

2025 ADVOCACY PRIORITIES



CDN supports efforts throughout the state that help more people access homes in communities with abundant opportunities for themselves and their families.

Organizations provide services to low and moderate-income people and places. Services include developing and managing affordable housing, commercial, and community spaces; supporting local businesses; providing social services; and advocating for and with their communities.

We believe that successful community development:

- Begins with a community's history and context.
- Is rooted in racial and social justice.
- Emphasizes a comprehensive role of place.
- Requires long-term commitment.

Improve access for vulnerable citizens (including returning citizens, disabled, and veterans) to obtain and retain homes in communities with opportunities and support.

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Prevent unnecessary evictions and foreclosures throughout the state.



According to the Center on Budget and Policy Priorities, there is evidence that we can solve homelessness if we address its primary driver: the gap between incomes and rent. Rental assistance, which closes that gap, has been proven highly effective at both rehousing people experiencing homelessness and preventing future homelessness.

Maryland is currently the 9th least affordable state in the U.S. according to the National Low Income Housing Coalition. According to the Maryland Housing Needs Assessment, Maryland is short more than 100,000 affordable homes. If people are evicted, there is simply nowhere for them to go.

According to a January 2025 ATTOM report, Maryland had the third highest rate of foreclosure filings in the country. Maryland had the highest rate of foreclosure among the Mid-Atlantic states. The counties with the most foreclosure filings included Baltimore City, Prince George's, Montgomery, Baltimore County, and Anne Arundel.

CDN supports efforts to prevent foreclosure due to delinquent taxes, water, sewer, and other debt at a time when there are few places for people to move.



Home Preservation: Help older adults age in place and avoid displacement through investments in home maintenance, energy upgrades, and tax credits.

The practice of "home preservation" is key to helping people stay in their homes and is a critical factor in addressing affordable housing. Home preservation can include rehabilitating homes or providing lending for rehabilitation, foreclosure mitigation, counseling, or refinancing. This is critical to helping older adults age in place.

Support non-profit partners by ensuring they have the necessary operating support needed for community services and complete projects.

In order to build opportunities in communities that have been left behind, organizations need operational support. Development partners cannot move capital awards without reliable core-operating support. Smaller groups need investment to ensure an equitable distribution of funds.



Coordinated investments in Equitable Transit-Oriented Development to ensure that transit benefits everyone and leaves no one behind.

Investments in transit boost the state's economy, but these investments must bring equitable growth and change. The state should make coordinated investments in Equitable Transit-Oriented Development (ETOD) that support:

- Affordable housing near transit lines
- Small businesses and prevent displacement of existing businesses
- Workforce opportunity
- A safe, pedestrian-first transportation environment
- Dense, mixed-use development near transit
- Community engagement to shape projects
- Climate-friendly development

PRIORITY BILLS

SB 566 / HB 796 Foreclosure Filing Fee - Maryland
Housing Counseling Fund
SB 192 / HB 59 Tax Sale Bill
SB 430 / HB 503 Housing & Jobs Act
SB 327/ HB 300 Reimbursement Rate Indirect Cost
HB 709 / SB 651 Good Cause Eviction

Budget:
DHCD Operating Support HB 350/ SSB319
to Match Capital HB 351 / SB 320
DHCD Capital Budget HB 350/ SSB319
to Match Capital HB 351 / SB 320

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 affordable housing developers, housing counseling agencies and community-based nonprofits across the state.

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 communities are thriving and where people of all incomes have abundant opportunities for themselves and their families.

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