



February 20, 2024

House Bill 538

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

House Environment and Transportation Committee

Position: FAVORABLE

Anne Arundel County **SUPPORTS** House Bill 538 - Land Use – Affordable Housing – Zoning Density and Permitting (Housing Expansion and Affordability Act of 2024). This critical legislation will help address the current housing crisis that Anne Arundel County and all of Maryland are facing.

In Anne Arundel County, 45 percent of renters are cost burdened and the median home sales price was \$470,000 in 2023. Since I took office in 2018, we have taken several important steps to address the severe shortage of both rental and homeownership opportunities in the County. These include numerous legislative incentives to spur the development of affordable housing, establishing a Housing Trust Fund to support affordable housing development, funding eviction and homelessness prevention programs, establishing and enhancing our own “Workforce Housing” density incentive provisions, and modernizing our school Adequate Public Facilities ordinance to reduce its impediment to housing development. Furthermore, in partnership with our County Council, we are undertaking several more significant pieces of legislation in the very near future, addressing inclusionary zoning through our Moderately-Priced Dwelling Unit (MPDU) program, incentivizing redevelopment in certain areas of the County, and creating Missing Middle housing.

The Housing Expansion and Affordability Act of 2024 includes and expands upon provisions that have been effective in Anne Arundel County. Increased density allowances in areas such as multi-family and mixed-use zones increase the financial viability of development, while requiring affordable units ensures that we leave no one behind. Increasing density allowances for nonprofit developers helps build the development capacity of smaller, locally rooted developers, like our own Arundel Community Development Services and its partners, who are committed to expanding housing opportunities for all of our residents.

For all of these reasons, I respectfully request a **FAVORABLE** report on House Bill 538.

A handwritten signature in blue ink, appearing to read "Stuart Pittman".

Stuart Pittman
County Executive