



Testimony
SENATE BILL 369
BUDGET & TAX COMMITTEE
February 11, 2026
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 369 - Exempts certain property owned by certain subsidiary entities of a certain nonprofit housing corporation from taxes and special assessments of the State or a political subdivision; and exempting certain real property of a certain nonprofit housing corporation from certain procedures for enforcement of a judgment against the nonprofit housing corporation.

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 updated in 2022 by the , Maryland Department of Housing & Community Development showed that Maryland was short more than 100,000 affordable homes.

The economic reality is that Maryland urgently needs affordable housing production and this bill frees the nonprofit organizations of the additional burden of negotiating PILOT agreements. Our network of affordable housing nonprofit providers are a critical sector and work hard to ensure quality housing and services for low income residents, while also maintaining affordability in perpetuity.

We hope the Maryland General Assembly will recognize the strengths of nonprofit developers in leading, developing, and preserving affordable housing inventory for Maryland.

Prioritizing their projects will help the the state in meeting its goals of both increasing and preserving affordable housing.

We urge your support for SB 369.

Submitted by Claudia Wilson Randall, Executive Director

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