



**SB938: Community Development -  
Affordable Multifamily Rental Housing Stabilization Program - Establishment  
Position: Favorable With Amendments**

March 10, 2026

The Honorable Brian J. Feldman, Chair  
Education, Energy and the Environment Committee  
2 West Miller Senate Office Building  
Annapolis, MD 21401  
Cc: Members of the Committee

Chair Feldman and members of the Committee,

Economic Action Maryland Fund urges a favorable report on SB938, but we urge the committee to consider several strengthening amendments.

Economic Action Maryland Fund's tenant advocacy program advances housing justice in Maryland through direct service, research, and advocacy. We assist with landlord-tenant issues and provide tenants' rights information and education. Since 2019, out of almost 6500 tenant households assisted, 1,365 - 21% - of those were related to habitability issues.

Given the affordable housing shortage in Maryland, and the many complexities that make developing new multi-family housing a lengthy process, SB938 is a smart solution to expand habitable affordable housing supply in a timely manner.

There are a few ways the bill could be strengthened to best address the issues it is seeking to :

- Tighten the definition of "eligible properties" to require that the units be occupied by low-income households, including a definition of low-income;
- Require tenants to be consulted in what repairs are needed, and receive communications and accommodations during those repairs;
- Restrict the ability of landlords to flip units after repairs, requiring good cause for eviction and rent control for at least five years after the investment is made.

Tenants in Maryland need quality affordable housing. SB938 would create a mechanism to improve the State's affordable housing supply and we urge a favorable report with strengthening amendments.

Sincerely,  
Jennifer Bevan-Dangel, Deputy Director

*Economic Action (formerly the Maryland Consumer Rights Coalition) champions economic rights and housing justice through advocacy, research, consumer education, and direct service. Our 12,500 supporters include consumer advocates, practitioners, and low-income and working families throughout Maryland.*

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