



**Testimony to the House Environment & Transportation Committee
HB 1330 – Partnership Rental Housing Program – Mixed Income Housing
Developments
Position: SUPPORT WITH AMENDMENTS
March 8, 2022**

HB 1330 would expand the Partnership Rental Housing Program (PRHP) to allow mixed income housing projects that serve households earning up to 75% of the area median income to be eligible, and, more importantly, it would mandate an appropriation of \$50 million for FY2024. This program received \$10 million in funding in the FY22 Capital Budget and is currently slated to receive a record \$12 million in funding for FY23. The program is oversubscribed each year, in part due to many of the State's largest Housing Authorities participating in HUD's Rental Assistance Demonstration (RAD) Program and investing in major renovations or redevelopment of their aging public housing portfolios, so an increase to \$50 million would go a long way in providing opportunities for the State to invest in additional affordable housing projects and continue the redevelopment and modernization of the State's remaining aging public housing stock, much of which is 50+ years old.

According to the National Low Income Housing Coalition (NLIHC) Maryland is the 8th most expensive state in the country for housing costs. They estimate that there is a shortage of 131,793 rental homes that are affordable and available for extremely low income renters, and that Maryland households would have to earn \$28.60 per hour to afford a two bedroom apartment at fair market rent. There continues to be a lack of affordable rental housing in Maryland for the households who need it, and additional funds such as PRHP are necessary to close this gap and meet the housing needs of low income Marylanders.

While we have suggested several technical amendments to the bill sponsor that would ensure the PRHP Program is in line with other DHCD rental housing programs terms and definitions, we support HB 1330.

MAHC is the leading organization for the affordable rental housing industry in Maryland and represents over 185 member organizations, including nonprofit and for-profit developers, State and local housing authorities, property management companies, financial institutions, community development organizations, contractors, tax credit investors, consultants and individuals. Our members develop affordable housing properties across the state and could benefit from HB 1330.

Respectfully submitted on March 8, 2022 by Miranda Darden-Willems, Executive Director, on behalf of the MAHC Board of Directors.



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