



**Testimony**  
**SENATE BILL 225**  
**Environment and Transportation Committee**  
**April 2, 2026**  
**Position: UNFAVORABLE**

Dear Chairman Korman and Members of the Environment and Transportation Committee

The Community Development Network of Maryland (CDN) is the voice for Maryland’s community development sector and serves nearly 200 member organizations. The mission of CDN is to promote, strengthen and advocate for the community development sector throughout Maryland’s urban, suburban, and rural communities. CDN envisions a state in which all neighborhoods are thriving and where people of all incomes have abundant opportunities for themselves and their families.

Senate Bill 225 aims to enhance flood management by requiring MDE to designate Carroll Creek, Gwynns Falls, Jones Falls, Herring Run, and Patapsco River watersheds as interjurisdictional flood hazard watersheds through statute. Currently, Carroll Creek, Gwynns Falls, and Jones Falls are designated as interjurisdictional flood hazard watersheds in regulation.

This bill is not what it appears to be on the face of it. This is part of a decade-long fight against affordable housing development in Baltimore County. The watershed opposition is a slightly different tenor at a time when it may not be ideologically consistent to oppose housing for those with less means.

[Out of Reach 2025](#), an annual report from the [National Low Income Housing Coalition](#) (NLIHC) and the [Community Development Network of Maryland](#), finds that the state’s “Housing Wage”—the hourly wage a full-time worker must earn to afford a modest rental home without spending more than 30% of their income on housing costs – is \$39.15, requiring an annual salary of \$81,434 —more than double the state's minimum wage.

Baltimore County has a critical need for affordable housing, which has been stymied by local opposition and a volunteer administrative board that has been allowed to compromise, stall, and often kill projects like Red Maple Place. For Baltimore County to meet the benchmarks established by the 2016 Conciliation Agreement with U.S. Department of Housing and Urban Development, decisions to prevent Red Maple – and other developments – from moving forward must be reversed. For Baltimore County and other counties to thrive, they are going to have to create opportunities for people on fixed incomes and working-families to live in high opportunity areas with jobs, quality of life and well-funded school systems. Don’t fall for this opposition dressed up in watershed protection.

We ask for your unfavorable report.

Submitted by Claudia Wilson Randall, Executive Director