



FY **2014**
ANNUAL REPORT



*A Legacy of Service
to Maryland Communities*

Maryland Department of Housing and Community Development



Mission

The Maryland Department of Housing and Community Development works with partners to finance housing opportunities and revitalize great places for Maryland citizens to live, work and prosper.

Vision

All Maryland citizens will have the opportunity to live and prosper in affordable, desirable and secure housing in thriving communities.

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A MESSAGE FROM *The Governor*

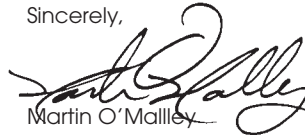
From the beginning of our administration, we made it our mission to strengthen Maryland's middle class, restore the health of the Chesapeake Bay and expand opportunities so that more families can enjoy the quality of life that makes our state among the best in the nation.

Our success in our state is not just the success of the O'Malley-Brown administration. Over the last eight years, the men and women of our state and local governments, the private sector, the faith-based community, and nonprofit and advocacy organizations have worked together as One Maryland to protect the things we value.

Working together, we reformed the broken foreclosure process and helped tens of thousands of families save their most precious investment, their home. We kept the dream of homeownership alive by providing safe mortgages at the lowest possible rates to deserving middle class families. We financed the production of a record number of affordable rental housing units. We provided access to capital so that small business owners could innovate and grow. And we revitalized neighborhoods by strengthening our traditional downtowns and encouraging the growth of sustainable communities.

Using housing as our focus, our state is now stronger, greener, and better prepared to face the challenges of the 21st century. Thank you to the Maryland Department of Housing and Community Development and you for helping to build a legacy of which we can all be proud.

Sincerely,


Martin O'Malley

A MESSAGE FROM *The Acting Secretary*

Dear Friends,

The Maryland Department of Housing and Community Development achieved a great deal in 2014. We expanded opportunities for first-time homebuyers and military families to step into homeownership. We financed the production of affordable rental housing at a record pace. We helped revitalize Maryland's traditional Main Streets, helped stabilize neighborhoods and supported the growth of sustainable communities.

Our activities created jobs, strengthened neighborhoods and enhanced the quality of life for Maryland families all over our state. In more ways than one, we put housing to work.

Now, we are on the threshold of a new beginning. As I write this, construction crews are putting the finishing touches on our new headquarters in New Carrollton, MD. When it is completed in the spring of 2015, the Maryland Department of Housing and Community Development will become the first state agency headquartered in Prince George's County, leaving a legacy of jobs and new economic vitality to the state's second-most populous county.

Yet the impact of our work will remain statewide. That impact can be seen in the number of new businesses in revitalized downtowns from Ocean City to Hagerstown; in the improved energy efficiency of single family and multifamily households; in the reduction of urban sprawl and the growth of transit-oriented development.

We will never lose sight of our mission to work with our partners to finance housing opportunities and revitalize great places for Maryland citizens all over the state to live, work and prosper.

I would like once again to thank Team DHCD for all that they do to meet the mission of the agency and serve the housing and community development needs of Maryland families.

Sincerely,


Clarence J. Snuggs





Homeownership

Homeownership

- DHCD expanded opportunities for homeownership to qualified middle class families throughout the state.

Our single family homeownership programs help middle class families, particularly first-time homebuyers, purchase homes by providing affordable interest rate mortgages and down payment assistance. The Maryland Mortgage Program is administered by DHCD's Community Development Administration and is funded by private capital raised through the sale of mortgage-backed securities, as well as DHCD's ability to issue mortgage revenue bonds. Program loans are originated through the Maryland Mortgage Program's network of private lending institutions. Other programs help preserve existing housing through rehabilitation and maintenance assistance, making it easier for senior citizens and individuals with disabilities to enjoy the benefits of homeownership.

Despite the challenging economy and the fragile recovery of the national housing market, DHCD remained committed to homeownership as a significant component of the American Dream, launching innovative new products through the state's signature Maryland Mortgage Program.

The administration helped 14,801 families achieve homeownership through the Maryland Mortgage Program, with mortgages and down payment assistance totaling more than \$2.8 billion. Reflecting the drop in interest rates in the marketplace and responding to requests from borrowers, lenders, and administration, we developed DHCD's first refinance products and we added a conventional mortgage loan product with private mortgage

insurance, providing more affordable options for homebuyers. We launched special products with discounted rates for first-time homebuyers, veterans and military families and homebuyers in targeted areas throughout our state.

By the Numbers

\$2.8 Billion

Invested through Maryland Mortgage Program loans and down payment assistance

14,801

Families achieved homeownership through MMP loans and down payment assistance

Legacy

The O'Malley-Brown administration helped open the door of homeownership for thousands of deserving families so that they can begin building that all-important financial legacy for their children.



Thanking Those in Uniform

DHCD announced the Maryland Homefront: the Veterans and Military Family Mortgage program in 2012 during the Fourth of July weekend. The initiative helped make homeownership more affordable to borrowers who had served, or were serving, their country in the U.S. Armed Forces. The program proved so successful that a new version was launched in July 2014. To date, 161 veterans and military families have received more than \$35.5 million in mortgage assistance through the two initiatives.

2014 Highlights Homeownership

Members of our lender network provided Maryland Mortgage Program loans to 1,537 families for more than \$273 million. We increased the number of businesses participating in our Partner Match programs significantly so that the program totals 297 partners, including 159 partners under the House Keys for Employees program, 123 partners under the Builder/Developer Incentive Program and 15 partners under the Community Partners Incentive Program.

We reintroduced the Maryland Homefront program (Homefront Disabled and Homefront Regular), an initiative that helped make homeownership more accessible to borrowers who are veterans or active duty military members. Maryland Homefront borrowers received an interest rate of 3.5 percent on Homefront loans and disabled veterans received a special interest rate of three percent on any of the program's conventional and government-insured loans.

We launched the Maryland HomeCredit program, allowing eligible homebuyers to claim a federal tax credit of up to \$2,000 per year for the life of their mortgage. The program helps make homeownership more affordable, particularly for first-time homebuyers.

The Targeted Areas initiative launched in FY 2013, with interest rates reduced by half a percent from the regular program rates for homebuyers purchasing in Baltimore City and other federally targeted areas throughout the state. In FY 2014 we revived the Targeted Areas initiative, offering interest rates of 3 5/8 percent for homebuyers.

We announced our annual Maryland Mortgage Program Top Lender Awards to first place winner First Home Mortgage Corp.; Second place winner Carrollton Mortgage Services, a division of Bay Bank; and third place winner Wells Fargo Home Mortgage. For the first time, we presented a Rising Star award for rapid growth to PrimeLending, a PlainsCapital company.

We announced our first-ever Commitment to Excellence Awards to top performing real estate agents, naming Re/Max Realtors our Agency of the Year and Sean Wilson, of Bryan Mobley Real Estate, the Realtor of the Year.

We organized a Business Development team to provide education and training and build relationships with our lender and real estate partners. In addition to an increased presence at partner fairs and expos, the team members schedule visits to the branch offices to give hands-on support and answer detailed program questions.



Maryland Mortgage Program

The Maryland Mortgage Program has 69 participating banks and mortgage companies throughout the state that can work with you to apply for a home loan. All Participating Lenders are trained before they are approved to originate, process and close on MMP home loans.

First Home Mortgage Corp.
 Howard Bank
 George Mason Mortgage
 Bay Bank Mortgage
 PrimeLending
 Residential Bank FSB
 C&F Mortgage Corporation
 Prosperity Home Mortgage, LLC
 M&T Bank
 Apex Home Loans, Inc.
 Monarch Bank/Fitzgerald Financial Group
 Mortgage Master, Inc.
 Academy Mortgage Corporation
 Annie Mac Home Mortgage
 Primary Residential Mortgage, Inc.
 Wells Fargo Home Mortgage
 Access National Bank
 Embrace Home Loans
 Caliber Home Loans
 Universal American Mortgage Company, LLC
 Mortgage Access/Weichert Financial
 Bay Capital Mortgage Corporation
 First Heritage Mortgage, LLC
 Movement Mortgage, LLC
 Fulton Mortgage Company
 Equity Resources, Inc.
 Susquehanna Bank
 Millennium Financial Group, Inc.
 Southern Trust Mortgage
 BB&T
 Union Mortgage Group
 Corridor Mortgage Group
 HomeBridge Financial Services, Inc.
 Prospect Mortgage, LLC

WinTrust Mortgage
 Peoples Bank
 Industrial Bank, N.A.
 WCS Funding Group / Happy Mortgage
 Bayshore Mortgage Funding
 Farmers & Merchants
 1st Preference Mortgage Corporation
 NVR Mortgage Finance, Inc.
 Residential Mortgage Solutions
 SWBC Mortgage Corporation
 Direct Mortgage
 DHI Mortgage Company
 New Penn Financial
 Old Line Bank
 Franklin First Financial
 Equity Resources, Inc.
 Severn Savings Bank
 Residential Mortgage Services
 SunTrust Mortgage
 Chesapeake Bank of MD
 The Federal Savings Bank
 Integrity First Financial Group
 American Financial Network
 CitiMortgage, Inc.
 ResMac, Inc.
 Sandy Spring Bank
 1st Portfolio
 Great Plains National Bank
 CBC National Bank
 Fairway Independent Mortgage Corp
 PNC Mortgage
 Fidelity Bank Mortgage
 Norwich Commercial Group, Inc.

LENDER	(LIST UPDATED ON 11/27/14)	PHONE
GOLD LEVEL LENDERS		
First Home Mortgage Corp.	(Maryland HomeCredit Lender)	877-933-3100
Howard Bank	(Maryland HomeCredit Lender)	440-991-7658
SILVER LEVEL LENDERS		
George Mason Mortgage	(Maryland HomeCredit Lender)	801-841-1800
Bay Bank Mortgage	(Maryland HomeCredit Lender)	800-840-5299
PrimeLending		410-308-8727
M&T Bank		800-574-3151
Bronze Level Lenders		
C&F Mortgage Corporation	(Maryland HomeCredit Lender)	888-335-0000
Academy Mortgage Corporation	(Maryland HomeCredit Lender)	410-585-5200
Monarch Bank/Fitzgerald Financial Group		800-380-2153
Mortgage Master, Inc.		301-610-9800
Academy Mortgage Corporation	(Maryland HomeCredit Lender)	301-251-0000
Primary Residential Mortgage, Inc.	(Maryland HomeCredit Lender)	410-295-3800
Wells Fargo Home Mortgage		800-660-8654
Access National Bank	(Maryland HomeCredit Lender)	866-312-6682
Embrace Home Loans	(Maryland HomeCredit Lender)	800-255-2922
Caliber Home Loans	(Maryland HomeCredit Lender)	301-474-8181
Universal American Mortgage Company, LLC	(Maryland HomeCredit Lender)	800-432-4195
Mortgage Access/Weichert Financial	(Maryland HomeCredit Lender)	800-333-3004
Bay Capital Mortgage Corporation	(Maryland HomeCredit Lender)	866-273-2668
First Heritage Mortgage, LLC	(Maryland HomeCredit Lender)	410-773-6182
Movement Mortgage, LLC	(Maryland HomeCredit Lender)	301-762-2035
Fulton Mortgage Company, a division of the Columbia Bank	(Maryland HomeCredit Lender)	410-974-6044
Equity Resources, Inc.		240-223-1700
Susquehanna Bank		877-214-1409
Millennium Financial Group, Inc.		301-791-8500
Southern Trust Mortgage		800-298-1300
BB&T		301-371-8850
Union Mortgage Group		800-748-2167
Corridor Mortgage Group		301-371-8850
HomeBridge Financial Services, Inc.		800-298-1300
Prospect Mortgage, LLC		410-744-0662
		1-800-375-6058
		866-213-9500

Call, visit, and/or use forms are obtained by the number of loans done for the lender, and that this is updated quarterly.

FOR MORE DETAILS ON PREMIER LENDERS, AND TO SEARCH BY COUNTY GO TO [MHP.MARYLAND.GOV](#) AND SEARCH FOR "LENDERS"



Affordable Rental Housing

Affordable Rental Housing

- DHCD responded to the growing demand for affordable rental housing with record levels of production.

Our multifamily programs provide financing for the construction and rehabilitation of affordable rental housing units for low to moderate income families, senior citizens and individuals with disabilities. The multifamily bond program issues tax-exempt and taxable mortgage revenue bonds to finance the acquisition, rehabilitation or construction of affordable multifamily rental housing in priority funding areas.

DHCD responded to the growing demand for affordable rental housing by helping finance the development and preservation of more projects and more units than at any time in the agency's history, creating much-needed jobs and expanding opportunities for working families, senior citizens and individuals with special needs.

Using state and federal tax credits and other financing resources, the O'Malley-Brown administration added 18,472 rental units in 212 projects, putting more than \$3.0 billion into the economy since 2007. The governor's signature Rental Housing Works initiative provided \$29 million for 19 projects already completed or under construction with another 20 projects requesting \$42.8 million in the pipeline; in total creating and preserving more than 4,200 units and supporting 6,163 jobs. We identified new opportunities for partnerships and funding, winning highly competitive grants from nationally recognized organizations such as the John D. and Catherine T. MacArthur Foundation and the Harry and Jeanette Weinberg Foundation to find innovative ways to preserve or produce affordable rental housing for Maryland's most vulnerable citizens.



Long-time community activist Lillian Jones (center) joined city officials for the groundbreaking of the \$14.5 million affordable rental housing project named in her honor.

By the Numbers

\$3.0 Billion

Invested into the economy through rental projects

18,472

Rental units preserved and created

212

Rental Projects

Legacy

More hardworking families can afford to live in the communities where they work, more senior citizens can stay in the communities where they established a lifetime of connections and individuals can find affordable accommodations that meet their special needs.



Aging In Place

In June 2014, DHCD joined Enterprise Homes and Baltimore County officials for the grand opening of The Greens at English Consul, a \$14.6 million project financed with the help of \$2 million from the Rental Housing Works initiative. The new affordable rental housing in the Baltimore Highlands neighborhood gives senior citizens who grew up in the area a chance to age gracefully in quality surroundings that are familiar, affordable and energy efficient.

2014 Highlights Affordable Rental Housing

We helped finance the production of 2,407 rental housing units in 26 projects, putting more than \$492 million into the state economy. This includes 1,401 units of family housing, 988 units for senior citizens and 18 units of transitional housing.

We made the first Rental Housing Fund awards under the new Qualified Allocation Program guidelines, which were designed to align the state's allocation of tax credits and rental housing funds with Maryland's Smart, Green and Growing initiatives.

Working with our partners at the U.S. Department of Housing and Urban Development, we announced the award of more than \$26.5 million to help public housing authorities throughout the state build, repair, renovate, or modernize public housing units in their communities.

Working with the General Assembly, we streamlined our rental housing finance activities by consolidating four programs into a single, efficient Rental Housing Program that will apply uniform standards to our application process that are more consistent with federal requirements, reducing administrative burdens on departmental staff and on our applicants.



July 2014, Groundbreaking at Memorial Apartments in Baltimore, MD



Foreclosure Prevention

Foreclosure Prevention

- DHCD led one of the most comprehensive responses to the foreclosure crisis in the country.

Recognizing that financially beleaguered homeowners facing foreclosure need better information about their options - as well as more time to make the best decisions for their families - DHCD led one of the most comprehensive responses to the foreclosure crisis in the country.

Under the administration's leadership, the legislature enacted 16 new laws, reforming the foreclosure process to protect consumers and ensure transparency. The administration helped establish the MD HOPE Counseling Network of 39 certified counseling agencies throughout the state and the MD HOPE Hotline to help connect families with the counseling agency nearest them. That

network responded to more than 101,000 requests for assistance from financially beleaguered families since the beginning of the foreclosure crisis and more than 90 percent of those who worked with counselors through completion achieved a positive outcome. DHCD's Office of Community Outreach participated in more than 1,000 public events, including the highly effective Mortgage Late? Don't Wait! foreclosure prevention workshops, and reached nearly half a million people through the workshops, handouts, advertising, mailings and social media.



Sen. Benjamin Cardin - "Mortgage Late? Don't Wait!" Workshop

Legacy

The O'Malley-Brown administration leaves a legacy of stronger, more transparent consumer protection laws, stabilized neighborhoods and tens of thousands of families who had the opportunity to protect their most important investment, their home.

2014 Highlights Foreclosure Prevention

Our HOPE Counseling Network responded to 11,153 families and achieved positive outcomes in 3,432 of the 3,940 cases where homeowners worked with counselors through completion.

Our Office of Community Outreach attended 233 public events, reaching 20,208 attendees. Through our nationally recognized "Mortgage Late? Don't Wait!" foreclosure prevention workshops financially beleaguered homeowners worked with certified counselors and met face-to-face with their lenders, often finding a sustainable alternative to losing their home.

Our mediation process handled 4,948 requests for mediation for a participation rate of 22 percent.

We announced a landmark partnership with the nonprofit Boston Community Capital to become the first state outside of Massachusetts to offer the Stabilizing Urban Neighborhoods Initiative, an innovative program that acquires foreclosed homes and sells them back to their former owners under more affordable terms.



Foreclosure Prevention Task-Force



Rapid Response

In 2011, DHCD's comprehensive foreclosure prevention strategy paid unexpected dividends when the U.S. Department of Housing and Urban Development launched the Emergency Homeowners' Loan Program to assist families facing foreclosure because of loss of income but gave states only about eight months to spend the money. Working through the network of counseling agencies already established and drawing upon community partnerships and an innovative grassroots campaign that included two telethons, DHCD put those resources to work faster than any other state.



Neighborhood Revitalization & Small Business Development

Neighborhood Revitalization & Small Business Development

- DHCD mobilized private and public investment to make sustainability an integral part of our mission.

Our neighborhood revitalization programs support activities that protect and improve community amenities, maintain and enhance historic residential and commercial structures, provide public facilities, infrastructure and services. The Community Legacy program assists urban neighborhoods, suburban communities and small towns that are experiencing decline and disinvestment by helping them implement comprehensive revitalization plans.

Through its neighborhood revitalization programs, DHCD works with local partners in the public and private sectors to bring new investment and economic vitality to the state's core communities and traditional downtowns, working through key Smart Growth programs such as Community

Legacy, Sustainable Communities and Main Street Maryland. Neighborhood BusinessWorks provides gap financing to help small business owners obtain the resources they need to innovate and grow.

The administration invested more than \$333.1 million through its loan, tax credit and grant programs, leveraging another \$1.7 billion in other public and private investment to support projects that help revitalize neighborhoods and improve the quality of life for Maryland citizens. Those investments resulted in 21,296 jobs. DHCD has designated 78 Sustainable Communities since passage of the Sustainable Communities Act in 2010 and 10 Main Street Maryland communities since 2007, bringing the total of Main Street Maryland communities to 28 since the launch of the program in 1998.

The administration invested nearly \$24.9 million in the Neighborhood BusinessWorks program, leveraging another \$156.4 million in public and private investment and creating or preserving 2,590 jobs.

By the Numbers

\$1.7 billion

Leveraged to help neighborhood revitalization and small business

21,296

Jobs preserved or created through neighborhood revitalization and small business programs

Legacy

Maryland neighborhoods are increasing in economic vitality, and becoming more sustainable, bringing new businesses, jobs and cultural activities to traditional downtowns and older communities across the state. And small business owners throughout the state have better access to the capital they need to expand, innovate and contribute to a smarter, greener and growing economy.



Repurposing Historic Landmarks

In February 2014, DHCD joined local officials in Denton and other partners for the grand opening of the Chesapeake Culinary Center. The building, built at the turn of the twentieth century, is the former Caroline High School. The 1901 structure is located within Denton's National Register Historic District, the town's Sustainable Community Area and designated Main Street Maryland area. The building sat vacant for over 20 years and had been subjected to vandalism and deterioration. The Chesapeake Culinary Center now serves as a regional culinary school, incubator kitchen facility and includes facilities to provide community service and educational programs. The Chesapeake Culinary Center is a community-driven facility that promotes a positive culinary learning experience for students, and a professionally trained workforce for the hospitality industry.

2014 Highlights Neighborhood Revitalization & Small Business Development

We invested more than \$48 million through the division of neighborhood revitalization's loan, tax credit and grant programs, leveraging another \$287 million in other public and private investment to support projects that help revitalize neighborhoods and improve the quality of life for Maryland citizens. Those programs funded 127 projects and assisted 344 businesses in 371 Maryland communities. This investment resulted in the preservation or creation of 3,281 jobs.

We awarded \$5 million to 13 projects, the first grants under the Strategic Demolition and Smart Growth Impact Fund, which supports projects that accelerate redevelopment in existing communities throughout the state.

We awarded \$3.75 million to four nonprofit organizations under the new Baltimore Regional Neighborhoods Initiative, a pilot program for targeted communities in Baltimore City and Baltimore County communities to demonstrate how strategic investment in local housing and businesses can lead to healthy, sustainable communities with a growing tax base and enhanced quality-of-life.

We awarded \$6 million to 66 projects under the Community Legacy program, which provides local governments and community development organizations with funding for essential projects aimed at strengthening communities through activities such as business retention and attraction, encouraging homeownership and commercial revitalization.

We worked with the Ocean City Development Corporation and other community development leaders as Maryland's resort community celebrated its 150th Façade Improvement Project, using funds from the Community Legacy program.

The Main Street Maryland program began accepting applications for designation on a rolling-basis, paving the way for the O'Malley-Brown administration and DHCD to increase the number of designated Main Street Maryland communities by 10. Currently there are 28 designated Main Streets in 19 counties across Maryland.

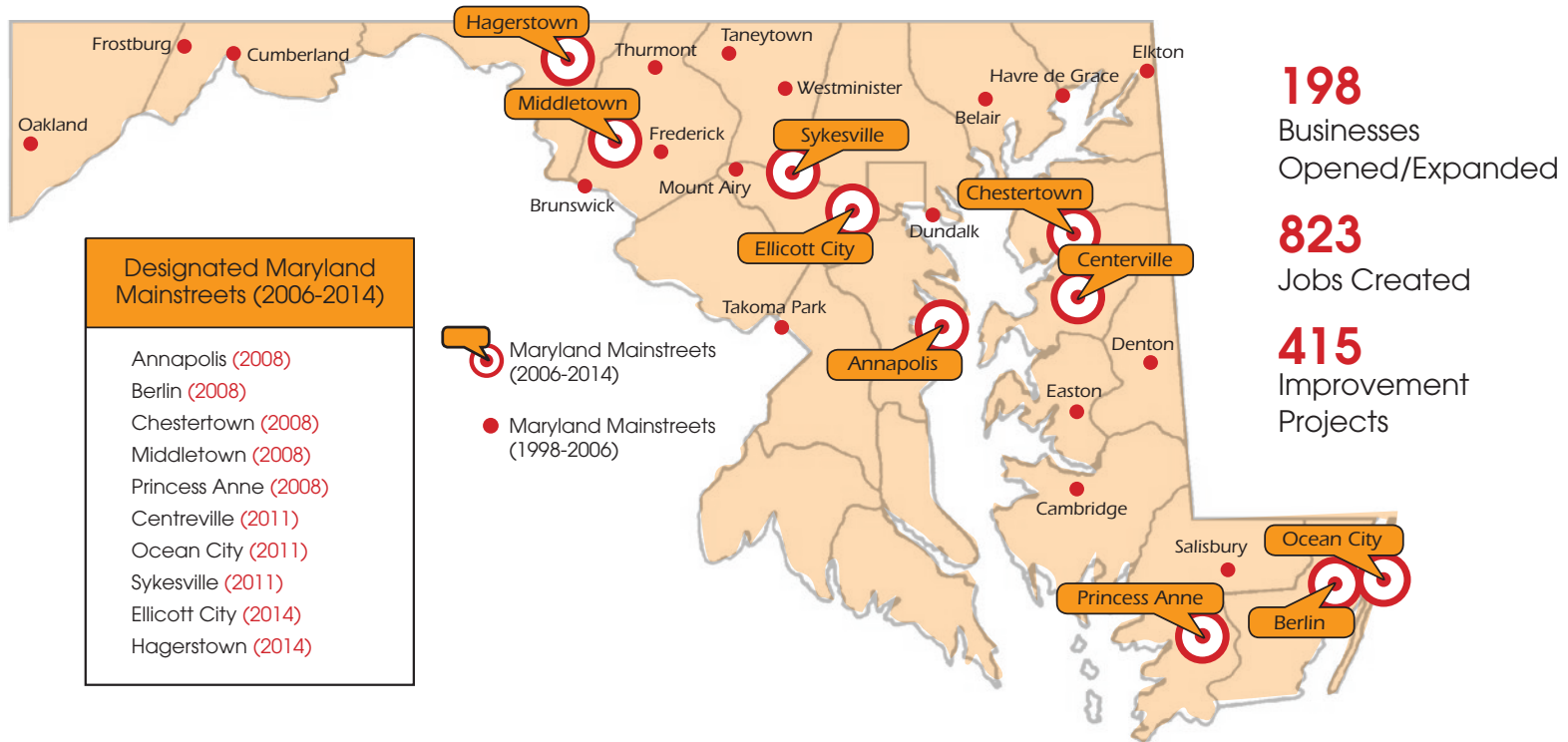
State designated Main Street Maryland communities experienced the following investment - 198 businesses opened and/or expanded; 823 jobs created, 415 public and private improvement projects totaling over \$13 million and 44,037 volunteer hours with an estimated value of \$1.1 million.

We funded 14 individual businesses through the Neighborhood BusinessWorks program with total financial support of more than \$3.9 million, leveraging an additional \$18.2 million and creating 351 jobs.

We added our fourth community-based microenterprise lender, Eastern Shore Entrepreneurship Center, to serve as an intermediary that originates and administers loans through our Microenterprise Loan Program. This program helps create new opportunities for entrepreneurs in revitalizing communities across the state. The other three partners are: Anne Arundel Economic Development Corp., Maryland Capital Enterprises, Inc., and Prince George's Financial Service Corp.



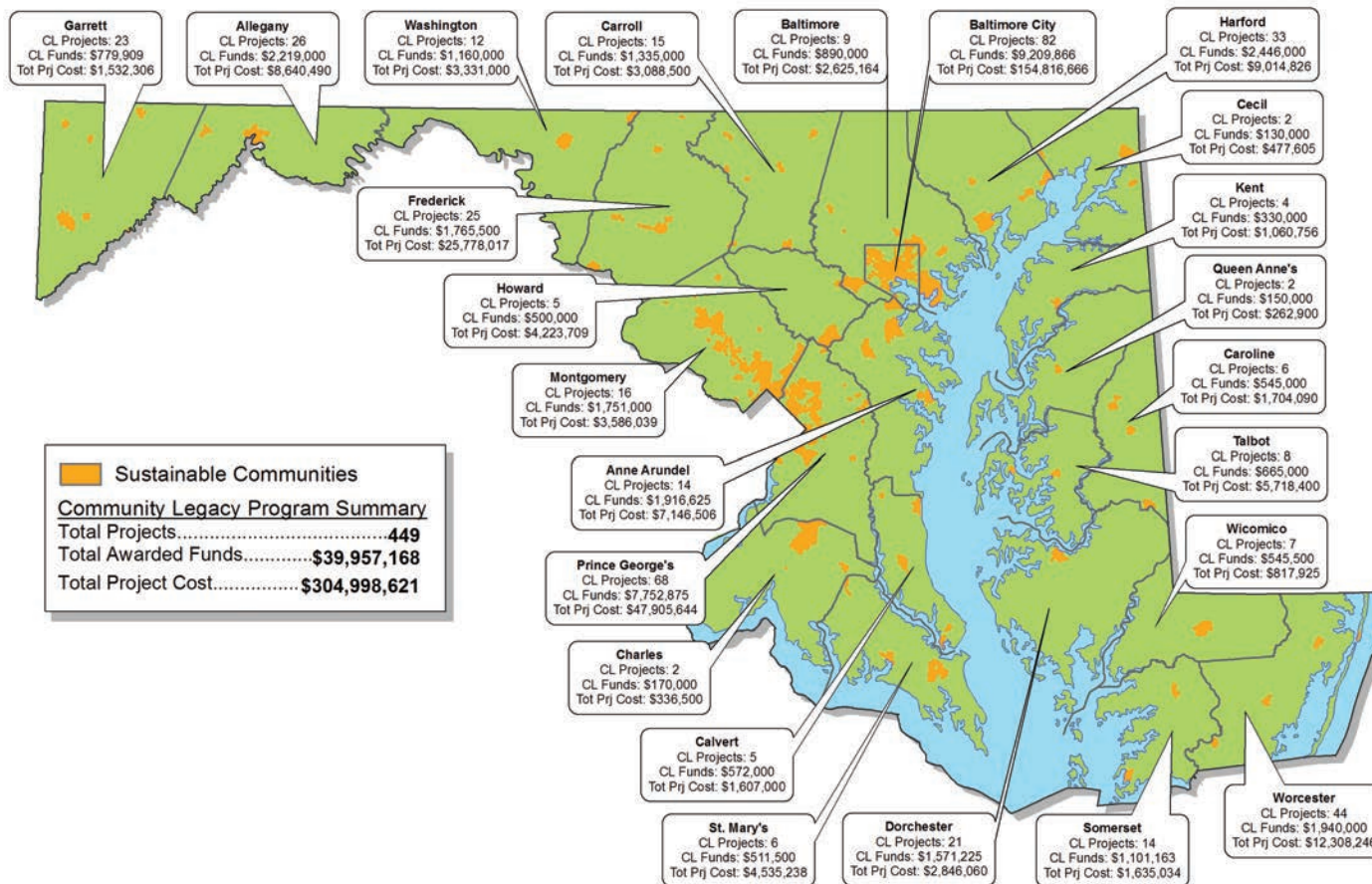
The Main Street Maryland program began accepting applications for designation on a rolling-basis, paving the way for the O'Malley-Brown administration and DHCD to increase the number of designated Main Street Maryland communities by 10. Currently there are 28 designated Main Streets in 19 counties across Maryland. Those communities experienced the following investment - 198 businesses opened and/or expanded; 823 jobs created, 415 public and private improvement projects totaling over \$13 million and 44,037 volunteer hours with an estimated value of \$1.1 million.



Community Legacy Program

The Community Legacy program is a significant component of DHCD's neighborhood revitalization strategy, assisting urban neighborhoods, suburban communities and small towns that are experiencing decline and disinvestment by helping them design and implement comprehensive revitalization plans and supporting projects that promote housing rehabilitation, entrepreneurship and business development.

Community Legacy Awards by County (FY 2007- FY 2014)





Energy Efficiency

Energy Efficiency

- DHCD helped thousands of households and small businesses become more energy efficient.

Our energy efficiency programs help eligible low-income households, multifamily buildings and small businesses save money, maintenance costs and become more energy efficient through the installation of conservation measures such as modern HVAC systems, insulation, windows, draft stopping, duct sealing, appliances and fixtures and water heating.

DHCD made significant progress toward aligning housing and community development programs with Governor O'Malley's statewide goal of reducing energy consumption by 15 percent by 2015 through the support of programs that put a premium on green buildings and energy efficiency.

Under the leadership of the O'Malley-Brown administration, DHCD significantly expanded residential energy efficiency services to Marylanders through its Housing and Building Energy Programs unit. DHCD invested more than \$113 million (which included funds from the American Recovery and Reinvestment Act, U.S. Department of Energy, and the Maryland EmPOWER Program) to improve the energy efficiency of more than 26,000 households across Maryland.

By the Numbers

\$113 million

Invested into Energy Efficiency Programs

26,000

Households helped across Maryland



Weatherization demonstration - baltimore, 2010

Legacy

Households and small business owners enjoy significant savings on their utility bills and we have gone a long way toward our shared goal of restoring the Chesapeake Bay, reducing our carbon footprint and leaving a cleaner, greener future as a legacy to our children.

2014 Highlights Energy Efficiency

Through its multiple funding sources, Maryland invested more than \$28 million to weatherize and make energy efficiency improvements in 3,671 single family households and more than \$2 million in 1,041 multifamily apartments.

We thanked top performing contractors in the Be SMART program , including SMO of La Plata, Md.; Total Home Performance, of Easton, Md.; Summit Insulation of Baltimore; and Dr. Energy Savers of Milton, Del.

Maryland ranked among the national leaders in 2014 for its energy efficiency policies, according to the annual State Energy Efficiency Scorecard from the American Council for an Energy-Efficient Economy, scoring high marks for its statewide green building code and compliance efforts, transit-oriented development initiatives and a “wide variety of policies that encourage energy efficiency and an aggressive EERS (energy efficiency resource standard.)”



SMO Energy: Top Performing Contractor, Energy Star



Total Home Performance: Top Performing Contractor, Home Complete



Summit Insulation: Highest Conversion Rate



Getting Smarter

In October 2011, Jimmie & Sook's Raw Bar & Grill, featuring seafood cuisine and live entertainment in the heart of Cambridge became the first recipient of a loan under the state's Be SMART program. Buoyed by the loan, the popular restaurant was able to move to a new location with such features as a new kitchen with energy efficient appliances, a lounge with comfortable seating, an area for the bands with a dance floor, a catering facility with accommodations for 150 on the second floor and an outdoor courtyard dining area.



New Headquarters

New Headquarters

- DHCD upcoming move to Prince George's County is a model transit-oriented development project.

In 2014, we broke ground on the future home of DHCD's headquarters, a 97,000 square foot LEED-certified building that will anchor mixed-use development in New Carrollton and serve as a model of the state's focus on transit-oriented development focus.

When the project is completed in the spring of 2015, DHCD will become the first state agency headquartered in Prince George's County, bringing jobs and new economic vitality to the state's second-most populous county. The relocation will place more than 330 employees into the area, leading to additional commercial, residential and mixed-use development with DHCD's new building as an anchor.

Just as importantly, DHCD will be poised to build upon its impressive record of accomplishments over the past eight years.

In the coming years, we will continue to promote the Maryland Mortgage Program, our critically important homebuyer lending program through improved advertising, customer service and marketing research. This includes continuing to expand our Maryland Mortgage Program lender network and building upon our outreach efforts

to real estate brokers across the state. Our goal is to significantly expand the number of Maryland Mortgage Program loans closed as well as our market penetration.

In the coming years, our HOPE initiative will continue to respond to foreclosures by supporting families through counseling and legal services. In addition, counselors will help affected families restore credit and build sustainable household budgets so that they can continue on the road to recovery. And as the housing market continues to recover and build momentum, our nonprofit partners will help new homebuyers become sustainable homeowners, making smart choices about their most important long-term investment.

In the coming years, we will continue to finance the production of affordable rental housing units in Maryland communities by making effective use of all available resources, including the Rental Housing Works initiative and the federal Low Income Housing Tax Credit program.

In the coming years, we will assist those Maryland communities that are in need of revitalization to apply for Sustainable Community designation and the state's affiliated grants programs. In addition,

DHCD will work with our Main Street leaders and business owners to encourage use of the new "small commercial" rehabilitation tax credit in order to make more private reinvestment possible.

In the coming years, we will continue to strengthen energy efficiency programs that support sustainable development and green building in multifamily rental housing projects through proven programs such as EmPOWER and Be SMART.

And in the coming years, we will continue to expand small business access to capital in targeted areas through the full utilization of Neighborhood BusinessWorks and other resources, expanding and creating energy-efficient small businesses that revitalize local communities and increase local jobs.

National Honors

2007/2008 Awards

- National Council of State Housing Agencies (NCSHA) Program Excellence Award for Homeownership - Empowering New Borrowers Award for "House Keys 4 Employees"
- NCSHA Program Excellence Award for Homeownership - Home Improvement Award for "Accessible Homes for Seniors"
- NCSHA Program Excellence Award for Special Needs - Award for "Resources for Choice"
- NCSHA Program Excellence Award for Management Innovation - "Mortgage Sweep" (bond financing innovations allowing DHCD to offer more than 48 different mortgage products)
- Council of State Community Development Agencies (COSDA) Sterling Achievement Award for Housing - "House Keys 4 Employees"
- COSDA Sterling Achievement Award for Homelessness - Awarded for the "Shelter and Transitional Housing Grant Program"

2009 Awards

COSDA Sterling Achievement Award for Community Development - Town of North Beach

2010 Awards

- Council of State Community Development Agencies (COSDA) Presidents Award for Innovation - Miller's Court, Socially Responsible Development
- National Association of Housing and Redevelopment Officials (NAHRO) - National Award of Merit for Partnership Rental Housing Program
- NAHRO National Award of Merit for Revitalization - Town of North Beach

National Honors

2011 Awards

- National Council of State Housing Finance Agencies (NCSHA) – Award of Excellence – Management Innovation, Advance Claim Model
- NCSHA – Award of Excellence – Homeownership, Encouraging New Production – Oliver Street
- NCSHA – Award of Excellence – Communications, Creative Media – Emergency Mortgage Assistance Marketing Campaign
- Council of State Community Development Agencies (COSCEDA) Sterling Achievement Award in Housing – National Park Seminary
- National Association of Housing and Redevelopment Officials (NAHRO) – National Award of Excellence for Miller’s Court
- NAHRO – National Award of Merit for National Park Seminary
- NAHRO – National Award of Merit for HRDC of Allegany County Offices

2012 Awards

- Council of State Community Development Agencies (COSCEDA) Sterling Achievement Award for Housing – Multi-family Energy Efficiency and Housing Affordability Program

2013 Awards

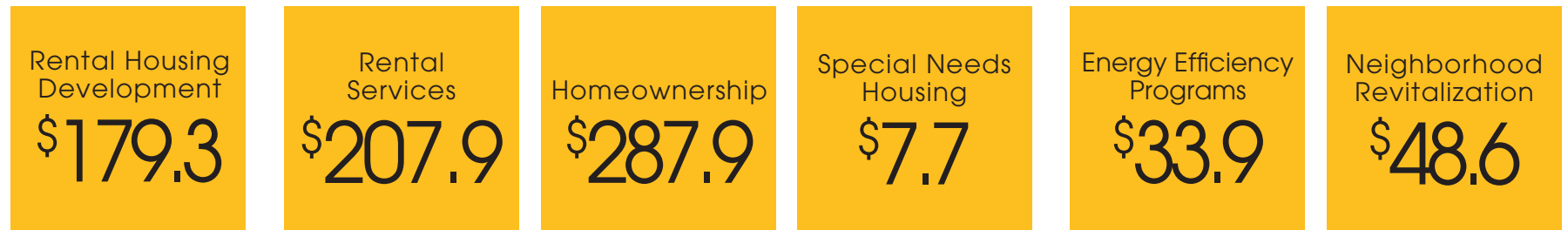
- Baltimore Neighborhoods Inc. – Special Recognition for Affirmatively Furthering Fair Housing through foreclosure prevention efforts
- Maryland Access to Justice Committee Executive Branch Award – MD HOPE Initiative

2014 Awards

- American Society for Public Administration Charles Mathias Jr. Award for Public Service – Secretary Raymond A. Skinner
- Maryland Economic Development Association (MEDA) – Economic Redevelopment Project Award – Baltimore Design School by Seawall
- Maryland Affordable Housing Coalition Lifetime Achievement Award in Housing – to Governor Martin O’Malley

Financial Investments

2014 By the Numbers (in Millions)



Rental Housing Development

Multifamily Revenue Bond Loan Program	\$84.7
Rental Housing Works Program	22.1
Local Government Infrastructure Finance Program	21.3
Federal Low Income Housing 4% Tax Credit Program (see note)	19.2
Partnership Rental Housing Program	10.4
Federal Low Income Housing 9% Tax Credit Program (see note)	8.4
Rental Housing Loan Programs	7.5
Federal HOME Investment Partnership Program	4.3
Shelter and Transitional Housing Program	1.4
	\$179.3

Rental Services

Federal Section 8 Programs - Contract Administration	189.8
Federal Section 8 Programs - Housing Choice Vouchers	15.8
Rental Allowance Program	1.7
Miscellaneous Rental Services Programs	0.6
	\$207.9

Homeownership

Revenue Bond Maryland Mortgage Program	273.0
Downpayment Settlement Expense Loan Program	8.8
Housing Programs for Individuals with Disabilities	6.1
	\$287.9

Special Needs Housing

Single Family Housing Rehabilitation Programs	3.0
Federal HOME Investment Partnership Program	2.4
Lead Paint Abatement Program	1.4
Maryland Affordable Housing Trust Program	0.9
	\$7.7

Energy Efficiency Programs

EmPOWER MD Low Income Energy Efficiency Program & Other Weatherization Funds	27.8
AARA Federal Be SMART Energy Program (Energy Efficiency Conservation Block Grant)	6.4
ARRA Federal Weatherization Assistance Program	-0.3
	\$33.9

(in Millions)

Neighborhood Revitalization

Foreclosure Prevention Housing Counseling and Legal Aid	9.6
Federal Community Services Block Grant Program	8.3
Federal Community Development Block Grant Program	7.7
Community Legacy Program	6.0
Strategic Demolition and Smart Growth Impact Fund	5.0
Neighborhood BusinessWorks Program	4.0
Baltimore Regional Neighborhoods Initiative - BRNI	3.8
Federal Emergency Solutions Grants	1.8
State Community Investment Tax Credit Program	1.8
Miscellaneous Neighborhood Revitalization Programs	0.6
	\$48.6

Total Investment

\$765.3

Note: Equity of \$147.2 million was raised by syndication of the 9% and 4% federal tax credit allocations shown above



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A Legacy of Service to Maryland Communities

Maryland Department of Housing and Community Development
100 Community Place • Crownsville, MD 21032 • 1-800-756-0119 • dhcd.maryland.gov

