



Testimony HB 1104
Ways & Means Committee
March 1, 2022
Position: FAVORABLE with AMENDMENTS

Dear Chairperson Atterbeary and Members of the Ways & Means 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 1104 -Requires the Department of Housing and Community Development to reserve 2.5% of community development block grant funds awarded to the State for non-entitlement areas for award to affordable housing land trusts in non- entitlement areas.

Over the past century, racially motivated housing policies have adversely affected communities of color, leading to persistent place-based racial and health disparities. Structural inequities from discriminatory housing policies — such as restrictive covenants, redlining, blight and appraisal guidelines, and exclusionary zoning — continue to impact housing affordability, quality and safety, stability, and neighborhood conditions in cities today.

Maryland needs more affordable housing. According to the Maryland Housing Needs Assessment, the state needs 85,000 affordable housing units statewide to keep up with the demand. This is critical for human health, economic growth and recovery and education. Fortunately, equitable policy solutions like Community Land Trusts have been proven to help residents access high-quality, affordable homes and reduce exposure to unhealthy living environments, lessen the cost burden of housing, and enhance housing and neighborhood stability.

We are requesting that this bill be amended to include

- A section addressing residential condos, and
- A section on how SDAT should value homeowner land trust properties.

We urge your favorable report with these amendments.

Submitted by Claudia Wilson Randall, Executive Director