



Testimony HB 1330
House Environment and Transportation Committee
March 8, 2022
Position: FAVORABLE WITH AMENDMENTS

Dear Chairman Barve and Members of the House Environment and Transportation Committee

The Community Development Network of Maryland (CDN) is the voice for Maryland's community development sector and serves nearly 200 member organizations. CDN—focuses on small affordable housing developers, housing counseling agencies and community-based non-profits across the state of Maryland. The mission of CDN is to promote, strengthen and advocate for the community development sector throughout Maryland's urban, suburban and rural communities. CDN envisions a state in which all communities are thriving and where people of all incomes have abundant opportunities for themselves and their families.

HB 1330 – This bill establishes that the Partnership Rental Housing Program operated by the Department of Housing and Community Development include goals with regard to, and conditions that apply to, households of middle income; establishing certain requirements for and prohibitions on the Department relating to funding and the issuance of bonds; establishing qualifications for initial occupancy for households of lower and middle income under the Program that use area median income as a determinant; and generally relating to the Partnership Rental Housing Program.

According to the Maryland Housing Needs Assessment that was completed in 2021 by the National Center for Smart Growth and Enterprise Community Partners, Maryland will have to make a significant investment in housing over the next 10 years in order to keep up with economic and demographic shifts in the state. The analysis showed that the state is short 85,000 rental units for low-income households. With Maryland expected to add an estimated 97,166 low-income households by 2030, the shortage will worsen unless the state creates and preserves many more affordable homes.

Ensuring that all families live in affordable, stable homes will improve community health outcomes, thereby reducing health care and education costs. This is an urgent priority for an equitable recovery from the pandemic. Building a firm foundation for stable homes begins with policies that provide opportunities for families to afford to rent or buy decent homes necessary for good health. Given the health, educational, and cost implications of families living in unstable homes, there is an urgent need to increase supply of affordable homes and help families meet rent demands and reduce costs.

This bill raises the needs of affordable housing producers in the Washington Metropolitan region. These producers need for the Partnership Rental Housing Program to use income limits appropriate to the region. Partnership Rental Housing Program should use the AMI for the area rather than the state AMI.

There is an urgent need for affordable housing at the low -end of the income scale – this is especially true as the health and service industries need workers throughout the state. These essential workers need opportunities to live in communities with opportunity

We ask for your favorable report with amendments that focus on the lowest income for HB 1330.

Submitted by Claudia Wilson Randall, Executive Director, Community Development Network