



Testimony HB 500
Appropriations Committee
March 7, 2023
Position: FAVORABLE

Dear Chairman Barnes and Members of the Appropriations 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.

HB 500 - This bill supplements federal home improvement funds to allocate at least \$1.5M annually for significant and deferred maintenance improvement projects for affordable housing units.

Currently, 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.

According to the [Maryland Housing Needs Assessment and 10 Year Strategic Plan](#), the state is at risk of losing more than 10,000 units of affordable housing in the next five years. As more people struggle to find homes, preserving the existing stock of affordable homes is critical. Preservation prevents displacement, and is generally cheaper than building new housing, and conforms to existing land-use patterns.

If we are committed to building a state with opportunity, we must find ways to support property owners and the households of essential workers throughout the state.

We ask that the committee issue a favorable report on HB 500.

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