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March 2, 2026

Capital Budget Subcommittee
Appropriations Committee
121 Taylor House Office Building
Annapolis, Maryland 21401

Re: Baltimore Regional Housing Partnership SUPPORT for Increased Funding for the DHCD Rental Housing Programs

Chair Ruff and Members of the House Capital Budget Subcommittee:

The Baltimore Regional Housing Partnership (BRHP) urges your support for an increase to the Department of Housing and Community Development's (DHCD) Capital Budget of at least \$20 million for the Rental Housing Programs (RHP) to return to FY26 funding levels. This investment is essential to increasing the supply of affordable housing and supporting the long-term stability and economic mobility of low-income families across Maryland.

BRHP is a nonprofit organization that expands housing choices for low-income families who have historically been excluded from housing in well-resourced neighborhoods. As the Regional Administrator for the Baltimore Housing Mobility Program, BRHP provides rental assistance to more than 4,300 families through Housing Choice Vouchers, paired with counseling supports that help families transition successfully to safe, healthy, and economically vibrant communities.

Why Additional Capital Funding Is Needed

Maryland is experiencing a severe shortage of affordable rental housing, and more than 70 projects in DHCD's development pipeline currently require additional State loan funds to close and move into construction. Fully funding the Rental Housing Programs at least to FY26 levels is necessary to ensure these projects can proceed and new affordable units can be produced.

The Rental Housing Program line item funds both the Rental Housing Production Program and Rental Housing Works, which serve as essential financing tools that leverage federal tax credits and private investment. They are often the critical “gap” resources needed to make developments feasible. Without these State loan programs, high-quality affordable housing cannot be produced at the scale Maryland needs.

Housing stability is the foundation for family success. BRHP sees daily how access to high-quality rental housing in opportunity-rich neighborhoods dramatically improves educational, health, and economic outcomes. At the same time, affordable housing development supports job creation and private investment. Every capital project results in construction jobs, long-term economic activity, and growth in local tax bases.

For these reasons, BRHP respectfully urges the Senate Capital Budget Subcommittee to **increase the DHCD Capital Budget for Rental Housing Programs by at least \$20 million** to restore funding to FY26 levels and ensure Maryland can continue to build much-needed affordable homes, providing lasting impacts for low-income families, seniors, and persons with disabilities across the state while helping Maryland address its housing crisis with urgency and impact.

Sincerely,

Adria Crutchfield
Executive Director