

MARYLAND AFFORDABLE HOUSING COALITION

TALKING POINTS

\$10 MILLION DOLLAR INCREASE IN RENTAL HOUSING FUND OF DHCD REQUEST

- Cost of housing nationally and in Maryland rising faster than wages
- Recent census data indicated that 33% of Maryland households pay more than 30% of their income in rent
- A recent report by the National Low Income Housing Coalition states :
 - Maryland is ranked 6th least affordable in the nation for housing
 - A total of 3 ½ full-time minimum wage jobs are needed per household to afford the fair market rent for a two-bedroom apartment in Maryland
- Current troubled economy and rising job loss making the problem of lack of affordable housing worse
- Maryland's unmet housing needs are worsening for the lower wage work force, families losing homes due to foreclosure, senior citizens, persons with disabilities and persons in danger of becoming homeless
- Rental Housing Funds are used for loans and not grants, funded primarily with Special Fund repayments from prior loans. This program has not received any General Funds for several years.
- New Federal Funds are available from the Neighborhood Stabilization Fund. Up to 25% of these funds may be used for rental housing development and preservation. The federal government recognizes the need for affordable housing as a key part of stabilizing the foreclosure crisis and helping families in need.
- Maryland sets an affordable housing goal annually that we have never been able to meet. With soaring housing costs, the rapid loss of existing affordable housing, and the crisis in the economy, this is the time to add additional funds to the Rental Housing Program.
- A meaningful increase in the Rental Housing program will assist in alleviating the housing crisis and enable Maryland to begin to catch up on its affordable housing goals
- Adding \$ 10 million dollars in Special and/or available Federal Funds will not add to Maryland's Spending Affordability problem but will assist in alleviating its affordable housing problem significantly.