

HB1175_RichardKaplowitz_FAV

03/05/2026

Richard Keith Kaplowitz Frederick,
MD 21703

TESTIMONY ON HB#1175- POSITION: FAVORABLE

Land Use - Residential Housing - Oversight, Regulation, and Taxation (Building Affordably in My Back Yard Act)

TO: Chair Valderrama, Vice Chair Charkoudian and members of the Economic Matters Committee

FROM: Richard Keith Kaplowitz

My name is Richard Keith Kaplowitz. I am a resident of District 3, Frederick County. I am submitting this testimony in support of HB#1175, **Land Use - Residential Housing - Oversight, Regulation, and Taxation (Building Affordably in My Back Yard Act)**

The bill will, after determining that there is a shortage of affordable housing in a local jurisdiction, authorize the governing body of a local jurisdiction to establish, by local law, an administrative process to review, approve, modify, or deny a housing development project application.

The intent of the bill is to assist in the establishment of multiple methods that increase housing stock in communities.

Maryland is facing a severe, long-term housing shortage, with a deficit of approximately 100,000 to 120,000 units, driving up costs for both renters and buyers. To meet demand and population growth, the state needs to produce nearly 39,000 new units annually, double its current permitting pace. This crisis is causing significant resident out-migration and financial strain on households.¹

The bill will meet this goal by establishing certain policies and processes to facilitate the development of residential housing in the State; requiring an entity that owns residential real property in the State to make a certain certification to the Department of Housing and Community Development; authorizing a local jurisdiction to establish an administrative process to review, approve, modify, or deny certain housing development project applications; etc.

I respectfully urge this committee to return a favorable report on HB#1175.

¹ Google AI Search “lack of housing in Maryland”