

HB0168_RichardKaplowitz_FAV

02/05/2026

Richard Keith Kaplowitz

Frederick, MD 21703

TESTIMONY ON HB#/0168- POSITION: FAVORABLE

Housing and Community Development - Affordable Housing - Educator Workforce Housing and Municipal Corporations

TO: Chair Valderrama, Vice Chair Charkoudian and members of the Economic Matters Committee

FROM: Richard Keith Kaplowitz

My name is Richard Keith Kaplowitz. I am a resident of District 3, Frederick County. I am submitting this testimony in support of HB#/0168, **Housing and Community Development - Affordable Housing - Educator Workforce Housing and Municipal Corporations**

The National Education Association has reported *Educators Struggle to Find Affordable Housing On their salaries, many teachers simply can't afford to live where they work.*¹

1. Skyrocketing rents and home prices in many school districts are preventing prospective teachers and school staff from taking or keeping jobs.
2. While securing higher educator pay remains paramount, educators and their unions are stepping up their advocacy for affordable housing.
3. Facing acute staff shortages and high housing costs, a growing number of communities are exploring workforce housing as a recruitment and retention strategy.

Maryland can and should acknowledge these problems and pass this bill to address them. The bill will establish that providing educator workforce housing is an eligible use of certain financial assistance provided by the Department of Housing and Community Development; establishing that teachers and other employees of a local school system shall be considered a specified group for purposes of the federal Low-Income Housing Tax Credit program; and altering the eligible recipients of certain financial assistance.

We can, as reported by Randy Weingarten, President of the American Federation of Teachers has noted, fix the *Lack of Affordable Housing ... Exacerbating the Shortage of Public Educators Across the Country, Particularly in the Suburbs*²

I respectfully urge this committee to return a favorable report on HB#/0168.

¹ <https://www.nea.org/nea-today/all-news-articles/teachers-struggle-find-affordable-housing>

² <https://upforgrowth.org/wp-content/uploads/2023/10/Weingarten-Article.pdf>