



**Testimony to the House Environment & Transportation Committee  
HB 927 – Housing and Community Development – Affordable Housing –  
Listing and Disposal of Excess Real Property  
Position: SUPPORT  
February 18, 2022**

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HB 927 would require several State agencies to work together to look at the list of excess real property owned by the State, determine if any of those properties are suitable for housing, and make those properties available for sale or donation to developers for the construction of new affordable housing units. According to the National Low Income Housing Coalition (NLIHC) Maryland is the 8<sup>th</sup> 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 part of the problem is a lack of available land to develop multifamily housing, given the financing constraints for these types of developments that have limited operating budgets to pay debt service in the future. If the State does own any surplus property that could be used for residential development, this would provide an ideal and unique opportunity for the State to assist private developers in creating additional affordable housing. This would be a great partnership opportunity for the State and help Maryland meet its housing needs for our most vulnerable residents. DHCD already works with affordable housing developers and could easily implement such a program.

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 927.

**Respectfully submitted on February 18, 2022 by Miranda Darden-Willems, Executive Director, on behalf of the MAHC Board of Directors.**

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