



# MONTGOMERY HOUSING ALLIANCE

[www.montgomeryhousingalliance.org](http://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 Fiscal Year 2027 Operating Budget** Montgomery Housing Alliance

April 8, 2026

Good evening 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 budget, MHA strongly encourages you to increase the level of funding for affordable housing beyond what is included in the County Executive's proposal. We commend the Council and the County Executive for budgeting consistent increases for housing funding over the past several years. However, as proposed, the budget does not continue this trajectory; it would reduce funding for preservation and development below the funding levels of the previous two years.

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, we know that there are projects in the county's pipeline ready to close in FY27 that would require \$169 million in funding. The proposed budget includes approximately \$100 million – a reduction of approximately \$20 million from each of the previous two years. If the Council does not increase funding levels for preservation and development, the pipeline will be significantly disrupted and projects may be derailed entirely, costing the County much needed affordable units.

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, and proposed federal funding cuts that would be devastating for affordable housing programs. Montgomery County families and individuals are facing unexpected income reductions and climbing gas and grocery prices, and these pressures only make maintaining housing costs harder. 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



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funding for affordable development, the budget must maintain support for critical homeownership services and programs, like housing counseling and the HARP program.

Increasing access to affordable housing offers a solution to help stabilize our economy and ward against displacement. As proposed, the budget does not support the preservation and development we need to ensure that we have sufficient dedicated affordable housing to support our community.

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 increases funding levels for preservation and development in order to keep the \$169 million pipeline on track.

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



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