

CHAI Testimony SB 938.pdf

Uploaded by: Catherine Stokes

Position: FAV



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Community Development – Affordable Multifamily Rental Housing Stabilization Program- Establishment Position: Favorable March 10, 2026

Mr. Chair, Madam Vice Chair and Members of the Senate Education, Energy and the Environment Committee:

I write today to urge a **favorable** report on SB 938, the Community Development – Affordable Multifamily Rental Housing Stabilization Program- Establishment Act of 2026, on behalf of CHAI. CHAI is a community-based nonprofit agency located in northwest Baltimore City and County. Over four decades of service, we have developed over 1,700 units of affordable housing primarily serving adults 62+. We also provide community-based housing services and programs that promote social connection and engagement among our older neighbors. CHAI is an active member of both the Maryland Affordable Housing Coalition, which advocates for resources for affordable housing rental development, and LeadingAge Maryland, which unites nonprofit providers of aging services, including affordable housing communities and providers of housing with services.

CHAI's dual mission of strengthening both communities themselves and the neighbors who live there leads us to focus on lifting up both people and place. The Community Development – Affordable Multifamily Rental Housing Stabilization Program- Establishment Act of 2026 will enable CHAI and other Maryland affordable housing providers to perform necessary capital repairs and stabilize affordable housing and, by extension, entire neighborhoods. Housing provides the platform for people to pursue their life goals – whether to find jobs, improve their health, make community connections and so on – success in the pursuit of these goals depends on having a stable place to live. When there is insufficient or inadequate attainable housing, people have two choices – they remain with uncertainty, compromising their other personal goals, or they move elsewhere to find a home that works for them to build their lives. If we want to retain and grow our population and support Marylanders in achieving quality of life, we must ensure an adequate supply of housing. Further, truly strong communities must offer various types of housing that meet the needs of diverse community members at every age and stage, each income level, and all circumstances they find themselves in. No one type – rental, homeownership, condo, townhouse or single-family home – is the answer. We must offer choice. And to do so, we must enact policy that promotes housing production and preservation.

As an affordable housing developer, it is clear to CHAI that SB 938, the Community Development – Affordable Multifamily Rental Housing Stabilization Program- Establishment Act of 2026, will improve upon current processes and facilitate the preservation of more homes by addressing a critical funding gap for existing affordable developments with urgent capital repair needs. The industry has become increasingly complex, with many layers of funding, multiple partners,





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and significant regulatory requirements. As we focus on creating new homes to address an ever-increasing shortfall of affordable housing, it is equally important that we provide the financial resources necessary to preserve the existing affordable housing stock.

We believe SB 938 will do just that. The Act will establish a new funding program targeting existing affordable multifamily properties with urgent repair needs and no viable resource for meeting those needs. This is particularly important for smaller multifamily properties and other properties which are not viable candidates for the LIHTC program. As the operating budgets of existing affordable properties grow increasingly strained, the funding enabled by SB 938 will fill a very real gap in the affordable housing financial toolkit. We urge your support on SB 938, the Community Development - Affordable Multifamily Rental Housing Stabilization Program- Establishment Act of 2026.

Respectfully submitted:
Lisa K. Budlow
Chief Executive Officer



CDN SB 938 FAVORABLE.pdf

Uploaded by: Claudia Wilson Randall

Position: FAV



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

SB 938 Testimony.pdf

Uploaded by: Dana Johnson

Position: FAV



**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

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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

2026 - Testimony for SB 0938.pdf

Uploaded by: Heather East

Position: FAV



TESTIMONY IN SUPPORT OF SB0938

Community Development – Affordable Multifamily Rental Housing Stabilization Program – Establishment Education, Energy and the Environment Committee **FAVORABLE**

TO: Chair, Education, Energy and the Environment Committee

FROM: Heather East, Chase Home, Inc. and Maryland Episcopal Public Policy Network

DATE: March 5, 2026

The Chase Home, Inc. and Episcopal Church supports Senate Bill 0938 to establish the Affordable Multifamily Rental Housing Stabilization Program.

We urge the Committee to issue a favorable report on SB 0938 to create the Affordable Multifamily Rental Housing Stabilization Program in the Department of Housing and Community Development (DHCD).

The Chase Home, Inc. is pleased to offer a favorable testimony in strong support of the SB0938. As a member of the Maryland Affordable Housing Coalition and Anne Arundel Affordable Housing Coalition and host to the annual Anne Arundel County Affordable Housing Symposium where stakeholders in housing and community development gathered to better understand affordable housing issues, the Chase Home advocates for better affordable housing legislation and programs that fund innovative affordable housing projects. Many of our partners and guest symposium speakers, are for-profit and nonprofit affordable housing developers and property managers, who develop and manage many multifamily affordable housing projects throughout the State of Maryland and could benefit from multifamily housing unit capital repair funding under DHCD. For this reason, we fully support of the establishment of the Affordable Multifamily Rental Housing Stabilization Program bill. This bill would create a new affordable housing funding stream, authorizing the Governor to appropriate \$5 million annually in the DHCD budget to help ease the cost burdens associated with managing the projects throughout the State of Maryland where we have an undersupply of affordable housing.

For the reasons noted above, we urge a FAVORABLE report on SB 0938.

SB0938_FAV_Enterprise_Leonard_Mar2026.pdf

Uploaded by: Jennifer Leonard

Position: FAV



SB 0938

Community Development - Affordable Multifamily Rental Housing Stabilization Program - Establishment

Hearing before the Education, Energy, and the Environment Committee
March 10, 2026

Position: Favorable

submitted via online portal

Chair Feldman and Members of the Committee:

On behalf of Enterprise Community Development, thank you for the opportunity to provide comments urging you **to move favorable on SB 0938**. If adopted, this legislation would create an important new tool to support emergency and urgent repairs to multifamily affordable homes that are mid financing cycle. This stabilization funding is fundamental to preserving existing housing and maintaining residents' quality of life during the 15 years between refinancing opportunities.

About Enterprise:

Enterprise Community Partners (Enterprise) is a national nonprofit that exists to make a good home possible for the millions of families without one. We support community development organizations on the ground, aggregate and invest capital for impact, and advance housing policy at every level of government. We are deeply committed to Maryland, where we were founded more than 40 years ago. Since 1982 Enterprise has provided \$3.9 Billion in debt, equity, and grants in Maryland, supporting the creation of over 46,000 homes.

In addition, Enterprise builds and manages affordable communities through Enterprise Community Development (ECD), which owns and operates 117 properties throughout the Mid Atlantic. Eighty of our properties are in Maryland, providing housing for almost 14,000 residents. We are committed to creating quality and sustainably designed affordable homes that offer holistic resident services.

About the legislation:

Investing in timely repairs is critical for the stability and livability of multifamily housing. However, many affordable properties have limited resources to meet those needs once permanent financing is initially put into place. The Affordable Multifamily Rental Housing Stabilization Program established under SB 0938 offers a pathway to protect these homes and those living in them.

Like other owners of these communities, ECD includes replacement and operating reserves in its project financing; we inspect, assess, and plan for maintenance and replacement needs. However, many variables must go right for the reserves to be sufficient in the event we need to make emergency repairs.

By design, affordable housing communities generate less cash flow than market rate communities. The amount of rent property owners can charge, physical and economic occupancy challenges, insurance and security challenges, over-leverage at capitalization, and aging properties all contribute to circumstances that can put properties at risk.

As you may know, before the COVID pandemic, affordable housing often boasted minimal variability in its rent collections and operating expenses. The inflation factors included in establishing and maintaining the capital reserves were generally sufficient – even many years later. The years since the pandemic have been decidedly different as inflation and other costs have increased dramatically without additional cash flow as referenced above. Affordable housing properties we reinvested years ago now lack the funds to meet both planned and unexpected capital needs.

For ECD's own portfolio in Maryland, over the last three years we have spent between \$770-\$880 per unit per year – close to one month's rent for every unit. These capital expenses have increased approximately 10% in just two years. The burden of meeting the capital needs of our communities is on top of the increased expense of simply operating them. As one of the larger nonprofit affordable housing developers in the region, we are more able to continue to meet the physical needs of these properties. However, our resources are still finite. For smaller and mid-sized operators, there are minimal such resources available to meet even critical capital needs.

We urge you to vote favorable on SB 0938 so that Maryland's commitment to building new homes is matched with the same commitment to preserve homes that already exist.

Our team would be happy to answer any questions you may have about our work in Maryland, and we appreciate your consideration of these views. I may be reached at jleonard@enterprisecommunity.org or (310) 960-3578.

Respectfully submitted:

Jennifer Leonard
Policy Director, Enterprise Community Development

Cc: Janine Lind, President, Enterprise Community Development

SB0938-EEE-SUPP.pdf

Uploaded by: Nina Themelis

Position: FAV



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.

SB0938 Sponsor TestimonyMar10.pdf

Uploaded by: Senator Shaneka Henson

Position: FAV

SHANEKA HENSON
Legislative District 30
Anne Arundel County

Judicial Proceedings Committee

Joint Committee on Children,
Youth, and Families



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Annapolis, Maryland 21401
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800-492-7122 Ext. 3578
Shaneka.Henson@senate.state.md.us

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.

MAHC testimony_SB 938_FAV.pdf

Uploaded by: Tom Coale

Position: FAV



**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.

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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

SB938_FWA_EconAction.pdf

Uploaded by: Jennifer Bevan-Dangel

Position: FWA



**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.

2209 Maryland Ave · Baltimore, MD 21218 | www.econaction.org
Marceline White · Marceline@EconAction.org | Jennifer Bevan-Dangel · Jennifer@EconAction.org

SB0938 - Maryland Legal Aid - FWA.pdf

Uploaded by: Zafar Shah

Position: FWA



Senate Bill 938
Community Development - Affordable Multifamily Rental Housing Stabilization
Program - Establishment

Hearing before the Senate Education, Energy, and the Environment Committee
On March 10, 2026

Position: FAVORABLE WITH AMENDMENTS

Maryland Legal Aid submits its written and oral testimony on SB 938 at the request of bill sponsor Senator Shaneka Henson.

Maryland legal Aid is a non-profit law firm that provides free legal services to the State's low-income and vulnerable residents. We serve residents in each of Maryland's 24 jurisdictions and handle a range of civil legal matters, including housing disputes involving substandard conditions in subsidized housing. We support the intent of SB 938, through which Department of Housing and Community Development (DHCD) would provide "life line" loans for remediation of dangerous property conditions at affordable multi-family properties. We ask the Committee to move SB 938 favorably with amendments that will add needed accountability measures to the proposed loan program.

Fundamentally, Maryland Legal Aid believes that low-income renters are a stakeholder in affordable housing development. As counsel for tenant associations around the state, we strive for our clients to participate actively in the development and management processes that impact their buildings and neighborhoods.

Throughout the state, our clients in affordable housing face conditions of disrepair and deferred maintenance. Although affordable housing developers may have a mission to provide safe housing, their privately contracted management companies do not. Short of litigation, our clients typically lack a formal or impactful avenue to address systemic remediation with management. They also encounter myriad obstacles to conveying their concerns to ownership or to DHCD.

Low-income tenants share developers' desire for timely infusion of funding for capital repairs. However, for SB 938's loan program to meet the needs of residents, the program must create a formal mechanism for tenants' input into how loaned funds are spent. The

residents, whether through their tenant association or through meetings of a majority of residents, should have a seat at the table with ownership and DHCD. Their experiences and needs should inform which capital repairs DHCD chooses to fund and to prioritize. Maryland Legal Aid proposes amendments (below) to accomplish this input mechanism.

Additionally, we propose amendments to SB 938 that will (i) provide residents with transparency about how loaned funds are used and (ii) protect residents from displacement:

- If a dwelling unit will be inaccessible to a resident for more than eight hours during capital repairs, the resident should have access, at the owner's expense, to comparable replacement accommodations.
- Residents should receive timely information about the expenditure of the loaned funds and the status of repairs. This transparency provides residents with the information necessary to act as an on-site monitor of the owner's obligations under the loan program.
- Residents should be protected during the loan period and for five years after its termination, from unreasonable rent increases and terminations absent good cause.

These added components reflect policies that exist for other affordable housing financing programs.

Our proposed language for amendments is printed below. **We urge a favorable with amendments report on SB 938.**

If you have any questions, please contact:

Zafar Shah
Advocacy Director for Human Right to Housing
zshah@mdlab.org | (410) 951-7672



SB 938 - Amendments proposed by Maryland Legal Aid

Article – Housing and Community Development
4–216.1.

(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(2) “ELIGIBLE PROPERTY” MEANS A MULTIFAMILY PROPERTY THAT:

(I) CONTAINS 15 OR MORE RENTAL DWELLING UNITS OCCUPIED BY ~~OF~~ LOW-INCOME HOUSEHOLDS EARNING 50 PERCENT OF THE AREA MEDIAN INCOME OR LESS; AND

(II) IS IN THE DEPARTMENT’S LOAN PORTFOLIO.

(3) “PROGRAM” MEANS THE AFFORDABLE MULTIFAMILY RENTAL HOUSING STABILIZATION PROGRAM.

(B) THERE IS AN AFFORDABLE MULTIFAMILY RENTAL HOUSING STABILIZATION PROGRAM.

(C) THE PURPOSE OF THE PROGRAM IS TO PROVIDE FINANCIAL ASSISTANCE TO OWNERS OF PRIVATE SECTOR, AFFORDABLE MULTIFAMILY RENTAL HOUSING PROPERTIES WITH EMERGENCY OR URGENT CAPITAL REPAIR NEEDS.

(D) THE DEPARTMENT SHALL ADMINISTER THE PROGRAM AND SHALL ADOPT REGULATIONS TO ENSURE THAT:

(I) PROGRAM PARTICIPANTS CONDUCT GOOD-FAITH CONSULTATION ABOUT CAPITAL REPAIR NEEDS WITH THE LEGITIMATE TENANT ASSOCIATION FOR THE PROPERTY OR, IN ABSENCE OF SUCH TENANT ASSOCIATION, A MAJORITY OF RESIDENTS OF THE MULTI-FAMILY PROPERTY;

(II) WHENEVER DWELLING UNITS ARE INACCESSIBLE FOR MORE THAN EIGHT HOURS DURING CAPITAL REPAIRS FUNDED BY THE LOAN, RESIDENTS HAVE ACCESS TO COMPARABLE REPLACEMENT ACCOMMODATIONS AND FINANCIAL COMPENSATION FOR RELATED OUT-OF-POCKET EXPENSES;

(III) RESIDENTS TIMELY OBTAIN INFORMATION THROUGH WRITTEN NOTICE ABOUT THE EXPENDITURE OF THE LOAN FUNDS AND THE STATUS OF CAPITAL REPAIRS FUNDED BY THE LOAN;

(IV) DURING THE LOAN PERIOD AND FOR FIVE YEARS AFTER ITS TERMINATION, PROGRAM PARTICIPANTS DO NOT RAISE GROSS RENTS UNREASONABLY OR TERMINATE TENANCIES OTHER THAN FOR GOOD CAUSE; AND

(V) THE DEPARTMENT MONITORS PROGRAM PARTICIPANTS FOR COMPLIANCE WITH THIS SECTION AND PROGRAM REQUIREMENTS, INCLUDING REQUIREMENTS THAT PROHIBIT FRAUD, WASTE, AND MISMANAGEMENT OF LOANED FUNDS.

(E) THE DEPARTMENT SHALL PRIORITIZE PROPERTY REPAIRS THAT WILL REDUCE OPERATING COSTS AT THE ELIGIBLE PROPERTY **AND MEET THE COMPELLING NEEDS OF CONSULTED RESIDENTS OF THE MULTI-FAMILY PROPERTY.**

(F) THE DEPARTMENT SHALL AWARD FUNDS TO AN OWNER OF AN ELIGIBLE 13 PROPERTY FOR EMERGENCY OR URGENT CAPITAL REPAIRS, ONLY IF THE OWNER 14 PROVIDES DOCUMENTATION INDICATING THE PROPERTY DOES NOT HAVE ADEQUATE OPERATING OR RESERVE FUNDS AVAILABLE TO PAY FOR THE NECESSARY REPAIRS.

(G) THE PROGRAM MAY BE USED ONLY TO PROVIDE LOW- OR NO-INTEREST LOANS OR GRANTS TO PROPERTY OWNERS FOR REPAIRS ON ELIGIBLE PROPERTIES.

(H) FUNDS MAY NOT BE AWARDED FOR REPAIRS AT AN ELIGIBLE PROPERTY IN EXCESS OF \$1,000,000 IN A SINGLE FISCAL YEAR.

(I) THE DEPARTMENT SHALL ACCEPT APPLICATIONS FOR FUNDS UNDER THE PROGRAM ON A ROLLING BASIS.

(J) FOR EACH OF FISCAL YEARS 2028 THROUGH 2031, THE GOVERNOR MAY 24 INCLUDE IN THE ANNUAL BUDGET BILL AN APPROPRIATION OF \$5,000,000 FOR THE PROGRAM.