

Testimony in Opposition to HB503 / SB430

Chair, Vice Chair, and Members of the Committee thank you for the opportunity to testify today. My name is Alan Davis, and as the founder of MoCo's Neighborhood Preservation Alliance, we strongly oppose HB503 and SB430.

These bills threaten the character, stability, and livability of Maryland's single-family neighborhoods by allowing increased density without regard for local zoning, infrastructure capacity, or community input. While we all support affordable housing, a one-size-fits-all approach that forces upzoning will not solve the housing crisis it will only strain public services, increase traffic congestion, and reduce green space, all while failing to guarantee affordability.

Local governments, not state mandates, are best positioned to make land-use decisions that reflect the needs of their communities. Montgomery County and other jurisdictions are already working on housing solutions tailored to their specific challenges. This bill would override that local planning process, disregarding the voices of residents who have invested in and built their communities.

I urge the committee to reject HB503 and SB430 and instead support solutions that encourage responsible growth while preserving the character of our neighborhoods. Thank you.

Respectively,

Alan Davis
MoCo's Neighborhood Preservation Alliance