

SHANEKA HENSON  
Legislative District 30A  
Anne Arundel County

Ways and Means Committee

Joint Committee on  
Children, Youth, and Families



The Maryland House of Delegates  
6 Bladen Street, Room 154  
Annapolis, Maryland 21401  
410-841-3045 · 301-858-3045  
800-492-7122 Ext. 3045  
Shaneka.Henson@house.state.md.us

THE MARYLAND HOUSE OF DELEGATES  
ANNAPOLIS, MARYLAND 21401

March 3, 2023

Chair Ben Barnes  
Vice Chair Mark S. Chang  
House Office Building  
Annapolis, Maryland 21401

Members of the Appropriations Committee:

Thank you for the opportunity to present HB500: Maintenance Support for Affordable Housing Act of 2023.

It is widely recognized that housing instability can have a significant negative impact on a person's physical and mental wellbeing. Housing instability comes in many forms including moving frequently, overcrowding, spending the majority of income on housing (cost-burdened households), or living in substandard or poorly maintained homes.

Currently, public funding for affordable housing is largely focused on capital dollars to support new building projects or major renovations. Meanwhile, little public support exists for larger maintenance projects, such as installation of new roofs, refacing or resurfacing projects, mitigation of water intrusion and other projects that maintain housing quality over time. While rental revenue is intended to cover ongoing maintenance, affordable housing developments lack the ability to adjust rents to meet changes in demands for property maintenance. This fund offers a revenue source to maintain quality upkeep of affordable housing. Specifically, HB500 supplements federal home improvement funds to allocate at least \$1.5M annually for significant and deferred maintenance improvement projects for affordable housing units.

This bill is supported by a wide range of advocates from tenant organizations to property owners and helps to ensure that safe and healthy housing is accessible to everyone in Maryland.

Thank you for your consideration and I urge a favorable report on HB500.

Sincerely,

A handwritten signature in black ink, appearing to read "Shaneka Henson".

Delegate Shaneka Henson