

January 28, 2025

*RE: Testimonial Letter of Support to the State of Maryland Ways & Means Committee for Bill-0258*

Dear Honorable Vanessa Atterbeary, Chairperson

Thank you Chair Atterbeary and the Ways and Means Committee for your support of economic and neighborhood development throughout Maryland. I'm writing to support the House Bill-0258, which supports the continuous support provided by the West North Avenue Development Authority (WNADA). For the record, the opinions expressed in this letter are my own.

I am the Founder & CEO of H & H Realty Group, a WBE/MBE Developer and Impact Investor of attainable housing. I have spent 10 years investing in West Baltimore, where I am currently rehabilitating a 34 Unit Apartment Building to house Coppin State University Students. This effort would not have been possible without a Grant from WNADA.

West Baltimore neighborhoods such as Shipley Hill and Walbrook have been plagued with crime, theft, drug use, loitering, low rate of home ownership and high rate of subsidized housing. And I am pleased that the State of Maryland is taking steps to address the years of economic and neighborhood development abandonment that our community has faced.

My Coppin State Student Housing project will directly:

- Provide quality of housing through reduced vacancy and blight
- Drive economic development through investment in the West North Avenue Corridor
- Generate new tax revenue for the City and State
- Increase jobs during the design and construction phase
- Incorporate sustainable building features
- Offer a work study program in the design and construction trades through Coppin State
- Reduce crime and increase safety through enhanced property security measures and coordination with Campus and City Police

I urge the State to prioritize resources and support for West Baltimore and the efforts of WNADA by supporting House Bill – 0258 and Senate Bill 4.

Thank you for the opportunity to share this written testimony and the chance to weigh in on policy and the wellbeing of West Baltimore. I would welcome an opportunity to answer any questions you may have.

Sincerely



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Genevieve Hanson  
CEO  
H & H Development Group