



Chair Marc Korman
and Members, Environment and Transportation Committee
House Office Building
6 Bladen Street
Annapolis, Maryland 21401

January 30, 2024

Dear Chair Korman and Members of the Environment and Transportation Committee:

My name is Dan Reed and I serve as the Regional Policy Director for [Greater Greater Washington](#), a nonprofit that works to advance racial, economic, and environmental justice in land use, transportation, and housing throughout Greater Washington. **GGWash supports House Bill 3**, which aims to expedite the approval process for affordable housing developments.

Maryland faces a significant housing shortage—96,000 homes, according to the Maryland Housing Needs Assessment¹—which has led to double-digit increases for rents and home prices. The permitting process in local jurisdictions can be a barrier to producing much-needed housing. Applicants can spend years and tens if not hundreds of thousands of dollars trying to secure an approval, while opponents are given multiple opportunities to block or delay the project. Ultimately, Maryland’s working families pay the price in lost housing options and diminished access to economic opportunities, social networks, and daily needs.

This bill would require local jurisdictions to create a streamlined review process for affordable housing projects developed by nonprofits or housing authorities. It’s one of many tools we can use to increase our housing supply and ensure that more people have the chance to build lives, families, and careers in our state. We ask the Environment and Transportation Committee to give this bill a favorable report.

Sincerely,

A handwritten signature in black ink that reads 'Dan Reed'.

Dan Reed
Regional Policy Director

¹ <https://dhcd.maryland.gov/Documents/Other%20Publications/Report.pdf>

The Washington, DC region is great and it can be greater.