

# Recovery & Revitalization



# Economic Impact



*"The Maryland Department of Housing and Community Development played a key role in our proactive response and relief efforts during the pandemic. Because of their work to assist Marylanders and their communities, our state's economic recovery is strong, steady, and ongoing."*

**Larry Hogan,  
Governor**



## SECRETARY'S MESSAGE

In the midst of a historic pandemic, the Maryland Department of Housing and Community Development continued to expand safe, decent, affordable homeownership and rental housing opportunities and revitalize communities across Maryland. In addition to our normal business operations, we rapidly deployed federal and state relief as part of Governor Hogan's recovery efforts. Currently, the department is on track to administer nearly \$2 billion in pandemic relief and recovery funding, a testament to our agency's reputation for consistent program performance, our ability to build strong local partnerships, and our expert and dedicated personnel.

**—Kenneth C. Holt, Secretary**

## IMPACT BY THE NUMBERS

**\$4.8**  
BILLION

IN ECONOMIC IMPACT GENERATED

**\$1.1**  
BILLION

IN WAGES AND SALARIES

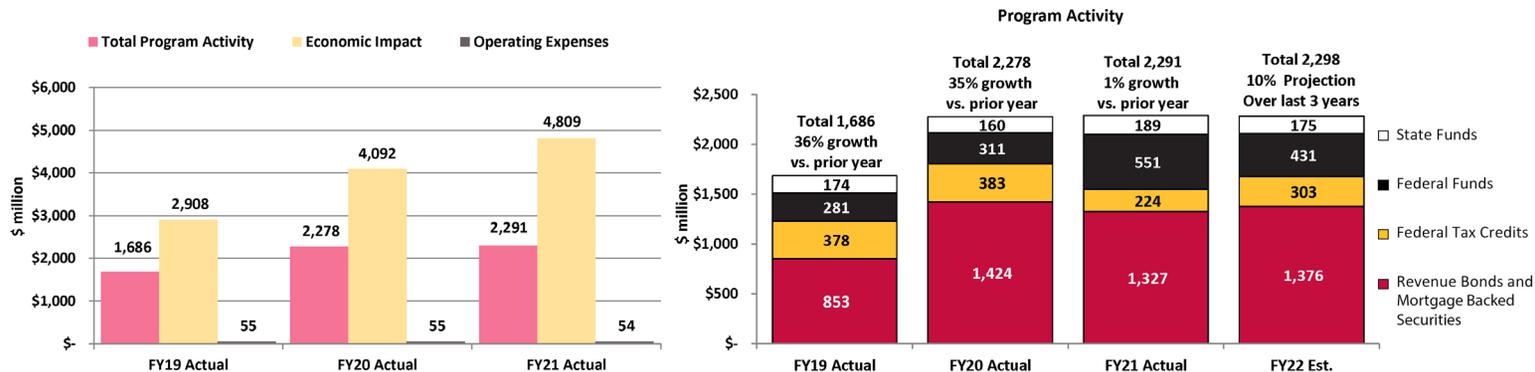
**22,042**

FULL-TIME EQUIVALENT JOBS CREATED

**\$79**  
MILLION

STATE AND LOCAL TAXES GENERATED

**Every dollar invested by the Maryland Department of Housing and Community Development creates a ripple effect of more than \$25 in economic impact across the state.**





## AFFORDABLE RENTAL HOUSING *SURGING PRODUCTIVITY*

Historic levels of affordable housing production under Governor Hogan's leadership continued in 2021 as the department administered **more than \$554 million** in state and federal financing for 26 projects that created or preserved more than **2,300 units of high quality, energy efficient, affordable rental housing** across Maryland. The FY21 competitive application round for Low Income Housing Tax Credits and state Rental Housing Funds awarded nearly **\$40 million** to 18 projects with a total estimated cost of more than **\$1 billion**. The 51 applications received was the most ever, and the **2,144 units** financed surpassed the record established in the last competitive application round. Projects financed include the ongoing rehabilitation of aging public housing in the Perkins Somerset Oldtown neighborhood of Baltimore City; the second phase of the Slippery Hill community in Queenstown (Queen Anne's County); the Residences at Railroad Square, a transit-oriented, mixed-income community near the MARC train station in downtown Brunswick (Frederick County), and; new construction of the Willows at Forest Drive in Annapolis (Anne Arundel County).



## HOMEOWNERSHIP WORKS

The **Maryland Mortgage Program (MMP)** achieved more than **\$1 billion** in loan activity in a single year for the second time in its nearly 40-year history and provided nearly **\$25 million** in additional down payment and closing cost assistance. Recognized nationally as one of the most productive and creative government mortgage programs, MMP helped nearly 4,000 Marylanders and their families achieve affordable homeownership through a flexible array of sustainable mortgages and groundbreaking initiatives like **Maryland SmartBuy**, which eliminates student loan debt as part of a home purchase. Continuing this tradition of innovative approaches to promote affordability, Governor Hogan launched **Homeownership Works (HOW)** to support affordability in one urban community, Johnston Square in Baltimore, and one rural community, the Pine Street Historic District in Cambridge. This **\$10 million** pilot program will rehabilitate historic properties, create new homes on vacant lots, and provide homeowners with resources for home repairs and pro bono legal services to solve title issues that may restrict their ability to access additional assistance.



## RESPONSIVE & RESPONSIBLE REVITALIZATION

The department administered approximately **\$332 million** in Neighborhood Revitalization program funding to more than 500 businesses, local governments and community organizations for fiscally responsible redevelopment and economic growth initiatives that respond to the unique needs of Maryland's urban, suburban, and rural communities. In Baltimore, **Project C.O.R.E.**, or Creating Opportunities for Renewal and Enterprise, passed the milestone of **more than 5,000 blighted units** removed, and the initiative continued to attract significant public, private, and nonprofit financing for the revitalization of the city. Programs like Community Legacy and the Strategic Demolition Fund supported a wide array of projects and activities across the state, including: replacing the roof of the historic armory in Crisfield (Somerset County); promoting affordable homeownership and revitalization of the historic Jonathan Street neighborhood in Hagerstown; acquisition of property in Prince George's County to facilitate expansion of the Metro's Blue Line, and; façade improvement programs for business districts in cities and towns in every corner of Maryland.





## BROADBAND FOR ALL OF MARYLAND

Since 2017 the Office of Rural Broadband has been working to expand broadband access in the state's underserved, rural areas. With the shift to telework and distance learning, the pandemic launched Maryland into a new digital world, heightening the need for high speed internet. It also uncovered needs beyond rural areas that may need different solutions. The office was recodified to become the **Office of Statewide Broadband**. With an expanded mission and reach to address issues of broadband availability and affordability throughout Maryland, the Governor announced the **\$400 million** Connect Maryland initiative to bring broadband to all Marylanders by 2025. The Office has already administered **\$71 million** for broadband infrastructure and access projects and programs, including **\$56 million** allocated since the beginning of the pandemic to support broadband access for students and other members of the community. Through the efforts of the office, approximately 19,000 previously unserved Maryland households now have access to broadband.



## RESTORING SMALL BUSINESSES & COMMUNITIES

Maryland's ongoing recovery from the pandemic has been more robust than many states in large part due to strategic, targeted deployment of resources to sustain local economies. The department administered more than **\$108 million in federal and state relief** to local governments, Maryland Main Streets, nonprofit organizations, live entertainment venues, and tourism institutions and organizations. This assistance helped keep Maryland "open for business," by protecting jobs and maintaining services. To further support small business recovery, Governor Hogan launched **Project Restore, a \$25 million initiative to provide rental assistance and tax incentives to new or expanding businesses to incentivize commercial investment in vacant spaces**. By filling these vacant properties, Project Restore will further aid recovery by stabilizing and strengthening downtown and commercial areas in Maryland's cities, towns, and communities.



## EMERGENCY RENTAL ASSISTANCE

Through the **Emergency Rental Assistance Program (ERAP)**, the department has worked to support households whose ability to pay rent was impacted by COVID-19. Guided by a bipartisan committee of members of the General Assembly, ERAP will ultimately provide more than **\$850 million** in assistance and support services for households at risk of eviction. The department has mounted an aggressive marketing campaign to connect distressed renters with ERAP resources, including specific marketing and messaging to communities of color and Spanish-speaking communities. DHCD launched a new website, [rentrelief.maryland.gov](http://rentrelief.maryland.gov), and established a call center to provide renters with the most up-to-date information on how to apply for rental assistance in their local jurisdiction. More than **\$213 million** has been provided to assist over 30,000 Maryland renters, and ERAP's progress places Maryland in the top third of nationwide performance. The state is slated to receive an additional **\$352 million** through a second phase of ERAP.





TOTAL RELIEF TO BE ADMINISTERED

# \$1.9 BILLION

## RENTAL ASSISTANCE



Emergency Rental Assistance Program  
Assisted Housing Relief and Legal Services  
Community Development Block Grant

▶ \$ **506,623,137**

## HOMEOWNER ASSISTANCE



Maryland Homeowner Assistance Fund  
Housing Counseling and Legal Services  
Energy Efficiency and Home Repairs

▶ \$ **351,560,407**

## HOMELESSNESS SERVICES



Community Services Block Grant  
Emergency Solutions Grant Program  
Emergency Housing Program

▶ \$ **43,490,498**

## BROADBAND INFRASTRUCTURE & ACCESS



Rural Broadband  
Educational Access  
Educational Infrastructure

▶ \$ **243,880,000**

## COMMUNITY AND BUSINESS ASSISTANCE



Maryland Strong Economic Recovery Initiative  
Maryland Nonprofit Recovery Initiative  
Project Restore

▶ \$ **233,088,322**

## OTHER



American Rescue Plan of 2021  
Coronavirus Aid, Relief, and Economic Security Act (CARES)

▶ \$ **533,655,048**



PROGRAM TOTALS  
IN MILLIONS

**RENTAL HOUSING DEVELOPMENT**

**\$554.3**

Multifamily Revenue Bond Loan Program.....	\$270.4
Federal Low Income Housing 9% Tax Credit Equity.....	\$140.4
Federal Low Income Housing 4% Tax Credit Equity.....	\$83.5
Rental Housing Works.....	\$27.4
Rental Housing Loan Programs.....	\$10.4
Federal HOME Investment Partnership Program.....	\$8.7
Partnership Rental Housing Program.....	\$7.0
National Housing Trust Fund.....	\$5.1
Shelter and Transitional Housing Program.....	\$1.5

**RENTAL SERVICES**

**\$271.2**

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

**HOMEOWNERSHIP & SPECIAL NEEDS HOUSING**

**\$1,069.0**

Maryland Mortgage Program Mortgage Backed Securities.....	\$1,032.2
Downpayment Assistance Programs.....	\$25.0
Single Family Housing Rehabilitation Programs.....	\$4.8
Lead Paint Abatement Program (Including Healthy Homes for Kids).....	\$2.6
Maryland Affordable Housing Trust.....	\$1.5
Group Homes Program.....	\$1.2
Housing Programs for Individuals with Disabilities/Home Ability Program.....	\$1.0
Federal HOME Investment Partnership Program.....	\$0.8

**HOUSING ENERGY EFFICIENCY**

**\$27.6**

Multifamily Housing Energy Efficiency Programs.....	\$10.9
EmPOWER MD Single Family Housing Energy Efficiency Programs.....	\$10.8
Other Single Family Housing Energy Efficiency Programs.....	\$3.4
Federal Single Family Housing Weatherization Assistance Program.....	\$2.5

**LOCAL GOVERNMENT FINANCING & BUSINESS LENDING**

**\$36.6**

Local Government Infrastructure Financing Program.....	\$23.9
Neighborhood BusinessWorks.....	\$12.7

**NEIGHBORHOOD REVITALIZATION**

**\$332.1**

Homelessness Solutions Program.....	\$228.4
Community Development Block Grant.....	\$32.1
Project C.O.R.E. - Creating Opportunities for Renewal and Enterprise.....	\$19.0
Baltimore Regional Neighborhood Initiative.....	\$13.1
Strategic Demolition and Smart Growth Impact Fund.....	\$10.7
Community Services Block Grant.....	\$9.5
Community Legacy.....	\$6.5
National Capital Strategic Economic Development Fund.....	\$4.0
Seed Community Development Anchor Institution Fund.....	\$3.0
Housing Counseling and Legal Services.....	\$2.0
State Community Investment and Endow MD Tax Credit Programs.....	\$2.0
Operating Assistance Grants.....	\$1.9

**TOTAL INVESTMENT**

**\$ 2.3 BILLION**