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Ways and Means Committee

Subcommittees

Education

Revenues



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THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

**HB0168: Housing and Community Development – Affordable Housing – Educator
Workforce Housing and Municipal Corporations**

Economic Matters Committee

February 5th, 2026 – 1:00PM

Chair Valderrama, Vice Chair Charkoudian, Members of the Economic Matters Committee,

Across Maryland, educators struggle to afford housing near their workplaces. Long commutes and rising housing costs drive experienced educators out of our districts and discourage early-career educators from putting down roots in our state. Educators play a vital role in our communities, supporting our youngest neighbors and their families. They should be able to live in the places they serve. By addressing housing concerns for early stage educators, this bill helps combat Maryland’s school staffing shortage.

HB0168 reduces the cost of building educator housing by expanding existing property tax exemptions on surplus school district land. It broadens eligibility for the Housing Innovation Pilot Program, encourages philanthropic investment through tax credits, and opens the door to federal funding for educator workforce housing.

In Maryland, the shortage of housing for middle income earners exacerbates staffing challenges. Educators often earn 70% to 120% Area Median Income (AMI), particularly in early stages of their careers. This presents an opportunity for counties and municipalities to leverage publicly owned land for a population with a demonstrated need for housing. California has experimented with educator workforce housing for over two decades, showing that such programs improve teacher retention and reduce commuting challenges, while providing housing to a demographic normally priced out of the market.

The Maryland General Assembly has already removed significant barriers to building housing in previous sessions, recognizing the urgent need for low- and moderate-income housing. HB0168 makes targeted adjustments to state law and unlocks both state and federal funding for educator workforce housing projects to be built and operated at the local level in partnership with housing developers.

I urge the Committee to give a favorable report on HB0168.