

Dear Economic Matters Committee Members,

My name is Philip Ateto and I am a lifelong Marylander, currently residing in Annapolis, in Anne Arundel County. I am writing in support of HB0548- The Maryland Housing Certainty Act.

I support this bill because as housing costs continue to skyrocket, people building new homes must have certainty that the designs that were approved will be honored amongst all of the other fluctuating costs and uncertainties.

While this bill is not a silver bullet that will solve all of our housing issues, it is an important step to making sure that more housing is built for those who can currently afford to do so.

I hope that as another step in controlling our housing costs, in the future you will seriously consider creating a few pilot program community land trusts around the state where housing costs are especially high and/or rising more rapidly than most other places. While the upfront costs are high, which is part of why many municipalities don't create land trusts, the housing costs will remain affordable and predictable in perpetuity, an invaluable thing as the major downsides of commoditized housing come into full focus.

Thank you for your efforts to try and make Maryland a more affordable place to live for working class people.