



Howard County Housing Affordability Coalition

February 29, 2024

Chairman Brian J. Feldman
Vice Chair Cheryl C. Kagan
Senate Education, Energy and the Environment Committee
2 East
Miller Senate Office Building
Annapolis, MD 21401

Re. SB 484

Dear Senators Feldman and Kagan:

The Howard County Housing Affordability Coalition, representing 700-plus community housing advocates and organizations, strongly supports Governor Moore's housing initiatives, including the Housing Expansion and Affordability Act of 2024 (SB 484) legislation.

Restrictive and exclusionary zoning laws make housing and specifically affordable housing more costly and in many jurisdictions nearly impossible to build. Senate Bill 484 would legalize higher density and affordable housing units around transit on formerly state owned properties and on property owned by nonprofits. This bill has the potential to unlock many affordable housing projects that currently are not possible.

We are privileged to stand by Governor Moore and Housing Secretary Day in their push to create more affordable housing and thus a more equitable Maryland and ask the Senate Education, Energy and Environment Committee to issue a favorable report on SB 484.

Thank you for your consideration of our testimony.

Respectfully submitted,

Jacqueline Eng

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cc: Jacob R. Day, Secretary, Maryland Department of Housing and Community Development
Howard County Delegation

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