



MONTGOMERY HOUSING ALLIANCE

www.montgomeryhousingalliance.org

A coalition of organizations focused on increasing the rate of preservation and development of affordable housing in Montgomery County

Testimony on the Montgomery County FY 2027 Capital Budget and FY27-32 Capital Improvements Program (CIP)

Montgomery Housing Alliance

February 10, 2026

Good afternoon Council President Fani-González and members of the Council. My name is Mary Kolar, and I am testifying on behalf of Montgomery Housing Alliance (MHA), a county-wide coalition of affordable housing providers and advocates across the housing continuum.

As you take up the County Executive's proposed capital budget, MHA strongly encourages you to include the highest possible level of funding for affordable housing. We commend the Council and the County Executive for budgeting consistent increases for housing funding over the past several years. To truly and meaningfully address need, the county must continue to significantly fund housing preservation and development.

Over the past several years, the Council has prioritized housing, especially affordable housing, and made major strides on the issue. Yet we know we still must add tens of thousands of housing units over the next decade, three quarters of which must be affordable to low to moderate income households. Right now, MHA members are on track to produce nearly 3,500 affordable units over the next two to three years. To maintain this pipeline, the county needs to invest at least \$135 million in FY27. We anticipate that the combined capital and operating budgets will include significant increases for housing development, because the level of funding as currently proposed in the CIP would not sufficiently support the pipeline.

You are all well aware that housing need has been one of the most persistent and pervasive issues facing Montgomery County for many years. The need is only deepening, especially in light of the national affordability crisis that has disproportionately affected our region. Federal job cuts have meant unexpected income loss for so many families, who now face instability in an already tight housing market. MHA members like HIP and LEDC who provide critical housing counseling services report that an increasing number of clients are households impacted by federal cuts, who are now struggling not to lose their homes. This reality underscores that in addition to robust funding for affordable development, the budget must include continued support for critical homeownership services and programs, like housing counseling and the HARP program.



*The Montgomery Housing Alliance is a coalition of
the Community Development Network of Maryland*



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Increasing access to affordable housing offers a solution to help stabilize our economy and ward against displacement. As even higher income earners face income losses, we know that this ultimately puts pressure on those with low incomes. For example, if higher income households decide to relocate to lower cost homes, this results in a further reduction in the number of units available to people with lower incomes. Ensuring that we have sufficient dedicated affordable housing to support these households is as critical as ever.

We applaud the Council's ongoing commitment to housing and appreciate the significant investments made over the last several years, even as the county has faced a challenging budget climate. It is critical to continue to provide a scope of funding that will allow the county to build on the progress it has made. We strongly urge you to pass a budget that includes the highest possible levels of funding for multifamily housing preservation and development and homeownership assistance.

Thank you for the opportunity to provide input as you consider this matter.



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Affordable Housing Projects and Programs with Funding Need

Organization	Project / Program	Funding Need	Households / Units	Contact
AHC	Charter House 2.0 (new construction)	\$20,000,000	200+ units	Mary Claire Davis maryclaire.davis@ahcinc.org
	Charter House (repairs)	\$2,800,000	212 units	
	Preservation of communities	\$15,000,000 - \$30,000,000	300 – 600 units	
Enterprise Community Development	Springvale Terrace	\$32,000,000	236 units	Jen Leonard JLeonard@enterprisecommunity.org
	Parkside Terrace	\$7,000,000	87 units	
	Strathmore	\$10,000,000	400 units	
	Silver Spring United Methodist Church	\$19,000,000	135 units	
	6 new development projects	\$6,150,000	82 homes	Ronald Spoor ronald.spoor@habitatmm.org
	1 new lower-county development project	\$1,575,000	21 homes	

Housing Unlimited	Acquisitions – 4-6 homes Major repairs / replacements – 10 homes	\$1,000,000 \$200,000	4 – 6 homes 10 homes	Abe Schuchman aschuchman@housingunlimited.org
MHP	2 Rehab Projects 4 New Construction Projects	\$36,000,000 \$107,000,000	293 units 713 units	Robert Goldman rgoldman@mhppartners.org
National Center for Children & Families	Acquisition and Renovation of 6 properties (Silver Spring and Takoma Park)	\$8,600,000	35 units	Ralph D. Belk rbelk@nccf-cares.org
Victory Housing	Victory Station – new construction (senior independent living) Hampshire Village – renovation (senior independent living) New Construction Project (senior independent living)	\$27,000,000 \$5,000,000 \$31,000,000	104 units 111 units 240 units	Jeff Blackwell blackwell@victoryhousing.org
TOTAL		\$329,325,000 – \$344,325,000	3,183 – 3,485	