

SENATE BILL 938

C9

6lr2146

By: **Senator Henson**

Introduced and read first time: February 6, 2026

Assigned to: Education, Energy, and the Environment

A BILL ENTITLED

1 AN ACT concerning

2 **Community Development – Affordable Multifamily Rental Housing Stabilization**
3 **Program – Establishment**

4 FOR the purpose of establishing the Affordable Multifamily Rental Housing Stabilization
5 Program in the Department of Housing and Community Development to provide
6 funds for emergency or urgent capital repair needs at certain multifamily housing;
7 authorizing the Governor to include a certain appropriation in the annual budget bill
8 in certain fiscal years; and generally relating to the Affordable Multifamily Rental
9 Housing Stabilization Program.

10 BY adding to
11 Article – Housing and Community Development
12 Section 4–216.1
13 Annotated Code of Maryland
14 (2019 Replacement Volume and 2025 Supplement)

15 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,
16 That the Laws of Maryland read as follows:

17 **Article – Housing and Community Development**

18 **4–216.1.**

19 (A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS
20 INDICATED.

21 (2) “ELIGIBLE PROPERTY” MEANS A MULTIFAMILY PROPERTY THAT:

22 (I) CONTAINS 15 OR MORE UNITS OF LOW-INCOME
23 HOUSEHOLDS; AND

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 **(II) IS IN THE DEPARTMENT’S LOAN PORTFOLIO.**

2 **(3) “PROGRAM” MEANS THE AFFORDABLE MULTIFAMILY RENTAL**
3 **HOUSING STABILIZATION PROGRAM.**

4 **(B) THERE IS AN AFFORDABLE MULTIFAMILY RENTAL HOUSING**
5 **STABILIZATION PROGRAM.**

6 **(C) THE PURPOSE OF THE PROGRAM IS TO PROVIDE FINANCIAL**
7 **ASSISTANCE TO OWNERS OF PRIVATE SECTOR, AFFORDABLE MULTIFAMILY RENTAL**
8 **HOUSING PROPERTIES WITH EMERGENCY OR URGENT CAPITAL REPAIR NEEDS.**

9 **(D) THE DEPARTMENT SHALL ADMINISTER THE PROGRAM.**

10 **(E) THE DEPARTMENT SHALL PRIORITIZE PROPERTY REPAIRS THAT WILL**
11 **REDUCE OPERATING COSTS AT THE ELIGIBLE PROPERTY.**

12 **(F) THE DEPARTMENT SHALL AWARD FUNDS TO AN OWNER OF AN ELIGIBLE**
13 **PROPERTY FOR EMERGENCY OR URGENT CAPITAL REPAIRS, ONLY IF THE OWNER**
14 **PROVIDES DOCUMENTATION INDICATING THE PROPERTY DOES NOT HAVE**
15 **ADEQUATE OPERATING OR RESERVE FUNDS AVAILABLE TO PAY FOR THE**
16 **NECESSARY REPAIRS.**

17 **(G) THE PROGRAM MAY BE USED ONLY TO PROVIDE LOW- OR NO-INTEREST**
18 **LOANS OR GRANTS TO PROPERTY OWNERS FOR REPAIRS ON ELIGIBLE PROPERTIES.**

19 **(H) FUNDS MAY NOT BE AWARDED FOR REPAIRS AT AN ELIGIBLE PROPERTY**
20 **IN EXCESS OF \$1,000,000 IN A SINGLE FISCAL YEAR.**

21 **(I) THE DEPARTMENT SHALL ACCEPT APPLICATIONS FOR FUNDS UNDER**
22 **THE PROGRAM ON A ROLLING BASIS.**

23 **(J) FOR EACH OF FISCAL YEARS 2028 THROUGH 2031, THE GOVERNOR MAY**
24 **INCLUDE IN THE ANNUAL BUDGET BILL AN APPROPRIATION OF \$5,000,000 FOR THE**
25 **PROGRAM.**

26 **SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July**
27 **1, 2026.**