

CDA eNews 25-3

October 17, 2025

To: Developers, Sponsors and Local Housing Contacts

From: Gregory Hare, Director, Community Development Administration

Re: *New UPLIFT Program Guide; New UPLIFT Design and Construction Standards*

The Maryland Department of Housing and Community Development has released a new version of the UPLIFT Program Guide, effective today. This version incorporates feedback the Department has received since publishing the draft Guide updates in July of this year. Among these changes, the Department has increased award limits, updated program goals, broadened options for unit counts, and increased flexibility for UPLIFT-eligible projects in Just Communities and ENOUGH census tracts.

The goal of UPLIFT (Utilizing Progressive Lending Investments to Finance Transformation) is to increase property values and provide wealth-building homeownership opportunities in historically redlined communities by accelerating the pace of development and sale of quality affordable housing in targeted neighborhoods. Selected qualified development teams will use a combination of public and private financing to produce affordable housing. The difference between the cost to produce this housing and its sales prices (the appraisal gap) will be supplied by the State under UPLIFT.

Additionally, the Department has updated its Design and Construction Standards for UPLIFT projects. All program documents relating to UPLIFT, including the new Program Guide and Design and Construction Standards, can be found at the following:

<https://dhcd.maryland.gov/HousingDevelopment/Pages/UPLIFT.aspx>.

If you have any questions or concerns, please reach out to uplift.dhcd@maryland.gov.

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