



## POSITION STATEMENT

**Bill:** HB 1252 Department of Housing and Community Development – Montgomery County Study (MC 19-26)

**Position:** Support with Amendments

**Date:** March 6, 2026

**Contact:** Debra Borden, General Counsel

Jordan Baucum Colbert, Senior Government Affairs Analyst

Dear Chair Kriselda Valderrama,

The Maryland-National Capital Park and Planning Commission (M-NCPPC or “the Commission”) has voted to support this bill with one potential amendment.

**What this Bills Does.** Requires the Department of Housing and Community Development to conduct a study and make recommendations regarding the availability and affordability of housing in Montgomery County; and generally relating to housing in Montgomery County.

**Data-driven Solutions.** Montgomery County is the most populous jurisdiction in the State of Maryland, yet it still has a major role to play in closing the state’s housing gap. Accordingly, the state has established aggressive housing production targets for the county over the next five years. However, recent housing trends in the county have demonstrated that housing production is lagging and affordability is at an all-time low in every part of the county. In recent years, the Montgomery County Planning Department has conducted and reported on housing analyses that describe these trends and attempt to identify barriers to production. This proposed study would build on the Department’s work and its collaborative relationship with DHCD to identify actionable recommendations that would help the county overcome the barriers and reach its housing goals.

**Recommended Amendment.** The Montgomery County Planning Board recommends adding “actionable” before “recommendations” on page 2, line 12.