

# **MMHA - 2026 - HB 1252 - Montgomery County Housing**

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Position: FAV



**Bill Title:** House Bill 1252, Department of Housing and Community Development - Montgomery County Study MC 19-26

**Committee:** Senate Education, Energy and Environment Committee

**Date:** March 31, 2026

**Position:** **Favorable**

This testimony is offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose members consist of owners and managers of more than 214,000 rental housing homes in over 1015 apartment communities. Our members house over 571,000 residents of the State of Maryland. MMHA also represents over 270 associate member companies who supply goods and services to the multi-housing industry.

Maryland is short 96,000 affordable rental homes today. In Montgomery County alone, household growth is projected to outpace the production of new multifamily units by 30 percent over the next decade. The only durable solution to this shortage is to increase supply, not to suppress it. House Bill 1252 correctly directs the Department of Housing and Community Development (DHCD) to examine, quantitatively and qualitatively, the regulatory and market factors that threaten—or encourage—the creation and preservation of attainable housing in Montgomery County.

MMHA urges the Department to pay particular attention to one factor that has already proven devastating: **rent control**. In July 2024, Montgomery County imposed the most stringent rent-growth cap in the state: annual increases limited to the lesser of CPI + 3% or 6% on existing residents and on vacant units. The market response was immediate. County multifamily building permits collapsed 96 percent—from an average of 582 per quarter in the seven quarters before the ordinance to just 23 per quarter the four quarters afterward. Put differently, new production fell from roughly 2,300 units per year to fewer than 100. That is not a cyclical dip; it is capital flight.

When equity and debt capital can earn a risk-adjusted return elsewhere, it leaves. Projects already entitled have been put on indefinite hold; others have been re-underwritten for jurisdictions without caps. Labor and materials costs, insurance, and property-tax bills have not similarly frozen at 2024 levels. The resulting mismatch threatens both new supply and existing upkeep. We respectfully ask the Department to document these impacts as part of the study required by House Bill 1252.

The bill’s directive to identify “the impact of regulations and market forces on Montgomery County’s housing supply” (§1(b)(3)) is the statutory hook to do exactly that. DHCD should:



1. Compare Multifamily permit and certificate-of-occupancy data in MoCo pre- and post-July 2024 with those of adjacent jurisdictions (Frederick, Howard) that imposed no rent cap. This is currently required under Section 8-209.1 of the Real Property Article. (Chapter 146 (2023))

2. Survey developers of projects placed on hold or cancelled after enactment and calculate forgone unit counts and tax-base loss.

3. Track disposition of existing rental stock; early numbers indicate an uptick in condo-conversion applications, an outcome that removes units from the long-term rental market.

4. Interview capital providers experts including banks, life insurance companies, REITs, and private equity experts on whether rent control caps alter underwriting criteria for future investment in the County.

This evidence base will equip state and local lawmakers to weigh any future proposals against the real-world trade-off between short-term price stability and long-term supply. House Bill 1252 does not prejudge policy outcomes; it simply insists that policy be informed by data.

For these reasons, the Maryland Multi-Housing Association respectfully requests an favorable report on House Bill 1252.

Please contact Aaron J. Greenfield at 410.446.1992 if you have any questions.

**HB1267\_Senate\_PDF-Testimony.pdf**

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Position: FAV

**HOUSE BILL 1267 - RELATING TO ZONING PROTECTIONS FOR THE  
PATUXENT RESEARCH REFUGE AND THE BELTSVILLE AGRICULTURAL  
RESEARCH CENTER.**

**FAVORABLE**

Chairman, vice chair, and members of the Education, Energy, and the Environmental Committee.

I, **Michael Brown, 10 Southway, Greenbelt, MD 20770**, am requesting your support of House Bill 1267 (HB 1267), relating to zoning protections for

- The **Patuxent Research Refuge (PRR)** and
- The **Beltsville Agricultural Research Center (BARC)**.

This bill is a common-sense and forward-looking measure that will safeguard two irreplaceable federal research and conservation assets located in our state.

Purpose: Both PRR and BARC provide **critical habitat** for hundreds of bird, mammal, reptile, amphibians, and plant species, and functions as a vital **green corridor** in an otherwise intensely developed region between Washington, D.C., and Baltimore.

- PRR's programs inform migratory bird management, endangered species recovery, pollutant impact assessment, and other core federal and state conservation responsibilities. the PRR is often described as the "**green lungs of Central Maryland,**" because its large forested and wetland areas help clean the air and provide critical habitat in Central Maryland between Washington, DC and Baltimore.
- BART is the U.S. Department of Agriculture's **premier and largest research campus**, covering thousands of acres and employing hundreds of scientists and staff in Maryland. BARC has been at the forefront of research on crop improvement, soil health, climate-resilient agriculture, and animal health, producing practical benefits for farmers, consumers, and taxpayers across the country. Recent federal actions have recognized both its national importance and its vulnerability, including new funding to protect and modernize facilities.

Both Facilities continue to face **significant development pressures**. Large-scale infrastructure proposals, such as the previously considered Maglev route, demonstrated how quickly these lands could be threatened by projects inconsistent with their conservation and research missions.

Growth -- HB 1267 takes a **more responsible** and predictable future growth approach. By establishing appropriate zoning frameworks for these areas, the bill ensures that local and state land use decisions will be consistent with the federal purposes. Instead of relying on ad hoc battles, HB 1267 creates a clear, proactive policy line that says: **these lands are special, and their primary purposes are research, conservation, and public benefit**, not speculative development. This bill does not freeze communities in amber or prevent **reasonable, compatible uses**. Rather, it protects the core functions of these federal campuses while still

allowing surrounding areas to grow in ways that respect scientific, ecological, and federal investment priorities. Compatible uses – such as

- **educational** partnerships,
- low-impact **recreation**, and
- collaborative **research** facilities

continue, but harmful, irreversible conversion of **critical habitat and research land** is discouraged or barred.

Economics: HB 1267 represents **sound fiscal stewardship**. The federal government has already invested billions of dollars over decades in infrastructure, scientific programs, and natural capital at PRR and BARC. State and local governments benefit from

- high-quality jobs,
- collaborative **research projects**,
- visitor **spending**, and
- **educational** programs

connected to these sites. Discouraging incompatible development to encroach on or degrade these lands would put those long-term economic benefits at risk and potentially invite future federal disinvestment or relocation.

Some may argue that additional zoning protections could constrain future transportation or economic development options. In reality, this bill encourages better planning by clearly defining where high-impact projects should not go, thereby redirecting growth toward more suitable locations. Rather than creating uncertainty for investors or agencies, HB 1267 provides clarity and reduces the likelihood of **costly litigation, community conflict, and project delays** that often arise when development is proposed in ecologically or scientifically sensitive areas.

Environmental: HB 1267 also advances Maryland's

- climate,
- biodiversity, and
- water quality goals.

The natural areas provide flood mitigation, carbon storage, and water filtration benefits that support the health of the Patuxent River and the Chesapeake Bay watershed. BARC's research directly supports adaptation to climate change and the development of more resilient, sustainable agricultural practices, which are essential to our country and Maryland in particular. Also this Bill works to meet its **greenhouse gas reduction and food security** objectives.

Summary: For these reasons, I respectfully urge a favorable report on HB 1267 because it reflects the values of Maryland residents who have consistently expressed support for protection **support: open space, conserving wildlife habitat, defending scientific integrity and responsible growth** against short-sighted political and/or economic pressures. By passing this bill, the general assembly will be honoring years of local advocacy and ensuring that future generations can continue to learn from, work at, and enjoy these remarkable lands.