

30 percent of the family's total income, and unit rent may not exceed the fair market rent. Individual applicants must find their own housing. In this way, families may select neighborhoods that best suit their needs. Under the Voucher Program, there is no fair market rent limitation, and tenants may pay more than 30 percent of their income for rent if it exceeds the fair market rent.

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

The *Moderate Rehabilitation Program* helps improve existing multifamily rental units that need repair or renovation. Under the Program, the landlord 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* also is directed at rental housing in need of repair. The Program encourages owners of such housing to renovate the structures by providing the owner with half the cost of rehabilitating each unit, or up to \$8,500 per unit, whichever is less. Funds are provided by the U.S. Department of Housing and Urban Development.

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

HOUSING MANAGEMENT

Patrick N. Sheridan, *Director*

514-7566

Under the Community Development Administration, Housing Management oversees the management by private firms of multifamily housing developments financed by CDA or administered under Section 8 allocations. CDA oversees approximately 240 developments containing over 25,000 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. Housing Management also oversees the servicing of over 22,500 loans made under Home Ownership Programs and 2,500 loans made under Special Loan Programs.

DIVISION OF HOUSING CREDIT ASSURANCE

The Division of Housing Credit Assurance was formerly the Division of Housing Insurance. The Division received its present name in 1990 (Chapter 321, Acts of 1990). The Division is responsible for the Maryland Housing Fund.

MARYLAND HOUSING FUND

Leslie M. Pittler, *Director*

Francis A. Korwek, *Deputy Director*

100 Community Place
Crownsville, MD 21032

514-7350

The Maryland Housing Fund was established in 1971 (Chapter 669, Acts of 1971). Its primary objective is to assist State citizens of all income levels through a program of mortgage insurance and other credit enhancements for the construction of housing, rehabilitation, energy conservation, solar energy, public purpose, and infrastructure projects.

The Fund uses a variety of innovative mortgage insurance programs to stimulate the flow of private investment capital into the State for this purpose. The Fund operates through a large number of public and private lenders across the State as well as local housing agencies (Code 1957, Art. 83B, secs. 3-201 through 3-205).

SINGLE-FAMILY PROGRAMS

Stan Sanders, *Administrator*

514-7318

Regular Mortgage Insurance is an insurance program offering coverage on mortgages of up to 100 percent loan-to-value ratios on terms provided by major financial institutions. Mortgage insurance premiums are comparable to those charged by private mortgage insurers. This program is approved by the Federal National Mortgage Association.

The Public Mortgage Single-Family Program provides mortgage insurance on single-family mortgages financed by revenue bond-funded direct mortgages or mortgage purchase programs of a public agency mortgagee. The insurance is governed by the Regular Single-Family Program regulations, with modifications. The maximum mortgage amount is 95 percent of the total acquisition cost, not to exceed the sales price.

Pool Insurance offers insurance covering 100 percent of the loss on mortgages where there is primary