



February 2, 2024

The Honorable Marc Korman, Chair  
House Environment and Transportation Committee  
House Office Building, Room 251  
6 Bladen St., Annapolis, MD 21401

**Support: HB 131 – Housing Development Permit Applications – Local Reporting**

Dear, Chair Korman and Committee Members:

The NAIOP Maryland Chapters represent more than 700 companies involved in all aspects of commercial, industrial, and mixed-use real estate. On behalf of our member companies, I am writing to support HB 131 which requires that certain local governments report information about residential development activity. NAIOP's support is based on the following rationale:

- The framework of state-wide land use planning and growth management depends on locally designated growth areas to serve as the location for the majority of future job and household growth.
- The current growth areas were designated and certified to hold sufficient capacity for future growth more than 30 years ago. Many of the state's growth areas are at or near their estimated development capacity and are not functioning as originally intended. Many are struggling to provide sufficient numbers of housing particularly at price points affordable to middle- and lower-income households.
- HB 131 requires reporting of information that will provide important visibility over development applications and housing units approved.
- This information combined with other forecasting data will inform future efforts to improve the performance of designated growth areas and the outcomes of local land use plans.

**For these reasons, NAIOP respectfully recommends your favorable report on HB 131.**

Sincerely,

A handwritten signature in blue ink, appearing to read "T.M. Ballentine".

Tom Ballentine, Vice President for Policy  
NAIOP Maryland Chapters -*The Association for Commercial Real Estate*

cc: House Environment and Transportation Committee Members  
Nick Manis – Manis, Canning Assoc.