



**Testimony SB 938**  
**Education, Energy, and the Environment Committee**  
**March 10, 2026**  
**Position: FAVORABLE**

Chair Korman and Members of the Education, Energy, and 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. We advocate for strong communities and secure housing.

HB 938 - Establishes the Affordable Multifamily Rental Housing Stabilization Program in DHCD to fund emergency or urgent capital repair needs for certain multifamily housing; and authorizing the Governor to include an appropriation of \$5,000,000 in fiscal years 2028 through 2031.

Housing is an urgent priority for economic growth. Ensuring that all families live in affordable, stable homes will improve community health outcomes, thereby reducing health care and education costs. Building a firm foundation for stable homes begins with policies that increase the preservation of housing affordable to households making less than \$65,000 per year. Given the health implications of families living in unsanitary homes, there is an urgent need for capital repairs.

Building new homes will not be enough to combat the housing supply shortage if much of the existing housing stock physically deteriorates or loses financial viability to remain affordable. Preservation must not be overlooked. Preserving affordable housing is much less expensive than building new. Preservation leverages prior public and private investments in affordability by extending the life of homes we’ve already created. It’s also faster— an affordable home that is renovated and preserved can be available to families in need, people with disabilities, and others, preservation must be prioritized in tandem with new .

We urge your favorable report for SB 938

Submitted by Claudia Wilson Randall, Executive Director