergency shelters for youth and domestic violence survivors through strategic budget modifications.
- Increased youth engagement in Youth Action Board projects through strategic increases in stipends for lived experience and partnership with Youth Homeless Service Improvement Grant initiatives.
- Collected data on HSP funded shelter facilities to identify gaps in accessibility, habitability, service, and outcomes.

## **Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs**

DHCD allocates ESG and State funds for preventive services that allow eligible individuals and families to avoid homelessness. These funds prevent moves to emergency shelters, streets, or other uninhabitable places through housing relocation services, stabilization services, and short-term rental assistance. Recipients can use funding for short-term rental assistance, rental arrears, application fees, security and utility deposits, utility payments, moving costs, and other services including housing search and placement, case management, tenant legal services, landlord-tenant mediation, and credit repair.

DHCD and CoCs collaborate to establish strategies and tools for local and state agencies to address discharges from publicly funded institutions and systems of care. The Maryland Interagency Council on Homelessness has strategically worked in recent years on targeted policies to reduce patient discharges from hospitals to unsheltered settings, decrease the number of youth aging out of foster care into homelessness, and reduce youth exiting juvenile and adult corrections into homelessness. DHCD also sponsors YouthREACH, Maryland's homeless youth count, which has a steering committee with representatives from all major systems interacting with youth and young adults. Count results reveal how youth become homeless and identify areas for improved discharge practices.

During Program Year 2024, DHCD achieved the following objectives:

- Streamlined eligibility and household prioritization methods for ESG-funded homelessness prevention by integrating new sources of eviction prevention assistance from federal and state rent and utility relief programs.
- Continued Maryland Interagency Council on Homelessness actions to reduce discharges from systems of care into homelessness.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

DHCD has strategically increased the allocation of ESG and State funding for rapid re-housing, a best practice model facilitating quick transitions from homelessness to independent, community-based permanent housing. This approach utilizes housing relocation, stabilization services, or short-term rental assistance to re-house individuals and families from shelters or unsheltered situations. Funds cover short-term rental assistance, rental arrears, application fees, security and utility deposits, utility payments, moving costs, and services like housing search and placement, case management, tenant legal services, landlord-tenant mediation, and credit repair. DHCD advocates for rapid re-housing for chronically homeless households and encourages CoC partners to develop rapid re-housing programs (particularly for unaccompanied youth).

DHCD provides assistance for CoCs to adopt progressive engagement models that enhance connections that boost employment opportunities for rapid re-housing participants. These programs also support improvements to local coordinated entry systems to swiftly match households with permanent housing or supportive housing opportunities. Rapid re-housing providers are encouraged to establish partnerships with landlords and subsidized housing programs to increase the availability of affordable housing for households nearing the end of their assistance.

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During Program Year 2024, DHCD achieved the following objectives:

- Increased training and technical assistance for rapid re-housing providers through learning collaboratives, best practice manuals, and program evaluations.
- Encouraged partnerships between local rapid re-housing providers and workforce development programs.
- Monitored Coordinated Entry best practices and identified system gaps during award application and monitoring phases.
- Expanded guidance and best practices for Single Room Occupancy RRH placements.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing**

The State of Maryland's Department of Housing and Community Development does not operate any public housing units, however, the department does administer a Housing Choice Voucher program as well as serve as the HUD-designated contract administrator for the state. DHCD regularly works with Public Housing Authorities (PHA) throughout the state to help revitalized physical units for low-income households.

### **Actions taken to encourage public housing residents to become more involved in management and participate in homeownership**

DHCD actively provides current and former Housing Choice Voucher program participants with information on various homeownership programs offered by the department. PHA residents are frequently eligible applicants for programs that provide down payment and closing cost assistance as well as eligible for reduced interest rates targeted for first-time homebuyers.

### **Actions taken to provide assistance to troubled PHAs**

Whenever a PHA is designated as troubled, DHCD will cooperate with HUD to provide the technical assistance required to help the PHA lose its troubled status. The type of assistance offered will be based on the findings in HUD's scoring which resulted in the PHA's troubled status. This may include support for asset management, property management, or day-to-day operations. Additional assistance for troubled PHAs may also be sought through third-party HUD-approved contractors.

DHCD is not a HUD-approved technical assistance provider, however, troubled PHAs, regardless of location in entitlement or non-entitlement jurisdictions, are eligible applicants for DHCD's housing rehabilitation programs.

### **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

DHCD continues to prioritize policies and practices that provide affordable housing and services to low income citizens and other vulnerable populations. In its most recent Analysis of Impediments to Fair Housing report, DHCD identified various barriers to affordable housing in the region which included a lack of available housing supply and insufficient knowledge about fair housing requirements among populations with limited English proficiency. As a result of these findings, DHCD has worked to improve non-English availability of program documents as well as increased the availability of bonus points in its Qualified Allocation Plan (QAP) for developments that include affordable housing and housing for persons with disabilities.

DHCD was also recently awarded funds through HUD's PRO Housing Grant to assist local jurisdictions improve local regulations or zoning that may inhibit fair housing or affordable housing development.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

ESG funds, along with \$15 million in Homelessness Solution Program awards, were strategically used in Program Year 2024 to address barriers in homeless services. Key initiatives included expanding landlord incentive eligibility, fostering the development of Youth Action Boards to address the specific needs of homeless youth and young adults, and collaborating with Community Solutions to enhance data quality standards, creating a roadmap for ending homelessness. Additionally, DHCD continued its investment in housing stability projects such as outreach, shelter, rapid rehousing, and homeless prevention.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

DHCD continues to be proactive in the reduction of lead-based paint hazards and the department operates its own lead abatement program to help control lead hazards. Lead abatement is required when any State funding is used to support a rehabilitation or in conjunction with programs like the Federal Low Income Housing Tax Credits.

The Maryland Department of the Environment also enforces lead paint reduction and control rules for landlords to reduce childhood exposure to lead based paint.

### **Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The State of Maryland remains committed to reducing the number of households living in poverty. The State's anti-poverty strategy is founded on the coordination of resources and strong partnerships at the state and local levels. These efforts are geared toward helping individuals and families move from poverty to self-sufficiency; and addressing the causes and conditions of poverty in communities across the state.

The department administers the Community Services Block Grant (CSBG) program which is funded through the U.S. Department of Health and Human Services (HHS). Annually, the Department receives approximately \$10 million in CSBG funding – 93% of which is distributed to the state’s network of 17 locally-designated Community Action Agencies (CAAs). Up to 2% of CSBG funding supports training, technical assistance, and capacity building for the CAA network. The remaining 5% of CSBG funding is utilized by the Department for administrative costs.

Key components to the success of the State’s strategy are creating and maintaining linkages and coordination at the state and local levels. Through these coordination channels, DHCD ensures there is increased access to CSBG funded services in the state without a duplication of services. DHCD also actively participates in the development of the state’s various workforce development system and any policy improvements. At the local level, Community Action Agencies participate in their jurisdiction’s workforce development board and coordinate with local agencies to ensure an effective delivery of employment and training programs.

Both DHCD and CAAs utilize a Two- Generation/Whole Family Approach to service delivery. DHCD coordinates with the Maryland Department of Human Services at the state level on common goals for serving low-income households. At the local level, CAAs work with their jurisdiction’s Department of Social Services to ensure coordination of safety net services (e.g. TANF, SNAP) to fill gaps in services and to avoid duplication of services so that their mutual clients are served effectively and efficiently.

Local Community Action Agencies provide services and activities addressing employment, education, income and asset building services, housing, nutrition, emergency services, and/or healthcare. These services are determined by on community needs assessments conducted by local entities and informed by families and communities receiving these services. During federal fiscal year 2024, Maryland’s CAA network served more than 286,000 individuals at or below 200% of the Federal Poverty Line. This total includes more than 78,000 children ages 0 – 17, and more than 59,000 adults ages 55 and over.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j)**

The State utilizes inter-departmental forums and meetings to coordinate resources and develop consistent policies and methodologies to achieve the goals in its Five-Year Consolidated Plan. DHCD has enacted several policies in recent years to improve the ability of developers to provide affordable rental housing. These programs include the rental housing preservation initiative with the John D. and Catherine T. MacArthur Foundation, more streamlined bond programs, the reopening of the MHRP-MF, and changes to PRHP. The MacArthur Foundation preservation initiative includes work with HUD and the nine counties most heavily impacted by the BRAC to standardize underwriting for preservation projects. It also includes work with the Maryland Energy Administration and Public Service Commission to strengthen energy efficiency and green building initiatives. Community Development coordination was further improved and streamlined through the State's Development Plan as well as the federal and State Sustainable Community Initiatives.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

DHCD has a uniform application and process for allocating tax credits that is also used in awarding rental housing funds from State and federal resources. The uniform application and allocation process was developed in 1995 to improve coordination of all programs providing funding for multifamily rental housing projects. Federal Low-Income Housing Tax Credits will continue to be awarded through DHCD's uniform allocation process for multi-family housing.

In addition, to further enhance coordination between public, private housing, and social service agencies, DHCD will continue to:

- Work with the Maryland Department of Disabilities and Department of Human Resources to provide more housing for very low-income Marylanders. This effort has been complemented using two Weinberg Grants.
- Coordinate improvements to energy efficiency with Maryland Energy Administration, Public Service Commission, and DHCD's weatherization team. This effort will utilize funding from HUD, Department of Energy, Public Service Commission, and various utility companies.
- Fund and operate the Homeownership for Individuals with Disabilities Program as well as work with the Maryland Department of Health to enable persons with disabilities, families with disabled children, and borrowers who are guardians for an immediate family member that is disabled to purchase a property.
- Work with the Maryland Department of Aging and the Maryland Department of Health to carry out the Accessible Housing Loan and Grant Program which was authorized in the 2013 legislative session.
- Collaborate with the U.S. Small Business Administration to promote the Neighborhood BusinessWorks Program.
- Coordinate with the Governor's Office of Business Advocacy and Small Business Assistance, the Office of Minority Affairs, Maryland Department of Transportation, and Department of Commerce to increase awareness of the Neighborhood BusinessWorks and other credit assurance/loan loss reserves and interest rate "buydowns" available for start-up and expanding small and micro-businesses located in revitalization areas across the State.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The department continues to be proactive in its efforts to provide fair housing education and training to non-entitlement areas in the State. This includes annual fair housing testing sessions to measure the quality, quantity, and content of information.

## **CR-40 - Monitoring 91.220 and 91.230**

**Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

All programs administered by the Department of Housing and Community Development have standards and procedures that grantees/awardees are required to follow to maintain compliance. A detailed list of these standards by each program has been included as an attachment to this report.

Grantees/awardees are monitored based on established programmatic policies and procedures that include risk assessments, onsite file reviews, and desk reviews as appropriate.

Where applicable, grantees/awardees are also required to comply with minority business outreach, Section 3, Section 504, and other fair housing laws.

During Program Year 2024, CDBG Project Managers conducted 23 formal CDBG monitoring reviews.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The State of Maryland has complied with all program and comprehensive planning requirements for the Program Year 2024 CAPER in respect to Citizen Participation.

A notice of public display of the Draft CAPER was advertised in 3 regional newspapers on September 5, 2025. These publications included the Howard County Times, the Southern Maryland News, and the Star Democrat. Each publication offers a coverage area that is comprehensive of the non-entitlement areas throughout the state. A copy of the public notice and the draft CAPER were made available on DHCD's website for the public to review. Citizens were invited to provide comments during a 15 day comment period which began on Friday, September 5, 2025 and ended on Sunday, September 21, 2025. Public comments were accepted by mail, email, or phone call during this period and no comments were received.

## **CR-40: Monitoring Guidelines for Federal Program**

### **CDBG and CDBG-CV**

CDBG and CDBG-CV grantees receive technical assistance and training on grant management and compliance with CDBG and other federal regulations. DHCD staff make site visits and have regular communication with grantees. Grantees submit two reports each year regarding progress on performance and outcome requirements, accomplishments, and beneficiary information. This information is then recorded into the IDIS system.

DHCD uses a team approach for on-site monitoring for regulatory compliance, accomplishments, performance measurement outcomes, and national objectives of the various grant components. CDBG project managers provide technical assistance to grantees as needed during the administration of the grant.

Each project is monitored, at a minimum for eligibility, national objective, and financial management. In most cases, the monitoring includes a review of all applicable areas specific to the project. Planning grants are monitored through a desk monitoring process. The CDBG Monitoring Handbook contains checklists for evidence of documentation to indicate that grantee practices are consistent with CDBG policies and regulation. There are checklists for:

- Environmental Review
- Project Management and Recordkeeping
- Financial Management
- Procurement and Bonding
- Acquisition
- Relocation
- Fair Housing/Equal Opportunity
- Labor Standards
- Housing Rehabilitation
- Public Facilities / Infrastructure
- Economic Development
- Subrecipient Monitoring
- Section 3
- Build America Buy America
- Audit Compliance

The grant monitoring also includes a review of the evidence of documentation that the designated performance measures and outcomes have been met. The grantee is sent a written report of the monitoring results. If there are findings or matters of concern, the report includes corrective actions that the grantee must achieve for compliance. When all findings and matters of concern are resolved, the monitoring phase of the grant is completed, and the grant moves to closeout.

## **ESG and ESG-CV**

DHCD completes a risk assessment of all ESG grantees (Continuums of Care and Local Homeless Coalitions for grantees in the Balance of State Continuum of Care) on an annual basis and monitors all ESG and ESG-CV grantees bi-annually with priority given to those at a higher risk level. DHCD requires grantees to develop an annual calendar for monitoring any subgrantees based on an annual risk assessment. DHCD evaluates grantee/subgrantee compliance according to the ESG Program Regulations, COMAR, OMB Circulars for financial management, federal regulations such as Fair Housing, ADA, and Limited English Proficiency, and Homelessness Solutions Program policy guides. DHCD uses standardized monitoring tools that evaluate all aspects of a grantee's capacity and performance including financial management practices, programmatic implementation, and performance outcomes. Monitoring visits include both desk reviews and on-site work such as interviews with staff, reviews of financial records, reviews of client files, and physical inspections.

## **HOME**

The HOME program utilizes several standards and procedures to monitor activities depending on the funded project. Grantees receiving down-payment assistance includes monitoring to ensure that open loans are still occupied by the qualified homeowner. Homeowner Rehabilitation/Reconstruction Loans are monitored on an annual basis with a visit to the local agency to review the files for compliance and a site visit by an inspector to ensure that all work has been completed according to the State's rehabilitation standards. Any Rental Units are monitored by DHCD's Asset/Loan Management team.

## **HOPWA**

The State of Maryland Department of Health's (MDH) HOPWA program ensures programmatic and fiscal compliance by requiring each of its sub-recipients to submit performance and expenditure reports following the close of each quarter. Reimbursement of services rendered is not approved until all such reports are received, reviewed, and checked for compliance and performance issues by the compliance monitoring officer.

When compliance issues are discovered the Compliance Officer reaches out to the vendor/site with corrective action plans and follow-up. In addition to the monitoring of the quarterly reports, the compliance team completes annually an "Administrative Site Visit". At this time, the compliance officer provides technical assistance and program guidance on larger issues, such as changes in policies or procedures. In addition to this technical assistance, the Compliance Officer is in regular contact by phone (quarterly conference calls with each program). More frequent communications occur by phone and email. More broadly, each site is provided with an Operations Manual, a Tenant Handbook (updated in 2024), and regular suggestions and guidance for pertinent training by HUD and other housing supports providers, such as Corporation for Supportive Housing webinars, etc.

#### *Program Requirements and Planning*

MDH understands and deploys all related federal compliance requirements that support fair housing, minority business outreach (where applicable - the HOPWA program is a direct services program and not the development of "bricks and mortar"), and comprehensive planning requirements that bring all partners of interest to the table for feedback in that plans development and implementation.

MDH HOPWA supports DHCD's Annual Comprehensive Planning activities by ensuring participation and feedback by HIV positive persons throughout the State of Maryland through multiple mechanisms. These include participation in and invitations to: State of Maryland Quarterly HIV Planning Group (HPG) meetings (consumers and providers), The Continuum of Care Committee, Housing Sub-Committee (Greater Baltimore HIV Health Services Planning Council for Ryan White Part A Services), State of Maryland Department of Health's HIV Care Services' annual Consumer Satisfaction Survey (CSS), live and quarterly data not only through HOPWA reporting, but also State of Maryland Ryan White Part B Services reported by providers, statewide, through the CAREWare client services database system. All of the aforementioned data is coupled with, not only housing needs data, but also epidemiological data on HIV and homelessness to create needs planning each year and to direct funding to particular types of HOPWA services to meet vulnerable client needs.

**HTF**

The Housing Trust Fund monitors in accordance with regulatory standards. This includes the following actions: each applicant for residency of a Restricted Unit shall certify on a form (Tenant Income Certification) provided by CDA that his or her application for occupancy is for the purpose of obtaining housing in the Project and that the Annual Income of the Household is within the income limits established; in a manner prescribed or approved by CDA, the Borrower shall have obtained written evidence Household's application for occupancy and a Tenant Income Certification, copies of which shall be provided substantiating the information given on the Tenant Income Certification and shall retain this evidence for its files for a period of five years from the date of initial occupancy by such Household; Borrower may not approve any Household to occupy any unit in the Project or any portion of it, without receiving the Tenant Income Certification; annually and when requested by CDA at any time, the Borrower shall obtain and verify re-certification of income and other criteria of eligibility from the residents of the Restricted Units.

Continuing Occupancy in a Restricted Unit: at least once annually, the Borrower shall re-examine each tenant's annual income by obtaining from the tenant a written statement of the amount of the tenant's annual income and family size, along with a certification that the information is complete and accurate. Back-up documentation is not required with annual re-certifications provided that the re-certification states that the tenant will provide source documents upon request. Every sixth year of a tenant's occupancy, the Borrower shall obtain a new Tenant Income Certification with all back-up documentation.

**CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction’s program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

There were no changes to the CDBG program objectives during Program Year 2024.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

**[BEDI grantees] Describe accomplishments and program outcomes during the last year.**

Not applicable.

## **CR-50 - HOME 24 CFR 91.520(d)**

### **Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations**

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

During Program Year 2024, a total of 69 HOME properties were inspected of which 100% were rated "Satisfactory" or "Above Average."

Onsite monitoring of properties in the HOME portfolio is required during the first year of the affordability period and then every subsequent three years. A full list of properties in the portfolio has been included as an attachment to this report.

### **Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

DHCD requires all recipients of HOME funds to have an Affirmative Marketing Plan as part of the requirement for receiving HOME funds. This obligation, along with the obligation to comply with all HOME requirements, is memorialized in the Deed of Trust recorded at initial closing on the financing. DHCD shall hold a kick-off meeting for all multifamily projects financed through the department. This meeting is attended by all members of the development team for the project, including the management company.

Whenever departmental financing includes HOME funds, the HOME Program Administrator attends the kick-off meeting to review all HOME requirements. DHCD emphasizes the affirmative marketing obligations and provides written guidance outlining how the owner should comply with this obligation.

As part of its underwriting for the financing, DHCD requires submission of a marketing plan for the property. DHCD will review the Plan for outreach to individuals with disabilities to ensure that an affirmative marketing plan is included as part of the overall project's marketing plans. Failures to include the plan, as well as any deficiencies in the submitted plan are noted in a report back to the development team. All deficiencies must be corrected prior to initial closing of the loan.

Owners are reminded at the project kick-off and at the pre-closing meeting that projects that receive HOME funding are required to keep Affirmative Marketing Plans on site and that such plans will be reviewed as part of compliance monitoring carried out on-site by Portfolio Managers from the Division of Credit Assurance. During the on-site compliance review, Portfolio Managers will determine whether the Affirmative Marketing Plan is present, record the goals in the plan, and help capture the data on initial occupants in housing projects, which is also captured in IDIS.

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics**

During Program Year 2024 no program income was used to fund new projects. However, \$210,299.86 was used to for construction draws of existing projects funded through program income.

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

DHCD continues to undertake efforts to increase affordable housing projects in Maryland. Over 10 years, DHCD will seek to increase rental housing preservation by over 900 units statewide per year, including both entitlement and non-entitlement areas. DHCD continues to undertake a comprehensive approach toward systemic streamlining and financing to increase production levels statewide. DHCD continues to leverage LIHTC with other funding sources to help fund affordable housing in the State of Maryland.

**CR-55 - HOPWA 91.520(e)**

**Identify the number of individuals assisted and the types of assistance provided**

Table for report on the one-year goals for the number of households provided housing through the use of HOPWA activities for: short-term rent, mortgage, and utility assistance payments to prevent homelessness of the individual or family; tenant-based rental assistance; and units provided in housing facilities developed, leased, or operated with HOPWA funds.

<b>Number of Households Served Through:</b>	<b>One-Year Goal</b>	<b>Actual</b>
Short-term rent, mortgage, and utility assistance payments	66	14
Tenant-based rental assistance	150	150
Units provided in transitional housing facilities developed, leased, or operated with HOPWA funds	0	0
Units provided in permanent housing facilities developed, leased, or operated with HOPWA funds	0	0
<b>Total</b>	<b>216</b>	<b>164</b>

**Table 10 – HOPWA Number of Households Served**

**Narrative**

The Maryland Department of Health (MDH) administers the HOPWA program for the State of Maryland. In Program Year 2024, the HOPWA program provided Tenant-Based Rental Assistance for a total of 150 which met the intended annual goal. There is currently no HOPWA availability in the rural program, however, there are several clients that are actively seeking units but unable to find available, affordable, and suitable units.

MDH did fall short of its targeted goal for Short-Term Rental, Mortgage, and Utility (STRMU) services. This shortfall was primarily due to a transition in project sponsors providing STRMU services in Western Maryland. MDH will continue to provide ongoing training and technical support to project sponsors and conduct meetings to build collaboration among housing counselors and HIV case managers to ensure that program participants maintain stable housing.

**CR-56 - HTF 91.520(h)**

**Describe the extent to which the grantee complied with its approved HTF allocation plan and the requirements of 24 CFR part 93.**

DHCD has fully complied with all provisions in its HTF Allocation Plan and all requirements detailed at 24 CFR Part 93.

There are currently 14 projects under construction utilizing \$21.5 million in HTF funds. To date, 11 projects have been completed creating 113 HTF units with \$18.2 million in HTF funds.

All HTF designated units serve households with incomes below 30% Area Median Income.

<b>Tenure Type</b>	<b>0 – 30% AMI</b>	<b>0% of 30+ to poverty line (when poverty line is higher than 30% AMI)</b>	<b>% of the higher of 30+ AMI or poverty line to 50% AMI</b>	<b>Total Occupied Units</b>	<b>Units Completed, Not Occupied</b>	<b>Total Completed Units</b>
Rental	64	0	0	64	0	64
Homebuyer	0	0	0	0	0	0

**Table 11 - CR-56 HTF Units in HTF activities completed during the period**

**CR-58 – Section 3**

**Identify the number of individuals assisted and the types of assistance provided**

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	28	1	0	0	2
Total Labor Hours	62,313	0			146,162
Total Section 3 Worker Hours	10,124	0			85,283
Total Targeted Section 3 Worker Hours	0	0			74,974

**Table 12 – Total Labor Hours**