

February 28, 2025

Education, Energy, and the Environment Committee
2 West Miller Senate Office Building
Annapolis, Maryland 21401

Dear Chairperson Feldman, Vice Chair Feldman, and Members of the Committee,

I write today in favor of SB0430, Land Use - Regional Housing Infrastructure Gap (Housing for Jobs Act).

I am a resident and small business owner in Montgomery County. This act would affect me personally, as well as provide a boon to the state as a whole.

As the owner of a consulting firm, I recruit young professionals to work in our great state. However, the response I all too often receive is that the cost of housing – especially for young people and young families – has become too steep and options in my county too limited.

Prospective recruits talk about intense competition for scarce openings, leaving them on the sidelines. As a businessperson, I can understand these forces of supply and demand. As you know, there has been much debate about this issue at local levels around the state, but very little action to resolve it.

Part of the problem is a lack of consensus about the actual nature and location of the shortage of homes. One of the great benefits to this act is to bring clarity and accountability to this issue. It goes further by giving prospective homebuilders relief when confronted with more archaic and unreasonable denials. I hope this emphasis on transparency and economic development can be received favorably on both sides of the aisle in this room.

There is increasing evidence around the country about how economic vitality depends on increasing the housing stock in an era of declining household sizes. So, in the end, I also see this as a fiscal issue. More homes means a broader tax base in our great state.

I urge you to give favorable consideration to The Housing for Jobs Act.

Sincerely,

Tony Byrne
9110 Warren St.
Silver Spring, MD 20910
301-801-3247
Tonybyrne444@gmail.com