

February 1, 2024

The Honorable Brian J. Feldman  
Senate Education, Energy, and the Environment Committee  
Miller Senate Office Building,  
2 West Wing 11 Bladen St.,  
Annapolis, MD, 21401

**RE: MBIA Letter of Support SB356 Land Use – Expedited Development Review Processes for Affordable Housing – Requirements**

Dear Chairman Feldman,

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding **SB 356 Land Use – Expedited Development Review Processes for Affordable Housing – Requirements**. MBIA Supports the Act in its current version.

This bill would require that a county expedites affordable housing review processes on property owned by nonprofit organizations. MBIA supports this measure. Maryland currently faces a housing shortage of approximately 96,000 housing units. If nothing changes, that number will increase by 5600 units per year. The National Association of Homebuilders reports that the estimated rent of a Maryland Housing Units is more than 30% of household incomes state wide with 25% of people spending more than 50% of their income on housing. In order to address this problem, we need a concerted effort to make housing available, and affordable to the residents of this state. This bill is an important first step in addressing this problem as it relieves some of the process burden for construction these desperately needed housing units. More than 50% of residents of the state of Maryland report that lack of housing availability is a major problem. According to the Maryland Department of Housing and Community Development, Maryland is the 8<sup>th</sup> least affordable state in the United States. In addition, regulations imposed by all levels of government account for 23.8% of the price of a house. MBIA supports any effort to create more housing units without the long and expensive regulator burden often imposed by individual jurisdictions.

For these reasons, MBIA respectfully requests 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](mailto:lgraf@marylandbuilders.org).

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