



Maryland Department of Housing
and Community Development
Kenneth C. Holt, Secretary

Tuesday, June 11, 2019

Older Adults Behavioral Health Policy Summit

Housing Policies, Practices, and Programs:
DHCD Perspective



- **DHCD** is the Housing Finance Agency (HFA) for the State of Maryland.
- **DHCD** is the local Public Housing Authority (PHA) for most of the Eastern Shore and Western Maryland.
- **DHCD** administers a wide variety of federal/state housing programs to create and encourage healthy, sustainable communities.
- **DHCD** supports homeownership and affordable rental housing for low-and-moderate-income families, elderly, individuals with disabilities and the homeless.

- **DHCD** does not own or manage properties
- **DHCD** does not manage landlord-tenant relationships
- **DHCD** does not oversee or enforce any local zoning codes
- **DHCD** does not administer local housing codes

Definition of Elderly:

DHCD defines an Elderly Household as one in which at least one household member is age sixty-two (62) or over

“At all times during the review process, it has been DHCD’s intent to ensure that Maryland’s affordable housing development resources are fairly deployed in a manner that best serves Maryland residents, including families, seniors, and persons with disabilities or special needs, and the continuing demand for quality, affordable rental housing across the State.”

-2019 Multifamily Rental Financing and Program Guide: Attachment to Maryland Qualified Allocation Plan for the Allocation of Federal Low Income Housing Tax Credits – Effective February 14, 2019

“All projects, regardless of the source of funds, must comply with UFAS and any other applicable laws or requirements including, without limitation, to Section 504 of the Rehabilitation Act of 1973 (Section 504), the regulations implementing Section 504 at 24 CFR Part 8, the Americans with Disabilities Act (ADA), and the 2010 ADA Standards (as modified by HUD).”

-2019 Multifamily Rental Financing and Program Guide: Attachment to Maryland Qualified Allocation Plan for the Allocation of Federal Low Income Housing Tax Credits – Effective February 14, 2019

Priorities to guide the award of competitive funding:

1. Family Housing in Communities of Opportunity
2. Housing in Community Revitalization and Investment Areas
3. Integrated Permanent Supportive Housing Opportunities
4. Preservation of Existing Affordable Housing
5. **Elderly Housing in Rural Areas of the State Outside Communities of Opportunity**
6. Permanent Supportive Housing for Veterans and Persons Experiencing Homelessness

POLICIES

- Generally, DHCD will not participate in a project if it results in the permanent displacement of more than 5% of elderly or disabled residents...
- Elderly occupancy projects must deliver or coordinate services that stabilize occupancy by improving residents' abilities to uphold their lease obligations throughout the aging process and enhance quality of life through improved access to or information concerning services and benefits, health promotion, community building, and socialization
- Rent burdens may not exceed 35% of gross income
- No more than ten (10) State Bonus Points may be awarded to any project, except for projects that propose intergenerational housing or housing for the elderly, which may be awarded up to fifteen (15) State Bonus Points
- Except for gut rehabilitation projects, the project must meet visitability standards for at least 25% of its units and incorporate universal design features in its units and common areas.

Senior Housing Unit

Production/Preservation Overview

- FY 2017
 - 1,730 units
- FY 2018
 - 261 units
- FY 2019 (as of 3/31/2019)
 - 743 units produced or preserved
- 2019 Spring Competitive Round
 - 3 Applications (217 New Units)

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**Greens At Irvington Mews
Baltimore City**



**The Bonifant at Silver Spring
Silver Spring, Montgomery County**



**The Lodges at Naylor Mill II
Salisbury, Wicomico County**



**Cumberland Meadows
Cumberland, Allegany County**



For More Information, please visit:

www.dhcd.maryland.gov

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