

MARYLAND AFFORDABLE HOUSING TRUST (MAHT)

Round 49 (SFY25) Competition opens July 11, 2024

Applications are due September 12, 2024

Awards announced December 30, 2024

Program Guidelines/Application located at: <https://dhcd.maryland.gov/housingdevelopment/pages/maht/default.aspx>.

<p>Program Activities</p>	<p>MAHT promotes affordable housing for households earning less than 50% of the area or Statewide median income by:</p> <ul style="list-style-type: none"> • 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. <p>MAHT <u>does not</u> provide:</p> <ul style="list-style-type: none"> • 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.
<p>Eligible Applicants</p>	<ul style="list-style-type: none"> • Nonprofit organizations • Public housing authorities • Government agencies • Profit-motivated entities
<p>Funding Availability</p>	<p>The maximum award amount is \$75,000. MAHT awards are for one year.</p>
<p>Financing Terms</p>	<p>Funds are awarded as loans or 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 loan, funding for project specific capacity building, operating expenses, and support services costs are generally made as grants. Funding for capital costs are offered as deferred-payment loans or recoverable grants payable if the project is sold and or ceases to be used for low-income occupancy. Funding for pre-development awards are generally repayable.</p>
<p>Selection Criteria</p>	<p>While all activities funded by MAHT generally serve residents with incomes of less than 50% of the statewide or area median income, whichever is higher, preference is given to projects that serve households with incomes of less than 30% of median (see HUD Income Limits).</p> <p>Projects that meet the following criteria will be most competitive:</p> <ul style="list-style-type: none"> • Target very low-income persons (<30% of median) • Demonstrate project readiness and feasibility; • Project long-term affordability (for capital projects); • Demonstrate need/demand for affordable housing in a geographic area and helps achieve equitable geographic distribution of MAHT funding in urban and rural areas of Maryland; • Leverage other funds and/or provide the final piece in a funding package; • Provide self-sufficiency services; and • Address “green” building technologies.
<p>Applying to MAHT</p>	<p>The Round 49 (SFY25) MAHT application can be downloaded from the following website: https://dhcd.maryland.gov/housingdevelopment/pages/maht/default.aspx.</p> <p>Applicants must read and follow the instructions located in MAHT Program Guidelines, use the application template for Round 49, and answer all application questions when applying for funds. Applicants can also request a copy of the application materials, including “Program Guidelines”, by mail. For questions, or for a copy of the application materials, send a request to: MAHT.DHCD@maryland.gov.</p>