



C. Matthew Hill
Attorney
Public Justice Center
201 North Charles Street, Suite 1200
Baltimore, Maryland 21201
410-625-9409, ext. 229
hillm@publicjustice.org

**SB 369 - Nonprofit Housing Corporations – Tax and Enforcement of Judgment Exemptions
- Alterations**

Hearing before the Senate Budget and Taxation Committee on Feb. 11, 2026

Position: Favorable with Amendments

The Public Justice Center (PJC) is a nonprofit public interest law firm that stands with tenants to protect and expand their rights to safe, habitable, affordable, and non-discriminatory housing and their rights to fair and equal treatment by Maryland's landlord-tenant laws, courts, and agencies. We represent or advise over 800 renter households each year, and we advocate to change laws that further a human right to housing.

Public Justice Center supports the provisions of SB 369 that further the development, redevelopment, and preservation of safe and sanitary housing for limited-income families. Public Justice Center frequently represents the families who live in these affordable homes as well as the families who are on decades-long wait lists for affordable housing. The need for new affordable homes has never been greater, and SB 369 is a common-sense way for the state to facilitate preservation and redevelopment by non-profit corporations.

PJC has a concern with certain provisions that would limit the ability of residents and former residents of affordable housing to hold providers accountable for violations of law. We have worked with the supporters of SB 369 on an amendment to address those concerns, and we believe we have agreement on the amendment below to strike those provisions.

Public Justice Center asks that the Committee **issue a FAVORABLE WITH AMENDMENTS report on SB 369.**

Page 2, line 18, revise as follows: (III) ORGANIZED AND OPERATED FOR THE PRIMARY PURPOSE OF DEVELOPING, OWNING, OR OPERATING SAFE AND SANITARY HOUSING FOR PERSONS OF ELIGIBLE INCOME."

Page 3, beginning in line 15 through line 21, in each instance, strike the brackets; beginning in line 15 strike from "all" through "execution;" in line 17; in line strike "Described in items (i) and (ii) of this paragraph;"; in line 21 strike "and"; beginning in line 22 strike from "A judgment" through "income." in line 25.