Maryland Affordable Housing Trust

Fifty-Third (53rd) Funding Round (SFY27)

Program Guidelines

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MARYLAND AFFORDABLE HOUSING TRUST
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Maryland Affordable Housing Trust Website

Table of Contents

Table of Contents 2
Introduction and Program Description 3
Background 3
Availability of Funds 3
Program Goals and Objectives 3
Eligibility Criteria 4
Eligible Applicants 4
Eligible Beneficiaries 4
Eligible Uses 5
Ineligible Uses 6
Additional Terms and Conditions 6
Application Development and Submission Procedures 7
Schedule 8
Threshold Requirements and Proposal Elements 8
Selection Criteria 9
Award Announcement 11
Compliance and Monitoring 11
Definitions 12

HUD Income Limits available on the Multifamily Housing Development Document Library

MAHT program and application questions should be sent to MAHT.DHCD@maryland.gov

Introduction and Program Description

Background

The Maryland General Assembly created the Maryland Affordable Housing Trust (MAHT) in 1992. The Trust is an instrumentality of the State, governed by a Board of Trustees appointed by the Governor, and staffed by the Maryland Department of Housing and Community Development. A portion of the interest generated by title company escrow accounts funds the activities of MAHT.

The Maryland Affordable Housing Trust promotes affordable housing initiatives through grants to affordable housing agencies, entities and organizations serving households earning less than 50% of the area or statewide medium income, whichever is higher, with preference given to projects that serve households with incomes less than 30% of median.

Availability of Funds

MAHT is providing a grant opportunity to support affordable housing projects and activities that serve low-income households in Maryland. The Board of Trustees has allocated $5,500,000.00 towards this initiative for SFY27.

Funds are awarded as grants based upon the financial structure needed to make the project viable. Although MAHT reserves the right to make its funding available as interest-bearing loans, funding for project specific capacity building, operating expenses, and support services are generally made as grants. Funding for pre-development costs is repayable upon the closing of permanent financing of a project. Funding for capital costs is offered as deferred payment loans or recoverable grants payable if the project is sold and/or ceases to be used for low-income occupancy.

The Board of Trustees prefer that MAHT funds are used as leverage with other project funding sources or provide the final piece of a financing package.

Organizations applying for MAHT funds are required to include at least a 10% organizational contribution/match towards the project. This match can include leverage from other sources.

Program Goals and Objectives

MAHT generally uses its funding to provide housing for households earning less than 50% of area or Statewide median income, whichever is higher, by:

- funding capital costs of rental and ownership housing;
- providing financial assistance for nonprofit-developer capacity building;
- funding supportive services for occupants of affordable housing; and

- funding operating expenses of housing developments.

Within the spectrum of eligible activities, preference is given to proposals which provide housing to households with incomes below 30% of area or Statewide median, whichever is higher and to projects which provide the longest term of affordability. For ownership housing, projects which provide resale restrictions or assumable soft debt are viewed as providing long-term affordability.

The maximum grant award amount is $150,000. The grant period is one year.

MAHT intends to select a diverse group of projects which will generate a broad geographic distribution of needed affordable housing projects and related support services in urban and rural areas. MAHT funded initiatives are expected to be completed within one year.

The Board of Trustees encourages applicants to clearly state how they will incorporate sustainable development, energy saving and green building practices in their projects when applying for funding.

Eligibility Criteria

Eligible Applicants

- County and local governments.
- Non-profit community development/affordable housing organizations
- Public housing authorities
- Profit-motivated entities

Eligible Beneficiaries

Households with incomes of less than 50% of the greater of the statewide or area median income, adjusted for household size. Preference is given to households with incomes of less than 30% of the greater of the statewide or area median income, adjusted for household size. MAHT uses median income figures as determined by HUD.

Preference is given to projects that provide both housing and self-sufficiency assistance for:

- Families with minor children; and/or
- Single adults in need of Single Room Occupancy permanent housing

Eligible Uses

Acquisition, construction, rehabilitation or preservation of affordable housing. Examples include:

- Pre-development expenses (usual and reasonable);
- Purchase of existing property;
- Purchase of unimproved land;
- Fees for architects and other professionals;
- Demolition to make way for affordable housing;
- Building materials and labor costs; and
- Purchase of federally assisted housing to guarantee continuation of federal assistance.

Costs incurred by nonprofit organizations to develop or implement an affordable housing project (funding must be related to the development of a specific housing project). Examples include:

- Capacity building (e.g., organizational assistance, training, legal and accounting, etc.);
- Technical assistance (e.g., development consultants, etc.);
- Project (new or existing) operating assistance following the completion of construction or rehabilitation such as utilities and support services; and
- Home ownership counseling services

Social-Self Sufficiency Services to Tenants of Affordable Housing Developments. Examples include:

- Job skills training;
- Job search assistance;
- Budget counseling;
- Substance abuse/addiction counseling;
- Mental health care;
- Child care; and

- Other supportive services related to activities for daily living.

Ineligible Uses

Examples include, but are not limited to:

- Direct rental assistance to tenants;
- Capacity building assistance that is not related to a specific housing development; or
- Purchase of grantee personal property, such as office furniture or equipment.

Additional Terms and Conditions

1. If an application is made for a project which is only a portion of an undertaking, the minimum number of housing units occupied by low-or very-low income households must be at least proportionate to MAHT's funding share of the entire undertaking. For example: $100,000 award/$1 million undertaking x 20 units in undertaking = 2 low-or very-low income units in the project.

2. If an application is for a predevelopment project, the applicant must have site control to receive funding. If awarded, MAHT funds will be a recoverable grant to be repaid from permanent financing for a project.

3. If the project is contained within a larger undertaking, the applicant must provide project residents equal access to all amenities and common areas within the larger undertaking. In addition, units in the project must have amenities that are comparable to those in the basic units available in the rest of the undertaking.

4. Owner-occupants must not own any house other than the one to be rehabilitated under the program and must not have assets which would enable the applicant to secure rehabilitation funds from other sources.

5. Owner-occupants must have insurance on the property (including flood insurance if within a flood zone) and must be current with property taxes at the time of their application for assistance.

6. Any property in forbearance with the property's mortgage company, or is subject to a reverse mortgage, is not eligible for assistance from this Program.

7. Any property that is in arrears with property taxes is not eligible for assistance from this Program.

8. Any property with outstanding judgments against it (i.e., state/federal/local tax,

mechanic's lien, and/or other default judgments**) is not eligible for assistance from this Program.

9. Grantee is required to submit quarterly project progress reports and a final project report at the end of the one-year period.

10. Grantee shall maintain accurate financial and management records in a form acceptable to MAHT of all transactions related to the receipt and expenditure of MAHT grant funds and administration of the Project.

11. Grantee shall make all project records, administrative offices, and personnel available to MAHT upon request.

12. Grantee shall retain records for a minimum of three years after the completion of the project.

Application Development and Submission Procedures

Applicants must answer all questions and complete each section in the application form and budget/budget narrative according to instructions. If additional space is required to any section, attach additional pages, clearly marking the section to which they relate.

The Chief Executive Officer/President/Executive Director must sign the Application Form. Electronic signatures via DocuSign are acceptable. Application packages sent without a signature will not be accepted.

Attachments with the supplemental information should be secured to the application package in order and clearly labeled with the letter of the attachment as instructed in the application. Please do not intersperse attachments throughout the application form.

MAHT legal documents and certifications required for submission are found on the MAHT website in a separate file named **"Round Legal Documents and Instructions"** and should be included with the application as a supplemental information attachment.

In assembling the application package, please be sure that the application package is complete and arranged in the following order:

1. MAHT Application Form (Word or PDF)

2. MAHT Budget and Budget Narrative (Excel)

3. MAHT Supplemental Information and Attachments (PDF)

Applicants are required to complete one application package per project and electronically submit the complete application package via email to MAHT.DHCD@maryland.gov. Applicants can send the package by email using any file sharing platforms (e.g., Dropbox, Google Drive, WeTransfer, etc.).

Applications packages submitted without the above mentioned elements and not submitted in the manner outlined above will not be considered for funding.

Applications must be received no later than 5:00 p.m. on Thursday, September 10, 2026.

No application fee is required. **Complete application packages should be emailed to: MAHT.DHCD@maryland.gov.**

Application Competition Schedule

● Guidelines and application available	July 16, 2026
● Applications due	September 10, 2026
● Announcement of awards	December 30, 2026

Threshold Requirements

A proposal for support of an affordable housing initiative must contain and/or meet the following preliminary requirements to be considered for funding:

- A complete and signed application package (i.e., application form, budget and budget narrative, and supplemental information attachments including all MAHT required legal documents) submitted by the deadline.
- Applicant is an MAHT eligible entity.
- The proposed project will serve MAHT eligible beneficiaries.
- The proposed project meets a MAHT eligible use of funds.
- Statement of applicants contribution/match commitment (at least 10%).
- Current (2026) Certificate of Good Standing from the Maryland Department of Assessments and Taxation (not applicable for county/local government agencies).
- Current (2026) Copy of Charity Registration Status from Maryland Secretary of State website (non-profits/501c3) only).
- Current (2026) W-9 with address and EIN that matches your federal vendor registration.

Proposal Elements

At a minimum, proposals should address the following information when applicable to the project:

- Description of the project, including:
    - number and types of units;
    - map with site location(s);

    - evidence of site control (e.g., contract of sale, purchase option, deed, etc.);
    - description of planned support services
    - anticipated completion schedule, construction start and substantial completion; and
    - scope of work or preliminary plans and specifications.

- statement of total project/undertaking costs and verification of all committed and anticipated funding for the project/undertaking, including approval letters, letters of intent, feasibility letters, etc., where appropriate;
- description of the need for the project in the proposed geographic area;
- description of applicant's expertise in implementing affordable housing initiatives, developing, and/or operating housing projects.
- statement of whether any temporary or permanent displacement will result from the proposed project and, if so, a proposed plan for relocation;
- applicant's financial statements for current year;
- audited or non-audited financial statements for the prior year of project operations for existing and occupied projects, if owned by the applicant;
- statement of the applicant's commitment to provide a 10 % match (at least) to the proposed project;
- organizational documents, such as partnership agreement or articles of incorporation and bylaws; and
- resolution from the organization's board of directors authorizing the application.

Selection Criteria

Projects which meet the following criteria will be most competitive:

- target very low-income persons;
- quantify a housing need;
- demonstrate project readiness ("shovel ready") and feasibility;
- provide long-term affordability (for capital projects);
- leverage other funds and/or provide the final piece in a financing package;
- provide both housing and project specific self-sufficiency and supportive services;
- address energy efficient "green" building technologies/practices/equipment; and
- address transit-oriented affordable housing development.

Competitive projects will be evaluated and deemed to be ready/feasible by using the following criteria:

1. **Project Overview, Need, and Timeline:** The project is well thought out, the need is clearly justified, and the schedule makes sense and is reasonable.

2. **Organizational Capacity:** The organization has demonstrated a successful history of implementing affordable housing services in the community and is experienced in grants management.

3. **Type of Occupancy:** The project will provide housing for families with minor children (highest priority) or single adults in Single Room Occupancy units.

4. **Low-income Occupancy:** The project will serve the lowest-income families or individuals.

5. **Long-term Affordability:** The project will keep units affordable to low and very low-income households for the longest period of time.

6. **Leveraging:** The project will leverage other resources, including federal, local and private sector funds and the applicant's own funds. It is preferred that MAHT funds are needed only to fill a final gap in funding to complete the project. The amount and use of developer's fees will be relevant in the evaluation of the application.

7. **Need for Geographic Considerations:** The project fills the greatest need/demand for the type of housing in the geographic area and helps achieve an equitable geographic distribution of MAHT funds.

8. **Applicant contribution:** To be considered for MAHT funding, an Applicant must provide from its own funds at least 10% of the total requested amount. The 10% can be a combination of cash and/or in-kind verifiable contributions to the project.

   Applicant contributions exceeding 10% of the total requested amount will be viewed favorably during the evaluation process. Applicants are required to show their 10% contribution clearly in the budget summary and narrative of the application package.

   An application package will not meet the threshold if the requested amount equals the total project costs.

All applications that meet the threshold criteria will be rated and ranked competitively by a review committee composed of Maryland DHCD staff and the MAHT Evaluation Committee.

Rating is based on a 170-point scale. Point ranges have been established for each criterion to gauge the extent to which the applicant meets the criterion.

The following factors will be considered in determining the points assigned:

Evaluation Areas	Maximum Points
Project Description	30
Project Need Demonstration and Justifications	30
Project Readiness, Organizational Capacity and Experience	50
Project Implementation Timeline, Outcomes and Sustainability Plan	20
Project Budget and Budget Narrative	20
Organizational Program and Grant Administration Experience	15
Applicant Submission of Required Legal Documents and Attachments	5

Award Announcement

The MAHT Board of Trustees will make the final award selection and will not be subject to challenge or contest by the applicant. The Maryland Affordable Housing Trust will notify each awardee via a letter which will include the following:

- amount of the grant;
- date that funds are expected to be available; and
- procedure by which the grant agreement will be prepared.

Rejection letters will be sent to applicants whose requests for MAHT funding are declined.

The Maryland Affordable Housing Trust will not cover or reimburse any costs incurred before the Board of Trustees approves an award of funds. The agreement will specify how the funds will be disbursed and conditions that must be met.

Compliance and Monitoring

The Maryland Affordable Housing Trust may, at any time, inspect and monitor the records and work of the proposed project as to performance and compliance with program rules and requirements.

MAHT reserves the right to terminate the agreement in the event that an awardee: 1) loses its ability to proceed with the project; 2) makes material alterations; or 3) fails to comply with the project schedule.

Definitions

- **Affordable rental housing:** Housing for which the gross rent (including utilities) does not exceed 50% of the greater of the area or Statewide median income, whichever is greater, adjusted for household size. Household adjustments shall be based upon 1.5 persons per bedroom times the number of bedrooms in the unit.

- **Affordable ownership housing:** Housing for which the sale price minus the sum of grants and deferred loans provided to the borrower results in a monthly payment which qualifies a low-income household for a mortgage loan under standard lender underwriting standards.

- **Low-income households:** Households with incomes of less than 50% of Statewide or area median, whichever is higher.

- **Minor children:** Children under 18 years of age.

- **Non-profit organization:** A corporation or foundation, no part of the net earnings of which operates or are distributed to the benefit of any private shareholder or individual holding an interest in that entity.

- **Project:** Acquisition, construction, rehabilitation of owner-occupied housing or operation of buildings and improvements which will be sold or rented and occupied entirely by households with incomes of less than 50% of Statewide or area median, whichever is higher. Projects may be a portion of an undertaking and may be composed of land and buildings which are not contiguous or located in a concentrated area, but which are under the same ownership and management.

- **Self-sufficiency assistance:** Services that help residents become more productive and capable of independent living, such as job training, budget counseling, substance abuse treatment, and child care.

- **Single Room Occupancy (SRO) Unit:** A clearly definable, separate unit that is the primary residence of the occupant (s). If the food preparation and bathroom facilities are not located in the unit, they must be shared facilities and located in the structure.

- **Undertaking:** An entire housing development, which may be a scattered site development, being occupied, constructed, or rehabilitated by a sponsor and being financed as a single development, but in which development only a portion of the units are financed by MAHT. In this case, the projects financed by MAHT shall have fewer housing units than the undertaking.

- **Very low-income households:** Households with incomes of less than 30% of Statewide or area median, whichever is higher.

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