

Dear Honorable Chair Valderrama, Vice Chair Charkoudian, and Members of the Committee,

My name is Linda Girdner and I live in Gambrills, MD. I am writing to urge your **support** for **HB1137 Land Use - Multifamily Developments and Mixed-Use Developments - Authorization (Bring Back Main Street Act)**

We need to make Maryland a place where there is wide availability of quality affordable stable homes. For years the cost of housing has been rising out of reach for so many people, because of the affordable housing shortage. We know that many teachers, firefighters, police officers and others who work in Anne Arundel County cannot afford to live here. And that is not the only county where this is true. Many workers live elsewhere, having to commute longer distances, clogging roads and adding to pollution, and their own wear and tear.

The Bring Back Main Street bill will create new housing opportunities by allowing mixed-use development (housing mixed in with stores and businesses) to be built in commercial areas, with a focus on underused strip malls and office buildings. Let's recycle these buildings for the needs that currently exist.

The Fiscal and Policy note on the MGA website states: "Small businesses involved in multifamily development or mixed-use development projects, or that may benefit from increased available commercial space and/or an increased customer base resulting from such development projects, may meaningfully benefit from the bill to the extent it allows for increased multifamily and mixed-use development (or development density) in commercial areas."

So HB1137 is a win-win for workers, their families and small businesses. Please support HB1137 and Bring Back Main Street.

Thank you for your consideration.

Linda Girdner