

February 9, 2026

The Honorable Guy Guzzone

Chair, Budget and Taxation Committee

3 West Miller Senate Office Building

Annapolis, Maryland 21401

RE: Support for SB 369, Nonprofit Housing Corporations, Tax and Enforcement of Judgment Exemptions, Alterations

Dear Chair Guzzone,

Maryland Latinos Unidos (MLU) is honored to express our strong support for Senate Bill 369, Nonprofit Housing Corporations, Tax and Enforcement of Judgment Exemptions, Alterations, which is scheduled for a hearing in the Senate Budget and Taxation Committee on February 11, 2026.

Nonprofit housing providers are a cornerstone of affordable housing production and preservation. They stabilize neighborhoods by keeping homes affordable over time, pairing housing with supportive services, and reinvesting in communities where private market capital often does not. Preservation is especially critical because losing existing affordable homes deepens displacement, increases overcrowding, and destabilizes school continuity for children. National preservation research emphasizes that preserving affordable housing mitigates displacement and prevents the loss of difficult to replace affordable homes.

SB 369 updates Maryland law to adjust tax and enforcement of judgment exemptions tied to certain real property owned by nonprofit housing corporations and their subsidiary entities. This is an important tool for protecting mission driven affordable housing assets from destabilizing costs and enforcement actions that can undermine long term affordability.

Implications for Latino and immigrant Marylanders

For Latino and immigrant renters, the most immediate impact of SB 369 is increased housing stability. Stable nonprofit housing stock reduces forced moves that interrupt employment, health care continuity, and children's education. It also strengthens community safety by reducing vacancy and speculative turnover that can follow financial distress. When nonprofit providers can preserve units and maintain affordability covenants, families gain the freedom to plan their futures, build savings, and remain connected to trusted institutions and support networks.

MLU can amplify these outcomes by partnering with nonprofit housing corporations to expand tenant education on rights and resources, strengthen language access in leasing and resident services, and connect families to workforce and benefits supports that reduce arrears risk. This is how a tax and enforcement policy change becomes real stability for households.

MLU urges the Budget and Taxation Committee to issue a favorable report on SB 369, supporting the infrastructure Maryland needs to preserve affordable housing and prevent displacement.

Sincerely,

Carlos Orbe, Jr.

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