



The Honorable Brian Feldman  
Chair, Education, Energy, and the Environment Committee  
2 West Miller Senate Office Building  
Annapolis, Maryland 21401

February 13, 2026

**Senate Bill 31 – School Construction and Housing – School Zones and Adequate Public Facilities Ordinances – Favorable**

Dear Chair Feldman and Members of the Committee:

My name is Mark Clements and I serve as the Maryland Policy Manager for [Greater Greater Washington](#), a nonprofit that works to advance sustainability and equity in housing, land use, and transportation throughout Greater Washington and beyond. **GGWash strongly supports Senate Bill 31**, which will help us make best use of limited school construction funding while supporting housing production.

It cannot be said enough times: Maryland has a housing shortage—as many as 150,000 homes<sup>1</sup>, which has resulted in rising home prices<sup>2</sup>, forced families to move far from jobs and loved ones, and has caused many of people to leave the state entirely<sup>3</sup>. There are many causes for this, but a big one are Adequate Public Facilities Ordinances and housing moratoria, or blocking housing approvals in areas where the schools are full.

Counties have noble intentions for doing this, namely making sure that school capacity keeps pace with new development, but APFOs and moratoria don't build schools. They do, however, ensure that people have fewer choices for where to live, whether or not they have children.


This bill does two things: First, it limits how long counties can enact a housing moratorium based solely on school capacity. Second, it directs school systems to collect and share information with the Interagency Commission on School Construction—the statewide hub for school construction funding and best practices on school facility operations and management—about where its students come from and how it draws school boundaries.

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<sup>1</sup> <https://www.wbalv.com/article/maryland-legislators-new-bills-keep-up-housing-demand/63423726>

<sup>2</sup> <https://www.wmar2news.com/matterformallory/the-state-of-marylands-housing-market-whats-driving-up-home-prices-and-impacting-sales>

<sup>3</sup> <https://www.thebaltimorebanner.com/community/local-news/moving-out-of-maryland-census-data-76ZWGRSMXNCKTGR62I4FONWZBA/>

The Washington, DC region is great  and it can be greater.



In recent years, school systems in Anne Arundel<sup>4</sup>, Howard<sup>5</sup>, and Montgomery<sup>6</sup> counties have found that most student enrollment comes from turnover in existing homes, not new construction. Creating a state clearinghouse for data like this allows the state to partner with local jurisdictions, determining where our limited school construction funds are best used and ensuring that those jurisdictions also permit the homes that we need.

Between Maryland's budget shortfall, our housing shortage, and our ongoing need for school construction funding, we are in need of creative solutions, and this is one of them. **We ask the Committee to give this bill a favorable report.**

With candor and respect,

Mark A. Clements, Jr.  
Maryland Policy Manager  
Greater Greater Washington

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<sup>4</sup> <https://www.aacounty.org/sites/default/files/2023-07/apf-schools-work-group-report-2023.pdf>

<sup>5</sup> [https://go.boarddocs.com/mabe/hcpssmd/Board.nsf/files/D4FFNH3FEF05/\\$file/04%2025%2024-Enrollment%20Projection%20Report.pdf](https://go.boarddocs.com/mabe/hcpssmd/Board.nsf/files/D4FFNH3FEF05/$file/04%2025%2024-Enrollment%20Projection%20Report.pdf)

<sup>6</sup> <https://montgomeryplanning.org/planning/countywide/growth-and-infrastructure-policy/schools/student-generation-rates/>