



**TESTIMONY FOR HB1137**  
**Land Use – Multifamily Developments and Mixed-Use Developments -**  
**Authorization (Bring Back Main Street Act)**

**Bill Sponsor:** Delegate Allen

**Committee:** Economic Matters

**Organization Submitting:** Maryland Legislative Coalition

**Person Submitting:** Cecilia Plante, co-chair

**Position:** FAVORABLE

I am submitting this testimony in favor of HB1137 on behalf of the Maryland Legislative Coalition. The Maryland Legislative Coalition is an association of activists - individuals and grassroots groups in every district in the state. We are unpaid citizen lobbyists, and our Coalition supports well over 30,000 members.

Maryland, like other states, has had a housing crisis for years. We are not making enough new housing for demand. We have focused on affordable housing in order to support low-income residents and ensure that they have places to live. However, we really haven't focused much on the middle market. We need new housing stock for starter homes and middle-income residents.

This bill, if enacted, would require multifamily developments or mixed-use developments as a permitted use on a parcel or lot that is currently serviced by a water and sewer system, and located on a parcel zoned for recreational or commercial use. It also requires that counties not impose density limits, setback requirements, or other requirements that would make it difficult to build multifamily or mixed-use developments. The percentage of affordable housing required by the county also can't exceed the percentage normally required in the county.

Finally, a county may require up to 20% of the available floor space of a permitted development to be dedicated to retail uses and a permitted development to include on-site parking.

The goal is to make the building of middle-housing easier in order to lessen the housing crisis that we have in Maryland. This is an important bill that will allow the state and local jurisdictions move productively towards ensuring the housing stock we need.

We strongly support this bill and recommend a **FAVORABLE** report in committee.