

March 4, 2025

The Honorable Brian Feldman  
Chair, Education, Energy, and the Environment Committee  
Maryland Senate

**Re: Support for SB 430 (Housing for Jobs Act)**

Dear Chair Feldman and Committee Members,

On behalf of the Greater Washington Partnership (the Partnership), I am writing to express our support for the Housing for Jobs Act of 2025 (SB 430). This bill will release constraints on the state's economic and population growth by addressing our housing affordability and supply crisis with housing production goals in areas where there are too few homes to support available jobs. We applaud the Moore-Miller administration for introducing measures to lower costs for Marylanders while ensuring that the state retains and builds upon its strongest asset—a highly skilled workforce.

The Partnership is a nonprofit alliance of leading employers in Maryland, Virginia, and the District of Columbia committed to championing the region's growth and vitality. Recognizing the importance of broad-based growth to our overall economic competitiveness, the Partnership developed the [Regional Blueprint for Inclusive Growth](#) as an employer-informed strategy to achieve this goal. Through the Blueprint and with direct investments, our employer community has worked to increase housing availability and affordability to expand access to opportunity in the region.

Maryland's economy has been largely stagnant since 2017 and research from the Comptroller's office and other economic experts points out that high cost of living is limiting growth.<sup>1</sup> Housing demand has outpaced supply, resulting in cost increases that have outpaced inflation and wage growth, leading to the current affordability crisis. More than half of Maryland renters are cost burdened, meaning they are paying more than 30% of their income on rent.<sup>2</sup>

As housing becomes increasingly unattainable, businesses face difficulty attracting and retaining talent, which has serious implications for community investment and economic growth. In Maryland, there are 3.1 job openings for every job seeker compared to the U.S. overall where there are 1.3 openings for every job seeker.<sup>3</sup> This indicates that demand among employers for labor is high, but the labor supply is constrained. By identifying the regions and localities with jobs-to-housing ratios that exceed 1.5 and reducing barriers to housing production in those areas, this bill will target housing supply growth where it is needed while facilitating business activity and hiring. Coupled with reforms to promote transit-oriented development and land use patterns permitting increased density, this would add an important tool as the state works to solve its housing challenges.

For these reasons, we urge a **favorable** report on SB 430. Thank you for your consideration and shared commitment to reducing barriers to housing affordability and opportunity, as well as making this region the best place to live, work, and build a business.

Contact:  
Thomas J. Maloney  
Sr. Vice President, Policy & Research  
[tmaloney@greaterwashingtonpartnership.com](mailto:tmaloney@greaterwashingtonpartnership.com)

---

<sup>1</sup> See [Overview of Current Economic Conditions in Maryland](#) (MD Dept. of Labor, Jan 2024)

<sup>2</sup> See [Turning the Key: Unlocking Maryland's Potential](#) (MD Dept. of Housing & Community Development, June 2024); see also [State of Economy Report](#) (Office of Comptroller, Jan 2024)

<sup>3</sup> See id.