



**HB0599 – Maryland Community Investment Corporation – Establishment
(Housing and Community Development Financing Act of 2024)**

**Hearing before the Environment & Transportation and Ways & Means Committees
February 20, 2024**

Position: SUPPORT (FAV)

SUPPORT: Arundel Community Development Services, Inc., (“ACDS”) urges this Committee to issue a **Favorable** report on HB0599, the Housing and Community Development Financing Act of 2024.

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 safe and affordable housing opportunities, programs to prevent and end homelessness, and community development initiatives. As part of fulfilling this role, ACDS advises the County on issues related to affordable housing, develops housing and community development strategies for Anne Arundel County, and works with the County to support the development of safe, affordable housing for all County residents.

Like the rest of the State, Anne Arundel County has a housing crisis. With skyrocketing rents and continuously increasing home prices, we have a severe shortage of both rental and home ownership opportunities in the County, especially for low- and moderate-income residents. Despite the challenges, Anne Arundel County has long prioritized the housing needs of all its residents to ensure that Anne Arundel County is “the Best Place for All.” To that end, the County is tackling its housing crisis with a multi-faceted approach, enacting legislation to incentivize the development of affordable housing and minimize barriers to development, financially supporting the development of affordable housing, raising up communities most in need, and administering robust and effective eviction and homelessness prevention programs. However, even with all these efforts in full swing, *the bottom line is that we cannot effectively respond to the housing crisis without the availability of more affordable housing to meet the needs of our community.*

The use of tax credits to support the financing of low-income housing projects has been a particularly effective tool to attract developers and finance development loan packages in Anne Arundel County. This bill will create an additional, innovative, and entirely new pathway to obtaining tax credits for the development of affordable housing, which we anticipate will lead to a rapid increase in the development of new housing. Every possible tool in the affordable housing tool belt needs to be put into use to solve this crisis, and we firmly believe that this new financing mechanism will be a valuable and effective tool. The expectation that this program will be entirely self-sustaining within five years is an impressive bonus!

For the reasons noted above, ACDS urges the Committee to issue a FAVORABLE report on HB0599.