



Testimony to the Appropriations Committee
HB 38 – School Construction and Housing
Position: Favorable (FAV)

HB 38 would ensure better planning and coordination between school construction and future housing development, potentially leading to a more efficient use of State resources and better accommodation of student populations. The provision that limits the duration of housing development restrictions to 4 years will ensure that local communities across the State are not indefinitely held back from new development. This bill will help address Maryland's housing shortage, which is currently 134,000 housing units just to meet the housing needs of the lowest income Marylanders, according to a 2024 report from the National Low Income Housing Coalition. Additionally, housing developers will have a clearer timeline for receiving development approvals and it will create more opportunities for our members to build affordable housing across the State.

MAHC is the leading organization for the affordable rental housing industry in Maryland and represents over 185 member organizations, including nonprofit and for-profit developers, community action groups, State and local housing authorities, property management companies, financial institutions, community development organizations, contractors, investors, consultants and individuals. **We urge your support of HB 38 as proposed.**

Respectfully submitted on February 4, 2025 by Miranda Darden-Willems, Executive Director, on behalf of the MAHC Board of Directors.

MAHC Board of Directors

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