



House Bill 3 – Land Use - Expedited Development Review Processes for Affordable Housing - Requirements

Position: Support

Maryland REALTORS® supports efforts to increase the supply of housing options in Maryland through legislation like HB 3. This requires a local government to offer an expedited review of plans and zoning considerations for the development of certain dedicated affordable housing projects.

Maryland currently faces a shortage of nearly 150,000 housing units and growing. Our housing crisis 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.

Development delays add considerable expense and uncertainty to housing development, which this bill aims to address. It also adds an important category of innovative housing opportunities through the development or conversion of land currently used by non-profit organizations and religious institutions.

Religious organizations and other non-profits often have sizable real estate holdings which could accommodate housing for members of their communities at price points that are difficult to offer through traditional development projects. It may also be a financial necessity for those congregations to look at additional uses for that land, as congregation sizes and contributions to non-profit organizations have dwindled during and following the pandemic. This bill would clear some of the current obstacles and additional costs which stand in the way of full or partial conversion of properties to accommodate new housing.

To address Maryland’s housing crisis, officials at both the state and local levels will need to look at new ways of providing the housing that our residents need and removing the barriers which add time and cost to those housing options. We ask for your support of House Bill 3.

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