



PRESERVATION MARYLAND

March 04, 2025

Hon. Brian J. Feldman
Education, Energy, and the Environment Committee
2 West Miller Senate Office Building
Annapolis, Maryland

RE: SB0430 FAVORABLE

Chairperson Feldman,

On behalf of the staff and Board of Directors of Preservation Maryland and our thousands of statewide supporters, I thank you for the opportunity to provide written testimony in **SUPPORT of SB0430**— a piece of legislation that would require the Department of Housing and Community Development and the Department of Planning to calculate certain regional housing infrastructure gaps.

Preservation Maryland is the nonprofit, statewide voice for historic preservation that harnesses the power of historic places by revitalizing and reinvesting in communities, advocating, and building the historic trades workforce for the benefit of all Marylanders. (Learn more at: presmd.org)

This legislation would establish a new, regional framework for aligning housing opportunities (and creation) with available jobs – and require that counties and municipal governments where there is a deficit of housing may only deny housing projects – whether infill or rehabilitation – using objective development standards. Historic preservation, which is an objective standard, would still apply – but this legislation could jumpstart housing projects and infill construction in legacy communities across the state. From the perspective of growing smarter, this legislation is a positive for the state's communities working to address the housing crisis.

SB0430 is an impactful piece of legislation, and we urge a favorable report.

Favorable

Sincerely,

Nicholas A. Redding, President & CEO