



TESTIMONY
SENATE BILL 829
Education, Energy & the Environment Committee
February 24, 2026
Position: FAVORABLE

Chair Korman and Members of Senate Education, Energy & the Environment 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. Our network is a state partner of the National Low Income Housing Coalition.

SB 829 - would allow more homes near shops and offices and create more homes that local workers can afford, plus increase residents’ access to amenities. Allowing for the repurposing abandoned office parks or underutilized malls to create inviting, connected neighborhoods.

The opportunity to replace underutilized spaces and places with vibrant communities is rich in urban, suburban and rural Maryland. Across the state, vacant office buildings and underutilized strip malls are no longer meeting the needs of the people and places. Removing barriers to redevelopment will help replace crumbling buildings with vibrant communities where people can live, work, and shop.

According to the updated 2025 Maryland Housing Needs Assessment, housing production must increase, in tandem with an upzoning of land in localities where housing is most desirable. The state’s most vulnerable will continue to be at risk of housing instability, highlighting the importance of no net loss of the existing supply.

We urge your favorable report for SENATE BILL 829

Submitted by Claudia Wilson Randall, Executive Director, Community Development Network of MD