



**Testimony to the Senate Education, Energy & the Environment Committee
SB 938 - Affordable Multifamily Rental Housing Stabilization Program –
Establishment
Position: Favorable (FAV)**

SB 938 would create a new program within DHCD to provide financial assistance for emergency or urgent capital repair needs at multifamily affordable housing properties that lack other financing options for unplanned repairs. Affordable housing providers often own and manage properties that were built decades ago and now face significant capital needs. Issues such as aging HVAC systems, roofing failures, plumbing infrastructure deterioration, and other building-system breakdowns can emerge unexpectedly, often requiring immediate intervention to maintain safe and habitable conditions for residents. Access to timely, reliable capital is a recurring challenge for property owners that need to address these urgent needs—especially in deeply affordable communities operating with narrow margins and limited reserve funds.

DHCD’s existing programs prioritize the development of new affordable housing units, but preserving the existing housing stock is critical and more cost effective than new construction. This bill highlights the importance of preservation as part of the State’s strategy to solve the housing crisis. It would create a new program structured to support urgent repairs and provide funds that could be deployed quickly to help owners respond to emergencies, proactively address maintenance concerns, or improve their operating efficiency. Funds provided through this new program would not only reduce the risk of deferred maintenance escalating into more costly or disruptive failures but also reduce operating costs and enhance residents’ quality of life.

MAHC is the leading organization for the affordable rental housing industry in Maryland and represents over 185 member organizations, including nonprofit and for-profit developers, community action groups, State and local housing authorities, property management companies, financial institutions, community development organizations, contractors, investors, consultants and individuals. **This new program would provide an additional resource for our members to maintain and preserve affordable housing properties and support resident stability, and we urge you to pass SB 938.**

Respectfully submitted on March 6, 2026 by Miranda Darden-Willems, Executive Director, on behalf of the MAHC Board of Directors.

MAHC Board of Directors

Tom Ayd, Green Street Housing, President

Dana Johnson, Homes for America, Vice President

Mary Claire Davis, Affordable Homes and Communities, Secretary

Mike Font, New Harbor Development, Treasurer



Mansur Abdul-Malik, NHP Foundation
Mike Cumming, CohnReznick, Chief Financial Officer
Rick Kottke, Harkins Builders
Christine Madigan, Enterprise Community Development (retired), Ex-Officio
Dan McCarthy, Episcopal Housing
Willy Moore, Southway Builders, Advisor Emeritus
Brandon Moss, CSI Support & Development
Jeff Paxson, Pax Edwards Development
Allison Roddy, Corporation for Supportive Housing
Grant Searfoss, Severn Development
Mo Smith, Vorys, Of Counsel
Patrick Stewart, Pennrose Properties
Milana Vayner, Baltimore County DHCD
Jessica D. Zuniga, Benton Communities/Foundation Development Group