



TESTIMONY IN SUPPORT OF SB0325

Land Use – Permitting – Development Rights (Maryland Housing Certainty Act) Education, Energy and the Environment Committee FAVORABLE

TO: Chair, Education, Energy and the Environment Committee

FROM: Heather East, Chase Home, Inc. and Maryland Episcopal Public Policy Network

DATE: February 12, 2026

The Chase Home, Inc. and Episcopal Church supports Senate Bill 0325 to benefit housing development project applications by limiting the governance of local regulatory authorities to only certain laws and regulations at the time of an applicant's submission and giving the applicant certain rights for use and development of the project in the State of Maryland to encourage affordable housing projects, allow more certainty in a project's time frame and reduce the impact of upfront expenses incurred on the developers.

We urge the Committee to issue a favorable report on SB 0325 to benefit affordable housing developers and encourage more housing development.

The Chase Home, Inc. is pleased to offer a favorable testimony in strong support of the SB0325. As a member of the Maryland Affordable Housing Coalition and Anne Arundel Affordable Housing Coalition and host to the annual Anne Arundel County Affordable Housing Symposium where stakeholders in housing and community development gathered to better understand affordable housing issues, the Chase Home advocates for better affordable housing legislation and programs that fund innovative affordable housing projects. One of our guest symposium speakers, annually, is Department of Housing and Community Development Jake Day, who spoke on the challenges of developing and funding housing projects throughout the State of Maryland and in Anne Arundel County. For this reason, we are in support of the Governor's priority Housing Bill. This bill would expedite the development of affordable housing throughout the State of Maryland where we have an undersupply of affordable housing and local laws and regulations that effectively slow housing production.

For the reasons noted above, we urge a FAVORABLE report on SB 0325.