

coverage. The aggregate amount payable under this coverage is an agreed percentage (usually 5% to 10%) of the initial principal amount of mortgages financed through a revenue bond series. The Maryland Housing Fund provides pool insurance for revenue bonds issued by the Community Development Administration and other housing agencies.

Cooperative Insurance provides coverage on mortgages to tenant shareholders for the purchase of dwelling units in cooperatives.

The *Revitalization Program* provides opportunities to lower the risk of lending by using Maryland Housing Fund insurance to stimulate the flow of private mortgage capital into areas that have suffered from decreasing home ownership and associated economic and social instability. In addition, the Program makes home ownership possible for those who do not have the resources for a down payment and closing costs, which otherwise would be required by Maryland Housing Fund insurance. The borrower must make a minimum cash contribution (not less than \$500) based upon levels of household income.

Home and Energy Loan Program (HELP) insurance covers 100 percent of the loan under the Community Development Administration's Home Improvement and Energy Conservation Loan Program.

MULTIFAMILY PROGRAMS

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The purposes of the multifamily insurance programs are to provide longer mortgage terms than are generally available from other lenders; reduce monthly payments for the tenant; and enable higher loan-to-value ratio mortgages for borrowers. Multifamily insurance programs include construction loans and permanent loans.

Construction Loans insures mortgages financing nonprofit and qualified private developers of new or rehabilitated housing for families and individuals, the elderly and the handicapped. (Construction loans are insured only in combination with permanent mortgage financing.) The Maryland Housing Fund is the only insurer of construction loans in the State, other than the Federal Housing Administration.

Permanent Loans insures permanent mortgages to nonprofit and qualified private developers of new or rehabilitated housing. The permanent mortgage insurance is provided for multifamily projects for new construction and rehabilitation, projects receiving federal subsidies, and market-rate projects financed by eligible issuers of revenue bonds.

DIVISION OF COMMUNITY ASSISTANCE

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The Division of Community Assistance administers programs concerned with housing and community services, commercial revitalization and local government technical assistance, energy management needs, and building codes administration. It assists local governments, nonprofit organizations, community action agencies, and small private developers to implement these programs. The Division manages a variety of development, grant and loan programs as well and serves as a liaison with local government and regional organizations. In addition, the Division serves both as a clearinghouse for State-federal programs and as a coordinating agency for State programs affecting local governments in Maryland (Code 1957, Art. 83B, sec. 4-201).

Within the Division of Community Assistance are the Building Codes Administration, Housing and Community Services Programs, and Commercial and Government Assistance Programs.

BUILDING CODES ADMINISTRATION

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Within the Division of Community Assistance, the Building Codes Administration (BCA) works with local governments, design professionals, and code inspectors to guarantee that the highest performance standards are met in building construction.

The Building Codes Administration is responsible for enforcement of the Industrialized Buildings and Mobile Home Regulations, the Model Performance Building Code, and the Maryland Building Code for the Handicapped. The Administration also administers the Maryland Safety Glazing Law and Maryland Energy Conservation Building Standards.

Established in 1971, the Industrialized Building Program offers certification standards for any building, building subsystem, or component that is manufactured and assembled off-site (Chapter 662, Acts of 1971). The Program encourages the growth of industrialized building construction by using preemptive uniform statewide codes and standards. Building systems that are certified by the State can be used or erected anywhere in Maryland without having to comply with different local building codes, as long as they comply with local zoning laws. The Building Codes Administration also inspects mobile homes to resolve consumer complaints and enforces the standard of the U.S.