



BRANDON M. SCOTT
MAYOR

*Office of Government Relations
88 State Circle
Annapolis, Maryland 21401*

SB 0938

March 10, 2026

TO: Members of the Education, Energy and the Environment
FROM: Nina Themelis, Director, Mayor's Office of Government Relations
RE: Senate Bill (SB) 938: Community Development - Affordable Multifamily Rental Housing Stabilization Program - Establishment

POSITION: SUPPORT

Chair Feldman, Vice Chair Kagan and members of the committee, please be advised that the Baltimore City Administration (BCA) **supports** Senate Bill (SB) 938.

SB 938 would establish the Affordable Multifamily Rental Housing Stabilization Program in the Department of Housing and Community Development to provide funds for emergency or urgent capital repair needs for certain multifamily housing; and authorize the Governor to include an appropriation of up to \$5,000,000 in the annual budget bill in fiscal years 2028 through 2031.

This program could help fund much needed repairs and recapitalization in older affordable rental projects. Aging multifamily housing in the City of Baltimore could benefit from financial assistance in the form of low- or no-interest loans or grants, to the owners of qualifying affordable rental housing properties that have at least 15 units for low-income households and are already in the Department's loan portfolio.

SB 938 authorizes the Governor to include a \$5,000,000 appropriation for the program in the annual budget bill for fiscal years 2028 through 2031, after which, a source of reoccurring funding would need to be determined. Awards would be limited and could not exceed \$1,000,000 per fiscal year per property.

The BCA supports efforts to ensure current and future residents live in safe and decent housing and the proposed financial assistance, for emergency or urgent capital repairs when the owner lacks sufficient funds would help make necessary repairs to preserve affordable housing and ensure safe conditions.

The BCA supports preserving older affordable housing stock through additional funding for repairs, which is particularly critical in cities like Baltimore, where operating costs can start to exceed annual affordable rents. Some owners cannot maintain a sufficient operating reserve to

make ongoing repairs due to rising costs. The program prioritizes repairs which can help reduce operating costs.

For these reasons, the BCA respectfully requests a **favorable** report on SB 938.