

FY 2013



Maryland Affordable Housing Trust

ANNUAL REPORT

PRESENTED TO:

Governor Martin O'Malley

AND

The Maryland General Assembly



RAYMOND A. SKINNER, *Secretary*
Maryland Department of Housing
and Community Development

ALICE G. PINDERHUGHES, *Esquire, Chair*
Maryland Affordable Housing Trust

Maryland Affordable Housing Trust

2013 ANNUAL REPORT

Background

The Maryland Affordable Housing Trust (MAHT) was created by Chapter 265 of the Laws of Maryland 1992 (The Housing and Community Development Article, §§10-101 - 10-301, of the Annotated Code of Maryland, as amended). The purpose of MAHT is to enhance the availability of affordable housing throughout the State by providing assistance for households earning less than 50% of median income, with a preference given to serving households earning less than 30% of median income.

MAHT may solicit and accept gifts, grants, or money from the federal government, State government, local governments or any private source. MAHT also receives interest money earned on certain trust accounts held by title insurers or their agents under §22-103 of the Insurance Article of the Annotated Code of Maryland, as amended. A title insurer or its agent must pool and commingle money received from clients or beneficial owners in connection with escrows, settlements, closings, or title indemnification if, in the judgment of the insurer or its agent, a separate deposit of the trust money would generate interest:

1. of \$50 or less; or
2. more than \$50 in interest, if the reasonable and customary charges of the financial institution are anticipated to be more than the interest which would be earned on the trust money if separately deposited into a MAHT interest bearing account.

The financial institution in which a commingled account is maintained must pay the interest earned on the account, at least quarterly, less any reasonable and customary service charges of the financial institution, to the Maryland Affordable Housing Trust to enhance the availability of affordable housing throughout the State.

An 11-member Board of Trustees appointed by the Governor receives applications for awards, makes the final decision about the awards, and develops a process for making awards that encourages a broad geographic distribution of funds. The Board reviews requests for funds and distributes awards of fund money for the following activities:

- acquisition, construction, rehabilitation or preservation of affordable housing;
- efforts of nonprofit organizations to develop affordable housing; and
- operating expenses of housing developments, which promote affordable housing.

Under the Housing and Community Development Article, §10-110 (b), MAHT is required to submit a report annually to the Governor and General Assembly. The report shall set forth MAHT's complete operating and financial statement and summarize its activities for the preceding fiscal year. This report is submitted in accordance with this requirement.

Financial Summary

In fiscal year 2013, MAHT received \$1,485,770 from interest earned on title companies' escrow accounts, return of unused funds and loan repayments. Prior to fiscal year 2010, MAHT also received the interest earned on the cash balances held in the State Treasury. However, in fiscal year 2010 MAHT was subjected to legislation (HB151/SB141) that required interest earnings on cash balances held by the Treasurer to be accrued to the General Fund of the State. Thus MAHT has elected to segregate the two types of interest earned in the summary of revenues and expenditures (see Attachment 1). From its inception in 1992 through the end of fiscal year 2013, MAHT has received almost \$38.6 million in revenue. The amount of revenue received each year depends upon interest earned on title trust monies and varies with conditions in the real estate market.

Of the almost \$38.6 million in revenues received and an additional \$1 million in General Fund Appropriation added in 2007 and \$2 million in Maryland Consolidated Capital Bond funding added in 2011, over \$41.6 million has been awarded. A balance of almost \$.889 million, which includes return of unused funds, repayments of any repayable grants and cancelled awards is available for future funding rounds. Attachment 1 is a summary of revenues and expenditures to date. At the beginning of calendar year 2013, there were 778 title companies licensed by the Maryland Insurance Administration as title insurance producer firms.

Over the past several years, MAHT has worked with the enforcement section of the Maryland Insurance Administration (MIA) to ensure that Title Insurance Producers are in compliance with the MAHT law and regulations. These efforts have recouped over \$1.36 million in additional revenue for MAHT as of June 30, 2013.

Funds Distribution

MAHT funds are distributed through competitive funding rounds each year. Preference is given to funding housing developments that provide the longest term of affordability, and to funding capital projects serving those most in need of affordable housing. Capital projects include costs associated with the construction, acquisition and/or rehabilitation of housing units. Preference is also given to projects that provide both housing and self-sufficiency assistance for families with minor children or for single adults in need of single room occupancy permanent housing. MAHT financial assistance may also be provided to non-profit developers for capacity building (such as hiring/training staff); operating assistance (including utility and maintenance costs); homeowner assistance (homebuyer counseling/mortgage write-down programs); and predevelopment costs (such as site surveys and architectural design).

Funding Awards

Between October 1, 1992 and June 30, 2013, there has been funding of thirty-six rounds, funding for DHCD's Preserving Homeownership initiative and funding for Hurricane Isabel related issues. A total of 701 grants, totaling \$41,574,438 have been awarded. The table on the next page shows the activities that were funded in the current fiscal year. Exhibit A is a summary of the activities funded since inception of MAHT and Exhibit A-1 lists the activities funded for fiscal year 2013 only. Exhibits B and B-1 show the geographical distribution of the funds throughout the State from inception and for fiscal year 2013 respectively. Exhibits C lists the projects that were funded during funding round 36.

Funding Awards (continued)

MAHT Activities Funded Since Inception

Predevelopment costs	\$ 2,801,345
Capital projects	28,335,106
Operating assistance	4,370,230
Nonprofit capacity building	2,087,375
Working Capital Loans (FY 2003)	250,000
Support Services (includes Homeownership Counseling and Home Owners Preserving Equity "HOPE" initiative)	<u>3,730,292</u>
Total	\$41,574,348

Leverage

MAHT's goal is to use its funds to leverage other funds or to fill the gap in a financing package. In fiscal year 2013, \$1,956,417 in MAHT funds leveraged approximately \$22 million in total project and program development costs, an 11:1 ratio. Other funds leveraged include local, State and federal funds, as well as private financing and foundation grants.

Activities

In addition to making awards in the funding round, the full Board of Trustees met two times in the fiscal year.

Financial Audit

During the fiscal year, the financial records of MAHT were audited for the period July 1, 2012 through June 30, 2013. The independent auditors found MAHT's financial statements to present fairly MAHT's financial position for that period. The internal control structure of MAHT and its operations were reported to be in conformance with standards established by the American Institute of Certified Public Accountants. A financial audit of the books and records of MAHT is conducted annually.

Conclusion

MAHT continues to meet its goal of providing flexible financing to enhance the availability of affordable housing throughout the State. During fiscal year 2013, MAHT made 32 awards. MAHT has also successfully leveraged other funds and distributed its resources widely throughout the State. MAHT has been able to accomplish its goals and objectives in an efficient manner, as evidenced by the low administrative expenditures. Due to the downturn in the economy and the real estate markets, the MAHT Board expects to hold only one funding round next year and will continue to provide housing assistance to Maryland's most needy citizens.

Board of Trustees

Each of the 11 voting members of the Board fills a category specified by the enabling legislation. The board members as of June 2013 are:

<u>MEMBER</u>	<u>CATEGORY</u>
Alice G. Pinderhughes Attorney-At-Law	Chair, Representing General Public
Paul K. Casey, Esq. Ballard Spahr LLP	Representing General Public
Dr. Sandra Edmonds Crewe Howard University	Representing Social Service Providers
Dale R. McArdle Associated Catholic Charities	Representing nonprofit housing developers
Eric C. Brown Prince George's County Department of Housing and Community Development	Representing Public Housing Authorities
Elizabeth S. Glenn Baltimore County Office of Community Conservation	Representing General Public
Miriam Torrico Montgomery County Department of Housing and Community Affairs	Representing local governments
Bert J. Hash, Jr. Municipal Employees Credit Union of Baltimore	Representing State financial institutions
(Vacant)	Representing for-profit housing developers
Linda L. Rose First American Title Insurance Company	Representing State title companies
Albert (Buz) Winchester Retired	Representing General Public
(Vacant)	Ex officio, Representing President of the Senate
Delegate Heather Mizeur District 20, Montgomery County	Ex officio, Representing Speaker of the House
Raymond A. Skinner Secretary	Ex officio, Maryland Department of Housing and Community Development

Attachment 1

MARYLAND AFFORDABLE HOUSING TRUST

Summary of Revenues and Expenditures October 1, 1992 through June 30, 2013

Revenue from Interest Earned by Title Companies	\$33,861,716
Revenue recovery via MIA enforcement action	1,363,469
Interest earned on the MAHT account with the Treasurer (Oct. '92 – June '09)	3,132,305
Awards cancelled or decreased	2,821,967
Return of unused funds, loan repayments	1,493,362
Donations	13,359
2007 General Fund Appropriation	1,000,000
FY 09 Reduction in General Fund contingent liability	(8,784)
Maryland Consolidated Capital Bond Loan (MCCBL) AY 10 amount	2,000,000
Grant Awards	(41,574,438)
Administrative Expenses	(913,911)*
Budget Revision under 2003 House Bill 40	(2,300,000)
	=====
Balance Available for Future Funding Rounds	\$ 889,045
	=====

* Up to 5% of Trust monies may be used for actual operating and staffing expenses (The Housing and Community Development Article, §§10-105 (a)(2), of the Annotated Code of Maryland, as amended)

Exhibit A
MARYLAND AFFORDABLE HOUSING TRUST

Awards Made in Rounds 1 - 36
October 1, 1992 through June 30, 2013

Funding Cycle	Capital	Capacity	Other*	Predev	Operating	Support	Total
Round 1	\$ 60,710	\$ 141,115	\$ -	\$ -	\$ 148,800	\$ 189,010	\$ 539,635
Round 2	\$ 313,675	\$ 50,000	\$ -	\$ -	\$ -	\$ 167,650	\$ 531,325
Round 3	\$ 315,353	\$ 49,500	\$ -	\$ 45,200	\$ 100,000	\$ 56,000	\$ 566,053
Round 4	\$ 375,000	\$ -	\$ -	\$ 37,300	\$ 124,245	\$ 70,600	\$ 607,145
Round 5	\$ 175,000	\$ -	\$ -	\$ 58,000	\$ 285,344	\$ 134,400	\$ 652,744
Round 6	\$ 335,740	\$ 10,000	\$ -	\$ 135,000	\$ 7,390	\$ 111,500	\$ 599,630
Round 7	\$ 379,867	\$ 50,000	\$ -	\$ 110,000	\$ 81,756	\$ 46,900	\$ 668,523
Round 8	\$ 513,330	\$ -	\$ -	\$ 137,000	\$ 52,945	\$ 5,250	\$ 708,525
Round 9	\$ 412,100	\$ -	\$ -	\$ 117,500	\$ 118,300	\$ 139,467	\$ 787,367
Round 10	\$ 448,450	\$ 30,000	\$ -	\$ 50,000	\$ 127,700	\$ 69,000	\$ 725,150
Round 11	\$ 524,853	\$ 100,000	\$ -	\$ 60,130	\$ 96,475	\$ 58,000	\$ 839,458
Round 12	\$ 653,870	\$ 62,500	\$ -		\$ 50,000	\$ 33,750	\$ 800,120
Round 13	\$ 549,000	\$ 50,000	\$ -	\$ 38,000	\$ 17,000	\$ 75,000	\$ 729,000
Round 14	\$ 584,650	\$ 52,500	\$ -	\$ 102,000	\$ 11,250	\$ 50,000	\$ 800,400
Round 15	\$ 610,850	\$ 33,000	\$ -	\$ 171,000	\$ 42,500	\$ 12,500	\$ 869,850
Round 16	\$ 707,500	\$ 5,000	\$ -	\$ 128,750	\$ 100,000	\$ 80,000	\$ 1,021,250
Round 17	\$ 503,200	\$ -	\$ -	\$ -	\$ 77,500	\$ 52,500	\$ 633,200
Capacity Building	\$ -	\$ 1,021,000	\$ 250,000	\$ -	\$ -	\$ -	\$ 1,271,000
Round 18	\$ 745,130	\$ 102,150	\$ -	\$ 65,000	\$ 73,720	\$ -	\$ 986,000
Round 19	\$ 610,000	\$ 45,000	\$ -	\$ 75,000	\$ 248,500	\$ -	\$ 978,500
Round 20 (with HI)	\$ 670,063	\$ 36,000	\$ -	\$ -	\$ 114,760	\$ 18,000	\$ 838,823
Hurricane Isabel	\$ 365,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 365,000
Round 21	\$ 648,000	\$ 17,850	\$ -	\$ -	\$ 115,150	\$ 117,350	\$ 898,350
Round 22	\$ 834,700	\$ -	\$ -	\$ 150,000	\$ 87,500	\$ -	\$ 1,072,200
Round 23	\$ 1,230,700	\$ -	\$ -	\$ 282,500	\$ 221,350	\$ 48,300	\$ 1,782,850
Round 24	\$ 967,782	\$ -	\$ -	\$ 65,000	\$ 213,500	\$ 57,900	\$ 1,304,182
Round 25	\$ 1,064,424	\$ 45,000	\$ -	\$ 45,000	\$ 207,872	\$ 22,658	\$ 1,384,954
Round 26	\$ 1,440,576	\$ 130,500	\$ -	\$ 350,000	\$ 223,129	\$ 1,084,426	\$ 3,228,631
Round 27	\$ 2,005,615	\$ -	\$ -	\$ 180,000	\$ 159,763	\$ 170,960	\$ 2,516,338
Round 28	\$ 933,210	\$ -	\$ -	\$ -	\$ 68,000	\$ 175,290	\$ 1,176,500
Round 29	\$ 2,183,726	\$ 15,300	\$ -	\$ 148,965	\$ 163,702	\$ 15,000	\$ 2,526,693
Round 30	\$ 529,000	\$ -	\$ -	\$ -	\$ 115,000	\$ 85,000	\$ 729,000
Round 31	\$ 1,334,850	\$ -	\$ -	\$ 100,000	\$ 157,000	\$ 65,000	\$ 1,656,850
Round 32	\$ 400,135	\$ -	\$ -	\$ -	\$ 85,000	\$ 58,000	\$ 543,135
Round 33	\$ 1,672,721	\$ -	\$ -	\$ 100,000	\$ 472,909	\$ 136,000	\$ 2,381,630
Round 34	\$ 594,475	\$ -	\$ -	\$ -	\$ 25,000	\$ 85,000	\$ 704,475
Round 35	\$ 1,065,835	\$ -	\$ -	\$ -	\$ 47,700	\$ 80,000	\$ 1,193,535
Round 36	\$ 1,576,106	\$ 40,960	\$ -	\$ 50,000	\$ 129,470	\$ 159,881	\$ 1,956,417
Total	\$ 28,335,196	\$ 2,087,375	\$ 250,000	\$ 2,801,345	\$ 4,370,230	\$ 3,730,292	\$ 41,574,438
<i>Percent</i>	<i>68%</i>	<i>5%</i>	<i>1%</i>	<i>7%</i>	<i>10%</i>	<i>9%</i>	<i>100%</i>

*Working Capital Loans

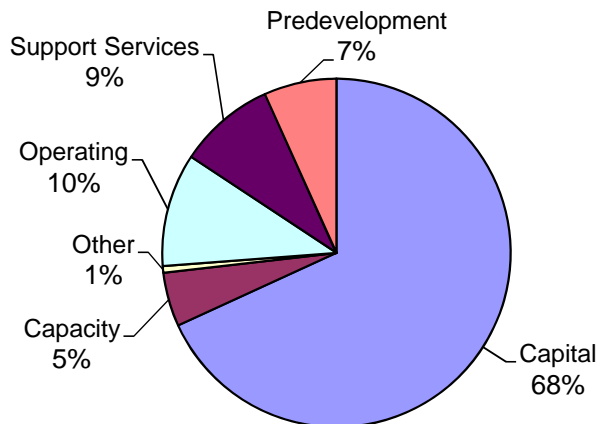


Exhibit A-1

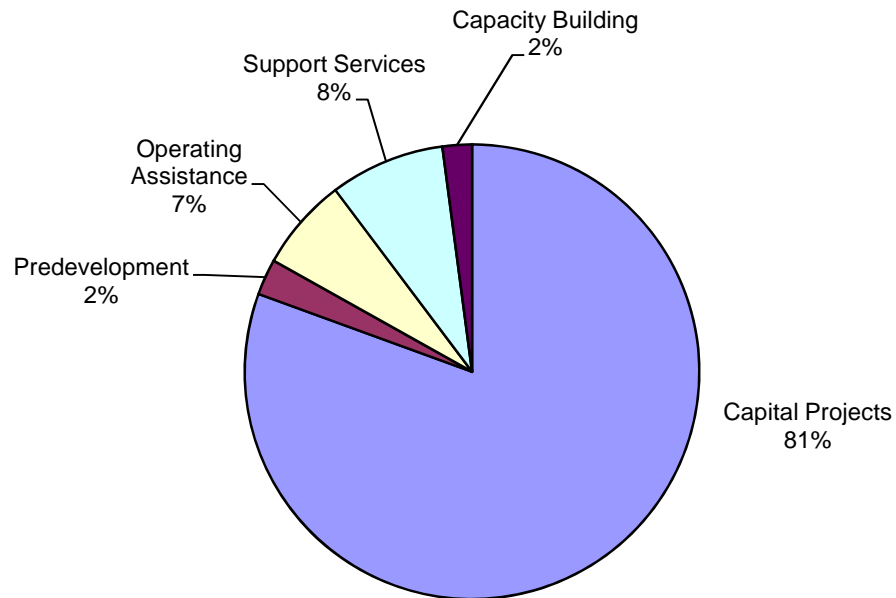
MARYLAND AFFORDABLE HOUSING TRUST

Awards Summary

Fiscal Year 2013 (July 1, 2012 through June 30, 2013)

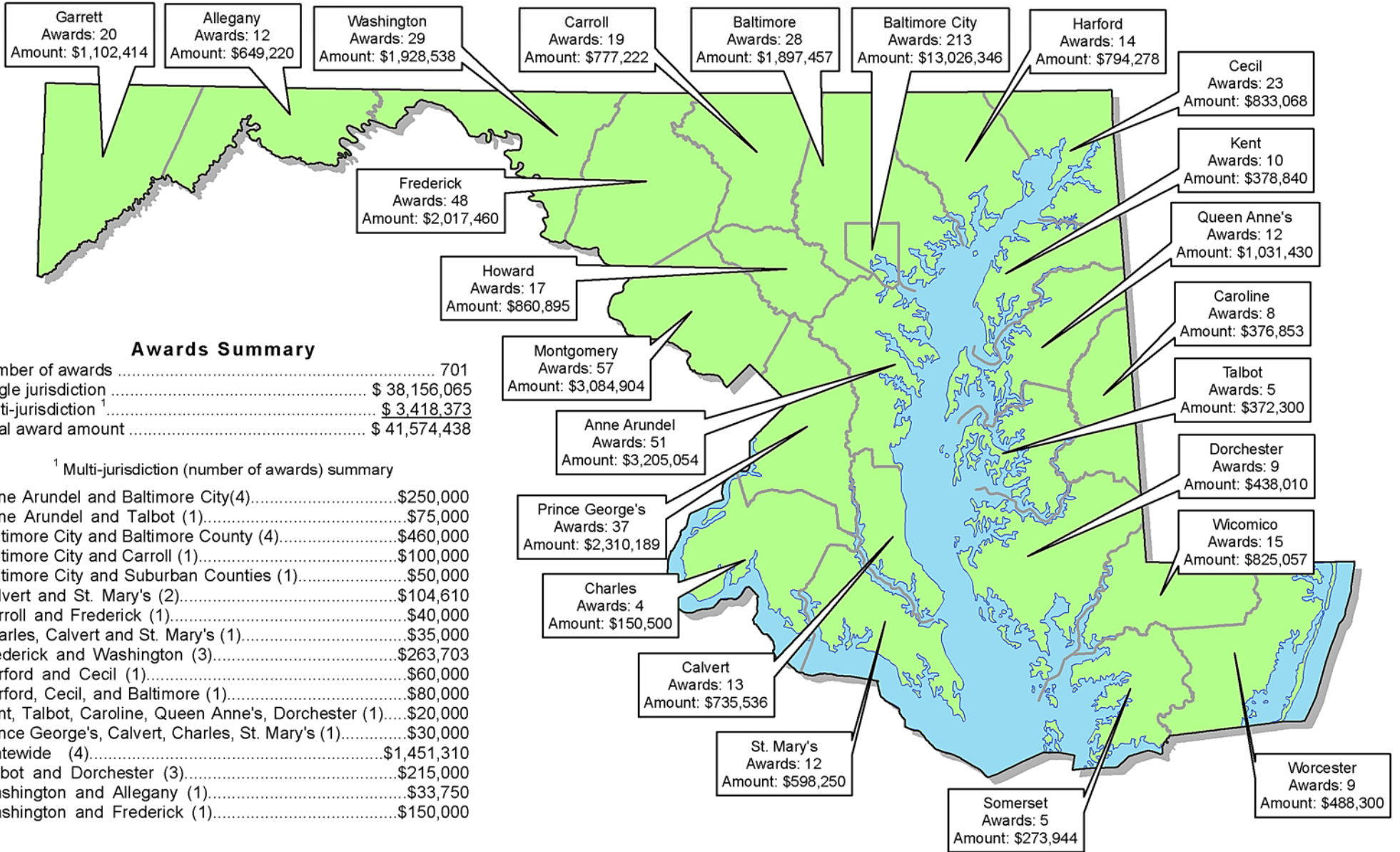
Activity Funded	Amount
Capital Projects	1,576,106
Predevelopment	50,000
Operating Assistance	129,470
Support Services	159,881
Capacity Building	40,960
Total	\$ 1,956,417

Rounds 36 by Activity Funded



Maryland Affordable Housing Trust

Awards by Jurisdiction: Rounds 1 - 36



Awards Summary

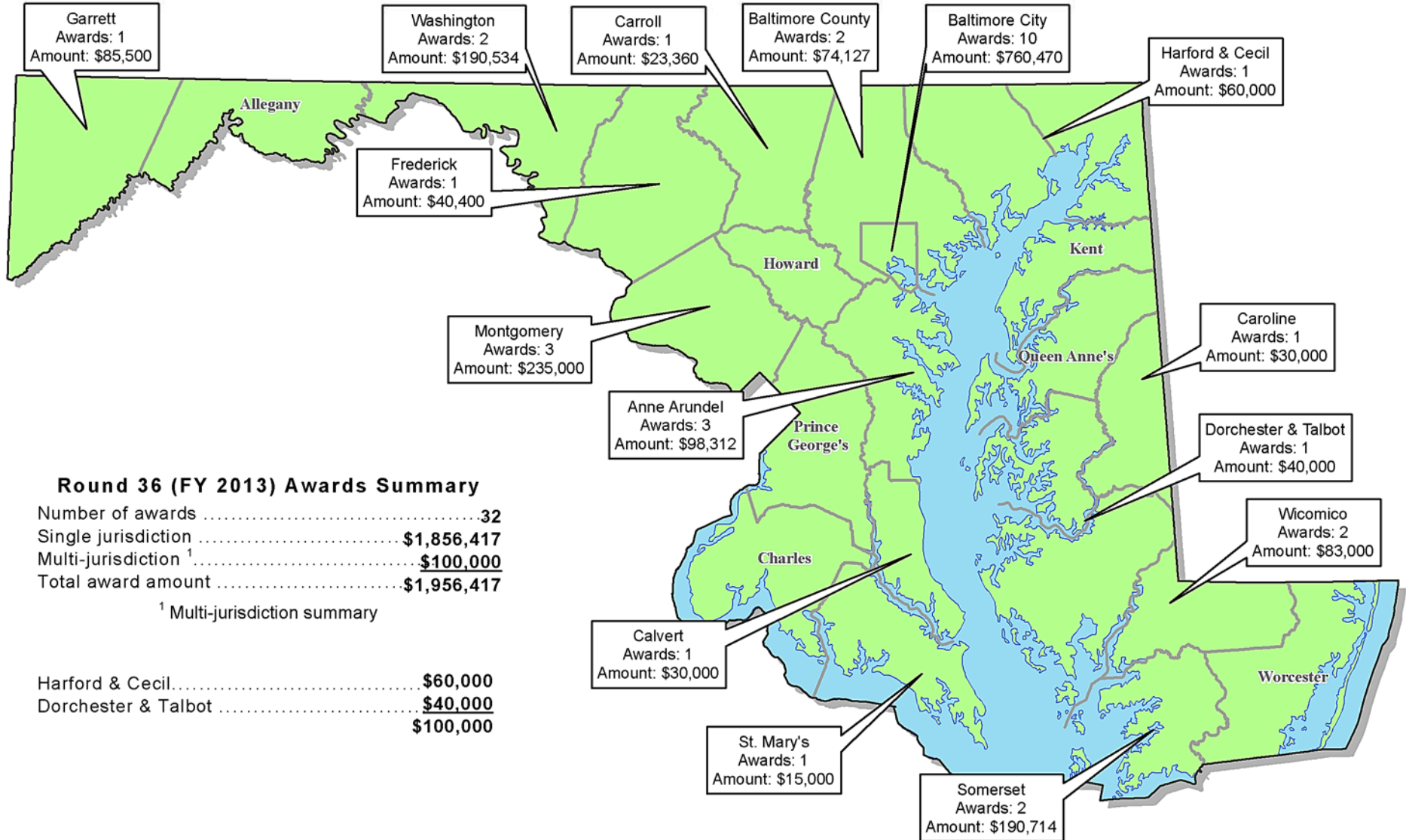
Number of awards	701
Single jurisdiction	\$ 38,156,065
Multi-jurisdiction ¹	\$ 3,418,373
Total award amount	\$ 41,574,438

¹ Multi-jurisdiction (number of awards) summary

Anne Arundel and Baltimore City(4).....	\$250,000
Anne Arundel and Talbot (1).....	\$75,000
Baltimore City and Baltimore County (4).....	\$460,000
Baltimore City and Carroll (1).....	\$100,000
Baltimore City and Suburban Counties (1).....	\$50,000
Calvert and St. Mary's (2).....	\$104,610
Carroll and Frederick (1).....	\$40,000
Charles, Calvert and St. Mary's (1).....	\$35,000
Frederick and Washington (3).....	\$263,703
Harford and Cecil (1).....	\$60,000
Harford, Cecil, and Baltimore (1).....	\$80,000
Kent, Talbot, Caroline, Queen Anne's, Dorchester (1).....	\$20,000
Prince George's, Calvert, Charles, St. Mary's (1).....	\$30,000
Statewide (4).....	\$1,451,310
Talbot and Dorchester (3).....	\$215,000
Washington and Allegany (1).....	\$33,750
Washington and Frederick (1).....	\$150,000

Maryland Affordable Housing Trust

Awards by Jurisdiction: Round 36 (FY 2013)



Round 36 (FY 2013) Awards Summary

Number of awards	32
Single jurisdiction	\$1,856,417
Multi-jurisdiction ¹	\$100,000
Total award amount	\$1,956,417

¹ Multi-jurisdiction summary

Harford & Cecil	\$60,000
Dorchester & Talbot	\$40,000
	\$100,000

Exhibit C
MARYLAND AFFORDABLE HOUSING TRUST
Fiscal Year 2013 Awards
Round 36

ORGANIZATION	PROJECT	JURISDICTION	AWARD
Arundel House of Hope, Inc.	Fouse Center and 5 Community Housing Programs	Anne Arundel	\$30,000
Bello Machre, Inc.	Bello Machre Emergency Generators	Anne Arundel	\$48,312
Bethel Corporation / Bethel Gardens	Bethel Gardens	Washington	\$128,034
Caroline County Habitat for Humanity, Inc.	Neighborhood Revitalization Initiative	Caroline	\$30,000
Community Living, Inc.	Rainbow Modifications	Frederick	\$40,400
Compass, Inc.	Group Home Facility Rehabilitation, Energy Efficiency and Code Compliance Project	Montgomery	\$45,000
Dayspring Programs, Inc.	Dayspring Square	Baltimore City	\$75,000
Empire Homes of Maryland, Inc.	EHM@Calvert	Baltimore City	\$140,000
Garrett County, Maryland, Community Action Committee, Inc.	Summer Breeze Group Workcamp and Home Repairs	Garrett	\$85,500
Gaudenzia Foundation, Inc.	Park Heights Women and Children's Center	Baltimore City	\$150,000
Habitat for Humanity Choptank, Inc.	Blockbuilding in the Choptank Region	Dorchester and Talbot	\$40,000
Habitat for Humanity of Montgomery County, Maryland, Inc.	Maple Hill	Montgomery	\$90,000
Habitat for Humanity of the Chesapeake, Inc.	Orchard Ridge	Baltimore City	\$50,000
Habitat for Humanity of Wicomico County, Inc.	Habitat for Humanity of Wicomico County	Wicomico	\$40,000
Habitat for Humanity Susquehanna, Inc.	Habitat Home Build 1-6	Harford and Cecil	\$60,000
Homes for America, Inc.	Leonard Apartments	Wicomico	\$43,000
Housing Authority of Calvert County	Calvert Career Center Homes	Calvert	\$30,000
Housing Authority of St. Mary's County, MD	The Gateways	St. Mary's	\$15,000
Main Street Housing, Inc.	Baltimore City Housing Initiative	Baltimore City	\$85,000
Memorial Apartments Corporation	Memorial Apartments	Baltimore City	\$50,000
Monroe Homes, Inc.	Housing Our Homeless Heroes	Baltimore County	\$40,960
National Capital B'nai B'rith Assisted Housing Corporation	Edwards Building Rehabilitation	Montgomery	\$100,000
New Vision House of Hope, Inc.	Transitional Housing Program	Baltimore City	\$36,000
Preservation Management, Inc. #1	Princess Anne Townhouses	Somerset	\$40,714
Preservation Management, Inc. #2	Ruscombe Garden Apartments	Baltimore	\$33,167

**Fiscal Year 2013 Awards
Round 36 (continued)**

Rebuilding Together Baltimore	Critical Repairs for Low Income Homeowners	Baltimore City	\$40,000
Sandtown Habitat for Humanity, Inc.	2013 10-House Building Project	Baltimore City	\$80,000
Seeds 4 Success, Inc.	Seeds 4 Success	Anne Arundel	\$20,000
Somerset Committee for the Homeless, Inc.	Emergency/Rapid Re-housing Project	Somerset	\$150,000
The Arc of Carroll County, Inc.	ALU Rehabilitation	Carroll	\$23,360
Way Station, Inc.	Way Station Evidence-supported Practice Housing	Washington	\$62,500
YWCA of Greater Baltimore Area, Inc.	Susanna Wesley Supportive Housing Program	Baltimore City	\$54,470
TOTAL			\$1,956,417