



**Testimony HB 705**  
**House Environment and Transportation Committee**  
**February 18, 2022**  
**Position: FAVORABLE**

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 705 Repealing the requirement to report certain measures and indicators in a certain annual report; requiring a county or municipal corporation to submit an annual report to the Department of Planning that contains certain information on residential building permits issued in the previous calendar year; and requiring the Department of Planning to submit an annual report to the General Assembly on the development of housing in the State during the previous calendar year.

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. Thirteen of the state's 23 counties and Baltimore City don't have enough housing that's affordable to very low-income renters. The deficit is largest in Montgomery County, followed by Baltimore.

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.

Local governments use zoning and land use regulations to control which types of housing are permissible in which locations. This bill will help us know how short we are in building homes in Maryland.

We ask your favorable report for HB 705.

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