



February 11, 2026

Montgomery County Council  
Council Office Building  
100 Maryland Avenue, 6th Floor  
Rockville, MD 20850

## RE: FY 27 Capital Budget for Affordable Housing

Dear Montgomery County Council

We are pleased to submit this letter of support of affordable housing programs during the FY 27 capital budget hearings. We urge you to support the allocation of funds to the county's HIF Revolving Loan Program, DHCA's Affordable Housing Acquisition and Preservation Project, and the Affordable Housing Opportunity Fund (CIP). All of these programs are critical for preserving and building the next generation of affordable housing projects. The Montgomery Housing Alliance has identified a need of at least \$135 million in capital funding needed to meet the county's affordable housing targets. But the good news is that between the nonprofit affordable housing developers working in the county, there are thousands of potential affordable housing units ready to be built with sufficient funding.

As a leading nonprofit affordable housing owner and developer in the Washington, DC region, we are eager to continue doing business in the county. We are currently spending funds on a new plan for thousands of new housing units – and hundreds of new affordable units – at our Woodside Place property near the downtown Silver Spring Metro Station. This project will deliver affordable housing where the county needs it most – near good schools, jobs, and transportation access. But delivering these units at income levels needed to reach the lowest-income residents will require continued investment in capital funding from the county's housing programs.

The affordability crisis is hitting hard at the county, regional, and national levels. One of the most valuable components of affordability is having a stable home – and a continuous supply of new affordable homes – for existing and new residents to move into. For these reasons and those cited above, we urge you to fund county affordable housing programs to the furthest extent possible.

Sincerely,  
Carmen Romero  
President and CEO