



## House Bill 535

### *Maryland Task Force on Educator Housing*

MACo Position: **SUPPORT**  
**WITH AMENDMENTS**

To: Environment & Transportation and  
Ways & Means Committees

Date: February 20, 2024

From: Dominic J. Butchko

The Maryland Association of Counties (MACo) **SUPPORTS** HB 535 **WITH AMENDMENTS**. This bill establishes a taskforce to examine the need for educator housing for teachers.

For the 2024 Maryland General Assembly Session, MACo has made it a priority – one of the Association’s four legislative initiatives – to *Advance Comprehensive Housing Solutions*. Much like climate change and sea level rise, the challenges surrounding affordable housing are vast and call for a large, multipronged effort. While in other policy areas, it may be easy to deduce a simple cause-and-effect relationship, housing is a complex web of multifaceted factors. Addressing challenges like workforce, financing, interest rates, broad economic trends, supply chain, and large out-of-state corporate interests – among many other obstacles – requires an all-hands-on-deck effort from policy makers at all levels.

MACo is working with sponsors to cross-file legislation to target several components of this crisis: abandonment/blight disincentives, corporate owner transparency, and short-term rental oversight. Additionally, under this initiative, counties will be supporting other pro-housing legislation which helps to advance the conversation, balances local flexibility, and ensures more Marylanders can afford a place to call home.

Counties recognize the intent of HB 535, which is to produce more affordable housing for teachers. While housing challenges are widespread, their underlying causes likely vary across different areas and markets. A range of different county perspectives would add to the weight and salience of this group’s recommendations. Counties respectfully request that MACo be granted three representatives on the taskforce, selected to reflect different county compositions: rural, suburban, and urban.

Counties remain committed to working with all stakeholders in the housing space to drive toward a comprehensive solution. For this reason, MACo urges the Committee to give HB 535 a **FAVORABLE WITH AMENDMENTS** report.