



## Testimony Concerning Maryland SB 773/ HB 783

[Maryland Inclusive Housing \(MIH\)](#) was created just over four years ago to help Maryland Developmental Disabilities Administration (DDA) as part of its transformation plan, to move services from a group home model toward a supported living model. Individuals with Intellectual and Developmental Disabilities (IDD), who do not live in group homes or with their families, need to identify places to live and that they can afford on their own.

We have engaged in doing this work in three specific ways:

1. Establishing and staffing cross-disability housing committees around the state to advocate for more affordable housing for people with IDD, other disabilities, and marginalized communities. This has resulted in helping pass the new inclusive housing legislation in the City of Baltimore and signing agreements with Kairos Development to partner with two new affordable housing developments.

Kairos Development has secured development rights for two properties in Baltimore City that are in the feasibility and predevelopment phases. Kairos Development has executed LOIs with MIH to reserve 10% of its units at each development for people with disabilities. In exchange MIH will refer its clients to the properties and provide housing supportive services.

2. Creating an [information clearinghouse](#) on the MIH website to help individuals, their families and service providers find, and secure affordable and accessible housing. This year, MIH partnered with DDA to create an “Assistive Technology Navigator,” which will help people with disabilities access the wide range of assistive technology available in Maryland.
3. Providing Housing Support Services (HSS) a Medicaid waiver approved services to help individuals, their families and service providers navigate the world of affordable and accessible housing. In addition to helping people find and move into housing, HSS also provides tenancy services to help people be good tenants including paying their rent on time. MIH is actively working with 130 people weekly to help them find accessible, affordable integrated housing. MIH has also trained 60 people from more than 30 DDA-licensed agencies to provide Housing Support Services.

As part of the MIH work of both providing Housing Support Services and supporting the over 60 other people across the State of Maryland who assist people with disabilities to access affordable, accessible, and integrated housing, we help people with disabilities navigate many barriers to finding such housing. Restrictive covenants of Homeowners Associations preventing long term rentals are one of those barriers. Most of the people we support are not in a position to purchase homes, but they could use voucher programs to enter into long-term lease agreements in developments that have Home Owner's Associations.

This law would help many people have better access to housing in Maryland, including people with disabilities.

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