



Testimony SB 367
Education, Health and Environmental Committee
February 5, 2021
Position: UNFAVORABLE

Dear Chairman Pinsky & Members of the Education, Health and Environmental Committee:

Coalition Homes (CH) owns, develops and manages permanent supportive housing for families struggling with homelessness across Montgomery County. CH is an affiliate to the Montgomery County Coalition for the Homeless (MCCH) and is fully focused on serving the needs of families with no or very low incomes and therefore vulnerable to losing stable and affordable housing.

CH understands that SB 367 would require an application for the Community Legacy Program, the Neighborhood Business Development Program, and the Baltimore Regional Neighborhood Initiative Program (BRNI) within the Department of Housing and Community Development to include a letter of support from the legislative district in which a certain project or plan is proposed; and applying the Act prospectively.

CH understands the community impact of redevelopment projects it undertakes; we believe in community partnerships. Our partners appreciate the need for local jurisdictions to finance and engage with the community in planning community revitalization projects. We support the significant effort that goes into developing Sustainable Community plans, local Consolidated Plans and local land use and master plans.

We agree with CDN and our other member partners who have worked hard to remove application requirements that would bring approval of specific DHCD funded projects into the political process. We fear that this bill would endanger our efforts to provide affordable housing opportunities in communities across the County that most need them.

We also agree that this legislation may open our state to Fair Housing challenges. While we understand the requirement for community input, Fair Housing laws prevent communities from requiring permission or notification of elected officials.

We respectfully request an UNFAVORABLE report.

Submitted by Jeffrey Mosley, Director, Coalition Homes and Chief Real Estate Officer, Montgomery County Coalition for the Homeless