



March 4, 2025

The Honorable Brian Feldman  
Chair, Senate Education, Energy, and the Environment Committee  
Maryland Senate  
2 West Miller Senate Office Building  
Annapolis, Maryland 21401

**Re: Support for Bill SB 430**

Dear Chair Feldman and members of the Committee:

On behalf of Chamber of Progress, a tech industry coalition promoting technology's progressive future, I write in to express our **strong support for Governor Moore's SB 430**, which addresses Maryland's critical housing shortage that is directly hampering economic growth and making the state increasingly unaffordable for residents.

**America faces a housing affordability crisis.** Record numbers of Americans are now paying rents that are unaffordable, and a majority of Americans who want to buy a home fear they'll never be able to afford one.<sup>1</sup> In Maryland, this crisis is particularly acute, driving young workers out of the state and making it harder for businesses to hire and retain talent.<sup>2</sup>

SB 430 or The Housing for Jobs Act addresses this crisis by identifying regional housing infrastructure gaps and requiring jurisdictions with gaps to approve new housing unless specific adverse impacts outweigh the community's need for housing.

The approach is data-driven and balanced, with clear metrics showing Maryland needs approximately 149,000 additional housing units statewide.<sup>3</sup> The inclusion of incentives for affordable housing and transit-oriented development further strengthens the bill's impact in making Maryland a more livable and economically vibrant state.

In addition to addressing affordability, this bill will stimulate economic growth by boosting the construction industry, generating new jobs, increasing tax revenues, and reducing traffic congestion through smarter housing placement. By aligning housing

---

<sup>1</sup> <https://www.pewresearch.org/short-reads/2024/10/25/a-look-at-the-state-of-affordable-housing-in-the-us/>;

<https://www.cnn.com/2024/07/29/business/millions-of-renters-fear-theyll-never-be-able-to-buy-a-home/index.html>

<sup>2</sup> <https://www.citizenportal.ai/articles/2116205/Maryland/Maryland-faces-housing-crisis-as-costs-soar-and-young-residents-flee-to-neighboring-states>

<sup>3</sup> [https://data.census.gov/table?q=DP04&g=040XX00US24\\$0500000](https://data.census.gov/table?q=DP04&g=040XX00US24$0500000)

development with job centers and transit options, Maryland can become a leader in smart, sustainable growth.

We've seen **proven success** with similar policies. **Austin, Texas<sup>4</sup>, recently reformed its housing policies and permitted a record-breaking number of new homes—leading to a 22% drop in rents from their peak in August 2023.** By cutting red tape, expediting approvals, and encouraging density, Austin transformed its housing market, driving down costs while keeping up with job growth. Meanwhile, cities that continue restrictive zoning policies have only seen housing prices climb further out of reach. Maryland has the opportunity to follow Austin's lead and ensure more families can afford to live where they work.

If we are serious about bringing down housing costs, we must cut red tape and build more homes. SB 430 is a crucial step in preventing families from being crushed by skyrocketing housing prices and ensuring Maryland remains a competitive place to live and work.

Chamber of Progress strongly supports SB 430 as an essential step toward increasing Maryland's economic competitiveness, **creating jobs, increasing household purchasing power, reducing traffic congestion, and supporting climate goals.** The bill represents a balanced approach that addresses a fundamental economic challenge while respecting local governance.

For these reasons, we ask you to **support SB 430.**

Sincerely,

A handwritten signature in black ink, appearing to read "Brianna January". The signature is fluid and cursive, with the first name "Brianna" written in a larger, more prominent script than the last name "January".

Brianna January  
Director of State & Local Government Relations, Northeast US

---

<sup>4</sup><https://www.bloomberg.com/news/features/2025-02-27/austin-rents-tumble-22-from-peak-on-massive-home-building-spree>