

by the Administration. HELP—MF is administered under the same funding as HELP—SF.

Through the *Energy Bank Program (EBP)*, funds from the federal Solar Energy and Energy Conservation Bank Program are used to prepay interest on basic energy conservation improvement loans or to match grants in conjunction with other grant programs. Eligible recipients must meet income guidelines established by the Community Development Administration.

HOUSING SUBSIDY PROGRAMS

Phillip Katzung, *Director* 974-2076

The Community Development Administration administers federal funds to subsidize rental housing under the *Section 8 Existing Program*. These funds come to the State through the U.S. Department of Housing and Urban Development under the Federal Housing Act of 1937 (42 USC 1437, as amended).

Under the Section 8 Existing Program, participating landlords make available to low-income families rental housing that meets occupancy standards. To qualify, total family income must be 50 percent or less of the median income for the area in which the housing is located. As an administering local agency, the Community Development Administration accepts and reviews applications from prospective tenants for participation in the program. Families that qualify are issued Certificates of Family Participation.

Owners who agree to rent to qualifying families sign a contract with the Community Development Administration or the local administering agency that guarantees payments to the owner as long as the housing and lease adhere to federal standards. Through the Community Development Administration, the U.S. Department of Housing and Urban Development subsidizes that part of the rent that exceeds 30 percent of the family's total income. Individual applicants must find their own housing. In this way, families may select neighborhoods that best suit their needs.

Other than the elderly, disabled, or handicapped, the only single persons automatically eligible for the Section 8 Existing Program are those displaced from their previous housing by governmental actions, or those who are a remaining member of a tenant family.

The Regional Planning Council administers the Section 8 Existing Program in Anne Arundel, Baltimore, Carroll, Harford and Howard counties, and in Annapolis and Baltimore City.

The *Moderate Rehabilitation Program* helps improve existing multi-family rental units that need repair or renovation. Under the Program, the land-

lord rehabilitates the unit, often with Community Development Administration financing. The Administration, on behalf of the tenants, then commits rent subsidies to the unit for a period of fifteen years. These rent subsidies are funded by the federal government. The Program is part of the Section 8 Existing Program.

The *Rental Rehabilitation Program* is directed at rental housing in need of repair. The Program encourages owners of such housing to renovate the structures. It also helps owners rehabilitate rental housing by providing the owner with half the cost of rehabilitating each unit, or \$5,000, whichever is less. In addition, the Program provides federal housing subsidies to families unable to pay market-rate rents on renovated housing or helps them find alternate housing.

The *Rental Allowance Program (RAP)* was created by the General Assembly in 1986 and was first funded in 1987. For low-income households of the homeless or those in need of emergency housing, the Program provides short-term rent subsidies. It also makes grants to local governments for monthly payments to eligible households. Funding is provided through State general funds.

HOUSING MANAGEMENT

Gloria Jackson, *Director* 974-2178

The Community Development Administration oversees the management by private firms of housing developments financed by CDA or administered under Section 8 allocations. CDA oversees 120 developments containing over 15,100 units of rental housing. This includes Section 8 contracts for 69 developments containing over 6,200 units of rental housing. Tenants in these subsidized units pay 30 percent of their monthly income in rent. The difference between the tenant's share and the fair-market rent is subsidized by the U.S. Department of Housing and Urban Development.

INFRASTRUCTURE PROGRAM

Richard L. Hillman, *Director* 974-3821

The *Infrastructure Loan Program* was created by the General Assembly in 1985 and began operation in 1987. The Program provides Maryland's local governments with an efficient and economic alternative means of access to capital markets and thereby reduces the interest and issuance costs. The Administration operates a bond pool to finance infrastructure projects. Each loan is a general obligation of the local government.