

January 16, 2025

The Honorable Brian J. Feldman
Chair, Senate Education, Energy and the Environment Committee
Miller Senate Office Building
11 Bladen Street
Annapolis, Maryland 21401

RE: MBIA Letter of Support SB 266 Local Comprehensive Planning and State Economic Growth, Resource Protection, and Planning Policy – Planning Principles

Dear Chairman Feldman,

The Maryland Building Industry Association, representing 100,000 employees of the building industry across the State of Maryland, appreciates the opportunity to participate in the discussion surrounding SB 266 Local Comprehensive Planning and State Economic Growth, Resource Protection, and Planning Policy – Planning Principles. MBIA supports this measure.

We believe the new planning principles proposed will serve as a proper guide for local jurisdictions to promote economic growth and offer a diverse range of housing options for people in Maryland. By allowing a mix of quality housing types and affordability, the planning principles address the demands of today's homebuyer. Prioritizing transportation networks that provide reliable access to jobs and allowing for mixed-use and context appropriate new development will give people in Maryland more opportunities to live near or easily commute to their workplace. The effort to modernize the Maryland Department of Planning is an important step toward addressing the state's 100,000-unit housing shortage.

However, as always, we do have concerns about how the principals will be used in practicality. It is imperative that there is thoughtfulness with implementation and integration in to the Comprehensive Plan process.

For these reasons, we respectfully request the Committee give this measure a favorable report. Thank you for your consideration.

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

cc: Members of the Senate Education, Energy and the Environment Committee