



HOUSING AND COMMUNITY
DEVELOPMENT FINANCING ACT
QUARTERLY REPORT
FY 2026

Maryland Community Investment Corporation
January 1, 2026

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The Honorable Wes Moore
Governor, State of Maryland
100 State House
Annapolis, Maryland 21401

The Honorable Dana M. Stein
Acting House Speaker
Maryland General Assembly
State House, H-101
Annapolis, Maryland 21401

The Honorable Jared Solomon
House Chair
Joint Audit and Evaluation Committee
312 House Office Building
Annapolis, Maryland 21401

The Honorable Bill Ferguson
President of the Senate
Maryland General Assembly
State House, H-107
Annapolis, Maryland 21401

The Honorable Shelly Hettleman
Senate Chair
Joint Audit and Evaluation Committee
220 James Senate Office Building
Annapolis, Maryland 21401

Esteemed Leaders:

On behalf of the Board of Directors of the Maryland Community Investment Corporation (“MCIC”), I am pleased to submit this quarterly report pursuant to Economic Development Article §10-1123(b) for the period ending January 1, 2026.

As Maryland’s first state-sponsored Community Development Entity, established under the Housing and Community Development Financing Act of 2024, MCIC exists to galvanize investment, draw crucial federal resources, and foster economic opportunity in underserved communities across the State.

In accordance with the statutory requirements, MCIC reports below the businesses and projects receiving support through programs administered by the Corporation. This submission includes information on the number of employees in and outside of the State, capital or other investments made in Maryland, and proposed job creation or capital investment anticipated because of the investment.

For this reporting period, MCIC has attached a table detailing the requested information for the 20 community development organization borrowers participating in the Baltimore Vacants Reinvestment Initiative (“BVRI”) program. During the reporting period, MCIC continued deployment of BVRI capital provided through a pass-through grant from the Maryland Department of Housing and Community Development, received on July 1, 2025.

As the financial intermediary for the BVRI program, MCIC is supporting multiple community development organization borrowers engaged in the acquisition, stabilization, and redevelopment of vacant properties in Baltimore City. These activities are intended to catalyze neighborhood revitalization, support local employment, and leverage additional public and private investment over time. With continued partnership from other State units, including consideration of additional capitalization, MCIC could further scale this work and extend its impact to underserved communities beyond Baltimore City and across the State of Maryland.

The Board of Directors and staff of MCIC greatly appreciate the continued support of the Administration and the General Assembly in advancing this mission. We would be pleased to brief members on MCIC’s work as

the financial intermediary for the BVRI program during the upcoming legislative session or at another time convenient to you.

Sincerely,

Michael J. Pokorny
Chief Executive Officer

cc: The Honorable Comptroller Brooke Lierman
The Honorable Jake Day
The Honorable Rebecca Flora
The Honorable Harry Coker
The Honorable Atif Chaudry
Tifani Fisher, Allegany County NAACP
Tracy Evans, Baltimore Community Lending

Company Name	City	County	State	Amount Disbursed	Investment Date	Total Employees	Industry	Investment Program
Southwest Partnership Inc	Baltimore	Baltimore City	MD	\$ 110,335.11	9-Oct-25	5	Community Development	BVRI - Immediate Activity Liquidity (IAL) Loan
Make Space Inc	Baltimore	Baltimore City	MD	\$ 364,593.31	21-Oct-25	1	Community Development	BVRI - Immediate Activity Liquidity (IAL) Loan
Comprehensive Housing Assistance Inc	Baltimore	Baltimore City	MD	\$ 313,404.98	14-Oct-25	34	Community Development	BVRI - Immediate Activity Liquidity (IAL) Loan
Habitat for Humanity of the Chesapeake	Baltimore	Baltimore City	MD	\$ -	N/A	30	Community Development	BVRI - Immediate Activity Liquidity (IAL) Loan
Healthy Neighborhoods Inc	Baltimore	Baltimore City	MD	\$ 9,500.00	12-Nov-25	13	Community Development	BVRI - Immediate Activity Liquidity (IAL) Loan
Neighborhood Housing Services of Baltimore Inc	Baltimore	Baltimore City	MD	\$ 477,797.68	2-Oct-25	32	Community Development	BVRI - Immediate Activity Liquidity (IAL) Loan
South Baltimore Gateway Community Impact District Management Authority	Baltimore	Baltimore City	MD	\$ -	N/A	18	Government Instrumentality	BVRI - Immediate Activity Liquidity (IAL) Loan
Southeast Community Development Corporation	Baltimore	Baltimore City	MD	\$ 495,272.56	10-Oct-25	22	Community Development	BVRI - Immediate Activity Liquidity (IAL) Loan
Unity Properties Inc	Baltimore	Baltimore City	MD	\$ 500,000.00	17-Dec-25	12	Community Development	BVRI - Immediate Activity Liquidity (IAL) Loan
Upton Planning Committee Inc	Baltimore	Baltimore City	MD	\$ 398,365.96	7-Nov-25	5	Community Development	BVRI - Immediate Activity Liquidity (IAL) Loan
O'Hara Development Partners CDC Inc	Baltimore	Baltimore City	MD	\$ 394,936.83	10-Oct-25	4	Community Development	BVRI - Immediate Activity Liquidity (IAL) Loan
Bethel Outreach Center Inc	Baltimore	Baltimore City	MD	\$ -	N/A	3	Community Development	BVRI - Immediate Activity Liquidity (IAL) Loan
Baltimore Redlining & Blight Elimination Community Development Corporation	Baltimore	Baltimore City	MD	\$ 499,080.51	26-Sep-25	1	Community Development	BVRI - Immediate Activity Liquidity (IAL) Loan
Central Baltimore Partnership	Baltimore	Baltimore City	MD	\$ -	N/A		Community Development	BVRI - Immediate Activity Liquidity (IAL) Loan
Govans Ecumenical Development Corporation	Baltimore	Baltimore City	MD	\$ 57,545.00	16-Dec-25	21	Community Development	BVRI - Immediate Activity Liquidity (IAL) Loan
Parity Baltimore Incorporated	Baltimore	Baltimore City	MD	\$ -	N/A	5	Community Development	BVRI - Immediate Activity Liquidity (IAL) Loan
South Baltimore Community Land Trust Inc	Baltimore	Baltimore City	MD	\$ 239,075.00	12-Nov-25	6	Community Development	BVRI - Immediate Activity Liquidity (IAL) Loan
Coppin Heights Community Development Corporation	Baltimore	Baltimore City	MD	\$ -	N/A	5	Community Development	BVRI - Immediate Activity Liquidity (IAL) Loan
Rebuild Baltimore Vacants LLC	Baltimore	Baltimore City	MD	\$ 459,381.30	6-Oct-25		Community Development	BVRI - Immediate Activity Liquidity (IAL) Loan
Park Heights Renaissance Inc	Baltimore	Baltimore City	MD	\$ -	N/A	12	Community Development	BVRI - Immediate Activity Liquidity (IAL) Loan
Total	20			\$ 4,319,288.24		229		

* Investments with no investment date are awarded loans with no disbursement to date.

Total employee figures based on Organizational Charts submitted as part of loan approval process.