



**House Bill 852 – Land Use - Expedited Development Review Processes for Affordable Housing  
- Application to Religious Organizations**

**Position: Support**

Maryland REALTORS® supports efforts to increase the supply of housing options in Maryland through legislation like HB 852. This requires that when a local government offers expedited zoning reviews for affordable housing, that religious organization applications be included in that process.

Maryland currently faces a shortage of nearly 120,000 housing units and growing. This shortage now impacts not just low-income residents, but also those of moderate incomes, young professionals, seniors, and working families. It encompasses not only what has been traditionally considered as “affordable housing” but also “missing middle” housing types.

Religious organizations often have sizable real estate holdings which could accommodate housing for its congregation or the broader community that they serve. It may also be a financial necessity for certain congregations to look at additional uses for that land, as congregation sizes and contributions have dwindled during and following the pandemic. This bill would clear some of the current obstacles which stand in the way of full or partial conversion of religious properties to accommodate housing.

There is no single answer to this housing shortage. Rather, it will take many modest actions that when taken together begin to make a difference. Maryland officials at both the state and local levels will need to work closely with one another and seek new ways of providing the housing that our residents need. The status quo is no longer an option.

Maryland REALTORS® applaud efforts to ease our housing crisis and reduce our current 120,000-unit housing shortage. We ask for your support of House Bill 852.

**For more information contact  
[lisa.may@mdrealtor.org](mailto:lisa.may@mdrealtor.org) or [christa.mcgee@mdrealtor.org](mailto:christa.mcgee@mdrealtor.org)**