

February 7, 2023

The Honorable Brian Feldman
Senate Education, Health & Environmental Affairs Committee
Miller Senate Office Building,
2 West Wing 11 Bladen St.,
Annapolis, MD, 21401

RE: SB 166 Housing and Community Development - Adaptive Reuse

Dear Chairman Feldman:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **SB 166 Housing and Community Development - Adaptive Reuse**. MBIA **Supports** the Act in its current version.

This bill would establish the adaptive reuse, retrofitting, and re purposing of existing buildings. MBIA supports this effort to repurpose and reuse existing buildings and establish guidelines for creating multifamily housing. analysis from the University of Maryland's National Center for Smart Growth and Enterprise Community Partners estimates that Maryland needs to establish thousands more housing units in order to meet its estimated shortfall in 2030. In order to meet that need effectively we need to prioritize multi-family housing as a tool for effective and efficient creation of housing units. Creating a more streamlined rule set for when existing buildings can be adapted and making applicants aware of when their projects qualify for government assistance is onw way to help establish this trend and is a positive step towards housing Maryland.

For more information about this position, please contact Lori Graf at 410-800-7327 or lgraf@marylandbuilders.org.

cc: Members of the Senate Education, Health & Environmental Affairs Committee