



**Testimony
SENATE BILL 859
BUDGET & TAX COMMITTEE
MARCH 5, 2025
Position: FAVORABLE**

Dear Chair Guzzone and Members of the Budget and Tax 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. CDN envisions a state in which all communities are thriving and where people of all incomes have abundant opportunities for themselves and their families.

SB 859 will raise significant revenue for the state, give tax relief to the families in Maryland most in need, and raise taxes on the wealthiest businesses and households in our state.

To increase and preserve the supply of quality, affordable, accessible homes in Maryland for low-and moderate-income individuals and families, we need the Fair Share Plan to be fully implemented.

Maryland is currently the [9th least affordable state](#) in the U.S. according to the National Low Income Housing Coalition. The Maryland Housing Needs Assessment completed in 2021 by the , Maryland Department of Housing & Community Development showed that Maryland was short more than 100,000 affordable homes. **Without addressing revenue, we will not be able to address the housing shortage.**

The economic reality is that affordable housing frees up more family income for other necessities, including food, transportation, health care, and savings. We can't grow our economy if we are cutting back on housing, education, child care, and transit service. Businesses – and the workers they employ – need services and it is only fair that the largest corporations pay their share.

We urge your support for SB 859.

Submitted by Claudia Wilson Randall, Executive Director