

February 20, 2024

The Honorable Marc Korman  
Environment & Transportation Committee  
House Office Building, Room 251,  
6 Bladen St., Annapolis, MD, 21401

**RE: HB 535- Maryland Task Force on Educator Housing**

Dear Chairman Korman:

The Maryland Building Industry Association, representing 100,000 employees statewide, appreciates the opportunity to participate in the discussion surrounding housing our Educators. MBIA **Supports** the Act in its current version.

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. 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. We need to evaluate all levels of housing and this bill will begin to look at how to create more housing opportunities for an important population in Maryland- our Educators. We are happy to be a part of this very important conversation.

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 House Environment & Transportation Committee