

## **DIVISION OF HOUSING FINANCE**

The Division of Housing Finance was established in 1987 (Chapter 311, Acts of 1987). The Division consists of the Community Development Administration. The Division also is served by the Housing Finance Review Committee.

### **COMMUNITY DEVELOPMENT ADMINISTRATION**

Trudy P. McFall, *Director*  
Nancy S. Rase, *Deputy Director*

100 Community Place  
Crownsville, MD 21032 514-7500

The Community Development Administration (CDA) was formed in 1970 within the Department of Economic and Community Development (Chapter 527, Acts of 1970). The Administration joined the Department of Housing and Community Development in 1987 (Chapter 311, Acts of 1987).

The Administration works to increase the supply of housing for families of limited income, the elderly, and the handicapped; foster sound community development; and stimulate the construction industry statewide. The Administration is responsible for Rental Housing Programs, Home Ownership Programs, Special Loan Programs, Housing Subsidy Programs, and the Housing Management Credit Program. Programs are funded by the sale of tax-exempt revenue bonds; construction loan notes; taxable bonds; State general obligation bonds; general funds; special funds generated through loan repayments, fees, and charges; and federal housing subsidies. The Administration also issues essential function bonds for the Local Government Infrastructure Financing Program administered by the Division of Community Assistance.

Projects proposed for financial assistance must be consistent with local priorities and complement and supplement local community development programs and initiatives. Projects also must meet eligibility criteria and financing requirements (Code 1957, Art. 83B, secs. 2-203 through 2-208).

#### **HOUSING FINANCE REVIEW COMMITTEE**

*Chairperson:* Ardath M. Cade, Deputy Secretary of Housing & Community Development

*Public members appointed by Governor:* Kathleen A. Boland, 1991; Peyton Herbert, 1991.

*State government members appointed by Governor upon recommendation of Secretary of Housing & Community Development:* Jacqueline H. Rogers and Patricia J. Payne, Dept. of Housing & Community Development; vacancy, Dept. of Budget & Fiscal Planning.

*Ex officio:* Thomas R. Hobbs, Chairperson, Maryland Housing Policy Commission.

514-7005

The Housing Finance Review Committee was created in 1983 (Chapter 668, Acts of 1983). The Committee reviews specific loan requests or categories of loan requests, and the investment and project financing policies of the Division of Housing Finance. After review, the Committee makes recommendations to the Secretary of Housing and Community Development.

Appointed by the Governor, the Committee is composed of seven members. Three are Department employees; two are public members who serve four-year terms; one is a public member who is the chairperson of the Maryland Housing Policy Commission; and one is an employee of the executive branch of State government who is not employed by the Department (Code 1957, Art. 83B, sec. 2-202).

#### **RENTAL HOUSING PROGRAMS**

Nancy S. Rase, *Director*

514-7446

The *Rental Housing Production Program (RHPP)* was established by the legislature in 1986 to stimulate production of rental housing for lower-income households. Funds can be used for capital assistance to cover costs of construction, rehabilitation, or acquisition of rental housing, or for mortgage assistance to reduce the operating costs of rental housing. Local governments must make a contribution to reduce costs or otherwise support developments financed through the Program. Priority is given to developments that serve households at 30 percent or less of area median income. The Program is funded with general funds and repayments of principal and interest on outstanding loans.

The *Multi-Family Bond Program* provides below-market-rate construction and permanent financing using taxable and tax-exempt bonds and notes. To be eligible, developments must set aside a portion of the units for limited-income households.

The *Maryland Housing Rehabilitation Program—Multi-Family (MHRP—MF)* is designed to preserve the State's stock of existing housing by making direct, low-interest loans available to the owners of apartment buildings of five or more units and commercial properties for repair and renovation. Under the requirements of the Program, recipients of loans for the renovation of rental properties must make units available to low-income tenants in the same proportion as MHRP financing to total project costs. Authorized by the General Assembly in 1975, MHRP—MF is funded by State general obligation bonds, general funds, and by repayments of principal and interest on outstanding loans.