

MMHA SB 643 FAV.pdf

Uploaded by: Chinelo Osakwe

Position: FAV



MARYLAND MULTI-HOUSING ASSOCIATION, INC.

Senate Bill 643

Committee: Budget and Tax
Date: March 8th, 2023
Position: **Favorable**

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose membership consists of owners and managers of more than 207,246 rental housing homes in more than 937 apartment communities. Our members house over 667,000 residents of the State of Maryland throughout the entire State of Maryland. MMHA membership also includes more than 216 associate members that supply goods and services to the multi-housing industry. More information is available at <https://www.mmhaonline.org/>

Senate Bill 643 allocates \$5 million annually from the State's unclaimed property fund to the Community Development Program Fund (CDPF) within the Department of Housing and Community Development (DHCD). The bill also repeals uncodified language from prior chapter law specifying that DHCD is not required to incur costs for the Community Development Program (CDP) until money is appropriated in the State budget.

The CDPF is used to provide financial assistance for community development projects and community development organizations in the form of loans, grants, technical assistance, and tax credits. This translates into programs that benefit the residents all throughout Maryland. With this \$5 million, DHCD will have greater ability to support the organizations that engage with their local communities and enable them to provide high-quality programming to the residents of Maryland.

For the reasons above, MMHA respectfully requests a favorable report on SB 643.

If you have any questions, please reach out to Chinelo Osakwe at 954-681-8743.

AHCMC Support the Community Development Fund SB064

Uploaded by: Claudia Wilson Randall

Position: FAV

HONORARY CHAIRS

The Honorable Ben Cardin
The Honorable Chris Van Hollen
The Honorable Jamie Raskin
The Honorable John Sarbanes
The Honorable David Trone
The Honorable Isiah "Ike" Leggett

CO-CHAIRS

Barbara Goldberg Goldman
Quorum, LLC

Ralph Bennett
Bennett Frank McCarthy Architects

VICE CHAIR EMERITUS

Norman Dreyfuss
IDI-MD, Inc.

BOARD OF DIRECTORS

Tom Bozzuto
The Bozzuto Group

Kathryn Clay
PNC Bank

Muriel Garr
Truist Bank

Lisa Govoni
*Montgomery County
Planning Department*

Mynor Herrera
Mynor and Associates

Evelyn Howard
Howard & Associates

Terrence Kelley
Edgewood Management

Carmen Larsen
Aquas, Inc.

Brian Rennie
Bozzuto Construction

Sally Roman
Housing Opportunities Commission

Cindy Sandquist
Edgewood Management

Logan Schutz
Grimm & Parker

Barbara Sears
Miles & Stockbridge

Zac Trupp
GCAAR

Kelly Vaughn
Maryland DHCD

EXECUTIVE DIRECTOR

Stephanie Killian

GENERAL COUNSEL

Kenneth B. Tecler

ACCOUNTING COUNSEL

Sheldon Kronzek, C.P.A.



Testimony

SB643 – Housing – Community Development Fund Program Act - Funding

BUDGET & TAXATION COMMITTEE

March 8, 2023

Position: FAVORABLE

March 8, 2023

Dear Chairman Guzzone and Members of the Senate Budget and Taxation Committee:

The Affordable Housing Conference of Montgomery County (AHCMC) urges this committee to vote a favorable report for SB632 – Housing – Community Development Fund Program Act - Funding

SB643 creates a permanent funding source for the Community Development Fund which was created in 2018. The funding is critical operating dollars for community-based organizations to use for affordable housing, neighborhood and commercial revitalization, housing and financial counseling, small business development, community services, and more. We are seeking \$5 million from the Unclaimed Property Fund after usual disbursements have been made.

Since its inception in 1991, the Affordable Housing Conference of Montgomery County, (AHCMC) has continued to tackle affordable housing related issues and their impacts. The mission of AHCMC is to bring together elected officials, housing and community development leaders, business professionals, activists and others to work toward affordable housing solutions. Through its annual events, awards programs, seminars, advocacy efforts and roundtable meetings, AHCMC seeks to form coalitions that identify and address important community development and housing issues.

Anyone who has worked in a small nonprofit organization can tell you how hard operating dollars are to come by. Assistance from the Community Development Fund will provide the working capital nonprofits need to sustain their day-to-day operations. A lack of working capital can prevent organizations from providing essential services in the community.

Please vote a favorable report for SB643.

Sincerely,

Barbara Goldberg Goldman
Founder and Co-Chair

BSCW_Support SB 6433.6.23.pdf

Uploaded by: Claudia Wilson Randall

Position: FAV



Testimony

SB643 – Housing – Community Development Fund Program Act - Funding

**BUDGET & TAXATION COMMITTEE
March 8, 2023**

Position: FAVORABLE

Dear Chairman Guzzone and Members of the Senate Budget and Taxation Committee:

Bon Secours Community Works (BSCW) urges this committee to vote a favorable report for **SB632 – Housing – Community Development Fund Program Act - Funding**

SB643 creates a permanent funding source for the Community Development Fund which was created in 2018. The funding is critical operating dollars for community-based organizations to use for affordable housing, neighborhood and commercial revitalization, housing and financial counseling, small business development, community services, and more.

We are seeking \$5 million from the Unclaimed Property Fund after usual disbursements have been made.

Bon Secours Community Works (BSCW) works to enrich West Baltimore communities with programs, services, and affordable housing that contribute to the long-term economic and social viability of neighborhoods. BSCW owns and operates affordable housing; develops parks and urban farms; delivers proven job training programs; delivers financial empowerment services; implements after school youth programs; operates an Early Head Start program; and provides many other services that are driven by community expressed priorities in West Baltimore. Sustaining the operations and growth of our programs, in particular our affordable housing is essential to meeting the needs of the disinvested community that we serve.

General operating support is the working capital that we need to sustain our day-to-day operations. The rise of costs in the last two years has had a significant impact on our ability to sustain operations and continue to meet the needs of our community, like increased access to affordable housing, crime, illegal dumping, vacant lot improvement, quality education, and career advancement. General operating support from the Community Development Fund would be a capital source that would allow us to continue to serve the needs of the residents of West Baltimore.

Please vote a favorable report for SB643.

Respectfully Submitted:

A handwritten signature in blue ink, appearing to read "George Kleb".

George Kleb
Executive Director
Bon Secours Community Works

26 N. Fulton Avenue
Baltimore, MD 21223
p: 410-801-5100

bonsecours.com/communityworks

CD FUND SUPPORT LETTER 2023_Habitat Susquehanna.pdf

Uploaded by: Claudia Wilson Randall

Position: FAV



Habitat for Humanity Susquehanna
205 S. Hays Street, Bel Air, MD 21014
ygolczewski@habitatsusq.org, 410-638-4434, x5

Testimony

SB643 – Housing – Community Development Fund Program Act - Funding

BUDGET & TAXATION COMMITTEE

March 8, 2023

Position: FAVORABLE

Dear Chairman Guzzone and Members of the Senate Budget and Taxation Committee:

Habitat for Humanity Susquehanna urges this committee to vote a favorable report for **SB632 – Housing – Community Development Fund Program Act - Funding**

SB643 creates a permanent funding source for the Community Development Fund which was created in 2018. The funding is critical operating dollars for community-based organizations to use for affordable housing, neighborhood and commercial revitalization, housing and financial counseling, small business development, community services, and more.

We are seeking \$5 million from the Unclaimed Property Fund after usual disbursements have been made.

Habitat for Humanity Susquehanna works to provide affordable homes for low and low-moderate income families to purchase in Harford and Cecil Counties. The need is tremendous. I have not found any builders in our area who are building affordable starter homes for families and 40% of all households living at or below 100% AMI are housing cost burdened in Harford County alone. Families are living in substandard conditions with rents they cannot afford and are homeless or at risk.

The Black population in Harford and Cecil Counties average about 15% of the general population. We are an Equal Housing Opportunity agency, but 52% of our Habitat homeowners happen to be Black. Therefore, we are working to reduce the racial homeownership and wealth gaps through our Homeownership Program.

We also provide critical home repairs for families and seniors living in substandard conditions (leaky roof, no heat, etc.) and provide ADA modifications for seniors and those with disabilities so they may remain in their homes and live more healthily and safely.

Donors prefer their contributions go to our programs, not operational costs. **However, we must have funding for staff to run the programs!** This funding is very difficult to raise but is vital to our survival. We are consistently understaffed with several people working in more than one position. We are dedicated and continue to do our work in the community, but we need more general operating support to not only sustain us day-to-day, but allow us to do more.

The result of an economic impact study for Habitat Susquehanna showed for every \$1.00 invested by us, \$1.57 is injected into our community. That is a 64% return on the investment in our work! With access to more general operating support means more impact. **We not only change lives, we revitalize communities.**

Please vote a favorable report for SB643.

Respectfully Submitted:



Yvonne Golczewski
Executive Director
Habitat for Humanity Susquehanna



Habitat for Humanity Susquehanna
205 S. Hays Street, Bel Air, MD 21014
ygolczewski@habitatsusq.org, 410-638-4434 x5

Testimony

HB 838 – Housing – Community Development Fund Program Act - Funding

APPROPRIATIONS COMMITTEE

March 14, 2023

Position: FAVORABLE

Dear Chairman Barnes and Members of the House Appropriations Committee:

HB 838 creates a permanent funding source for the Community Development Fund, which was created in 2018. The funding is critical operating dollars for community-based organizations to use for affordable housing, neighborhood and commercial revitalization, housing and financial counseling, small business development, community services, and more.

We are seeking \$5 million from the Unclaimed Property Fund after usual disbursements have been made.

Habitat for Humanity Susquehanna works to provide affordable homes for low and low-moderate income families to purchase in Harford and Cecil Counties. The need is tremendous. I have not found any builders in our area who are building affordable starter homes for families and 40% of all households living at or below 100% AMI are housing cost burdened in Harford County alone. Families are living in substandard conditions with rents they cannot afford and are homeless or at risk.

The Black population in Harford and Cecil Counties average about 15% of the general population. We are an Equal Housing Opportunity agency, but 52% of our Habitat homeowners happen to be Black. Therefore, we are working to reduce the racial homeownership and wealth gaps through our Homeownership Program.

We also provide critical home repairs for families and seniors living in substandard conditions (leaky roof, no heat, etc.) and provide ADA modifications for seniors and those with disabilities so they may remain in their homes and live more healthily and safely.

Donors prefer their contributions go to our programs, not operational costs. **However, we must have funding for staff to run the programs!** This funding is very difficult to raise but is vital to our survival. We are consistently understaffed with several people working in more than one position. We are dedicated and continue to do our work in the community, but we need more general operating support to not only sustain us day-to-day, but allow us to do more.

The result of an economic impact study for Habitat Susquehanna showed for every \$1.00 invested by us, \$1.57 is injected into our community. That is a 64% return on the investment in our work! With access to more general operating support means more impact. **We not only change lives, we revitalize communities.**

Please vote a favorable report for HB83.

Respectfully Submitted:

A handwritten signature in blue ink that reads "Yvonne Golczewski". The signature is written in a cursive, flowing style.

Yvonne Golczewski
Executive Director
Habitat for Humanity Susquehanna

CDN SB 643 FAVORABLE.pdf

Uploaded by: Claudia Wilson Randall

Position: FAV



Testimony SB 643
Budget & Taxation Committee
March 8, 2023
Position: FAVORABLE

Dear Chairman Guzzone and Members of the Budget & Taxation 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.

SB643 creates a permanent funding source for the Community Development Fund which was created in 2018. The funding is critical operating dollars for community-based organizations to use for affordable housing, neighborhood and commercial revitalization, housing and financial counseling, small business development, community services, and more. We are seeking \$5 million from the Unclaimed Property Fund after usual disbursements have been made.

Organizations need to have adequate operating capital available to support payroll and other expenses, as well as to pay for unanticipated costs or increases. Inflation, supply chain delays and pandemic response has made everything more expensive in the last three years. Private and philanthropic support has favored bricks and physical investments over operational support. It has made the need for a Community Development Fund much more urgent as groups respond to community needs and work to build a state with greater opportunity.

Each year our members rely on funding from Capital Budget, including Community Legacy, Baltimore Regional Neighborhood Initiative (BRNI), National Capital Strategic Economic Development Fund (NED), Main Streets, Maryland Housing Counseling Fund as well as funds from Rental Housing Programs, Rental Housing Partnership and Tax Credits, to complete a wide variety of rental housing, home ownership and community revitalization projects throughout the state of Maryland. While these funding sources from the Department of Housing and Community Development come with some operating support it is simply not enough to sustain organizations operations.

The last three years have been especially challenging. According to researchers from the National Alliance of Community Economic Development Associations (NACEDA) many

organizations are experiencing financial stress—operating margins and net incomes are declining, on average. A third of community-based development organizations (CBDO) have experienced financial disruptions and insolvency. Further, the report found that a disproportionate amount of the sector’s resources is concentrated in a few of the larger organizations, and those larger organizations tend to be more stable financially. Smaller CBDOs own fewer assets than large CBDOs and are more likely than larger organizations to experience negative net income and cannot afford lines of credit.

These national trends are in line with the experiences of organizations in the state of Maryland. The proposed Community Development Fund would complement existing public and private funds for housing and community development projects and allow groups especially smaller groups, to have some stability. The community development sector is critical for the improvement of health, economic development and education in the State of Maryland. These are vital community partners.

Please vote a favorable report for SB643.

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

gonwest CD FUND support ltr SB 643 030623.pdf

Uploaded by: Claudia Wilson Randall

Position: FAV



mgoodman@go-northwesthrc.org, 410-947-0084 x.102

Testimony

SB643 – Housing – Community Development Fund Program Act - Funding

BUDGET & TAXATION COMMITTEE
March 8, 2023

Position: FAVORABLE

Dear Chairman Guzzone and Members of the Senate Budget and Taxation Committee:

Garwyn Oaks Northwest Housing Resource Center (*aka GO Northwest*) urges this committee to vote a favorable report for **SB632 – Housing – Community Development Fund Program Act – Funding** .

SB643 creates a permanent funding source for the Community Development Fund which was created in 2018. The funding would provide critical operating dollars for community-based organizations to use for affordable housing, housing and financial counseling, neighborhood and commercial revitalization, small business development, community services, and more. We are seeking \$5 million from the Unclaimed Property Fund after usual disbursements have been made.

Founded in 1999 as Garwyn Oaks Housing Resource Center, and incorporated in 2007 as Garwyn Oaks Northwest Housing Resource Center (*aka GO Northwest*), GO Northwest, a HUD approved housing counseling agency and 501c3 organization, provides homeownership and financial education, counseling, coaching and resources to predominantly low-moderate income individuals to equip them to obtain, maintain, and retain their homes affordably and successfully. Through our services, partnerships and resources, GO Northwest achieves its goal of growing and preserving homeownership in Baltimore City. In FY 22, August 1, 2021 through July 31, 2022, GO Northwest achieved the following:

- Conducted 11 virtual homebuyer workshops, 243 persons attended.
- Counseled 198 homebuyers: 73 homebuyers (36.8%) purchased a home in Baltimore City; over 50% (53.4%) of these homebuyers purchased a home in Northwest Baltimore
- Counseled 16 homeowners at risk of foreclosure, 16 homeowners (100%) retained their home.
- Assisted 10 homebuyers submit and receive closing costs funding to purchase homes in the Howard Park community through a partnership with Healthy Neighborhoods, Inc.

Need: we found our clients experienced difficulty in finding and buying a home affordably due to a number of factors including an increase in home prices, higher interest rates for mortgage loans and low housing inventory. . According to Long and Foster Market Conditions Report 12/2022, Baltimore Metro Area, comparing December 2022 to December 2021 the total units sold: decreased by 42%; total active housing inventory: lower by 20%; median sale price was 3% higher than December 2021. These conditions plus the economic impact of COVID 19 made the housing market more difficult for homebuyers, especially low to moderate income homebuyers. Many clients are

challenged with a lack of financial capacity including negative credit, debt, and low/ limited income, savings, and access to resources to obtain affordable housing.

These market and economic conditions also had a negative impact on homeowners trying to preserve and retain their homes. Lack of income, savings and employment negatively impacts the ability to pay one's mortgage, putting delinquent homeowners at risk of foreclosure. . According to Foreclosure Hotspots in MD 2022, Qtr.2 Report, Baltimore City placed second behind Prince Georges County in the report's Severe and Very High Hotspots categories for foreclosure events. Homeowners in our NW communities found it difficult to maintain the condition of their homes, especially low to moderate and senior homeowners due to the inability to find and secure affordable resources to preserve the condition of their homes, many homeowners were unable to keep up the maintenance on their homes, The lack of home maintenance and deterioration can lead to home Foreclosure, vacancy, and neighborhood decline, which discourages homebuyers from selecting our neighborhoods as their new home, and current homeowners to stay decreasing community sustainability and stability.

GO Northwest services address the aforementioned needs by providing homeownership and community instruction, counselling, resources and information activities to homebuyers and homeowners to obtain, maintain and retain their homes affordably, thus sustaining viable homeownership and communities in Baltimore City. We see homeownership as a vital tool to establish sustainability, stability and growth in our neighborhoods, and thus in our city.

As a service provider, the need for operating funds is vital to the continuation of our programs and services to the communities we serve. As many granting entities are program or capital oriented, finding and securing operating funding is highly challenging and competitive, especially for small nonprofits such as ours. General operating support is the working capital nonprofits need to sustain their day-to-day operations to implement and support the services and programs we provide. A lack of working capital can prevent organizations from meeting basic operational needs, like payroll and rent. In the last three years, we have been challenged with staff transitions and unforeseen operating costs. As a small nonprofit, we are always seeking funders who provide funding for operating costs. Having additional sources for this funding would greatly help nonprofits like GO Northwest to be able to cover staffing and operating costs so we can confidentially plan, implement and expand homeownership and related community development services to help more people to not only become homeowners but to remain homeowners.

We ask that you please vote a favorable report for SB643.

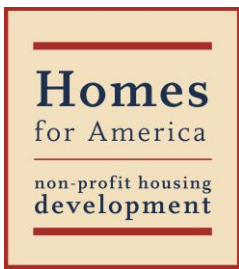
Respectfully Submitted:

Mereida Goodman, Executive Director

HFA SB 643 Testimony - Chairman Guzzone.pdf

Uploaded by: Claudia Wilson Randall

Position: FAV



Testimony

HB 838 – Housing – Community Development Fund Program Act - Funding

APPROPRIATIONS COMMITTEE

March 14, 2023

Position: FAVORABLE

Dear Chairman Barnes and Members of the House Appropriations Committee:

HB 838 creates a permanent funding source for the Community Development Fund which was created in 2018. The funding is critical operating dollars for nonprofit organizations to use for affordable housing, neighborhood and commercial revitalization, housing and financial counseling, small business development, community services, and more.

We are seeking \$5 million from the Unclaimed Property Fund after usual disbursements have been made.

Homes For America is a nonprofit housing organization headquartered here in Annapolis, with a mission to build and preserve quality affordable housing enhanced with services. We currently serve roughly 5,000 households in Maryland, Virginia, Pennsylvania and Delaware.

General operating support is the working capital nonprofits need to sustain their day-to-day operations. A lack of working capital can prevent organizations from meeting basic operational needs. Our current revenue sources are stressed in the current economic climate, which strains our ability to fund our resident services program.

Please vote a favorable report for HB 838.

Respectfully Submitted:

Dana Johnson
President & CEO
Homes for America, Inc.

WBC Support Letter Housing Comm. Dev. Senate.pdf

Uploaded by: Claudia Wilson Randall

Position: FAV



WBC Community Development Corporation

revitalizing the communities of northwest Baltimore

3020 Garrison Blvd Baltimore, MD 21216 410-578-9142 office 410-578-9185 fax
wbccdc@comcast.net wbccdc.org

March 2, 2023

SB643 – Housing – Community Development Fund Program Act - Funding

BUDGET & TAXATION COMMITTEE

Position: FAVORABLE

Dear Chairman Guzzone and Members of the Senate Budget and Taxation Committee:

The WBC Community Development Corporation urges this committee to vote a favorable report for SB632 – Housing – Community Development Fund Program Act - Funding

SB643 creates a permanent funding source for the Community Development Fund which was created in 2018. The funding is critical operating dollars for community-based organizations to use for affordable housing, neighborhood and commercial revitalization, housing and financial counseling, small business development, community services, and more.

We are seeking \$5 million from the Unclaimed Property Fund after usual disbursements have been made.

We The WBC Community Development Corporation, a Non-Profit 501 3 C, has been working in the communities of West Baltimore for more than seventeen (17) years. During this time, we have been focused on Affordable Housing and Community Engagement for better neighborhoods. We have partnered with various Baltimore City neighborhoods, received capital dollars from both the city of Baltimore DHCD and the State of Maryland DHCD. The acquisition of operating finds has been few and far between. We have received donations from various philanthropic organizations for operations, but not sustainable funds whereby we could employ staff for more that a year at a time. Multi year funds would permit our strategic plans for the Forest Park communities to be implemented and sustained. We operate currently with a volunteer staff and a working board of directors. It is a day-to-day struggle.

Please vote a favorable report for SB643.

Respectfully Submitted:

Laurence. F. Campbell

Laurence. F. Campbell
Chair

Cc: Tracy A. Evans

The WBC Community Development Corporation is a 501 c 3, Non-Profit

SB 643 Community Development Fund.pdf

Uploaded by: Dan Ellis

Position: FAV



Neighborhood Housing Services of Baltimore, Inc.

March 7, 2023

Senator Guy Guzzone
Budget and Taxation Committee
Miller Senate Office Building
Annapolis, MD 21401

RE: Senate Bill 643

Honorable Senator Guzzone and Members of the Committee:

I am the Executive Director of Neighborhood Housing Services of Baltimore (NHS), and a resident of Baltimore City. Our organization believes that economic and social justice are a right for all people and communities. We promote this belief by removing barriers of access to homeownership, helping resident access resources to maintain their homes, and supporting communities historically impacted by systemic disinvestment.

SB643 provides operating funding to support community development groups impacting our communities. For many years the state has provided capital resources to complete projects without providing corresponding operating funds to support the investments. This disparity has resulted in community development groups struggling to survive in a significantly resource constrained environment. SB643 is a first step in addressing this inequality. By providing funding to support operations, community development groups will be able to build and sustain capacity to connect with residents and ensure ongoing community voice and leadership of this work. Failure to provide resources will result in the continuing exclusion of smaller organizations from opportunities to invest capital in their communities. This funding is critical as we migrate toward positive change supporting historically disinvested communities.

We ask that the Committee issue a *favorable* report on SB 643

Sincerely,

A handwritten signature in black ink that reads "Daniel T. Ellis".

Daniel T. Ellis
Executive Director



25 E. 20th Street, Suite 170 Baltimore, Maryland 21218
Office: 410-327-1200
Fax: 410-675-1855

www.nhsbaltimore.org

SB643SupportLetter_ReBUILD.pdf

Uploaded by: Daniel Kravetz

Position: FAV



Testimony

SB643 – Housing – Community Development Fund Program Act - Funding

BUDGET & TAXATION COMMITTEE

March 8, 2023

Position: FAVORABLE

Dear Chairman Guzzone and Members of the Senate Budget and Taxation Committee:

ReBuild Metro, Inc. urges this committee to vote a favorable report for **SB643 – Housing – Community Development Fund Program Act - Funding**

SB643 creates a permanent funding source for the Community Development Fund which was created in 2018. The funding is critical operating dollars for community-based organizations to use for affordable housing, neighborhood and commercial revitalization, housing and financial counseling, small business development, community services, and more. We are seeking \$5 million from the Unclaimed Property Fund after usual disbursements have been made.

ReBUILD Metro's mission is to strengthen neighborhoods by rebuilding homes, restoring whole blocks, and fostering community relationships. Over the last 15 years, we have built or redeveloped 430 mixed-income homes in East Baltimore, including almost 240 abandoned homes that we have restored into new homeownership and rental housing opportunities for families in need. This work has increased homeownership and wealth-building opportunities for Black families, decreased disparities in housing standards for Black renters, increased job-generating investments in Baltimore's redlined communities, and reduced local disparities in public health. Our \$120 million in reinvestment has led to 87% reduction in residential vacancy, 35% increase in population growth (totaling over 300 new residents), and 109% increase in local median income without any displacement of legacy residents.

Over the next five years, we will expand our community revitalization efforts by implementing a \$200 million reinvestment strategy to transform the Johnston Square neighborhood from its current distress and disinvestment into a replicable blueprint for community-driven revitalization without displacement. We will also be working to sustain our legacy reinvestment areas and to foster the expansion of our model to other redlined Baltimore neighborhoods.

This critical growth will require us to sustain and expand our staffing and capacity. Currently, there are very few sources of general operating funds that support core day-to-day organizational functions such as our operations, accounting, compliance, and resource development, as well as our need for additional office space to accommodate our staffing needs. General operating support through the Community Development Fund will be a game-changer in our ability to



meet and expand these essential organizational needs, and in turn, to expand our impact and reduce hardships for the thousands of families in East Baltimore who live near the abandoned homes and vacant lots we aim to restore in the coming years.

Please vote a favorable report for SB643.

Respectfully Submitted:

A handwritten signature in black ink, appearing to read "Daniel Kravetz". The signature is fluid and cursive, with the first name "Daniel" and last name "Kravetz" clearly distinguishable.

Daniel Kravetz

Director of Fundraising and Communications
ReBUILD Metro

SB 643 Housing – Community Development Program Act

Uploaded by: Destiny Bell

Position: FAV

CORY V. McCRAY
Legislative District 45
Baltimore City

DEPUTY MAJORITY WHIP

Budget and Taxation Committee

Subcommittees

Chair, Health and Human Services

Vice Chair, Capital Budget

Executive Nominations Committee

Legislative Policy Committee

Joint Committee on Gaming Oversight



James Senate Office Building
11 Bladen Street, Room 221
Annapolis, Maryland 21401
410-841-3165 • 301-858-3165
800-492-7122 Ext. 3165
Cory.McCray@senate.state.md.us

THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

Vote Yes on Senate Bill 643

Bill Title: Housing – Community Development Program Act - Funding

Hearing Date: March 8, 2023, Budget and Taxation

Greetings, Chair Guzzone, Vice Chair Rosapepe, and members of the Committee

It is with great honor that I present to you Senate Bill 643. SB643 creates a permanent source of funding for the Community Development Fund which was created in 2018. The fund is essential for providing affordable housing, neighborhood and commercial revitalization, small business development and more. Senate Bill 643 requires the comptroller to distribute \$5.0 million annually to the State's unclaimed property fund to the Community Development Program Fund within the Department of Housing and Community Development.

The purpose of the Fund is to provide financial assistance for community development projects and community development organizations around the state. It is imperative that we provide a sense of security to the members of our community that work tirelessly to make a difference. Providing financial assistance to community-based organizations aids them with paying staff in a field that can be tedious to

fundraise. Our programs struggle with being understaffed and it is important to prevent this from being a consistent problem.

Organizations need a permanent solution to temporary occurrences that we have the ability to solve. It is within the best interest of our community to support the businesses that make our environment better. With gratitude, I respectfully request your support in approving Senate Bill 643.

Respectfully,

A handwritten signature in blue ink, appearing to read "Cory V. McCray". The signature is fluid and cursive, with a large initial "C" and a long horizontal stroke.

Cory V. McCray
State Senator

SB0643-BT_MACo_SUP.pdf

Uploaded by: Dominic Butchko

Position: FAV



Senate Bill 643

Housing - Community Development Program Act - Funding

MACo Position: **SUPPORT**

To: Budget and Taxation Committee

Date: March 8, 2023

From: Dominic J. Butchko

The Maryland Association of Counties (MACo) **SUPPORTS** SB 643. This bill would provide an additional \$5 million to the Community Development Program (CDP), a critical tool in county efforts to enable more affordable housing and neighborhood revitalization.

The economic reverberations from the COVID-19 pandemic are still felt in nearly all parts of the economy, but nowhere more so than in the housing market. Due to a variety of historic and economic factors, the production and preservation of affordable housing stock has lagged behind the growth of our society. Today, the cost of housing has become a significant line item in many household budgets, far exceeding the longtime standard of 30 percent of gross income.

SB 643 would help to address this production and preservation deficit by providing additional resources to the CDP, which can be used for addressing affordable housing and neighborhood revitalization. Investing in these elements is critical to overcoming the current challenges of the housing market. Counties cannot solve the housing crisis alone and welcome any state support to further this effort.

If enacted, SB 643 would provide new resources to further the development of affordable housing and neighborhood revitalization. For this reason, MACo **SUPPORTS** SB 643 and urges a **FAVORABLE** report.

SB643 HP Testimony 2023.pdf

Uploaded by: Frank Hodgetts

Position: FAV



Home Partnership of Cecil County, Inc.
Rumsey Towers Building
626 Towne Center Drive, Suite 102
Joppatowne, Maryland 21085
Phone: 410-679-3200
Fax: 410-679-3208
Email: info@homepartnershipinc.org

Testimony

SB643 – Housing – Community Development Fund Program Act - Funding

BUDGET & TAXATION COMMITTEE
March 8, 2023

Position: FAVORABLE

Dear Chairman Guzzone and Members of the Senate Budget and Taxation Committee:

Home Partnership (HP) urges this committee to vote a favorable report for **SB632 – Housing – Community Development Fund Program Act - Funding**

SB643 creates a permanent funding source for the Community Development Fund which was created in 2018. The funding is critical operating dollars for community-based organizations to use for affordable housing, neighborhood and commercial revitalization, housing and financial counseling, small business development, community services, and more.

We are seeking \$5 million from the Unclaimed Property Fund after usual disbursements have been made.

HP is a community based nonprofit organization that works in and with rural communities of the Maryland Eastern Shore. Our services include counseling, financial literacy, homebuyer education, secondary financing, single- and multi-family/senior housing. The ability to provide these services on a sliding scale and freely, too often is limited by available operating resources, namely dollars. Turning needy Maryland citizens away is not our preference, but as operating resources lag behind families requiring these services, HP must face that difficult decision far too often. Rural needs are just as desperate and worthy of being addressed as others, and HP struggles to help families looking for shelter, trying to get children quality educations, and access to viable healthy options. Please consider casting your vote in favor of this important resource to nonprofits and working families of your community.

General operating support is the working capital nonprofits need to sustain their day-to-day operations. A lack of working capital prevents organizations from meeting basic operational needs, like payroll and rent. Please vote a favorable report for SB643.

Respectfully Submitted:



Frank R. Hodgetts,
President

Cc: file

BaltimoreCounty_FAV_SB0643.pdf

Uploaded by: Joshua Greenberg

Position: FAV



JOHN A. OLSZEWSKI, JR.
County Executive

JENNIFER AIOSA
Director of Government Affairs

AMANDA KONTZ CARR
Legislative Officer

JOSHUA M. GREENBERG
Associate Director of Government Affairs

BILL NO.: **SB 643**

TITLE: Housing - Community Development Program Act – Funding

SPONSOR: Senator McCray

COMMITTEE: Budget and Taxation

POSITION: **SUPPORT**

DATE: March 8, 2023

Baltimore County **SUPPORTS** Senate Bill 643 – Housing – Community Development Program Act – Funding. This legislation would allocate \$5 million annually to the Community Development Program.

The Community Development Program provides financial assistance to community development projects and community development organizations to provide and support housing initiatives for residents to find and maintain housing. The COVID pandemic exacerbated the already growing housing insecurity crisis, and no one local jurisdiction can bear the fiscal burden alone.

SB 643 expands a critical tool for ensuring that all residents in need receive the resources necessary to find and maintain housing. Using this funding, the Program will provide and support affordable housing, neighborhood revitalization for residential and commercial areas, housing counseling, financial counseling, and foreclosure prevention, community organizing, small business development, community services, and any other community development purpose.

Accordingly, Baltimore County requests a **FAVORABLE** report on SB 643. For more information, please contact Jenn Aiosa, Director of Government Affairs at jaiosa@baltimorecountymd.gov.

SB643 – Housing – Community Development Fund Progr

Uploaded by: Kari Snyder

Position: FAV



SOUTHEAST

community development corporation

3323 Eastern Avenue, Suite 200
Baltimore, MD 21224
410-342-3234 | 410-342-1719 fax
www.southeastcdc.org

Testimony

SB643 – Housing – Community Development Fund Program Act - Funding

BUDGET & TAXATION COMMITTEE

March 8, 2023

Position: FAVORABLE

Dear Chairman Guzzone and Members of the Senate Budget and Taxation Committee:

Southeast Community Development Corporation urges this committee to vote a favorable report for **SB643 – Housing – Community Development Fund Program Act - Funding**

SB643 creates a permanent funding source for the Community Development Fund, which was created in 2018. The funding is for critical operating dollars for community-based organizations to use for affordable housing development, neighborhood and commercial revitalization, housing and financial counseling, small business development, community services, and more. We are seeking \$5 million from the Unclaimed Property Fund after usual disbursements have been made.

Southeast CDC is dedicated to growing and supporting a thriving, socioeconomically, and racially diverse Southeast Baltimore where residents share in the improvement of their communities. We support the expansion of homeownership through housing counseling and housing development; prevent eviction with financial assistance and case management; manage the Community Schools strategy at five public schools; implement the Highlandtown Main Street program; coordinate the Highlandtown Arts and Entertainment District; improve quality of life through capital investments in public spaces, parks and business districts; and market Baltimore as a great place to live.

Creating and sustaining positive neighborhood change requires a multi-faceted strategy implemented by well-resourced community development organizations that have deep knowledge of neighborhood housing markets, economic development opportunities, and community priorities. Investing in the operations of community development organizations allows us to hire and retain an experienced workforce with the skills, knowledge and relationships necessary to tackle this important work. Please vote a favorable report for SB643.

Respectfully Submitted:

A handwritten signature in cursive script that reads "Kari Snyder".

Kari Snyder, Executive Director

03.07.2023 SHARE -- SB643 Testimony.pdf

Uploaded by: Krystle Okafor

Position: FAV



March 8, 2023

Officers

Chairperson

Danise Jones Dorsey

Vice Chairperson

Meleny Thomas

Treasurer

Sharon Hunt

Secretary

Peter Sabonis

Hon. Guy Guzzone, Chair
Senate Budget & Taxation Committee
3 West Miller Senate Office Building
11 Bladen Street
Annapolis, MD 21401

RE: Testimony in support of SB643: Housing – Community Development Program Act – Funding

Members

Northeast Housing Initiative

Charm City Land Trusts

Harbor West Collective Affordable Housing Land Trust

South Baltimore Community Land Trust

Cherry Hill Community Development Corporation

York Road Partnership

Dear Chairman Guzzone,

Chairman Guzzone and the esteemed members of the Senate Committee on Budget and Taxation:

My name is Krystle Okafor. I serve as director of policy and planning at SHARE Baltimore, Baltimore's community land trust coalition. SHARE Baltimore is pleased to support SB643, the Community Development Fund bill. The Community Development Fund bill provides \$5 million annually for capital and operating grants related to affordable housing, neighborhood revitalization, community organizing, and other purposes.

SHARE Baltimore mobilized in 2018 to train, convene, and otherwise support Baltimore's community land trusts. Community land trusts are nonprofits that act as long-term custodians of land, using shared governance to develop and preserve land for various community needs. In Baltimore, our land trusts are engaged in the exact work contemplated in the Community Development Fund bill. Baltimore's community land trusts develop housing for low- and moderate-income families, restore blocks long abandoned to vacancy and blight, and foster relationships and build power with neighborhood residents.

As SHARE Baltimore's members engage in this important work, capital and operating grants from the Community Development Fund would be a tremendous support fit for the tremendous need in Baltimore City. 2022 data from the National Low-Income



Housing Coalition show that there are just 38 affordable and available units for every 100 low-income households in the Baltimore metropolitan area. What is more, 2020 data from the Baltimore Neighborhood Indicators Alliance show that 7.7% of Baltimore City's residential properties are vacant and, in neighborhoods hardest hit by urban decay, the residential property vacancy rate is as high as 32%.

Community land trusts are well-positioned to address both Baltimore's housing affordability gap and distressed residential properties. In neighborhoods where housing prices are escalating, community land trusts confer stability by purchasing land and leasing the homes on them to families in need at affordable rates. In neighborhoods where properties are in distress, community land trusts confer stability by improving housing quality, empowering residents, and laying the foundation for thriving communities. If enacted, SB643 would further and accelerate the efforts of Baltimore's community land trusts.

I urge you to pass SB643 so that we at SHARE Baltimore and our member community land trusts may continue to own and develop land for the benefit of the community. Thank you for your time and consideration.

Sincerely,

/s/

Krystle Okafor

SHARE Director of Policy & Planning

SB 643 ACDS Support - Community Development Fund.p

Uploaded by: Lisa Sarro

Position: FAV



SB643 – Housing – Community Development Fund Program Act - Funding

BUDGET & TAXATION COMMITTEE

March 8, 2023

Position: FAVORABLE

Arundel Community Development Services, Inc. (ACDS), urges you to **support SB632 – Housing – Community Development Fund Program Act – Funding**. ACDS serves as Anne Arundel County’s nonprofit housing and community development agency, helping Anne Arundel County residents and communities thrive through the provision of affordable and sustainable housing opportunities, programs to prevent evictions and end homelessness, and community development initiatives. In fulfilling this role, ACDS administers numerous grants to nonprofit partners, directly develops and implements programming, and develops housing and community development strategies for Anne Arundel County.

SB 643 creates a permanent funding source for the Community Development Fund, which was created in 2018 to provide financial assistance for community development projects and community development organizations around the State. Adequate operating dollars are critical to support the work of community-based organizations that do the work required for robust, effective community development programs. These organizations engage every day in the hard work of creating and sustaining affordable housing, initiating and completing neighborhood and commercial revitalization projects, providing housing and financial counseling, supporting small business development and the provision of key community services, and much more.

Supporting operating costs for organizations engaging in community development activities is something our County has long prioritized at the local level because we understand that general operating support is the working capital nonprofits need to sustain their day-to-day operations and meet their basic operational needs, such as making payroll and rent. However, **local funding alone does not begin to meet demand. For example, this year, ACDS received \$1.3 million in funding requests for just \$411,000 in locally available Public Services funds.** This bill would go a long way toward ensuring that Maryland’s excellent community development partners are actually able to do the community development work they are set up and ready to do.

For the reasons noted above, we ask that you please vote a FAVORABLE report for SB643.

SB643 - RMC Support Testimony-Housing - Community

Uploaded by: Megan D'Arcy

Position: FAV



Susan O'Neill, Chair

Charlotte Davis, Executive Director

Testimony in Support of
Senate Bill 643 – Housing – Community Development Program Act – Funding
Budget and Taxation Committee
March 8, 2023

The Rural Maryland Council supports Senate Bill 643 – Housing – Community Development Program Act – Funding. This bill requires the Comptroller to distribute \$5.0 million annually from the State’s unclaimed property fund to the Community Development Program Fund (CDPF) within the Department of Housing and Community Development (DHCD). The bill also repeals uncodified language from prior chapter law specifying that DHCD is not required to incur costs for the Community Development Program (CDP) until money is appropriated in the State budget. The bill takes effect June 1, 2023.

Senate Bill 643 creates a permanent funding source for the Community Development Fund which was created in 2018. The funding is critical operating dollars for community-based organizations to use for affordable housing, neighborhood and commercial revitalization, housing and financial counseling, small business development, community services, and more.

Rural communities face unique challenges when dealing with the affordable housing crisis. Because development does not generally occur at a large scale in rural areas, construction costs are often higher in rural communities compared to urban areas, which reduces the incentives for private investment. Additionally, a lack of access to credit in many rural areas limits funding for maintenance of existing units. Senate Bill 643 will provide the financial support needed to help resolve these housing challenges.

The Rural Maryland Council respectfully requests your favorable support with amendments of Senate Bill 643.

The Rural Maryland Council (RMC) is an independent state agency governed by a nonpartisan, 40-member board that consists of inclusive representation from the federal, state, regional, county and municipal governments, as well as the for-profit and nonprofit sectors. We bring together federal, state, county and municipal government officials as well as representatives of the for-profit and nonprofit sectors to identify challenges unique to rural communities and to craft public policy, programmatic or regulatory solutions.

SB0643 Favorable from SBCLT.pdf

Uploaded by: Meleny Thomas

Position: FAV



RISE, RECLAIM, REBUILD

WWW.SBCLT.ORG

Testimony- SB643- Housing- Community Development Fund Program Act

BUDGET & TAXATION COMMITTEE

March 8, 2023

Position: FAVORABLE

Dear Chairman Guzzone and Members of the Senate Budget and Taxation Committee:

The South Baltimore Community Land Trust urges this committee to vote a favorable report for **SB632 – Housing – Community Development Fund Program Act - Funding**

SB643 creates a permanent funding source for the Community Development Fund which was created in 2018. The funding is critical operating dollars for community-based organizations to use for affordable housing, neighborhood and commercial revitalization, housing and financial counseling, small business development, community services, and more.

We are seeking \$5 million from the Unclaimed Property Fund after usual disbursements have been made.

The South Baltimore Community Land Trust was founded to promote healthy regenerative communities in South Baltimore through the development of quality permanently affordable housing and a just transition to Zero Waste. The concentration of pollution in South Baltimore has compounding effects like: poverty that comes from disinvestment, poor housing quality, and lack of adequate health care to name a few. It is our mission and goal to help connect community residents with skills and knowledge to tackle these issues. To carry out our mission and vision we need continued operating support. Most grants restrict organizations from getting adequate operating funds. These restrictions and lack of working capital can impede an organization's progress and lead to staff burnout and turnover when there is a constant barrier to maintaining day to day operations.

Please vote for a favorable report for SB643.

Sincerely,
Dr. Meleny Thomas

Dr. Meleny Thomas

SBCLT Executive Director- Development Without Displacement

Email: Meleny@SBCLT.ORG

Phone: 443-902-0161



RISE, RECLAIM, REBUILD

WWW.SBCLT.ORG

Testimony- SB643- Housing- Community Development Fund Program Act

SB643 Housing Community Development Fund Program

Uploaded by: Mike Posko

Position: FAV

SB643 – Housing – Community Development Fund Program Act - Funding

BUDGET & TAXATION COMMITTEE

March 8, 2023

Position: FAVORABLE

Dear Chairman Guzzone and Members of the Senate Budget and Taxation Committee:

For 40 years, Habitat for Humanity of the Chesapeake has been a catalyst for moving low-income families out of poverty toward more prosperous, stable futures through affordable homeownership. By bringing people together to build homes, communities, and inspire hope, we settled 789 families into energy-efficient, affordable homes with zero-interest mortgages. This positively impacted the lives of more than 3,000 partner family members (more than half of whom are children), involved more than 1,200 volunteers annually and impacted hundreds of other community residents who benefit from safer, more vital communities as homeownership rates increase.

Our key services include:

- Home Construction and Rehabilitation
- Homeowner Services
- HabiCorps, Workforce Development
- Financial Literacy Education
- Credit Remediation
- Tax Preparation
- Volunteer Engagement
- Community Engagement
- Community Revitalization
- ReStore, a Social Enterprise

During the next year, Habitat Chesapeake will work on 20 homes and rehabilitate properties that stand vacant or abandoned in Baltimore area neighborhoods including Milton-Montford, Orchard Ridge, Sandtown, and Curtis Bay.

Our work with future homebuyers includes an extensive homeownership education program of fifty hours, inclusive of the HUD homeownership counseling provided by various Maryland

homeownership counseling agencies. In addition to the curriculum, we also work one-on-one with our future homebuyers on their budgeting and finances, including at least once per month sessions. This work, as well as the work in our other programs, such as workforce development training, community engagement, and more, is part of what the operating dollars provision within the Community Development Fund could help support. We see this work, as well as the work of other non-profit partners, as critical for the success of so many good programs aimed toward the success of the health, economic development, and improved quality of life of our most vulnerable neighbors. Many, like Habitat homebuyers, simply need a hand up.

Habitat Chesapeake urges this committee to vote a favorable report for **SB643 – Housing – Community Development Fund Program Act – Funding.**

SB643 creates a permanent funding source for the Community Development Fund which was created in 2018. The funding is a critical source of operating dollars for community-based organizations to use for affordable housing, neighborhood and commercial revitalization, housing and financial counseling, small business development, community services, and more.

We are seeking \$5 million from the Unclaimed Property Fund after usual disbursements have been made.

Funding for the Community Development Fund is an investment well-made in the people of Maryland. Efforts like the homeownership affordability—and homeowner readiness—that Habitat Chesapeake provides create an immediate return to the community, through generating new homeowners, property tax revenue, and stabilized neighborhoods.

Please vote a favorable report for SB643.

Respectfully,



Mike Posko,
Chief Executive Officer

MAHC Testimony_SB 643_CD Fund_FAV.pdf

Uploaded by: Miranda Willems

Position: FAV



Testimony to the Budget & Tax Committee
SB 643 – Housing - Community Development Program Act - Funding
Position: Favorable

SB 643 creates a dedicated source of funding for the Community Development Fund (the “Fund”), which was established in 2019 to provide flexible funding for community development projects and community development organizations throughout the State, and includes affordable housing and neighborhood revitalization as eligible uses. MAHC represents both non-profit and for-profit developers of affordable rental housing who primarily create housing using the Department of Housing and Community Development’s rental housing programs. The Community Development Fund could serve as an additional gap resource for the creation and preservation of affordable housing, as well as provide much needed operating support to those organizations that develop affordable housing. SB 643 proposes the Fund be supported by the Unclaimed Property Fund, which is a viable solution for long-term, sustainable funding, and thus the Fund would not compete for annual appropriations with existing DHCD programs. We support SB 643 to provide funding for the Community Development Fund to support community development organizations with the development of affordable housing.

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, community action groups, State and local housing authorities, property management companies, financial institutions, community development organizations, contractors, investors, consultants and individuals. This fund will provide an additional resource for our members to use for the development and preservation of affordable housing across Maryland.

Respectfully submitted on March 8, 2023 by Miranda Darden-Willems, Executive Director, on behalf of the MAHC Board of Directors.

MAHC Board of Directors

Christine Madigan, Enterprise Community Development, President
Tom Ayd, Green Street Housing, Vice President
Catherine Stokes, Homes for America, Secretary
Miles Perkins, AGM Financial, Treasurer
Marsha Blunt, Pennrose Property Management
Mike Cumming, CohnReznick, Chief Financial Officer
Mary Claire Davis, AHC Greater Baltimore
Ivy Dench-Carter, Pennrose Properties, Advisor Emeritus
Maryann Dillon, Housing Initiative Partnership
Nichole Doye Battle, GEDCO
Peter Engel, Howard County Housing Commission



Mike Font, New Harbor Development
Chickie Grayson, Retired, Advisor Emeritus
Dana Johnson, Homes for America
Brian Lopez, Osprey Property Company
Dan McCarthy, Episcopal Housing
Willy Moore, Southway Builders
David Raderman, Gallagher, Evelius & Jones, Of Counsel
Jessica D. Zuniga, Foundation Development Group, Ex Officio

www.mdahc.org

443-758-6270

SB643 – Housing – Community Development Fund Progr

Uploaded by: Ms. JohnDre Jennings

Position: FAV



DRUID HEIGHTS
Community Development Corporation

Druid Heights Community Development Corporation

2140 McCulloh Street Baltimore, Maryland 21217

SB643 – Housing – Community Development Fund Program Act - Funding

BUDGET & TAXATION COMMITTEE

March 8, 2023

Position: FAVORABLE

Dear Chairman Guzzone and Members of the Senate Budget and Taxation Committee:

Druid Heights CDC urges this committee to vote a favorable report for SB632 – Housing – Community Development Fund Program Act - Funding

SB643 creates a permanent funding source for the Community Development Fund which was created in 2018. The funding is critical operating dollars for community-based organizations to use for affordable housing, neighborhood and commercial revitalization, housing and financial counseling, small business development, community services, and more.

We are seeking \$5 million from the Unclaimed Property Fund after usual disbursements have been made.

Druid Heights CDC is a community-based, 501 (c)(3) non-profit community development corporation. DHCDC is located in zip code 21217 in Baltimore City, within Census Tract 1403 a designated Urban Renewal Area. Our mission is to cause, encourage and promote community self-empowerment, through the development of economic, educational, employment, and affordable housing opportunities.

Druid Heights CDC serves residents and community members by providing affordable housing, outreach efforts and supportive services. With the increased prices for capital expenses to build homes, it is imperative that community based developers receive sustainable funding to continue creating affordable housing opportunities.

Please vote for a favorable report for SB643.

Respectfully Submitted:

JohnDre Jennings

JohnDre Jennings

Executive Director

Community Development Fund - SB643.pdf

Uploaded by: Psalms Rojas

Position: FAV



TESTIMONY IN SUPPORT OF SB643
Housing – Community Development Fund Program – Funding

March 6, 2023

Senator Guy Guzzone
Miller Senate Office Building
3 West
Annapolis, MD 21401

Testimony of Marian House in Support of SB643

Dear Senator Guy Guzzone and Members of the Budget and Taxation Committee,

Marian House is a holistic, healing community for women and their children who are in need of housing and support services. Marian House provides comprehensive support services to assist women with experiences of trauma, including poverty, substance abuse, and chronic mental health issues. **I write to urge you to support Senate Bill 643, Housing – Community Development Fund Program – Funding.**

SB643 creates a permanent funding source for the Community Development Fund which was created in 2018. The funding is critical operating dollars for community-based organizations to use for affordable housing, neighborhood and commercial revitalization, housing and financial counseling, small business development, community services, and more.

We are seeking \$5 million from the Unclaimed Property Fund after usual disbursements have been made.

Over forty years ago, Marian House was opened to provide reentry supports for women leaving incarceration as Sisters and laywomen recognized that lack of support contributed to recidivism rates. Today, we have also expanded to serve women with histories of trauma including homelessness, incarceration, neglect, substance abuse and mental health needs. Since our opening, we have assisted women in reinventing and rebuilding themselves through services such as: counseling, substance abuse treatment, job training and providing both long and short-term housing. All the women we have served have overcome obstacles on their journeys to become contributing members of society in the Baltimore area. General operating support is the working capital nonprofits need to sustain their day-to-day operations. A lack of working capital can prevent organizations from meeting basic operational needs, like payroll and rent. In the last three years, we have lost staff and struggled to keep up with inflation. This bill would help ensure that we are able to sufficiently fund necessary affordable housing for some of Maryland's most vulnerable citizens.

It is for these reasons and more that we request your FAVORABLE SUPPORT of SB 643.

Thank you for your support,

Katie Allston, LCSW-C
President and C.E.O.



MARIAN HOUSE

Women Moving from Dependence to Independence

Senate - Community Development Fund Testimony.pdf

Uploaded by: Sarah Reddinger

Position: FAV



SB643 – Housing – Community Development Fund Program Act - Funding

BUDGET & TAXATION COMMITTEE

March 8, 2023

Position: FAVORABLE

Dear Chairman Guzzone and Members of the Senate Budget and Taxation Committee:

SB643 creates a permanent funding source for the Community Development Fund which was created in 2018. The funding is critical operating dollars for community-based organizations to use for affordable housing, neighborhood and commercial revitalization, housing and financial counseling, small business development, community services, and more.

We are seeking \$5 million from the Unclaimed Property Fund after usual disbursements have been made.

Habitat for Humanity Metro Maryland (HFHMM) is a nonprofit provider of affordable housing, working to provide equitable access to homeownership in Prince George's and Montgomery Counties. Habitat builds and rehabilitates homes that it sells to income-qualified families, providing an affordable mortgage financed by our organization. Habitat also runs a home preservation program that helps lower income homeowners make necessary health, safety, accessibility, and energy efficiency improvements in their homes. This program keeps Maryland residents safely and affordably in their homes while preserving wealth for future generations.

General operating support is difficult to come by, but is critical in helping organizations like ours not just sustain day to day operations, but to grow capacity to serve more Marylanders. Habitat has seen a dramatic increase in labor costs over the past few years and it has been a challenge to keep up with the competitive labor market. At the same time, the economic toll the pandemic took on families has only increased the need for Habitat's services. Habitat has been able to identify some additional capital funding to scale up programs, but the commensurate operating dollars are harder to come by. The Community Development Fund would play a vital role in supporting nonprofit organizations to best meet community needs.

Please vote favorably for SB643.

Thank you for your time and consideration.

Sarah Reddinger
Vice President of Community Development
Habitat for Humanity Metro Maryland, Inc.
(301)990-0014x27
Sarah.Reddinger@HabitatMM.org
www.habitatmm.org