

SHANEKA HENSON
Legislative District 30
Anne Arundel County

Judicial Proceedings Committee

Joint Committee on Children,
Youth, and Families



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THE SENATE OF MARYLAND
ANNAPOLIS, MARYLAND 21401

SPONSOR TESTIMONY
Senate Bill 938
Community Development – Affordable Multifamily
Rental Housing Stabilization Program

Chair Feldman, Vice Chair Kagan and Committee members of the Education, Energy, and the Environment Committee

For the record, I am Shaneka Henson, representing District 30 in Anne Arundel County and member of the JPR Committee. It is my privilege to present Senate Bill 938 – Affordable Multi-family Rental Housing Stabilization Program and to urge a favorable vote from the committee.

We all know about the need for “affordable housing” – and the actions being pursued to expand the availability throughout the state of Maryland. But there is another important area to be addressed. It is one of preservation – and it addresses the aging rental housing with affordable units for residents with limited and lower incomes. Most of this housing was constructed 10-20 years ago with the availability of state and federal funding. However, as with most housing units, the continuing costs to maintain these buildings – and yet still be affordable to tenants – is often a struggle. With today’s construction costs, particularly with new buildings, it is more realistic – and cost effective to preserve our existing housing stock.

You will hear from the people and organizations who are working to address this specific affordable housing challenge. Particularly with the availability of a new program that can accomplish the repairs needed – and preserve affordable housing that is conveniently located to schools, medical facilities and shopping. I’d like to welcome and introduce

- Tom Coale representing the Maryland Affordable Housing Coalition
- Erin Karpowitz, Executive Director of the Anne Arundel Community Development
- Dana Johnson, Homes for America, Vice President
- Mary Claire Davis, Affordable Homes and Communities

Thank you.