



**Testimony HOUSE BILL 38  
APPROPRIATIONS COMMITTEE  
February 4, 2025  
Position: FAVORABLE**

Dear Chair 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.

House Bill 38 - Requires each county board of education to submit a report by July 1, 2025, and each July 1 thereafter, on student residency and school zones to the Department of Planning and the Interagency Commission on School Construction; repealing the authorization of the Interagency Commission on School Construction to make an enrollment deduction under certain circumstances; and prohibiting a county's adequate public facilities ordinance from restricting housing developments for more than 4 years after enactment.

In the last ten years, local jurisdictions have skillfully used school crowding in opposition to housing production. In June 2024, the Baltimore County Council passed a measure designed to reduce overcrowding in schools by adding an approval process for developers who want to build new housing. This has contributed to the housing crisis in Maryland.

K-12 schools are all facing a looming "enrollment cliff," that has been coming since well before the pandemic. According to Bookings and The National Center for Education Statistics [projects enrollment in U.S. elementary and secondary schools will drop by 8 percent between 2019 and 2030](#). The causes are complex, but stem primarily from falling birth rates and broad demographic shifts. Birthrates dropped notably after the 2008 recession and never picked back up—translating to a projected nationwide decrease in K-12 school enrollment by more than 4 million students between 2019 and 2030.

In order to address health education aspirations in the state of Maryland, we need additional housing. Let's stop communities from using adequate public facilities ordinances to restrict housing development.

We urge a favorable report for HB 38.

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