



MONTGOMERY COUNTY COUNCIL
ROCKVILLE, MARYLAND

DAWN LUEDTKE
COUNCILMEMBER
DISTRICT 7

February 28, 2025

The Honorable Marc Korman
Chair, Environment and Transportation Committee
250 Taylor House Office Building
251 Taylor House Office Building
Annapolis, Maryland 21401

RE: House Bill 503, Land Use - Regional Housing Infrastructure Gap (Housing for Jobs Act)

Dear Chair Korman,

I urge the Committee to support Senate Bill 430, *Land Use - Regional Housing Infrastructure Gap (Housing for Jobs Act)*, which would require the Department of Housing and Community Development and the Department of Planning to calculate regional housing infrastructure gaps; provide for the apportionment of regional housing infrastructure gaps to counties and incorporated municipalities; authorize local jurisdictions to reduce local housing infrastructure gaps; and establish that local jurisdictions have an affirmative obligation to expeditiously approve housing development project applications.

An unbalanced jobs-housing ratio results in high housing costs and long commutes, decreasing our residents' quality of life and running counter to our climate commitments. By encouraging development near job centers, this legislation aims to right-size the jobs-housing ratio. The bill would accomplish this by requiring Maryland to set a statewide housing goal each year, goals for six different regions across the state, and goals for each county within those regions. Several other locations across the country - including California, Massachusetts, New Jersey, and the District of Columbia - already set targets for housing production.

This legislation tackles the housing crisis in a targeted and strategic manner. Our residents are calling on us to do so. The latest polling from the Maryland Association of Realtors finds that across the State and across age groups, Marylanders report that the cost of buying and renting a home is too expensive. A large and growing majority feel strained by housing costs and almost one-third have considered leaving Maryland because of the cost of housing. This bill is an important step we must take to right the ship.

Very truly yours,

Dawn Luedtke
Montgomery County Councilmember
District 7

cc: Members of the Environment and Transportation Committee