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Judicial Proceedings Committee  
Executive Nominations Committee  
Vice Chair, Rules Committee

THE SENATE OF MARYLAND  
ANNAPOLIS, MARYLAND 21401

**Testimony**

**SB 356: *Land Use – Expedited Development Review Processes for Affordable Housing – Requirements***

Good afternoon, Chair Feldman and Vice Chair Kagan and member of the Education, Energy and Environmental Committee.

SB 356 would require a local jurisdiction to establish and implement an expedited development review process specifically for charitable organization proposing to develop affordable housing on land they own *or* a public housing authority proposing to develop affordable housing on land owned by a nonprofit or a government entity.

According to DHCD, Maryland has an overall housing shortage across the state of 85,000 housing units. 9 out of our 24 jurisdictions in Maryland already have an expedited review process; therefore, SB 356 would make this process standard across the state.

Further, with the housing crisis across the country, which has increased as a result the pandemic, the need for affordable housing has skyrocketed. SB 356 is an important step towards giving our Maryland constituents, who make less than \$50k annually, access to affordable housing.

In closing, there is an exemption waiver available to jurisdictions that in “good faith” believe they cannot meet the requirements of SB 356. Therefore, I urge a FAVORABLE report for SB 356.