

Dear Members of the House Environment and Transportation Committee,

My name is Aidan Larsen. I am a resident of Montgomery County in District 16 and **I am writing in support of House Bill 0538, the Housing Expansion and Affordability Act of 2024.**

I grew up as a child in Montgomery County and loved my time here. I moved to other parts of the country for college and graduate school, but after experiencing the Midwest and the South, I knew I wanted to return to the place I had grown up to settle down and potentially raise children of my own. While my wife and I are lucky enough to be able to afford a nice townhome in the county, the lack of housing in the county and the restrictive zoning laws present here made that housing incredibly expensive and limited the number of options in denser areas and near the Metro. The Housing Expansion and Affordability Act of 2024 would help to ameliorate this problem and allow a greater diversity of housing options to be built.

In fact, while I support the act in its current form, I would like to acknowledge my support for additional amendments to the bill to include more types and price ranges of development so more Marylanders can benefit. I support lowering the percentage of affordable units required for the density bonus to kick in for larger apartment buildings. I also support removing the affordability requirement for “missing middle” housing that would be approved by right within areas zoned for single family homes. I believe these changes would make the bill even stronger and increase the amount of housing that these bills would produce that would be available to people who can afford market rate housing, like me.

Thank you for your consideration.

Sincerely,
Aidan Larsen
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