



Bill Title: House Bill 705, Land Use - Reporting - Annual Reports and Development of New Housing

Committee: Environment and Transportation

Date: February 22, 2022

Position: Favorable

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 210,000 rental housing homes in over 958 apartment communities. Our members house over 538,000 residents of the State of Maryland. MMHA also represents over 250 associate member companies who supply goods and services to the multi-housing industry including towing companies.

This bill requires that beginning July 1, 2023, and each July 1 thereafter, each local jurisdiction must report to the Department of Planning its residential building permits, types of residential building to be constructed and for each multi-family dwelling the number of units proposed. The Department of Planning must adopt regulations establishing the methods the local jurisdictions shall use to report. The bill requires the Department of Planning to provide the General Assembly a report on the development of housing in the State for the previous calendar year, beginning on or before October 1, 2023, and each October 1 thereafter.

House Bill 705 seeks to collect critical data to assess and address Maryland's housing needs. MMHA recognizes that multi-family housing demand is growing and Maryland needs 6,000 new units each year to meet that demand. Additionally, in December 2020, the Department of Housing and Community Development commissioned the Maryland Housing Needs Assessment & 10-Year Strategic Plan. The analysis from the University of Maryland's National Center for Smart Growth and Enterprise Community Partners, a nonprofit housing lender and advocacy organization, says Maryland must add thousands more housing units by 2030 to accommodate a swelling population of low-income residents, while also meeting unmet demand from moderate-income residents, seniors and people with disabilities. According to the Plan, the State is short 85,000 rental units for low-income households. With Maryland expected to add an estimated 97,166 low-income households by 2030, the shortage will worsen unless the State creates and preserves many more deeply affordable homes. Producing enough housing to meet demand requires new development approaches, more incentives and fewer restrictions. But before we do that, it is imperative that we collect and evaluate data on residential housing trends.

This legislation is an important tool in addressing Maryland's growing housing needs.

For the foregoing reasons, MMHA respectfully requests a favorable report for House Bill 705.



For additional information, please contact Aaron J. Greenfield, 410.446.1992