



**Bill Title: Senate Bill 744, Housing and Community Development - Affordable Housing - Listing and Disposal of Excess Real Property**

**Committee: Environment and Transportation**

**Date: March 29, 2022**

**Position: Favorable**

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities. Our members house over 538,000 residents of the State of Maryland. MMHA also represents over 250 associate member companies who supply goods and services to the multi-housing industry including towing companies.

This bill requires the Department of Planning to provide a list of excess real property owned by the State to the Department of Housing and Community Development. DHCD must determine whether any of the listed properties are suitable for use or redevelopment as affordable housing. The various units of State government must develop proposals to donate, lease or sell excess real property determined to be suitable for use or redevelopment as affordable housing. As amended, the bill requires the Comptroller to distribute \$30 million of income tax revenue from individuals to the Rental Housing Fund on or before June 30, 2022.

In December 2020, the Department of Housing and Community Development commissioned the Maryland Housing Needs Assessment & 10-Year Strategic Plan. The analysis from the University of Maryland's National Center for Smart Growth and Enterprise Community Partners, a nonprofit housing lender and advocacy organization, says Maryland must add thousands more housing units by 2030 to accommodate a swelling population of low-income residents, while also meeting unmet demand from moderate-income residents, seniors and people with disabilities. According to the Plan, the State is short 85,000 rental units for low-income households. With Maryland expected to add an estimated 97,166 low-income households by 2030, the shortage will worsen unless the State creates and preserves many more deeply affordable homes.

This legislation is an important tool in identifying affordable and funding housing options to satisfy Maryland's pressing needs.

For foregoing reasons, MMHA respectfully requests a favorable report for Senate Bill 744.

**For additional information, please contact Aaron J. Greenfield, 410.446.1992**