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Maryland
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

Maryland Affordable Housing Trust

Round 53 (SFY27) Application Workshop

“EXPANDING AND PRESERVING AFFORDABLE HOUSING”

Great Places **WIN**



MAHT OVERVIEW

The goal of the Maryland Affordable Housing Trust (MAHT) is to provide funding support to affordable housing projects and activities that serve low-income households in Maryland that make an impact in the quality of life for individuals and families.

MAHT OVERVIEW

The Maryland General Assembly created the Maryland Affordable Housing Trust in 1992 to make affordable housing more available throughout the State of Maryland.

MAHT supports initiatives that provide affordable housing activities and services to Marylanders with household incomes less than 50% AMI with a preference given to households at 30% AMI or below.

MAHT promotes affordable housing initiatives statewide by providing grants to:

- Nonprofit organizations
- Public housing authorities
- Government agencies
- Profit/Nonprofit affordable housing developers

Since 1992, MAHT has supported 1,125 affordable housing initiatives statewide totaling over \$65 million awarded.

MAHT funding is derived from interest earned from title company escrow accounts.

Round 53 (SFY27) Competition

- The Board of Trustees has allocated \$5,500,000 for SFY 27 towards this initiative.
- The maximum grant award amount is \$150,000.
- The grant timeframe is one year (December, 2026—December, 2027).

Who is Eligible to Apply?

- County and Local Governments
- Non-Profit Community-Based Organizations
- Profit and Non-Profit Affordable Housing Developers
- Public Housing Authorities

Eligible Uses of Funding

- Costs for the acquisition, construction, rehabilitation and/or preservation of a specific affordable housing project.
- Costs (i.e., operating, capacity building, and or technical assistance) incurred by a nonprofit organization to develop or implement a specific affordable housing project.
- Costs for social self-sufficiency services to tenants housed in a specific affordable housing development.

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;
- Projects which provide the longest term of affordability; and
- 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

Ineligible Uses of Funding

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

Application Competition Schedule and Submission Process

- Guidelines and application available **July 17, 2026**
- Applications due **September 10, 2026**
- Announcement of awards **December 30, 2026**
- Please be sure that the application package is arranged in the following order:
 - MAHT Application (Word format) Application must be signed
 - MAHT Budget (Excel format)
 - MAHT Supplemental information and attachments
- Applications must be received no later than 5:00 p.m. (Eastern) on Thursday, September 10, 2026.
- Completed applications should be emailed to: MAHT.DHCD@maryland.gov.

Evaluation

- Rating is based on a 170-point scale.
- The following factors will be considered in determining the points assigned:

Evaluation Area	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
Application Submission of Required Legal Documents and Attachments	5

Helpful Tips: Application Form

- Study the Program Guidelines and Application Form. Follow instructions carefully.
- Provide clear and complete responses to all of the questions in the application form.
- Document, Document, Document – Cite sources, photos
- Please check grammar and spelling.
- Layperson review application before submission.

Helpful Tips: Budget

- Provide a budget narrative
- Include supporting documentation for cost estimates/leverage.
- Check your math.
- Applicants must provide a 10% match.
- Finance Team and a Layperson should review budget.

Helpful Tips: Attachments and Supplemental Information

- Attachments are highlighted in the application form as well as the checklist.
- Legal Documents can be downloaded from the MAHT website.
- Use the checklist to make sure your package is complete.

QUESTIONS



FOR MORE INFORMATION

Please visit the [Maryland Affordable Housing Trust Website](#)

Inquiries? Please send an email to: maht.dhcd@maryland.gov