



Howard County Council

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

Christiana Rigby
Councilmember

District 3

TESTIMONY IN SUPPORT OF SB0484

Land Use – Affordable Housing – Zoning Density and Permitting (Housing Expansion and Affordability Act of 2024)

March 1, 2024

Dear Chair Feldman, Vice Chair Kagan, and Members of the Education, Energy, and Environment Committee:

Thank you for the opportunity to provide testimony to the Committee. I am writing to express my strong support for the thoughtful, targeted, and balanced proposal that is SB484, legislation that offers density bonuses for certain types of housing creation.

As the Howard County Councilmember representing both transit-oriented development zoning districts in the County, I firmly believe this legislation will reduce the barriers the market faces and encourage additional homes and housing affordability in these zones.

Maryland is short 96,000 housing units, a number that is only projected to increase. Our residents feel the impact of Maryland's housing shortage as 52 percent of renters are cost-burdened. Prospective homeowners face similar challenges as Marylanders need an income of \$132,000 to afford a median-priced home. This increased by 56 percent from October 2021 to October 2022.

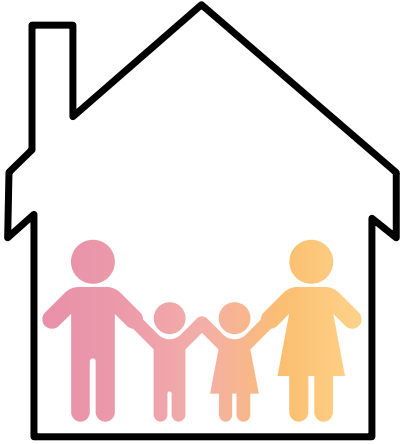
Currently, there are many mechanisms in place to restrict housing development and not enough options to incentivize development. Density bonuses, improved Adequate Public Facility Ordinances guidelines for LIHTC-awarded projects, and expanding new manufactured homes in single-family residential zones all provide local jurisdictions with new tools that increase housing affordability and housing supply. These are solutions aimed at addressing a significant root cause of Maryland's housing shortage and increased housing costs.

Thank you for your consideration of this legislation, and I respectfully encourage a favorable report.

Yours in service,

Christiana Rigby

Single Family Detached - Owner Occupied



Annual Local Income Tax: \$5,031.86

Annual Property Tax: \$12,240

Total Tax: \$17,271.86

HCPSS Expenditure: \$38,860

Single Family Detached - Owner Occupied & Attached ADU



Annual Local Income Tax: \$8,352.92

$$\$2,088.23 \times 4 = 8,352.92$$

Annual Property Tax: \$12,240

Total Tax: \$20,592.92

HCPSS Expenditure: \$19,430