



House Bill 81 – Community Development Administration - Live Near Where You Teach Program

Position: Support

The Maryland REALTORS® offers its support for House Bill 81, which establishes the Live Near Where You Teach Program.

A 2019 report by the Brookings Institution outlines the difficulties that teachers have finding affordable housing options in the communities where they teach. Nationally, rent consumes nearly 50% of a starting teacher's salary. This places them in the "severely housing cost burdened" category as defined by the United States Department of Housing and Urban Development. When faced with both high rents and significant student loan debt, homeownership is often beyond the reach for all but the most highly compensated teachers.

This is due not just because average teacher pay lags 11-30% behind workers of similar educational attainment, but also because student loan debt for teachers has increased by as much as 82% in recent years. Housing prices have also risen faster than wages in nearly all employment sectors. Despite the efforts of Maryland local governments to incentivize homeownership through down payment and other assistance programs, it often is not enough to reach affordability for educators, particularly in the state's higher-cost areas.

The Live Near Where You Teach Program would supplement these local efforts and expand upon Employer Assisted Housing programs which exist in the private sector. REALTORS® respectfully ask for your support of House Bill 81.

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