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Lt. Governor

Kenneth C. Holt
Secretary

Tony Reed
Deputy Secretary

July 18, 2017

Directive 2017-12

TO: ALL PARTICIPATING LENDERS

SUBJECT: PROJECT REINVEST IN BALTIMORE CITY

The purpose of this Directive is to announce that **Neighborhood Housing Services of Baltimore** (NHS) and the Maryland Mortgage Program (MMP) are partnering to promote the Project Reinvest (PR) Initiative in Baltimore City. This initiative offers generous Down Payment Assistance (DPA) in conjunction with MMP's existing programs.

Highlights of this new initiative are:

- NHS is the program administrator; borrower approval will be documented using the Community Partner Verification of Contribution
- Only available for properties in Baltimore City
- NHS will provide DPA of \$10,500.00
- MMP funding participation depends on which MMP product is used. For sample scenarios illustrating how PR may be combined with MMP products, go to:
http://mmp.maryland.gov/BaltimoreCity/Documents/Project_Reinvest_Funding_Scenarios.pdf
Homebuyer Education must be provided by NHS prior to contract
- May be combined with existing MMP products except for SmartBuy or refinances
- Program-specific income limits apply – see following page
- NHS must approve a lender to participate. Current approved MMP lenders are
 - BB&T
 - First Home
 - PrimeLending
 - Howard Bank
 - M&T Bank
 - George Mason Mortgage
 - Residential Mortgage Services

Lenders who want to apply for approval should contact Cathy Semans at NHS, (410) 327-1200 x118.



Household size	Income limits
1 Person	\$63,800
2 People	\$72,900
3 People	\$82,000
4 People	\$91,100
5 People	\$98,400
6 People	\$105,700
7 People	\$113,000
8 People	\$120,300

For more information, visit our website at: mmp.maryland.gov/BaltimoreCity

As always, we appreciate your continued participation in our programs.

If you have any questions concerning this Directive or suggestions for improvements, please email singlefamilyhousing.dhcd@maryland.gov.

Sincerely,

Karl Metzgar

Karl Metzgar
Assistant Director / Operations Manager
Single Family Housing

