Grantee: Maryland

Grant: B-24-PH-24-0001

July 1, 2026 thru September 30, 2026 Performance

Grant Number:
B-24-PH-24-0001

Obligation Date:

Award Date:
01/14/2025

Grantee Name:
Maryland

Contract End Date:
09/30/2030

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$6,943,228.00

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QPR Contact:
No QPR Contact Found

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Total Budget:
$6,943,228.00

Disasters:

Declaration Number

No Disasters Found

Narratives

Action Plan Summary:

Maryland is currently facing a housing crisis with an estimated 96,000 housing units missing from its housing stock. This crisis has only deepened in the wake of the COVID-19 pandemic, exacerbated by rising construction costs and labor shortages, which have slowed new housing development. These challenges are compounded by the region's most restrictive land use controls, further limiting housing availability and affordability. Maryland Department of Housing and Community Development (DHCD) has identified eight activities that will reduce obstacles to housing production:

1. Activities to be undertaken by DHCD under Project 1:
    1. Hire a grant manager responsible for overseeing grant activities and responsibilities associated with program execution.
    2. Create a Community Engagement Strategic Plan and Toolkit designed to empower local communities, especially low- to moderate-income households and other vulnerable populations, to avoid displacement and other issues that sometimes accompany rapid new development.
    3. Produce a written analysis of statewide and local barriers to housing production. The results of the housing barriers analysis will inform work executed in later stages of the grant, including activities 2 and 4.
    4. Organize an annual convening of local jurisdictions to discuss and share best practices related to housing development at the local level, which will allow local jurisdictions across the state to better learn from each other's successes and missteps in order to implement appropriate reforms and other measures in their own communities.

2. Activities to be undertaken by Maryland Department of Planning (MDP) under Project 2:
    1. Provide tools to local jurisdictions to undertake reforms, by creating model ordinances that can be used to update land use codes and plans to allow for a greater variety and density of housing.
    2. Provide technical assistance to guide local jurisdictions through the process of updating zoning codes.
3. Activity to be undertaken by Anne Arundel County under Project 3:
    1. Create model transit-oriented development language via a noncompetitive subgrant to Anne Arundel County to support the planned expansion of housing and retail

called for in the Odenton Joint Development solicitation.

4. Subgranting Activities (Project 4):
    1. Provide three rounds of annual subgrants to local jurisdictions to fund their development of pro-housing zoning reforms and updating permitting processes. This funding will serve as the necessary catalyst for many jurisdictions to undertake fundamental reforms.

The administration of the program will be primarily led by the Maryland Department of Housing and Community Development (DHCD), while the Maryland Department of Planning (MDP) will lead the development of model ordinances and provide technical assistance to local jurisdictions. In addition to support from existing staff members, DHCD plans to hire a new grant manager to oversee the above grant activities and other general program execution. This position will be funded using a portion of the PRO grant award, as described in activity 1A.

Maryland Department of Housing and Community Development (DHCD)
DHCD is an expansive agency that works to ensure available housing at all income levels, and encourage strong neighborhoods and viable communities. The Department funds or insures loans for purchase and construction of housing for low-income families; helps low- and moderate-income families buy or rehabilitate houses; and aids nonprofit organizations with grants or loans to house the elderly, developmentally disabled, and homeless through both State funding and various federal funding awards. The Department also distributes federal rent subsidies to low-income families; and offers weatherization and energy conservation aid to qualified groups and households. DHCD will handle most of the proposed activities under the PRO Housing grant.
Agency contact: Jordan Gilmore, Director of the Office of Policy Development, jordan.gilmore@maryland.gov
Maryland Department of Planning (MDP)
MDP provides information and services that improve the ability of State and local governments to support growth that fosters vibrant, livable communities, preserves and protects the environment, and makes efficient use of State resources. With State and local government agencies as well as community development and environmental organizations, MDP works to ensure comprehensive and integrated planning for the best use of Maryland's land and other resources. MDP provides technical expertise, such as planning and urban design, computer application development, and technical studies, to local governments across the state. The department also compiles Maryland data for use in planning, including congressional redistricting. Moreover, implementing State planning policies is the responsibility of the MDP.
Agency contact: Carter Reitman, Lead Housing Planner. Carter.reitman2@maryland.gov
The program will be administered in accordance with the FY24 PRO Housing authorizing statute, the Consolidated Appropriations Act, 2024 (Public Law 118-42, approved March 9, 2024). All activities will also comply with the requirements outlined in the FY24 PRO Housing Notice of Funding Opportunity (NOFO) (FR-6800-N-98, issued August 13, 2024), which governs the use of funds and program implementation. These statutory and regulatory frameworks will guide program administration, ensuring alignment with federal objectives and accountability standards.

Resources and Budget:

The budget for this program was developed using a data-driven approach, drawing on cost benchmarks from comparable, successful past projects to ensure accuracy, cost-effectiveness, and alignment with industry standards. For example, the costs of the Housing Barriers Analysis are comparable to those of a statewide housing needs assessment completed in 2025, while estimated expenses for a statewide convening are consistent with DHCD’s annual Main Street Maryland conference. Utilizing this approach ensures all activities budgeted in the PRO Housing funds will reflect industry standards and are allocated appropriately for the project’s objectives, maximizing impact while maintaining fiscal responsibility.
To guarantee the complete and timely expenditure of the PRO Housing funds, DHCD has developed a strategic spending plan that prioritizes major activities and expenditures early in the grant period. By allocating the majority of key activities at the beginning of the project, including executing contracts, issuing subgrants, and initiating major deliverables, the spending plan allows for accelerated progress on critical grant components and mitigates the risk of delays. This proactive approach allows the final phase of the grant to focus primarily on compliance, performance monitoring, and reporting. All substantive grant activities are expected to close out by June 30, 2030 – three months prior to the end of the period of performance – to align with the state fiscal year. This structure will provide ample time for reconciliation, quality assurance, and formal closeout processes, ensuring that every dollar is utilized effectively and spent in a timely manner.
Both DHCD and MDP intend to use existing staff members to carry out many of the grant activities outlined in this application. These two departments will leverage a total of $1,576,540 in staff time and associated costs devoted to this project. This proposed leverage staff time and associated indirect costs amounts to 22.7% of the requested grant award.
DHCD’s leverage will support activities 1A-1D: hiring a grant manager; producing a housing barriers analysis and development of the associated mapping product; creating a community engagement strategic plan and toolkit; and developing an annual statewide housing convening.
MDP’s leverage will support Activity 2A, the development of model ordinances and 2B, technical assistance to local governments. A smaller portion of MDP’s leverage will also support DHCD in executing Activity 1.
In addition to staff time and associated costs, the Maryland Department of Transportation (MDOT) has identified land owned by the agency around the Odenton Train Station as leverage for Activity 3A, Anne Arundel County Transit Oriented Development Planning. MDOT has committed to the use of this land to further the joint redevelopment efforts at Odenton Station and create a model TOD planning effort to replicate across the state.

The attached image of Table 1 provides a budget summary of the PRO Housing funds.
The attached image of Table 2 shows DHCD's leverage contribution.
The attached image of Table 3 shows MDP's leverage contribution.

Need:

The State of Maryland has a longstanding and well-demonstrated commitment to identifying and addressing barriers to affordable housing production and preservation through both legislative action and proactive, strategic planning. Over the past decade, Maryland has enacted laws requiring local jurisdictions to assess housing needs, incorporate affordable housing elements into their comprehensive plans, and adopt statewide planning principles that promote sustainable community growth. Notable examples include 2024 Housing Expansion and Affordability Act, which established a state land use preemption and mandated acceptance of modular and manufactured housing in single-family zoning, and the 2025 updates to statewide planning principles that prioritize diversified housing options near existing population centers. These actions reflect Maryland's proactive approach to reducing regulatory barriers and ensuring that jurisdictions plan for housing across income levels.
Maryland's legislative progress is supported by substantial financial investment in affordable housing. Through DHCD, the State has deployed and leveraged over $563 million in funds between FY2016 and FY2024, financing more than 31,500 affordable rental units across 317 projects. In FY2025 alone, DHCD facilitated the creation of nearly 4,000 affordable rental units for families, seniors, and individuals with disabilities. These combined efforts represent Maryland's strategy of combining policy reform, regulatory streamlining, and significant public investment to expand and preserve affordable housing statewide.

Maryland DHCD's proposal focuses implementation activities in counties and municipalities identified as "priority geographies" in the PRO Housing Notice of Funding Opportunity. Over half of Maryland's population lives in a county or municipality identified as meeting the threshold criteria for the housing affordability factor, affordable housing not keeping pace factor, or the widespread housing cost burden factor, speaking to the acuteness of the housing crisis in the state. Several factors combine to make Maryland's housing crisis particularly acute and demonstrate the significant remaining need for affordable housing statewide. Maryland consistently ranks among the states with the highest costs of living, and in recent years, both home prices and rent costs have increased significantly, further limiting housing options for low and moderate-income households. Despite Maryland having the highest median household income of any state in the country, the state's lower-income residents often struggle to find affordable housing because of a lack of supply. Statewide, according to the National Low-Income Housing Coalition, Maryland has a shortage of nearly 150,000 housing units available and affordable to families below 50% Area Median Income. Statewide, 80% of renters below 50% AMI are classified as cost-burdened, meaning they spend more than 30% of income on housing costs. According to the state's Housing Needs Assessment of 2020, only 33 housing units are available and affordable for every 100 extremely low income (<30% AMI) households. As a result, affordable housing demand far exceeds available supply across the state. Nearly four-fifths of Maryland renters below 50% AMI are classified as cost-burdened, meaning they spend more than 30% of their income on housing costs. This level of cost burden indicates not only housing instbility, but also a substantial remaining unmet need for affordable and accessible units.
That unmet need exists across Maryland's diverse geography, including rural, suburban, and urban communities. In many jurisdictions, the shortage of affordable housing is compounded by the age and condition of existing housing stock. While the median age of housing units statewide is about 40 years according to the U.S. Census Bureau, the numbers range widely by individual jurisdiction. For instance, in rural Allegany County, a priority geography, 42.7% of housing units were constructed before 1950. In densely populated Prince George's County, well over half of the housing units were constructed before 1980, and over 20% before 1960. In Linthicum, a Baltimore suburb and priority geography located in Anne Arundel County, nearly 70% of housing units were built before 1980. These conditions reduce the supply of safe, quality affordable housing and increase the need for both preservation and new production. Taken together, indicators like rising costs, inadequate supply, and aging housing stock demonstrate that Maryland continues to face a substantial unmet need for additional affordable housing investment.

Despite meaningful legislative progress, several key barriers continue to limit the production of affordable housing across the state. Legacy zoning laws – particularly low-density and exclusionary zoning – continue to restrict the types of housing that can be built, reinforcing patterns of low production and limiting options for lower-income residents. Over half of Maryland's developed land remains zoned for low-density residential use, and national analyses have found the Washington, D.C. metropolitan area, which includes several Maryland counties, to be among the most restrictive in the country. In addition to zoning challenges, inconsistent and inefficient local permitting processes delay housing development further, compounded by outdated administrative systems and limited staff capacity. Targeted reforms to permitting processes and updates to electronic systems have the potential to reduce development costs and expedite housing production timelines. While some jurisdictions have begun to adapt their Adequate Public Facilities Ordinances (APFOs) to allow for new housing development, updating these regulations is a complex and costly process. Furthermore, while many local jurisdictions have adopted planning documents that express support for affordable housing goals, there remains a gap between high-level commitments and actionable implementation plans – largely due to political, fiscal, and community-level challenges. Addressing these barriers will be essential to meeting the state's housing needs.
Grant funding will be used to conduct a comprehensive housing barriers analysis to identify the most significant regulatory and procedural obstacles to the production of affordable and accessible housing across Maryland. This study will build on existing data and engage local stakeholders to develop a holistic understanding of regional and local barriers. These findings will allow local leaders to prioritize reforms and policies based on immediate need and potential impact.
DHCD will administer three competitive subgrant award cycles to support local governments in addressing housing challenges. Applications will be evaluated based on their projected impact on housing production in the jurisdiction. Priority will be given to jurisdictions demonstrating a strong commitment to advancing pro-housing reforms with a clear strategy for using the funds to make measurable improvements in housing production and preservation.

Use of Funds - Soundness of Approach:

Vision

DHCD Activities:

Activity 1A: DHCD Grant Manager

DHCD will first establish a dedicated grant manager position responsible for the comprehensive oversight and successful execution of all grant-related activities associated with this program. This manager will serve as the central point of contact for the grant, ensuring strict compliance with all federal, state, and local regulations and reporting requirements. Key responsibilities will include developing and maintaining the overall grant management plan, coordinating with all internal and external stakeholders (e.g., finance, legal, program staff, sub-recipients), monitoring program progress against

established benchmarks and timelines, managing the preparation and timely submission of all required financial and performance reports, and proactively identifying and mitigating potential risks to the program's successful execution. The grant manager will also be responsible for maintaining accurate and complete grant files and documentation necessary for auditing purposes.

- This activity type is administration, DHCD is the beneficiary organization, and success will be measured by adherence to the above listed responsibilities.

Activity 1B: Community Engagement Toolkit

DHCD will develop a Community Engagement Strategic Plan and Toolkit, which will provide housing and community development practitioners and residents with a wide range of information, principles, best practices, decision-making criteria, and examples that cover key issue areas and common processes, such as prioritization of particular sites, project planning phases, community/developer disagreements, channels for voicing concerns or grievances, impact assessments, community needs, and more. The intent of this effort is to provide staff and partners with a clear and consistent method for engaging communities. The final product will be general enough to apply to a wide range of situations while also acknowledging that approaches must be adapted to respect the differing unique needs and cultures of different local communities. DHCD estimates total costs of $200,000 in grant funds to hire contractors to complete this toolkit. This estimatis based on similar recent contractual procurements by DHCD. The development of the Community Engagement Strategic Plan and Toolkit is expected to begin in year 1 and be completed by the end of year 2.

- This activity type is planning, and expected outputs include the creation of one plan (the Community Engagement Strategic Plan) and the adoption of that plan by state agencies, especially DHCD, to inform future development practices.

Activity 1C: Barriers to Housing Analysis

DHCD will undertake a detailed, statewide analysis of barriers to housing development, focusing on land use and permitting practices. Carried out by a third-party entity under the supervision of DHCD, this analysis will evaluate the primary barriers to increasing housing development both statewide and by jurisdiction in Maryland. DHCD anticipates total costs of $176,579 to complete this activity based on recent similar contracts the department has undertaken. This activity is expected to commence in year 1 and complete in year 2.

- This is a planning type activity; expected performance measures include one housing study plan, and an analysis of zoning across the state.

Activity 1D: Annual Statewide Housing Convening

DHCD proposes to fund an annual statewide housing production best practices convening for county and municipal governments to create a venue for peer-to-peer information sharing and learning. County and municipal leaders have repeatedly emphasized a desire to learn about what housing production initiatives other jurisdictions across the state are implementing. This activity would fund an annual statewide convening for local government officials and other Maryland housing stakeholders to share information on how to best implement reforms to encourage housing production in their communities. DHCD proposes to hold the annual best practices convening in each year beginning with year 2 and ending with year 6, with an anticipated cost of $20,000 in each year (for a total of $100,000). This estimated cost is based on previous conferences convened by DHCD.

- This activity type is technical assistance, and we anticipate producing at least four in-person engagements, serving at least 10 housing authorities from Maryland, along with other participants potentially including academic institutions, nonprofit organizations, and private housing developers.

MDP Activities

Activity 2A: Develop Model Ordinances

Local governments often lack the resources needed to undertake ambitious or innovative land use reforms. These constraints often stem from a lack of adequate resources, including limited staffing and a shortage of personnel with the specialized expertise required to navigate complex zoning and regulatory changes. To directly address this capacity gap, the Maryland Department of Planning will embark on a comprehensive initiative to develop and disseminate a series of high-quality model ordinances and corresponding zoning code amendments. This suite of models may cover a broad spectrum of "pro-housing" best practices, including accessory dwelling unit (ADU) model codes, transit-oriented development (TOD) zoning frameworks, minimum lot size reduction ordinances, or streamlined permitting processes. The development of the model ordinances is expected to be completed by the end of year 3.

The Maryland Department of Planning will expend an estimated $320,000 in grant funds in

years 2 and 3. This estimate includes the cost of hiring a consultant to assist in developing the model ordinances ($300,000 over 2 years).

- This is a planning type activity, and the primary expected output is the creation of at least four plans, or model ordinances, to be utilized by local housing authorities in their efforts to adopt more pro-housing policies.

Activity 2B: Provide Direct TA

Building upon the foundation established in Activity 2A, MDP will provide extensive and direct technical assistance to local jurisdictions specifically aimed at supporting the successful adoption and implementation of these pro-housing reforms, including data and analysis, policy development, and implementation support/guidance. Technical assistance is expected to begin at the beginning of year 3 and end at the end of year 6, the final year of grant activities.

The Maryland Department of Planning will expend an estimated $320,000 in grant funds in years 2 and 3. This estimate includes travel costs for MDP staff to meet with local government partners throughout the state ($18,000), and supplies and materials to support the project ($2,000).

- This activity type is technical assistance and projected accomplishments include at least five in-person engagements, with at least four organizations served and at least ten people trained in the course of these TA engagements.

Anne Arundel County Subgrant Activity

Activity 3A: Odenton Transit-Oriented Development Planning

In year 2 of grant activities, DHCD will make a noncompetitive subgrant to Anne Arundel County for planning, to support the expansion of housing and retail called for in the Odenton Joint Development solicitation and for the creation of model transit-oriented development (TOD) language. The Anne Arundel County Office of Planning and Zoning will solicit consultant services to (1) review and recommend revisions to the County’s Odenton-specific zoning districts and design guidelines to remove regulatory barriers, and (2) to produce a model TOD Ordinance for use in other Maryland Jurisdications. This activity supports an already in-progress proposal that will increase housing options in close proximity to a transit station with access to the Baltimore and Washington, D.C. metro cores, and provide a model State of Maryland Transit Oriented Development Ordinance that can be replicated and tailored for local needs in other jurisdictions.

- This is a planning type activity, expected performance measures include one transit study plan completed, and one zoning study completed.

Activity 4: Competitive Subgrants to Local Jurisdictions

Local jurisdictions will be funded to remove barriers to housing development in their jurisdiction, including updating land use practices and permitting processes. This funding will be prioritized for jurisdictions in Maryland that were identified as pririty jurisdictions by HUD (including 7 counties and 63 municipalities). Census-designated places will not be considered for funding prioritization, as these areas lack authority to implement regulatory reforms.

Subgrants of up to $500,000 will be offered competitively to jurisdictions planning to undertake reforms to their zoning policies, permitting processes and transit-oriented development planning initiatives. The funding awarded to jurisdictions will be dependent upon the need for the reforms, as demonstrated by the housing barriers analysis, and the scale of the reforms being undertaken. The competitive subgranting of funds is anticipated to occur in three rounds, including a $1.5M round in year 2, a $2M round in year 3, and a $1.5M round in year 4 (for a total of $5M in competitive subgrant awards).

- This is a planning type activity; projected accomplishments indicate a minimum of 10 plans created (three in Round 1, four in Round 2, and another three in Round 3), although the grant manager will have a more robust expectation of outputs after reviewing applications from subgrantees.

The comprehensive set of planning, technical assistance, and subgrant activities outlined above is strategically designed to enable the increased production and preservation of affordable housing across Maryland. These activities will not only provide funding to local jurisdictions to help meet acute housing needs, but also to create tools, resources, and models that can be used by all jurisdictions across the state well after the grant activity period has ended. Unlike one-time projects, the core objective of the plan is to fund and facilitate changes to permanent land use practices, zoning ordinances, and permitting processes. Once these regulatory barriers are removed or streamlined, they create a perpetually easier path for future affordable housing development and preservation, regardless of future grant funding cycles.

As outlined above, the Community Engagement Toolkit and the Barriers to Housing Analysis are both inherently statewide in scope and designed to address foundational obstacles that affect jurisdictions across the State. The Barriers to Housing Analysis will identify barriers that constrain affordable housing production by jurisdiction, providing foundational, data-driven intelligence that can direct subsequent interventions to the areas of greatest need, facilitating the removal of the most serious barriers and informing policy development for years to come. Findings will be made available for use by local governments, academic researchers, and other industry organizations for use in planning solutions, ensuring thathe analysis continues to inform policy development over time. This activity will serve as the foundation for addressing those core barriers identified in the Need section, by giving housing authorities a clear understanding of which zoning, land-use, regulatory framework, or approval processes most constrain affordable housing production and preservation in their jurisdiction, positioning them to adopt the most effective targeted reforms.

Likewise, the model pro-housing ordinances and zoning code changes developed by MDP, along with the Community Engagement Strategic Plan and Toolkit, will be posted publicly for use by any local jurisdictions in Maryland or across the U.S. and will institutionalize best practices within state agencies and local governments. The model ordinances and code changes will give local governments practical tools to revise outdated provisions that limit housing types, constrain density, or slow approval of new developments. The Community Engagement tools will help local and State agencies effectively communicate and address local concerns that can delay or derail policy changes.

Furthermore, MDP's direct TA activities will address a key identified barrier to housing production: uneven local capacity to design and implement pro-housing reforms. By providing direct TA, MDP will be able to help smaller or less-resourced jurisdictions receive the specialized expertise and strengthen the institutional knowledge and skills needed to adopt and implement these reforms. This permanent increase in staff knowledge and technical capacity ensures that local leaders are better equipped to proactively identify and address housing barriers over time.

The annual statewide housing convening will serve as a venue for peer-to-peer learning and information sharing among county and municipal governments from all regions of the state, ensuring that successful best practices and reform strategies are rapidly disseminated statewide. The connections made and cooperation modeled at the event will also encourage communication between counties and municipalities across the state about how to best address local barriers in the future. This will reduce dependence on State support over the long term, empowering localities to benefit from the experiences of their peers and adopt solutions to similar barriers in their geographies.

Finally, the competitive subgrant rounds will shift barrier removal from planning into local action, by directing resources to jurisdictions eager to undertake meaningful regulatory and policy reforms. The subgrants, which will prioritize local jurisdictions identified by HUD across 7 counties and 63 municipalities in Maryland, will support activities in a broad range of geographies and market conditions. Resources will be distributed directly to localities willing to undertake meaningful regulatory reforms, and activities are expected to produce meaningful policy changes. The non-competitive subgrant to Anne Arundel County for TOD planning is similarly expected to result in actionable plans and zoning updates that directly feed into a future pipeline of housing projects. The removal of regulatory hurdles now will reduce development costs and timelines in the long term, creating a more predictable environment for affordable housing projects and reducing barriers to future projects.

The attached image of Table 4 shows a schedule for the planned activities, with significant milestones.

Geographic Scope

DHCD’s proposal is designed to maximize benefits of the award to the entire state by combining statewide and local implementation components. While the housing barriers analysis, model ordinances, and community engagement toolkit will benefit the entire state, the majority of requested funds – $5 million – is dedicated to subgrants supporting local land use reforms in HUD priority geographic areas. These include both densely populated Washington, D.C. suburbs, such as Montgomery, Prince George’s, and Howard counties, as well as rural and smaller municipalities across the state. Odenton, the site of Activity 3A, is located in Anne Arundel County – another HUD priority area and Washington, D.C. suburb – where DHCD will fund a transit oriented development subgrant to support land use reforms that expand affordable housing near common commuter routes.

More than half of Maryland’s population resides in a priority geographic area, and DHCD’s proposal is designed to benefit these communities especially, by providing funding needed

to amend local land use codes and development practices to remove those barriers. Ultimately, these activities will support the construction of more affordable housing units, particularly in high-opportunity areas.

Use of Funds - Method of Distribution (State grantees only):

For Project 4, the subgrants to local jurisdictions to update zoning and permitting processes, funding will be offered competitively to jurisdictions planning to undertake reforms to their zoning policies, permitting processes, transit-oriented development planning initiatives, and other barriers revealed through the barriers analysis detailed in Activity 1C.
To determine competitive award subgrants, DHCD will evaluate the following criteria, ordered from most to least important:

- The anticipated net number of housing units produced or preserved as a result of the proposed reforms;
- Whether the proposed reforms contain innovative elements that could potentially be used as a model for other jurisdictions;
- The likelihood that the local jurisdiction's proposed reforms will facilitate or expedite projects currently experiencing institutional delays or other barriers;
- The anticipated impact the local jurisdiction's proposed reforms will have on low-income communities, particularly as related to expanding housing options and increasing affordability for members of those communities;
- The local jurisdiction's acuteness of need for more affordable housing;
- The extent to which the local jurisdiction has demonstrated that it has the capacity and willingness totake concerted actions to increase housing supply and housing affordability; and
- The alignment of the local jurisdiction's proposed reforms with the barriers to housing production identified by Activity 1C.

Jurisdictions' applications to DHCD for funding will be required to provide objective deliverables that they intend to undertake through their zoning and/or permitting reforms. To ensure that they meet these deliverables, we will use a performance-based contract, where reimbursements will be executed on an activity basis, as opposed to a time and expense basis. DHCD will prioritize funding for reform efforts that remove barriers to increasing housing density in areas that are highly resourced but that have few affordable housing opportunities.

Grantee and Partner Capacity:

The Maryland Department of Housing and Community Development (DHCD) has extensive experience managing federal grants, distributing subgrants to local jurisdictions, and managing over $845 million per year. On top of its annual appropriation, DHCD currently actively manages $5.1 billion in loans, grants, and tax credits, with approximately 450 staff members.
Activities 2A, the development of zoning model ordinances and 2B, the provision of technical assistance, will be undertaken by the Maryland Department of Planning (MDP). With a staff of roughly 140, MDP has an annual budget of $50 million, $1.3 million of which is federal funds. MDP's Planning Services Division will be responsible for executing these activities. Among the division's many activities, MDP provides direct planning assistance to smaller, rural jurisdictions in Maryland, which rely on MDP's expertise for planning and land use needs.
In executing Project 4, subgrants to local jurisdictions to update zoning and permitting processes, DHCD will evaluate applicants in part on their capacity to successfully implement proposed activities, ensuring that funds are awarded to jurisdictions with the staffing, expertise, and commitment needed to carry out meaningful and lasting reforms.
Maryland Department of Housing and Community Development:
While the proposal includes multiple activities spread across two agencies, the project will be led by the Division of Policy, Strategy, and Research (DPSR) within DHCD, which has extensive experience managing both federal and non-federal grants. Activity 1C, the statewide housing barriers analysis, will be managed within DPSR by the Office of Research and Compliance (ORC). DHCD will add a contractual project manager funded through this grant to coordinate with internal and external stakeholders to execute this activity, as well as Project 4 (Activity 4A, 4B, and 4C), the subgrants to local governments for zoning and permitting reform, and Activities 2A and 2B, the Odenton Transit-Oriented Development Model Planning and the statewide housing best practices convening.
The DHCD Division of Just Communities will lead the development of Activity 1B, the community engagement strategic plan and toolkit. The Division of Just Commnities is experienced in leading ageny-wide strategic planning processes, and have recently

completed comparable projects. A meaningful portion of staff time, including 20% of the time of the Assistant Secretary of Just Communities, the Deputy Director and Administrative Officer of Just Communities, will be committed to developing and implementing this tool.
Maryland Department of Planning:
The Maryland Department of Planning (MDP) will lead the development of model ordinances and provide technical assistance to local jurisdictions, a service MDP is experienced in providing. MDP's Lead Housing Planner will coordinate closely with DHCD staff to support the statewide barriers analysis, which will inform the model ordinances. The Lead Housing Planner will support the Director of Planning Best Practice's procurement and management of the model ordinance vendor. The vendor shall create five Maryland-specific model ordinances that will be informed by the statewide barriers analysis, and will be designed to help localities increase the supply and accessibility of affordable housing. The Lead Housing Planner will also support DHCD's development of grant funding and craft outreach and communication materials, as well as a delivery work plan, for grant developed resources.
Partner capacity:
For Activity 2A, the Anne Arundel County Office of Planning and Zoning will solicit consultant services to (1) review and recommend revisions to the County's Odenton-specific zoning districts and design guidelines to remove regulatory barriers, and (2) to produce a model TOD Ordinance for use in other Maryland Jurisdictions. Another goal would be to hire a consultant to develop a mobility plan for the Odenton Town Center and environs, but there may not be enough funding for a second study. With a staff of approximately 90 employees and an annual operating budget of over $13 million, the office is broken into three divisions: Planning, Zoning, and Development. The Planning Division includes more than 35 full time and contractual employees within the Long Range Planning (LRP), Research and GIS, and Preservation Planning Sections. The DHCD subgrant will be managed through the Planning Division, which is already managing a $500,000 grant from the National Archives and Records Administration through its Preservation Planning Section. The DHCD subgrant will be overseen by a Deputy Planning and Zoning Officer and will be managed by staff in the Long Range Planning Section. Over the last 7 years, LRP inconjunction with staff from the Research and GIS Section have completed work on the award-winning County's General Development Plan (Plan2040), Green Infrastructure Master Plan, the Water and Sewer Master Plan, two Town Center Plans including corresponding Code updates, and six Regions plans and their corresponding comprehensive zoning packages. The team is finishing work on the last three Region plans and their comprehensive zoning packages. The team has the capacity to take on this subgrant work, which will facilitate implementation of the Odenton Town Center Master Plan.

Organizational charts for DHCD and MDP are uploaded as attachments.

Stakeholder Engagement and Public Participation Summary:

As required by the Notice of Funding Opportunity, the Maryland Department of Housing and Community Development posted its PRO Housing grant application for public review and comment for a period of 15 days (Sept. 27, 2024 through Oct. 11, 2024, inclusive). DHCD announced the posting of the application and the timing of the public comment period in a press release sent via e-mail to its nearly 14,000 listserv members, as well as in a post prominently linked on the Department's web page, on Sept. 25, 2024. The announcement, which contained a link directly to the application, was prominently linked on the Department's web page throughout the public comment period. Other than the comments received during the public hearing described below, only one written comment was received regarding the application.
DHCD also held a virtual public hearing (also announced in the Sept. 25 announcement, with meeting link and dial-in number provided) on Oct. 8, 2024 at 3:00 p.m. Comments made during the hearing were recorded in notes and were detailed in Attachment A to the application. Approximately 18 members of the public attended the virtual hearing.
No substantial amendments, as defined in the NOFO, were made between the public posting of the application and its submission.
DHCD will build on its long-standing practice of public engagement to ensure broad participation and support for the program's objectives throughout the grant period. Engagement practices will include public hearings, comment periods, stakeholder interviews, and focus groups with a wide range of stakeholders – including housing developers, public housing authorities, and community-based organizations. DHCD will continue to engage with these groups throughout the grant lifecycle to ensure grant implementation reflects a wide range of perspectives.

As a part of the housing barriers analysis, DHCD will engage the priority jurisdictions identified by HUD, regional planning organizations, and local governments and other state agencies. The results of the analysis will inform both the State's efforts and local-level action plans. Additionally, the Statewide Housing Best Practices Convening will bring together local government leaders, planners, and housing stakeholders from across the state. Including and engaging with these groups from across the state will help local governments more effectively serve the needs of their communities in developing best practices for housing production.

Long-Term Effect:

Upon the completion of grant-funded activities, the State of Maryland will have produced an up-to-date statewide analysis of barriers to housing production, developed a series of pro-housing model ordinances and zoning code changes, boosted community engagement efforts with underserved communities, provided technical assistance to jurisdictions across the state to implement ordinance updates, and deployed $5 million in funds for regulatory reforms at the local level. In the long term, these achievements are anticipated to increase affordable housing production in communities of opportunity through two mechanisms. First, the State will be able to enhance its commitment to investing in affordable housing in areas of opportunity through improved targeting. Second, this proposal will fund the removal of local barriers preventing the development of multi-family and affordable housing in communities of opportunity. Beyond the implementation period of the grant, this proposal is anticipated to facilitate additional data-driven action at the state and local level.

The subgrant program will equip local governments with the resources and planning support needed to carry out long-term regulatory reforms beyond the grant period. Permanent changes including zoning reform, streamlined permitting processes, and expanded housing production options will be embedded within local regulations. Applicants will be evaluated on their alignment with the statewide housing barriers analysis, their potential to create sustainable changes that expand housing opportunities, and their capacity to implement reforms.

Maryland DHCD's proposed activities under this grant address key barriers to producing and preserving affordable housing by, first, conducting a statewide analysis of barriers to housing. Further, the statewide housing barriers analysis will be available for use by local governments, academic researchers, or any other organization. This will allow local jurisdictions to adapt the analysis to their needs, build on the analysis, or otherwise use key data on fair housing across the state to advance their own goals.

Second, the model ordinances developed by the Maryland Department of Planning, along with the subgrants to local jurisdictions, will provide local jurisdictions across the state with the tools they need to implement locally tailored reforms to their zoning codes and permitting processes. As detailed above, restrictive zoning codes and lengthy permitting timelines represent a major barrier to the production of affordable housing across the state. Allowing jurisdictions to implement reforms that suit local needs and do not require expenditure of limited local resources will help remove these barriers. The annual statewide convening of local jurisdictions to discuss and share best practices will also encourage communication between counties and municipalities across the state about how to best address local barriers.

Finally, the Community Engagement Strategic Plan and Toolkit will empower local communities to participate in the reform process, allowing them to avoid displacement and other issues that sometimes accompany rapid new development.

DHCD is not proposing specific target outcomes for its PRO Housing grant activities. However, the empirical evidence on the status quo is clear: there is a relationship between restrictive land use policies and the availability of affordable housing as well as concentration of poverty. By systematically excluding lower-cost housing types from certain neighborhoods, jurisdictions make it more challenging for low-income households to live, work, and thrive in those communities. To address this, our proposal prioritizes sub-granting to local implementation activities that will increase access to well-resourced neighborhoods of opportunity for lower-income Marylanders. Pairing a data-driven targeting strategy with investment to implement reforms at the local level is anticipated to remove key regulatory barriers to housing production, expanding access to housing opportunities for low-income households in the long term.

Substantial and Non-substantial Amendments (if applicable):

N/A

Overall	This Report Period	To Date
Total Projected Budget from All Sources	$0.00	$6,943,228.00
Total Budget	$0.00	$6,943,228.00
Total Obligated	$0.00	$6,943,228.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
HUD Identified Most Impacted and Distressed	$0.00	$0.00
Other Funds	$ 0.00	$ 0.00
Match Funds	$ 0.00	$ 0.00
Non-Match Funds	$ 0.00	$ 0.00

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	70.00%	.00%	.00%
Overall Benefit Amount	$4,232,605.30	$.00	$.00
Limit on Public Services	$1,041,484.20	$.00	$.00
Limit on Admin/Planning	$.00	$896,649.00	$.00
Limit on Admin	$.00	$896,649.00	$.00
Most Impacted and Distressed	$.00	$.00	$.00

Overall Progress Narrative:

During Fiscal Year 2026 (ending September 30, 2026), the Maryland Department of Housing and Community Development received approval of its Action Plan from HUD, and initiated planning and other preliminary activities under the approved Action Plan. No expenditures of grant funds occurred during Fiscal Year 2026.
Maryland DHCD received approval of its PRO Housing Action Plan on or about August 10, 2026. Between that date and the end of the fiscal year on September 30, DHCD began preliminary work on implementing the planned activities as outlined in the approved Action Plan. This work included:

- Initiating the recruitment process for the PRO Housing Grant Manager, a contract position funded by the grant and tasked with overseeing and coordinating the planned activities under the grant;
- Beginning planning for the first annual Statewide Housing Convening as outlined in the approved Action Plan, including outreach to state housing stakeholders to coordinate planning a date and venue for the event;
- Holding initial coordination meetings with the Maryland Department of Planning (an agency partner on model ordinances and technical assistance activities under the Action Plan) and Anne Arundel County (a subgrant recipient under the Action Plan);
- Beginning initial planning work on the competitive subgrant program to be administered by Maryland DHCD under the Action Plan; and
- Beginning planning and internal coordination on development of the Community Engagement Strategic Plan and Toolkit described in the Action Plan.

While grant implementation started late in the fiscal year due to delayed approval of Maryland DHCD’s Action Plan, the activities begun in August and September 2026 have positioned DHCD to begin expending grant funds and implementing grant activities in earnest in FY2027.
Because DHCD’s Action Plan was not approved until near the end of FY2026, the planned

timeline of grant activities and budget expenditures – which were originally intended to begin in FY2025 – will need to be modified.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, DHCD	$0.00	$1,373,228.00	$0.00
2, MDP - MD Department of Planning	$0.00	$320,000.00	$0.00
3, Odenton TOD - Anne Arundel County	$0.00	$250,000.00	$0.00
4, Subgrants to Local Governments	$0.00	$5,000,000.00	$0.00
9999, Restricted Balance	$0.00	($6,943,228.00)	$0.00

Activities

Project # / 1 / DHCD

Grantee Activity Number: 1A
Activity Title: DHCD Project Manager for Grant Activities

Activity Type:
Administration

Activity Status:
Under Way

Project Number:
1

Project Title:
DHCD

Projected Start Date:
09/02/2025

Projected End Date:
09/27/2030

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
State of Maryland / Department of Housing and

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$896,649.00
Total Budget	$0.00	$896,649.00
Total Obligated	$0.00	$896,649.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

DHCD will first establish a dedicated grant manager position responsible for the comprehensive oversight and successful execution of all grant-related activities associated with this program. This manager will serve as the central point of contact for the grant, ensuring strict compliance with all federal, state, and local regulations and reporting requirements. Key responsibilities will include developing and maintaining the overall grant management plan, coordinating with all internal and external stakeholders (e.g., finance, legal, program staff, sub-recipients), monitoring program progress against established benchmarks and timelines, managing the preparation and timely submission of all required financial and performance reports, and proactively identifying and mitigating potential risks to the program's successful execution. The grant manager will also be responsible for maintaining accurate and complete grant files and documentation necessary for auditing purposes.

Location Description:

Maryland Department of Housing and Community Development
7800 Harkins Rd
Lanham, MD 20706

Activity Progress Narrative:

Upon approval of DHCD’s Action Plan in August, DHCD initiated the recruitment process for

the PRO Housing Grant Manager, a contract position responsible for the comprehensive oversight and successful execution of all grant-related activities associated with this program, and which will serve as the central point of contact for the grant, ensuring strict compliance with all federal, state, and local regulations and reporting requirements. DHCD publicly posted the position recruitment on September 22, 2026, with the application window scheduled to close October 6, 2026. No funds were expended for this activity, nor was any income received or expended from this activity during the reporting period.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: 1B
Activity Title: Community Engagement Toolkit

Activity Type:
PRO - Planning

Activity Status:
Under Way

Project Number:
1

Project Title:
DHCD

Projected Start Date:
09/02/2025

Projected End Date:
09/30/2027

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
State of Maryland / Department of Housing and

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$200,000.00
Total Budget	$0.00	$200,000.00
Total Obligated	$0.00	$200,000.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

Activities associated with the community engagement toolkit, including design and planning, issuance of RFP and contracting with the executing third party.
The Community Engagement Strategic Plan and Toolkit will provide housing and community development practitioners and residents with a wide range of information, principles, best practices, decision-making criteria, and examples that cover key issue areas and common processes, such as prioritization of particular sites, project planning phases, community/developer disagreements, channels for voicing concerns or grievances, impact assessments, community needs, and more. The intent of this effort is to provide DHCD and local government staff and development partners with a clear and consistent method for engaging communities statewide.

Location Description:

Maryland Department of Housing and Community Development
7800 Harkins Rd
Lanham, MD 20706

Activity Progress Narrative:

Upon approval of DHCD’s Action Plan in August, DHCD began planning work toward the development of the Community Engagement Toolkit, including development of a Scope of Work agreement with the Eastern Shore Regional GIS Cooperative housed at Salisbury University to create a Just Communities Mapping Tool, which will serve as part of the Community Engagement Toolkit. At the end of the reporting period, the Scope of Work was still undergoing edits and review, but completion of the agreement and the

commencement of substantive work is expected early in FY2027. No funds were expended for this activity, nor was any income received or expended from this activity during the reporting period.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: 1C
Activity Title: Barriers to Housing Analysis

Activity Type:
PRO - Planning

Activity Status:
Under Way

Project Number:
1

Project Title:
DHCD

Projected Start Date:
09/02/2025

Projected End Date:
09/30/2026

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
State of Maryland / Department of Housing and

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$176,579.00
Total Budget	$0.00	$176,579.00
Total Obligated	$0.00	$176,579.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

DHCD will oversee a detailed, statewide analysis of barriers to housing development, focusing on land use and permitting practices. Carried out by a third-party entity under the supervision of DHCD, this analysis will evaluate the primary barriers to increasing housing development both statewide and by jurisdiction in Maryland.

Location Description:

Maryland Department of Housing and Community Development
7800 Harkins Rd
Lanham, MD 20706

Activity Progress Narrative:

No work on this activity was undertaken during the reporting period. Work is expected to begin early in FY2027 after the PRO Housing Grant Manager is recruited and onboarded. No funds were expended for this activity, nor was any income received or expended from this activity during the reporting period.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: 1D
Activity Title: Annual Statewide Housing Convening

Activity Type:
PRO - Technical Assistance

Activity Status:
Under Way

Project Number:
1

Project Title:
DHCD

Projected Start Date:
05/01/2026

Projected End Date:
05/01/2030

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
State of Maryland / Department of Housing and

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$100,000.00
Total Budget	$0.00	$100,000.00
Total Obligated	$0.00	$100,000.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

Organize an annual convening of local jurisdictions to discuss and share best practices related to housing development at the local level, which will allow local jurisdictions across the state to better learn from each others' successes and missteps in order to implement appropriate reforms and other measures in their own communities

Location Description:

Maryland Department of Housing and Community Development
7800 Harkins Rd
Lanham, MD 20706

Activity Progress Narrative:

After approval of DHCD's Action Plan in August, DHCD began initial planning of the first annual Statewide Housing Convening, intended to serve as a venue for peer-to-peer learning and information sharing among county and municipal governments from all regions of the state, ensuring that successful best practices and reform strategies are rapidly disseminated statewide. . This planning included discussions with potential stakeholder partners and attendees in establishing a date and venue for the Convening. As of the end of the reporting period, DHCD was still narrowing down a date and venue for the event, which is expected to be scheduled in Q3 of FY2027. No funds were expended for this activity, nor was any income received or expended from this activity during the reporting

period.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 2 / MDP - MD Department of Planning

Grantee Activity Number: 2A
Activity Title: Model Ordinance Development

Activity Type:
PRO - Planning

Activity Status:
Under Way

Project Number:
2

Project Title:
MDP - MD Department of Planning

Projected Start Date:
10/01/2025

Projected End Date:
09/30/2027

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
State of Maryland

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$300,000.00
Total Budget	$0.00	$300,000.00
Total Obligated	$0.00	$300,000.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

To aid local governments who may struggle with staff expertise or lack of resources for land use planning and reform, the Maryland Department of Planning (MDP) will develop a series of model ordinances and zoning code changes covering a variety of different “pro-housing” reforms. The development of the model ordinances is expected to be completed by the end of year 3 and used by jurisdictions across the state.

Location Description:

Maryland Department of Planning
120 E. Baltimore St, Suite 2000
Baltimore, MD 21202

Activity Progress Narrative:

In September 2026, DHCD and Maryland Department of Planning staff held a brief meeting to discuss the approval of DHCD’s Action Plan and next steps on the development of model ordinances. Substantive work on this activity is expected to begin in early FY2027 after the PRO Housing Grant Manager is recruited and onboarded. No funds were expended for this activity, nor was any income received or expended from this activity during the reporting period.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: 2B
Activity Title: MDP Technical Assistance to Localities

Activity Type:
PRO - Technical Assistance

Activity Status:
Under Way

Project Number:
2

Project Title:
MDP - MD Department of Planning

Projected Start Date:
10/01/2026

Projected End Date:
09/30/2030

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
State of Maryland

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$20,000.00
Total Budget	$0.00	$20,000.00
Total Obligated	$0.00	$20,000.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

MDP will provide local jurisdictions ongoing technical assistance to guide them through the process of updating their zoning codes to allow for greater variety and density of housing.

Location Description:

Maryland Department of Planning
120 E. Baltimore St, Suite 2000
Baltimore, MD 21202

Activity Progress Narrative:

In September 2026, DHCD and Maryland Department of Planning staff held a brief meeting to discuss the approval of DHCD’s Action Plan and next steps on the development and dissemination of technical assistance. Substantive work on this activity is expected to begin in early FY2027 after the PRO Housing Grant Manager is recruited and onboarded. No funds were expended for this activity, nor was any income received or expended from this activity during the reporting period.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 3 / Odenton TOD - Anne Arundel County

Grantee Activity Number: 3A
Activity Title: Anne Arundel County - Odenton TOD Planning

Activity Type:
PRO - Planning

Activity Status:
Under Way

Project Number:
3

Project Title:
Odenton TOD - Anne Arundel County

Projected Start Date:
10/01/2025

Projected End Date:
09/30/2026

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
Anne Arundel County MD

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$250,000.00
Total Budget	$0.00	$250,000.00
Total Obligated	$0.00	$250,000.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

DHCD will make a noncompetitive subgrant to Anne Arundel County for planning, to support the expansion of housing and retail called for in the Odenton Joint Development solicitation and for the creation of model transit-oriented development language. The Anne Arundel County Office of Planning and Zoning will solicit consultant services to (1) review and recommend revisions to the County's Odenton-specific zoning districts and design guidelines to remove regulatory barriers, and (2) to produce a model TOD Ordinance for use in other Maryland Jurisdications. This activity supports an already in-progress proposal that will increase housing options in close proximity to a transit station with access to the Baltimore and Washington, D.C. metro cores, and provide a model State of Maryland Transit Oriented Development Ordinance that can be replicated and tailored for local needs in other

jurisdictions.

Location Description:

Anne Arundel County Executive Office
44 Calvert St
Annapolis, MD 21401

Activity Progress Narrative:

In September 2026, DHCD and Anne Arundel County staff held a brief meeting to discuss the approval of DHCD's Action Plan and next steps on this activity. Substantive work on this activity is expected to begin in early FY2027 after the PRO Housing Grant Manager is recruited and onboarded. No funds were expended for this activity, nor was any income received or expended from this activity during the reporting period.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Project # / 4 / Subgrants to Local Governments

Grantee Activity Number: 4A
Activity Title: Subgrant Round 1

Activity Type:
PRO - Planning

Activity Status:
Under Way

Project Number:
4

Project Title:
Subgrants to Local Governments

Projected Start Date:
01/01/2026

Projected End Date:
01/01/2030

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
State of Maryland / Department of Housing and

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$1,500,000.00
Total Budget	$0.00	$1,500,000.00
Total Obligated	$0.00	$1,500,000.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

Subgrants of up to $500,000 will be offered competitively to local jurisdictions to update zoning and permitting processes, funding will be offered competitively to jurisdictions planning to undertake reforms to their zoning policies, permitting processes, transit-oriented development planning initiatives, and other barriers to housing development. Round one will has been allotted $1.5M, indicating a minumum of three awards in round 1.

Location Description:

Maryland Department of Housing and Community Development
7800 Harkins Rd
Lanham, MD 20706

Activity Progress Narrative:

No work on this activity was undertaken during the reporting period. Work is expected to begin early in FY2027 after the PRO Housing Grant Manager is recruited and onboarded. No funds were expended for this activity, nor was any income received or expended from this activity during the reporting period.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: 4B
Activity Title: Subgrant Round 2

Activity Type:
PRO - Planning

Activity Status:
Under Way

Project Number:
4

Project Title:
Subgrants to Local Governments

Projected Start Date:
01/01/2027

Projected End Date:
01/01/2030

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
State of Maryland / Department of Housing and

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$2,000,000.00
Total Budget	$0.00	$2,000,000.00
Total Obligated	$0.00	$2,000,000.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

Subgrants of up to $500,000 will be offered competitively to local jurisdictions to update zoning and permitting processes, funding will be offered competitively to jurisdictions planning to undertake reforms to their zoning policies, permitting processes, transit-oriented development planning initiatives, and other barriers to housing development. Round 2 will be allotted $2M, indicating a minumum of four awards in round 2.

Location Description:

Maryland Department of Housing and Community Development
7800 Harkins Rd
Lanham, MD 20706

Activity Progress Narrative:

No work on this activity was undertaken during the reporting period. Work is expected to begin early in FY2028. No funds were expended for this activity, nor was any income received or expended from this activity during the reporting period.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None

Grantee Activity Number: 4C
Activity Title: Subgrant Round 3

Activity Type:
PRO - Planning

Activity Status:
Under Way

Project Number:
4

Project Title:
Subgrants to Local Governments

Projected Start Date:
01/01/2028

Projected End Date:
01/01/2030

Benefit Type:
N/A

Completed Activity Actual End Date:

National Objective:
N/A

Responsible Organization:
State of Maryland / Department of Housing and

Overall	Jul 1 thru Sep 30, 2026	To Date
Total Projected Budget from All Sources	$0.00	$1,500,000.00
Total Budget	$0.00	$1,500,000.00
Total Obligated	$0.00	$1,500,000.00
Total Funds Drawdown	$0.00	$0.00
Program Funds Drawdown	$0.00	$0.00
Program Income Drawdown	$0.00	$0.00
Program Income Received	$0.00	$0.00
Total Funds Expended	$0.00	$0.00
Most Impacted and Distressed Expended	$0.00	$0.00

Activity Description:

Subgrants of up to $500,000 will be offered competitively to local jurisdictions to update zoning and permitting processes, funding will be offered competitively to jurisdictions planning to undertake reforms to their zoning policies, permitting processes, transit-oriented development planning initiatives, and other barriers to housing development. Round 3 will be allotted $1.5M, indicating a minumum of three awards in round 3.

Location Description:

Maryland Department of Housing and Community Development
7800 Harkins Rd
Lanham, MD 20706

Activity Progress Narrative:

No work on this activity was undertaken during the reporting period. Work is expected to begin early in FY2029. No funds were expended for this activity, nor was any income received or expended from this activity during the reporting period.

Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources

No Other Funding Sources Found

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Activity Supporting Documents: None