

Jacob R. Day, Secretary
Julia Glanz, Deputy Secretary

dhcd.maryland.gov



Maryland

DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

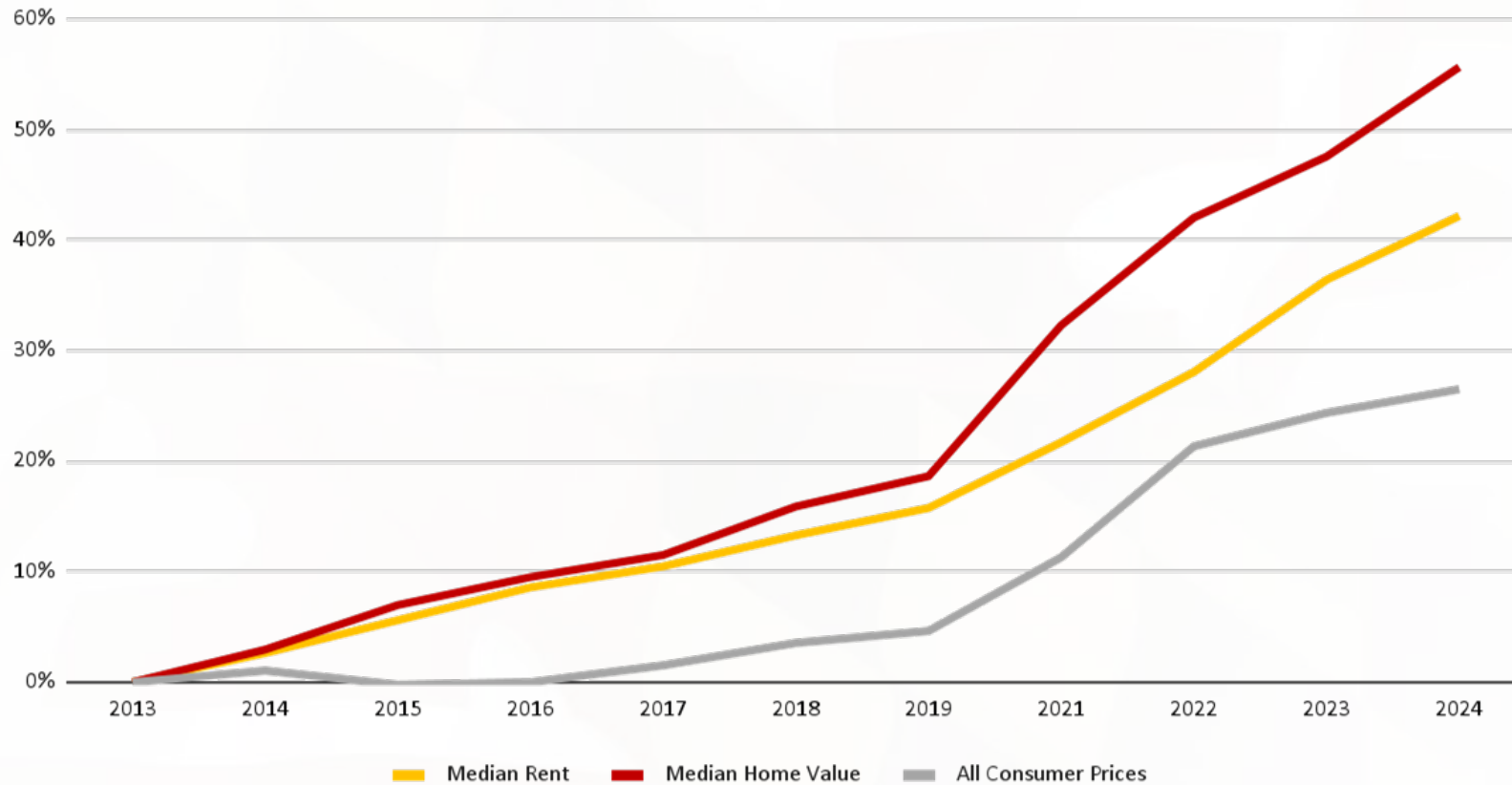
State of Maryland Housing 2026 Update

Great Places **WIN**



Over the past decade, housing cost increases have outpaced inflation

Percent Change in Maryland Housing Costs Since 2013 (Nominal)



Source: ACS 1-year data table DP04; BLS



Mortgage borrowing costs remain high, pushing homeownership out of reach for many

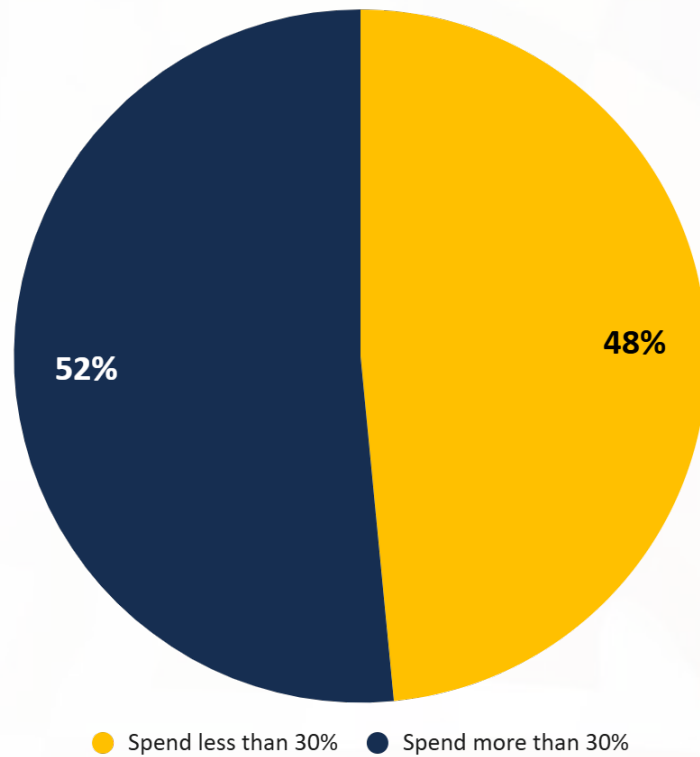


Source: Freddie Mac via [St. Louis Fed](#)

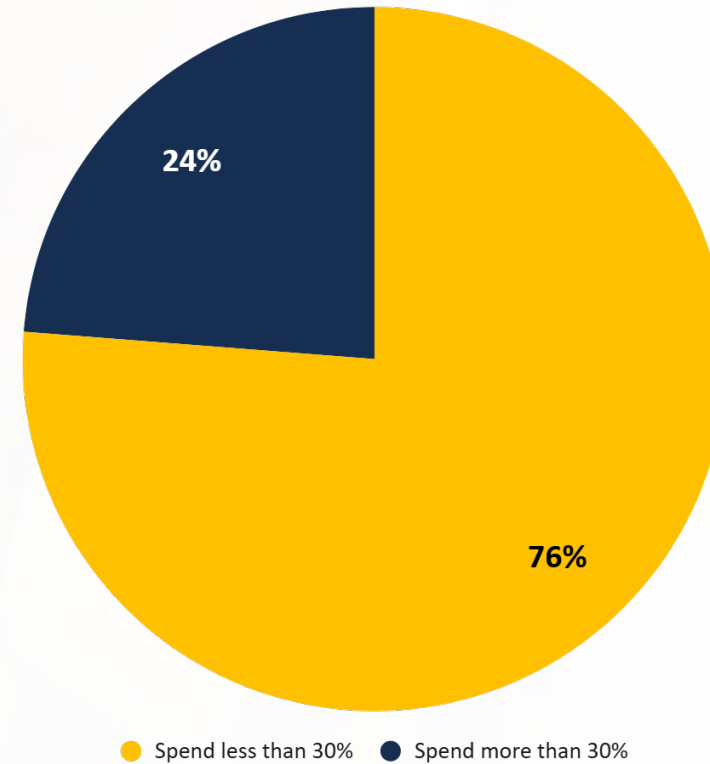
Housing Cost Burdens Remain High

1 in 3 Maryland families are cost burdened by their monthly rent or mortgage payment

Over half of renters are cost-burdened



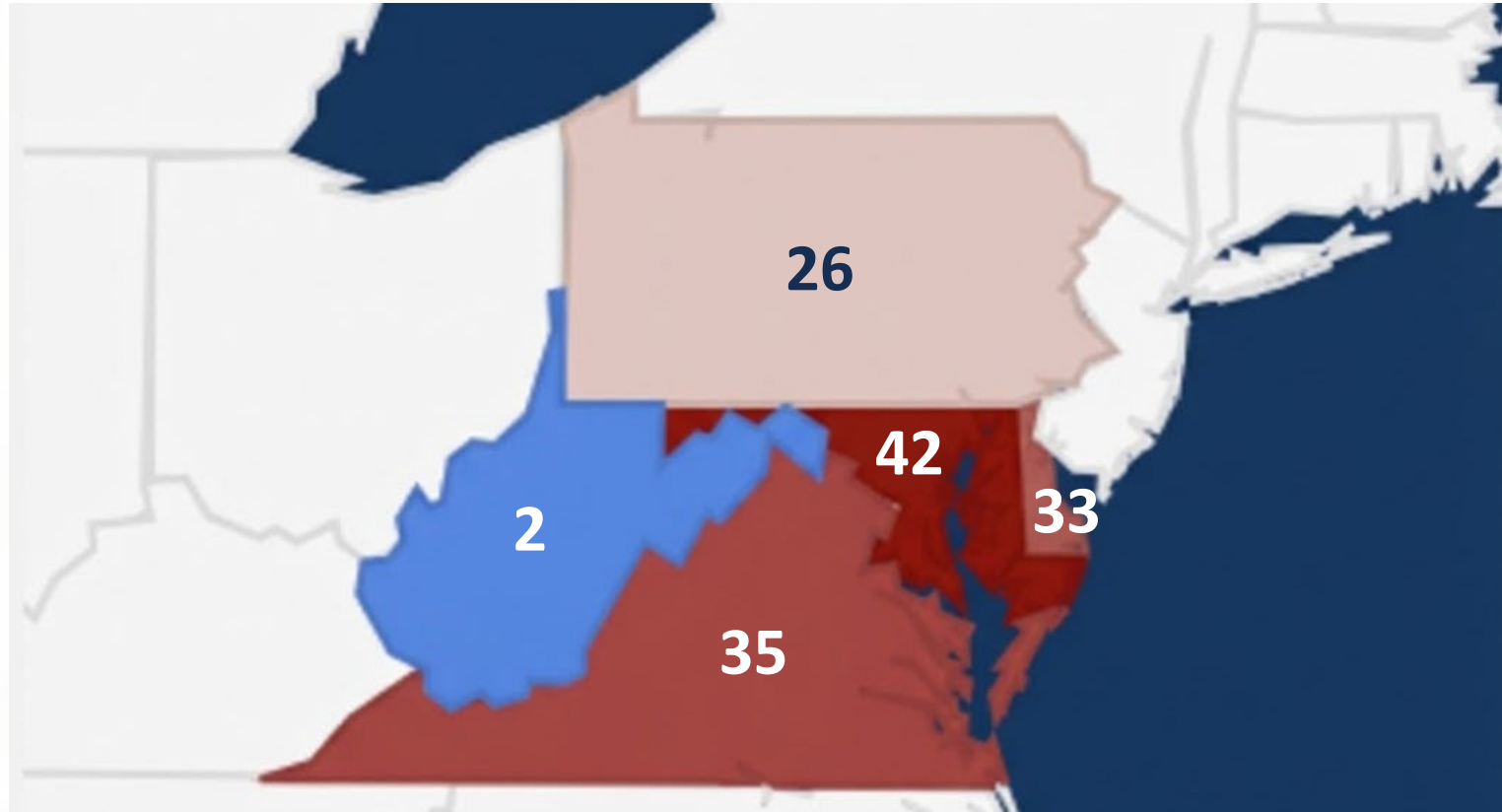
Nearly 1 in 4 homeowners are cost burdened



Data source: ACS, [renter](#), [homeowner](#)

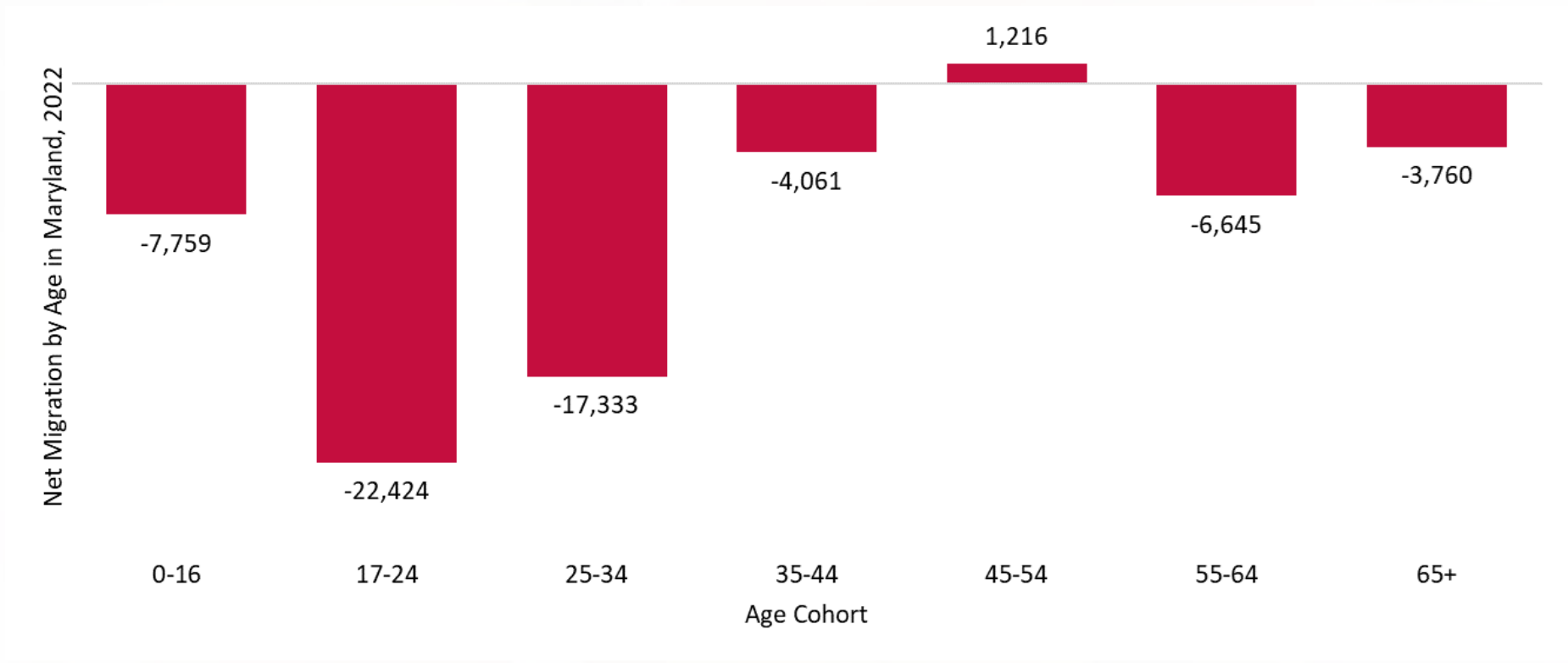
Housing Costs are Driving Young Marylanders out of the State

Housing Affordability Ranking by State



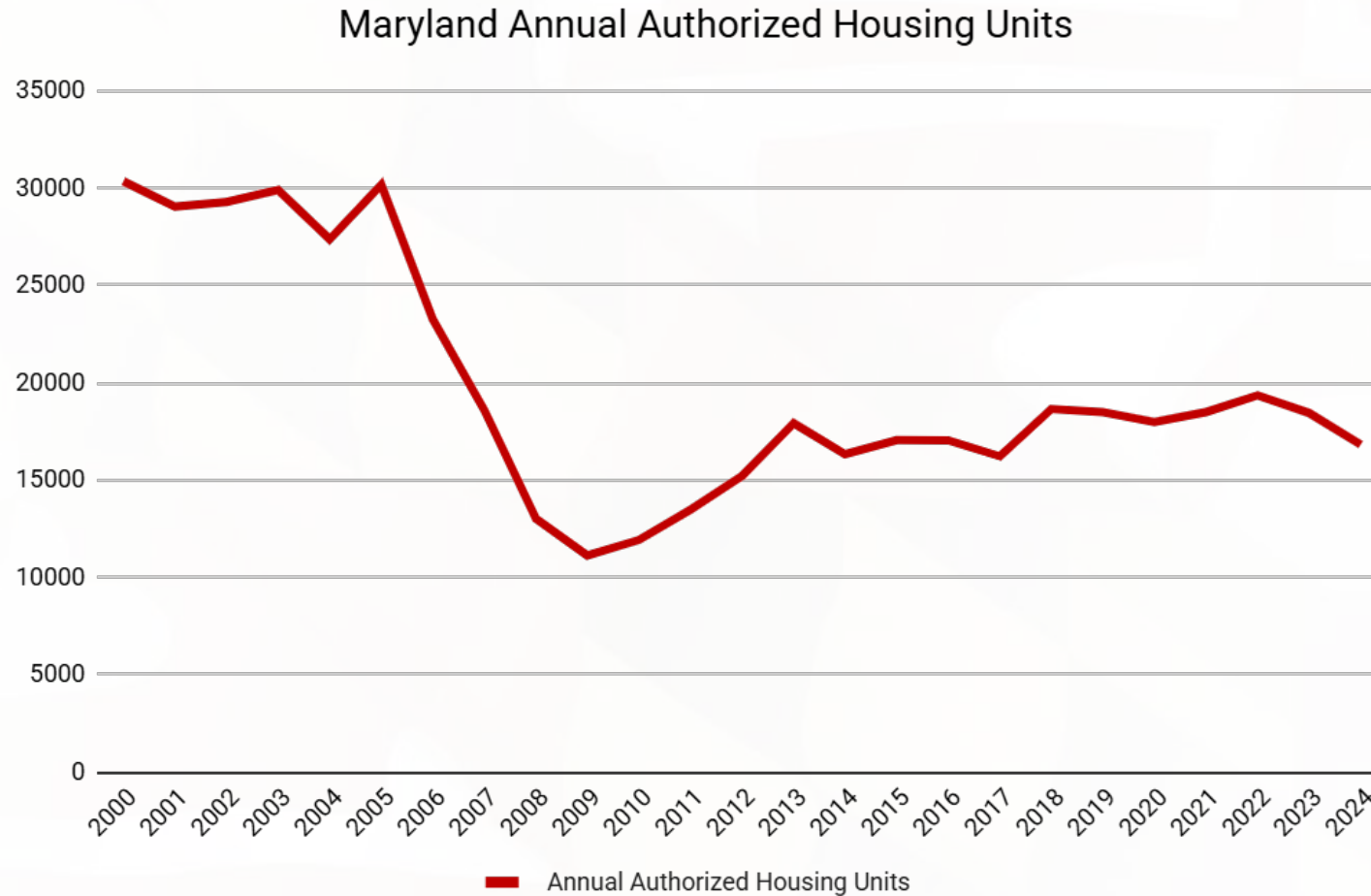
Source: US News

Young adults are driving outmigration from Maryland



Source: MDOL analysis of ACS, IPUMS data

Housing production in Maryland never recovered after the 2008 financial crisis

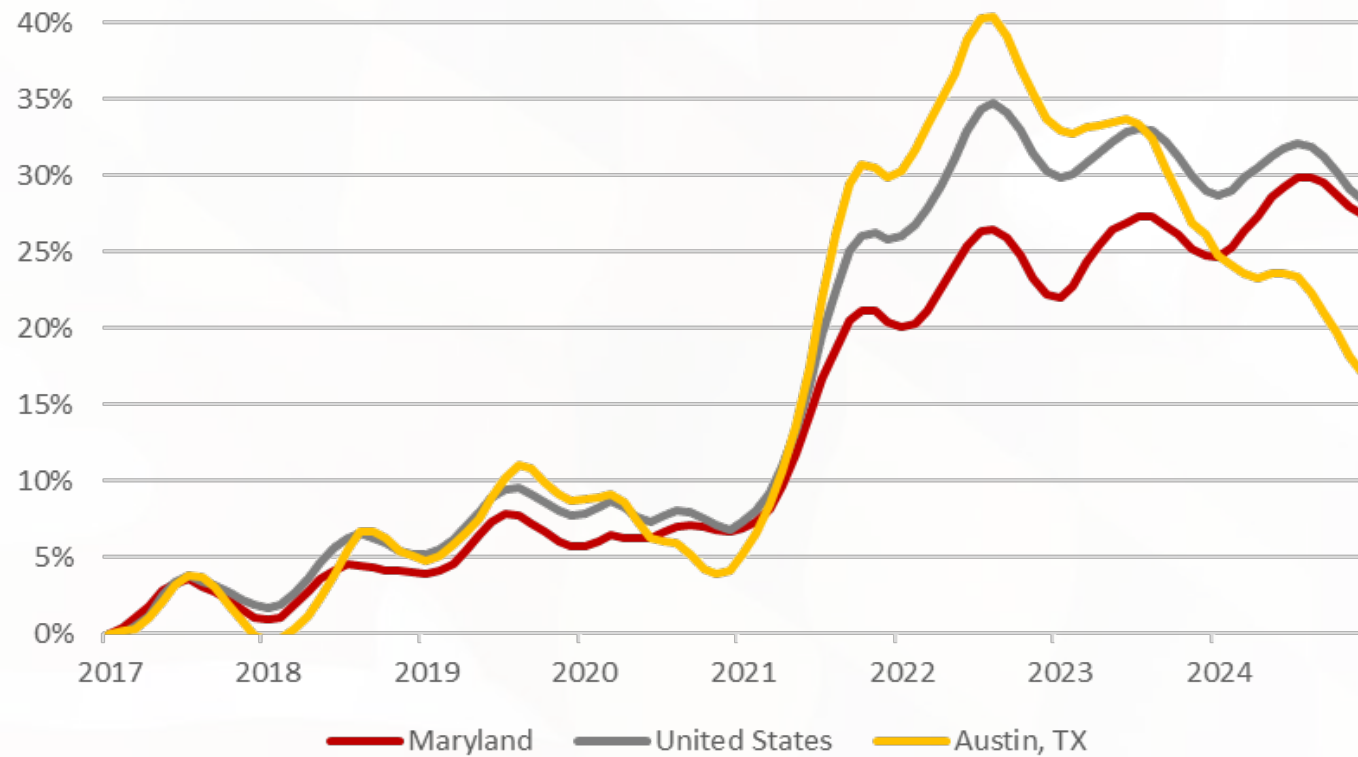


Data source: [MDP tabulation](#) of Census data



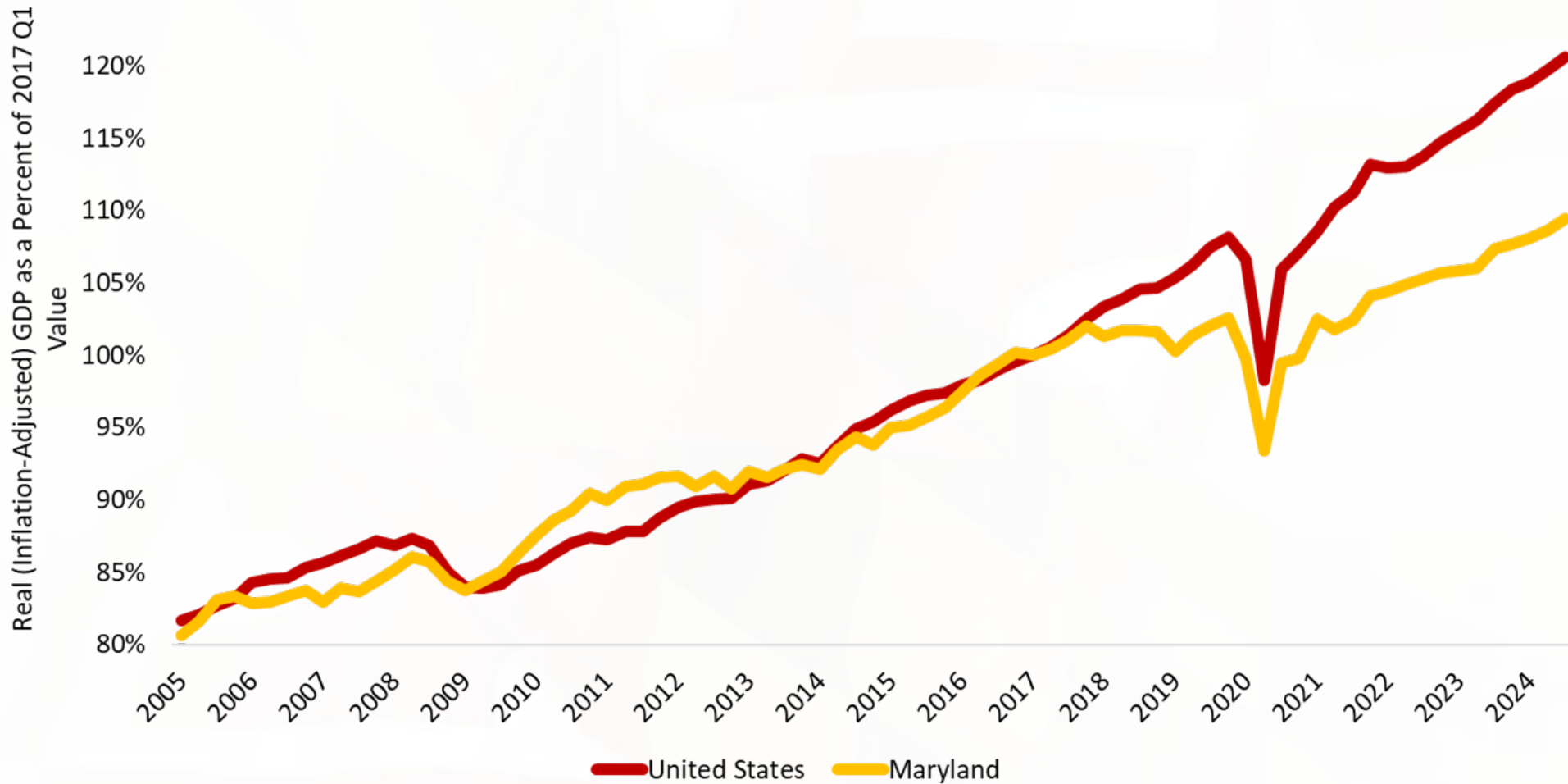
A 10% increase in housing supply could save renters \$500 each year

Percent Change in Median Rent for New Leases since 2017



Data source: [Apartment list](#)

Housing supply affects our economy and the state's competitiveness



Source: MDOL tabulation of Bureau of Economic Analysis data

Maryland's housing shortage drives homelessness



Out of every **10** extremely low-income households, **only 4** can find an affordable home

Sources: State of Maryland Housing Needs Assessment [2025 Update](#); Maryland DHCD Division of Homeless Solutions data

Dimensions of Housing Instability



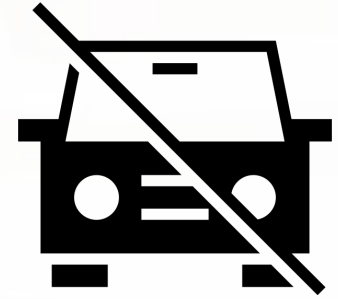
Housing Quality



Housing Cost Burden



Homelessness



Lack of Transportation



Neighborhood Quality
(at least 40% of HHs in the CTs are below the poverty line)

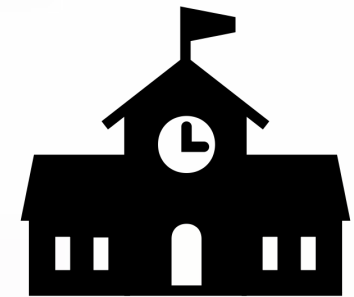


Residential Instability

- Evictions/Foreclosures
- Doubling-up
- Overcrowding
- Living in substandard housing



Lack of access to good paying jobs



Access to good performing schools

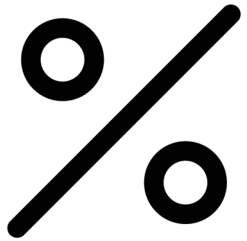
Maryland voters want more affordable housing

84% of Maryland voters believe the **cost of housing is too high**

74% of Maryland voters believe there is **not enough housing for people with moderate incomes**, up from 46% in 2020

71% of Maryland voters believe the **government should reduce barriers** to building new housing

Addressing the cost of housing



Interest Rates



Insurance Rates



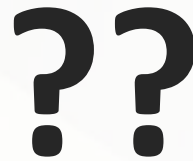
Labor/Material Cost



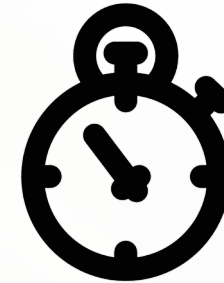
Impact Fees



Zoning Restrictions



Regulatory Uncertainty



Delays

Governor Moore pushes urgency in housing production

Need for speed: Executive order aims to reduce administrative hurdles to new housing

Order signed by Moore Wednesday aims to help move along process for permitting, developing new housing

BY: DANIELLE J. BROWN - SEPTEMBER 4, 2025 6:33 AM



WYPR 88.1 FM Baltimore
WYPF 88.1 FM Frederick
WYPO 106.9 FM Ocean City

Maryland sets ambitious housing production goals amid outmigration and cost pressures

more | By Wambui Kamau
6 at 4:15 PM EST

Officials have released the state's first-ever [Housing Production Targets](#), clear goals for how many homes local governments must approve through

part, part of Gov. Wes Moore's [Housing Starts Here](#) executive order, will guide pending decisions and come with annual reports tracking whether communities are keeping pace.

the state approves about 18,000 housing permits a year, according to the Department of Planning, a figure officials say falls short of demand.

targets call for almost doubling that number, reaching 39,041 permits annually. That works out to about 16 new homes for every thousand households.



Maryland Names First Housing Ombudsman

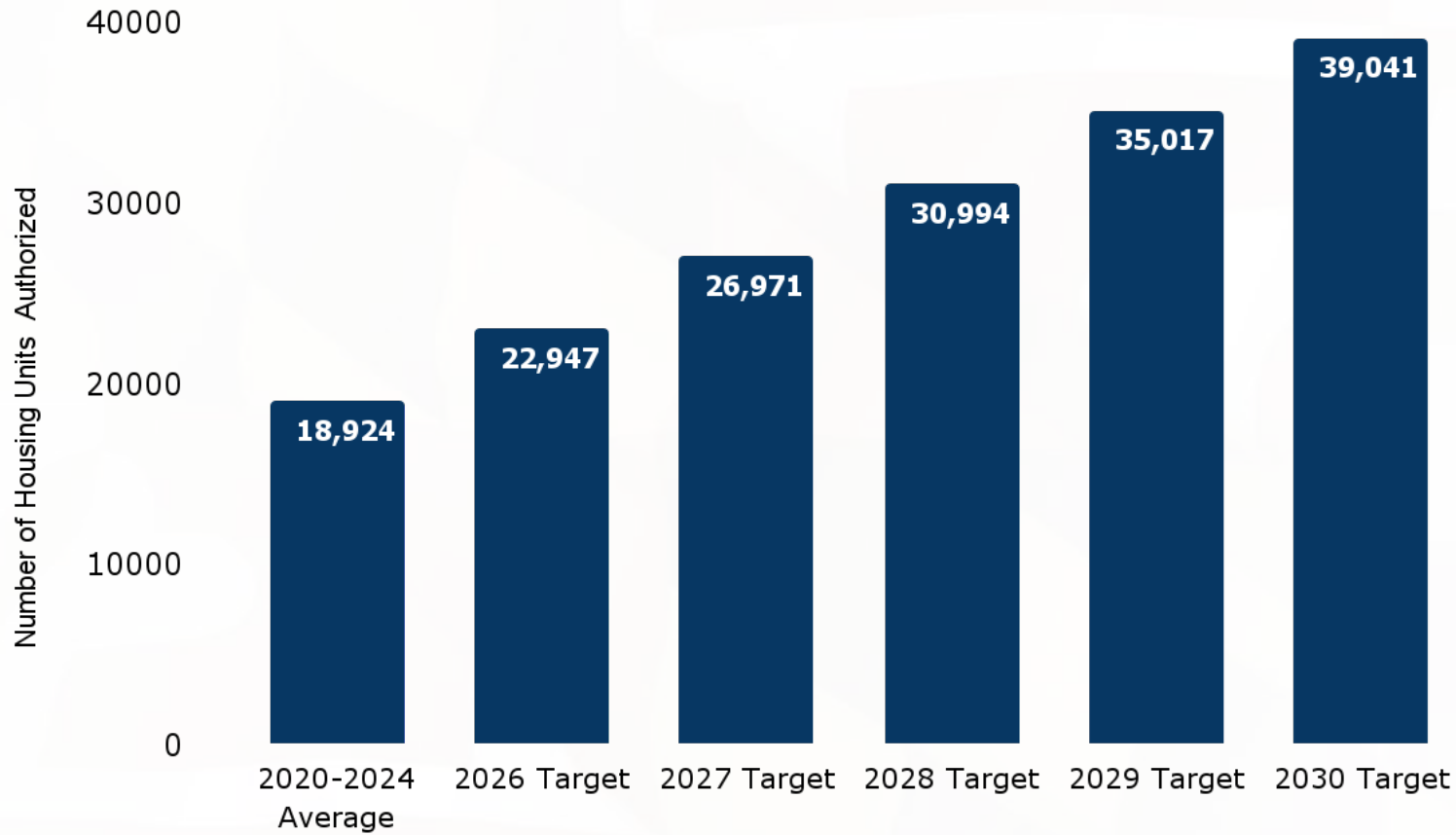
Shantelle Malcolm-Lym - January 21, 2026 -
Housing and Community Development / News You Can Use

Maryland Department of Housing and Community Development Secretary Jake Day has announced that Steven A. Palmer will serve as the State of Maryland's Housing Ombudsman.

Palmer joins the agency's Division of Policy, Strategy and Research, filling the new position established by Governor Wes Moore's ["Housing Starts Here" Executive Order](#).



Maryland must double its housing production rate to adequately and affordably house its residents



We must increase housing supply, building near transportation and job centers



THANK YOU

Maryland Department of Housing and
Community Development

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www.dhcd.maryland.gov



Maryland

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MARYLAND
Association of
COUNTIES



THE
MARYLAND
MUNICIPAL
LEAGUE

State of Housing Briefing

Maryland Municipal League (MML)

Maryland Association of Counties (MACo)

*****IMPORTANT*****

Housing Policy is an incredibly large sphere to cover within 15 minutes. This presentation represents a very high-level overview of the most pressing issues that intersect housing and local government. Please reach out to MACo/MML staff with any questions or for more information on a specific issue.

dbutchko@mdcounties.org or angelicab@mdmunicipal.org

Local Government Roles

- **Regulating Land Use**
 - Planning for preservation or growth within certain areas
 - Preservation of agricultural or natural areas
 - Planning for high- or low-density development
 - Facilitators of land development transactions
- **Development and Operation of Infrastructure**
 - Transportation, Green Spaces, Water & Sewer, Education Funding*
- **Delivering and Implementing Programs**
 - Incentivizing Growth
 - Housing assistance & eviction prevention*
 - Unhoused Services*

*Unique to counties

Major Challenges - Housing is Complex

Fixable

- Better Processes
 - Fast-Track Approval Pathways
 - Regulatory & Construction Certainty
 - Design Guidelines & Pre-Approval Processes
 - Streamline State Procedures
- Market Tools
 - Affordable Unit Tax Relief
 - Mobilize Growth Areas
 - Downsizing Incentives

Major Trade Offs

- State Priorities & Regulations
 - Public Participation
 - Environmental Policy
 - Building Codes
 - Fire Suppression
 - Adequate Public Facilities (APF or APFO)
 - Building Energy Performance Standards (BEPS)
- Infrastructure
 - Water & Sanitation
 - Power and Electrification
 - Schools, Hospitals, Parks, etc.
 - Public Transportation

Realities With No Easy Solution

- Broader Forces/Trends
 - National, State, & Local Economies
 - Real Estate Markets
 - Interest Rates
 - Labor Market
 - Supply Chain/Material Cost
 - Climate Change
 - Insurance costs

Building Affordably in My Back Yard (BAMBY) Act

Land Use

- More certainty for builders and residents
- Smarter timing for fees that fund infrastructure
- Faster approval pathways
- Pre-approved applications & designs
- Developer Friendly Payment Schedules

State Actions

- Cut state-level delays
- Tackle infrastructure bottleneck directly
- Address corporate home hoarding

Market Tools

- Lower tax burdens on affordable homes (without reducing total local revenue)
- Mobilize Growth Areas
- Limit corporate home hoarding
- Promote Homeownership
- Mobilize Growth Areas

Protecting Renter

- A statewide “responsible owner” registry



We're All In This Together

Please reach out with any follow up questions or areas of housing policy not addressed in this briefing.

Angelica Bailey Thupari

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Director of Intergovernmental Relations, Maryland Association of Counties (MACo)

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Economic Matters Committee Briefing

State of Rental Housing

January 27, 2026

Who is MBIA?



LORI GRAF

CEO

lgraf@marylandbuilders.org

The Maryland Building Industry Association (MBIA) is a professional trade association representing over 100,000 employees in the Residential Construction Industry. Our members provide new single family and multi family housing in the State of Maryland. We also represent remodelers and custom builders.

Did you know?

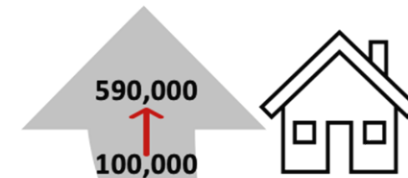


Government regulation accounts for 23.8% of a new house or \$93,870.

↑ \$1,000

↓ 2,842

For every \$1,000 increase in the price of a median-priced new home, 2,842 Marylanders will be priced out of the market.



Maryland has a current shortage of about 100,000 housing units and needs to build 590,000 new housing units to meet demand and growth projections by 2045.

The NRP Group (“NRP”)



*Josh Wooldridge
Senior Vice
President of
Development*

- NRP has developed and built 67,813 multifamily residential units in 349 projects across 17 different states.
- NRP currently ranks 3rd in the US in annual units produced and is the only company that builds each of market-rate, workforce, and affordable multifamily units at scale.
- NRP has over 1,000 employees and currently owns 32,362 multifamily residential units.
- NRP’s Mid-Atlantic operations were founded in 2017 with 60 employees in Gaithersburg, MD (Legislative District 17)
- NRP has delivered 2,989 units with a total capitalization of over \$1 Billion in nine years.
- Wooldridge has delivered 3,701 multifamily residential units in the State of Maryland spanning Legislative Districts 3, 15, 16, 19, 20, 22, 25, 32, 46, and 47B.
- NRP delivers each of its market-rate projects with an “institutional” equity investor such as pension-fund advisors or life insurance companies.

The NRP Group (“NRP”)

WHAT VALUE DOES / CAN A PRIVATE-SECTOR MULTIFAMILY DEVELOPMENT FIRM LIKE NRP DELIVER?



BEFORE: Obsolete Date Center

The NRP Group (“NRP”)

WHAT VALUE DOES / CAN A PRIVATE-SECTOR MULTIFAMILY DEVELOPMENT FIRM LIKE NRP DELIVER?

NRP'S LOGIC AT WHITE OAK

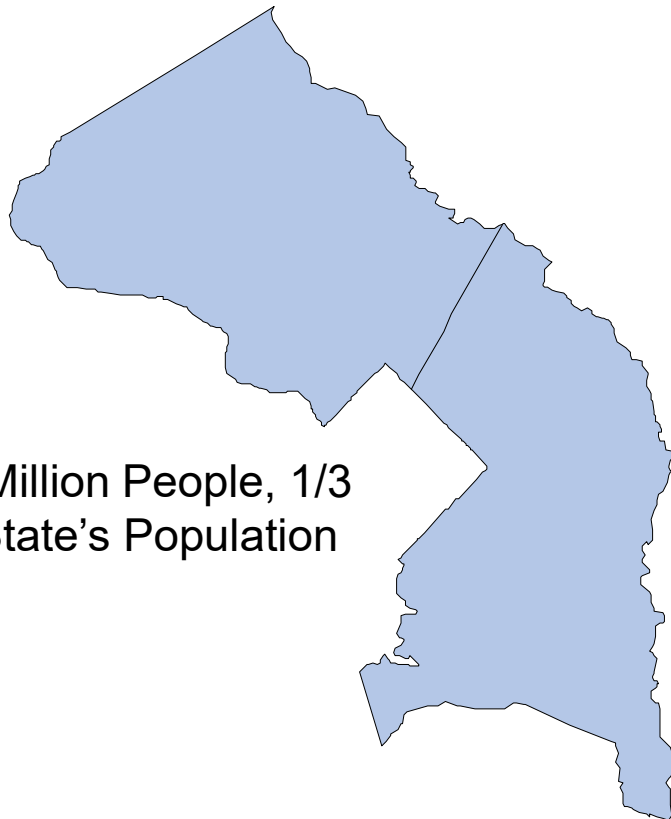


- 387 New Homes
- 580 Marylanders Housed (1.5 per unit)
- 28 rental townhomes for families
- First new project in Eastern Montgomery County in over 40 Years
- 53 Moderately-Price-Dwelling Units
- Prior use generated \$113,000 in annual property taxes, new use will be well over \$1 M (10x)
- No public dollars or subsidy

The NRP Group (“NRP”)

WHAT WE’VE GIVEN UP FOR RENT CONTROL IN MONTGOMERY AND PRINCE GEORGE’S COUNTY

A CASE STUDY



Over 2 Million People, 1/3
of the State’s Population

NO NEW MULTIFAMILY
RESIDENTIAL
CONSTRUCTION STARTS IN
2024 OR 2025 IN
MONTGOMERY OR PRINCE
GEORGE’S COUNTY

Who is AOBA?



BRIAN ANLEU

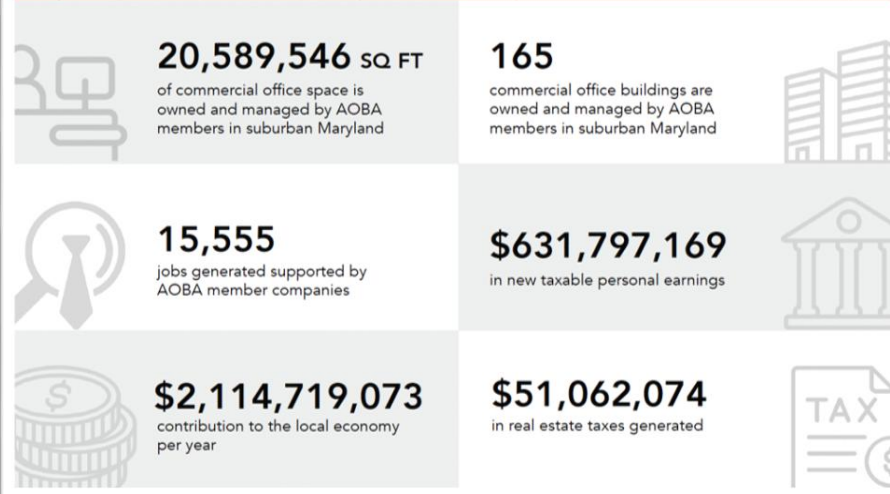
*VP of Government Affairs
banleu@aoba-metro.org*

ABOUT AOBA

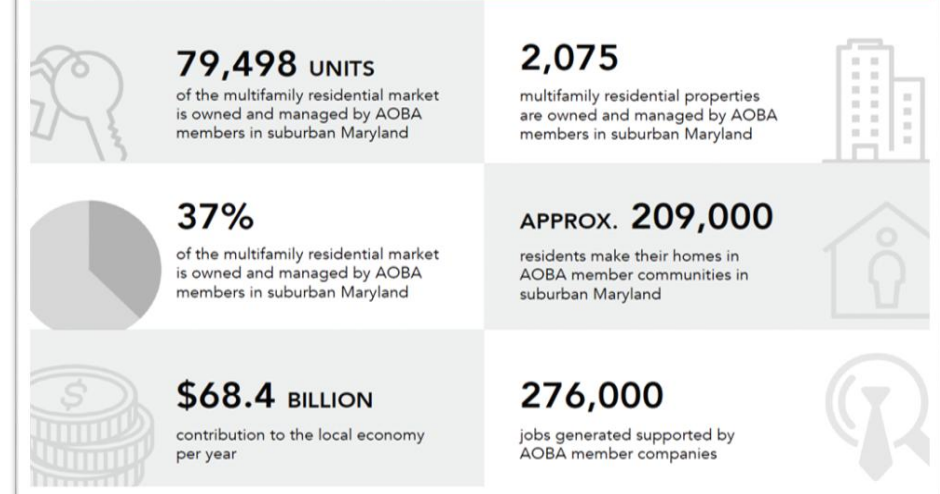
Founded in 1974

AOBA is a non-profit trade organization representing the owners and managers of approximately 185 million square feet of office space and over 400,000 apartment units in the Washington metropolitan area. Also represented by AOBA are over 200 companies who provide products and services to the real estate industry. AOBA is the local federated chapter of the Building Owners and Managers Association (BOMA) International and the National Apartment Association.

AOBA COMMERCIAL MEMBER FOOTPRINT



AOBA MULTIFAMILY MEMBER FOOTPRINT



Housing is Heavily Regulated

State

- HB18 - Access to Counsel/FTPR Filing Notice (2021)
- SB401 Notice of Nonrenewal Timeline (2021)
- SB6 – Tenant Protection Act of 2022
- HB703/SB563 - Judgement for Tenants & Proof of Rental Licensure (2022)
- SB528 – Climate Solutions NowAct (2022)
- HB823 - Fire Safety Act (2024)
- HB151 – Notification of Rent Increases (2023)
- HB1050/SB756 - Access to Counsel Funding (2023)
- HB36/SB100 - Proof of Rental Licensure (2023)
- HB693 - Renters' Rights (2024)
- HB1117 - Tenant Safety Act (2024)
- HB93 - Limitation of Liability for Rent (2024)
- SB856 – Tenant Mold Protection Act (2025)
- HB274 – Late Payment Penalties (2025)
- HB767 – Eviction Notice Requirement (2025)
- HB1076 – Notice of Landlord Entry (2025)
- HB1152 – Pet Policy Transparency Act (2025)

Local

- Montgomery County window guard requirements (2020)
- Montgomery & Prince George's County air conditioning requirements in (2020 – 2022)
- Montgomery County Building Energy Performance Standards (2021)
- Montgomery County radon testing and mitigation (2022)
- Montgomery & Prince George's County air conditioning requirements (2022 – 2025)
- Montgomery & Prince George's County rent control (2023)
- Montgomery County right of first refusal (2023)
- Montgomery County 4.7% property tax increase
- Montgomery County tenant protection and notification (2024)
- Montgomery & Prince George's County rental housing fee increases (2024 – 2025)
- Security camera requirements in Prince George's County (2024 – 2025).

MetroSight




*Issi Romem, PhD
Economist & Founder*

Issi is the founder of MetroSight, a fellow at the ADP Research Institute and an affiliate of the Turner Center for Housing Innovation at U.C. Berkeley. He has also served as Chief Economist of Trulia and Senior Director of Housing & Urban Economics at Zillow. His research and writing on metropolitan growth patterns, construction trends and housing has been featured in major publications including The New York Times, The Wall Street Journal, Bloomberg and more. He regularly speaks at industry and research forums.

Prior to that, Issi served as Chief Economist of BuildZoom, advised the Rentonomics team at Apartment List, and worked as an economist at OnPoint Analytics and the Bay Area Council.

He earned B.A. and M.A. degrees from Tel Aviv University and the Hebrew University, and a Ph.D. in economics from U.C. Berkeley, where he was advised by professors David Card (Nobel prize winner, 2021), Bob Helsley and Enrico Moretti. He has taught econometrics as an adjunct professor in Berkeley's economics department.

Regulatory Impacts on Housing Affordability

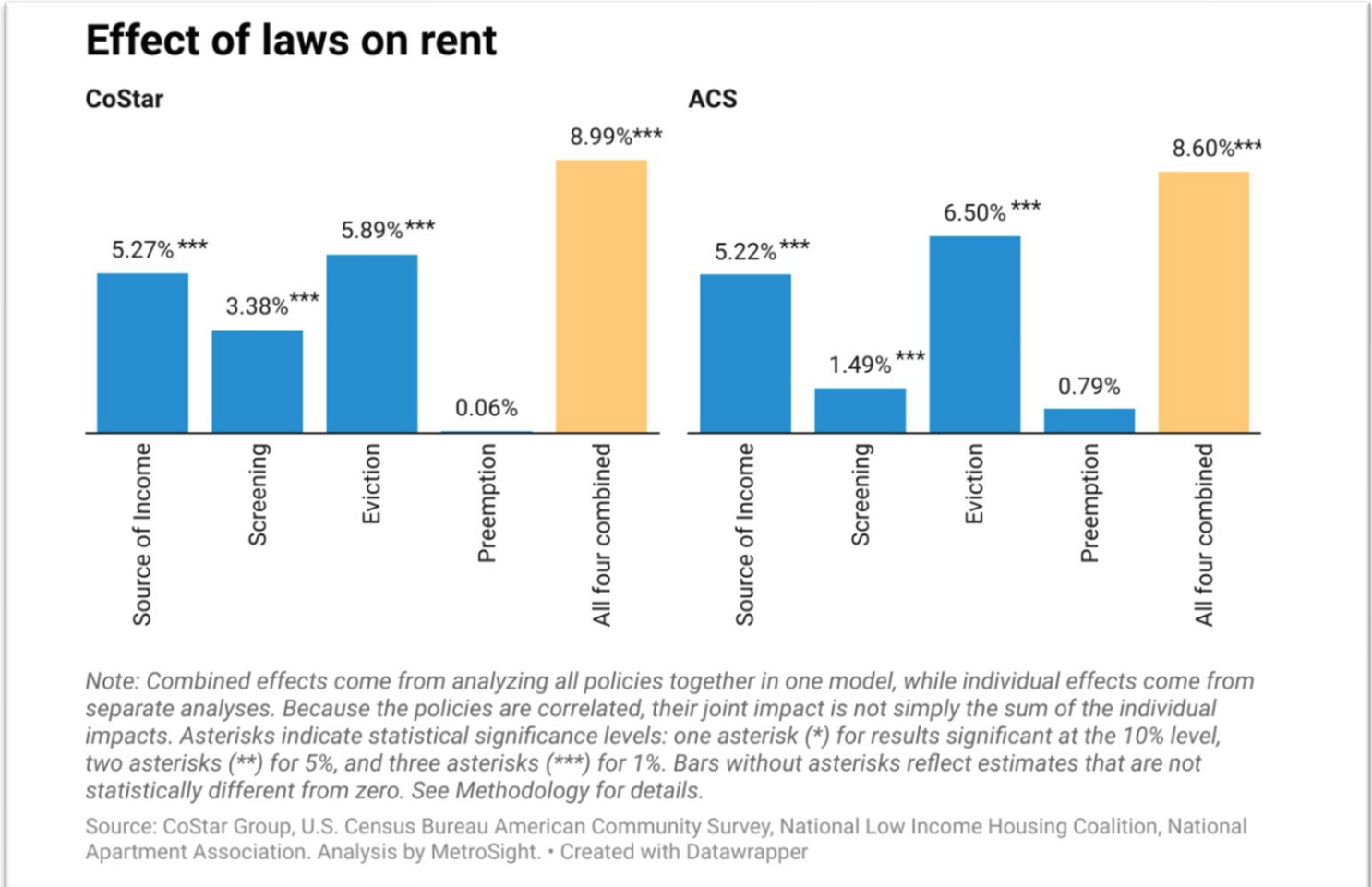


Regulation and Rents

Housing laws might be hurting the very population they aim to help.

Daniel Shoag, Ph.D.
Issi Romem, Ph.D.

September 2025



Who is MMHA?



AARON GREENFIELD

Director of Govt Affairs

agreenfield@mmhaonline.org

The Maryland Multi-Housing Association (MMHA) is a professional trade association established in 1996, representing owners and managers who house more than 558,000 Maryland residents. MMHA's membership includes operators of more than 214,000 rental homes across more than 1,015 apartment communities, along with 270+ associate member companies that supply goods and services to the multifamily housing industry.



558,000

Maryland Residents
Housed by
MMHA Members



214,000

Multifamily Units
Managed by
MMHA Members



\$34.76B

Contributed to the
Metro Economy



\$4.76B

Total Impact from
Tax Revenue



151,147

Jobs Supported
within the
Metro Economy



When will state and local government pay attention to Naturally Occurring Affordable Housing (NOAH)?

As my colleagues have noted, the voluminous additional regulations that this body and the locals have passed year after year makes expenses increase which leads to higher rents and decreases affordability.



Southern Management



Gabrielle Duvall
President

- **SOUTHERN MANAGEMENT BY THE NUMBERS- MARYLAND**

- **61 Years in Business**
- **100% Owned and Operated Apartment Communities**
- **22,00 Residential Apartments over 23 Legislative Districts**
- **40,000 Residents**
- **1,080 Employees**
- **120 Commercial Tenants**
- **3 Hotels**
- **\$88,079,295 Annual Salary and Benefits**
- **\$39,826,993 Annual Taxes**
- **\$46,828,962 Paid Utilities**
- **\$480,000,000+ Reinvested in Our Communities From 2020-2025**



Regulatory Impacts on New Housing Supply



**Aspire at Rippon
Landing**

Woodbridge, VA
236 Units
Acquired 2025



- New Development and Acquisitions in Virginia
- First new acquisition in 20 years in Woodbridge Virginia -2025.
- Leveraging excess land on existing sites to develop into Lifestyle Residential communities while preserving existing workforce housing.
- 2 Development Projects in Fairfax County, Virginia.



Appendix

January 27, 2026

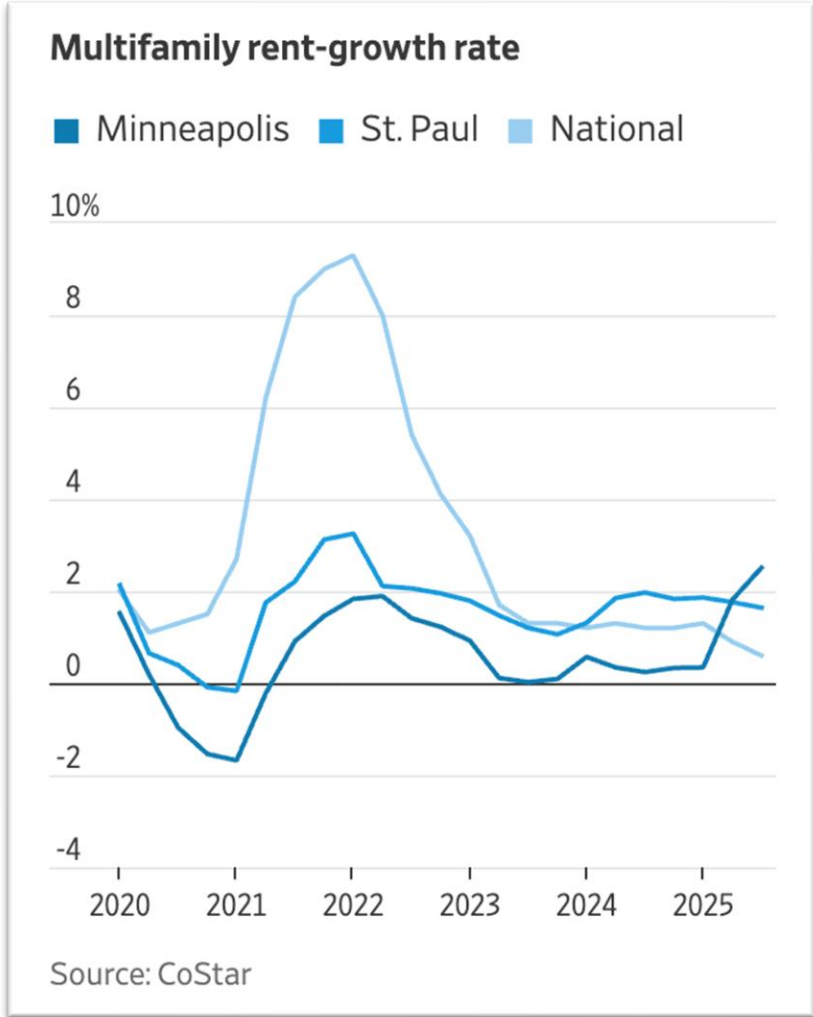
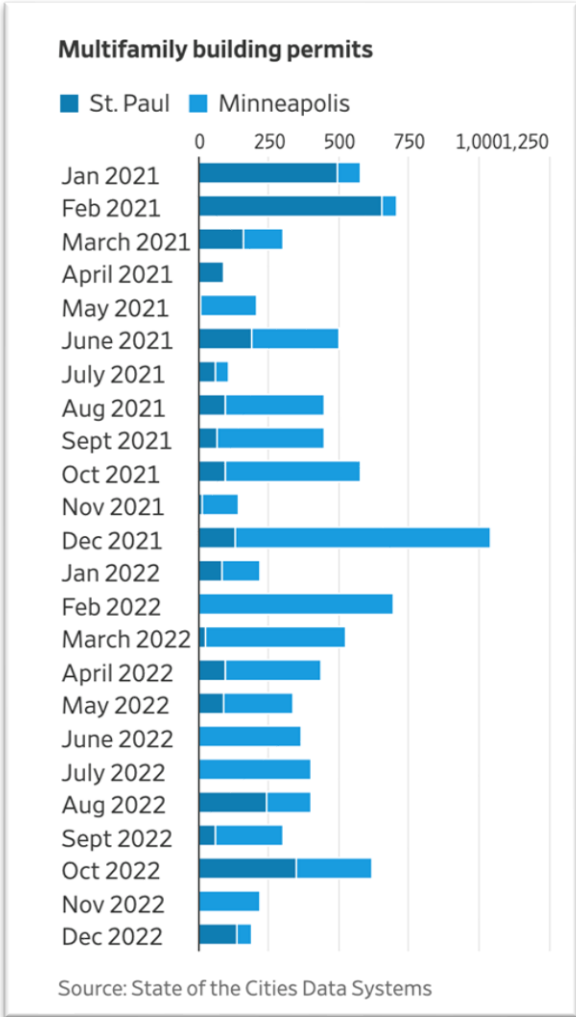
Rent Controls Do Not Work

☰ THE WALL STREET JOURNAL.

REAL ESTATE

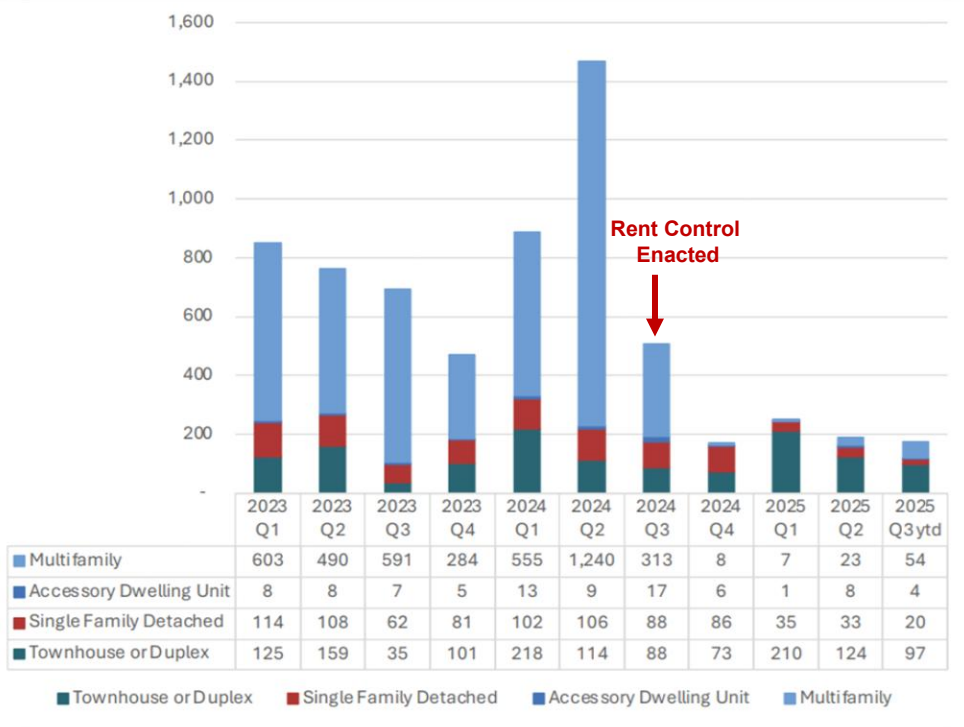
What the Twin Cities Tell Us About Fixing the Housing Crisis

St. Paul enacted rent controls, and housing construction plummeted. Next-door Minneapolis generated a downtown boom without regulating rent.



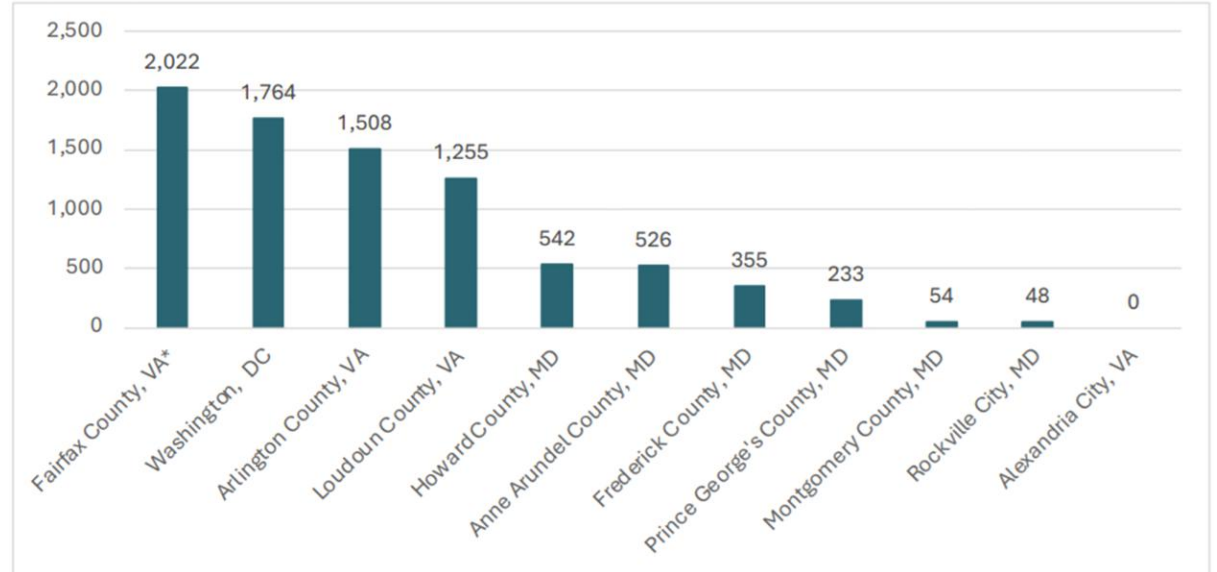
Maryland's Largest Counties Are Falling Behind

Residential Building Permits by Type, January 1, 2022 to August 31, 2025



Source: Montgomery County Department of Permitting Services, tabulated by Montgomery Planning 9/15/25; data subject to revision

Multifamily Building Permits in Major Washington DC Region Jurisdictions from Oct. 1, 2024 to August 31, 2025

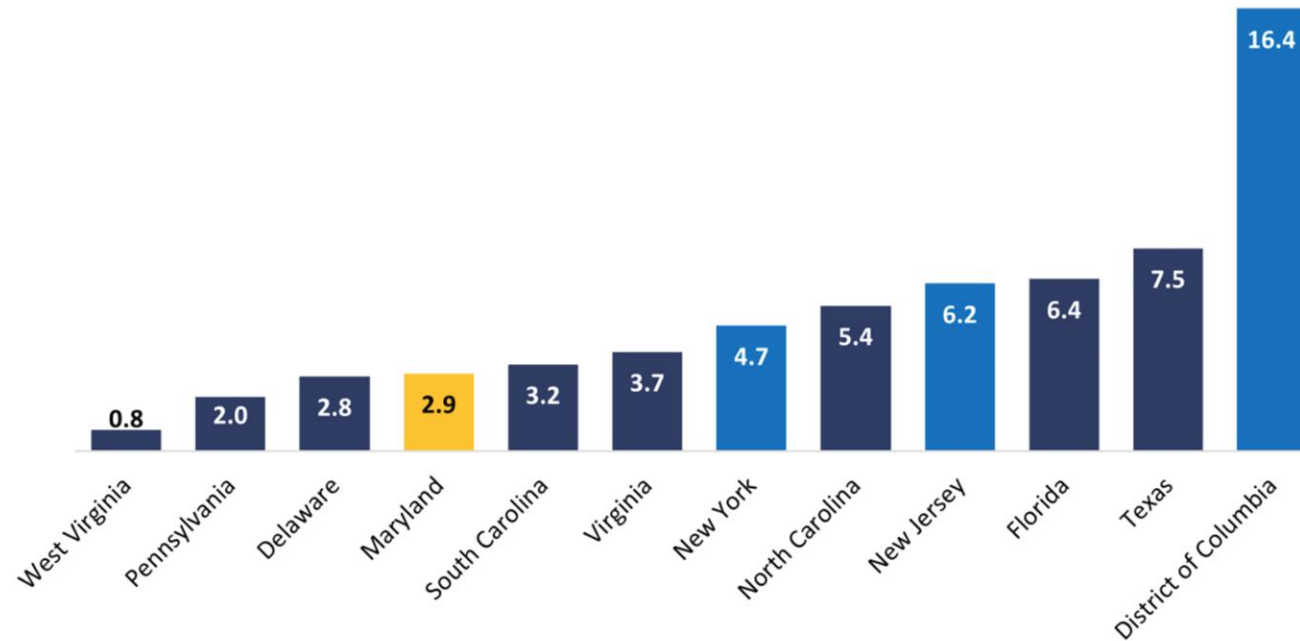


*Includes Fairfax City and Falls Church City

Except for the City of Rockville, permit data are from [US Census Building Permit Survey](#), reported data only, compiled by Montgomery Planning; these data are subject to revision and differ slightly from Planning permitting data due to differences in building-type classifications. Rockville data from [City of Rockville Residential Development Trends](#).

The State Is Not Keeping Up

Figure 25: Average Annual Multifamily Units Permitted per 1,000 Households (2014 to 2024)

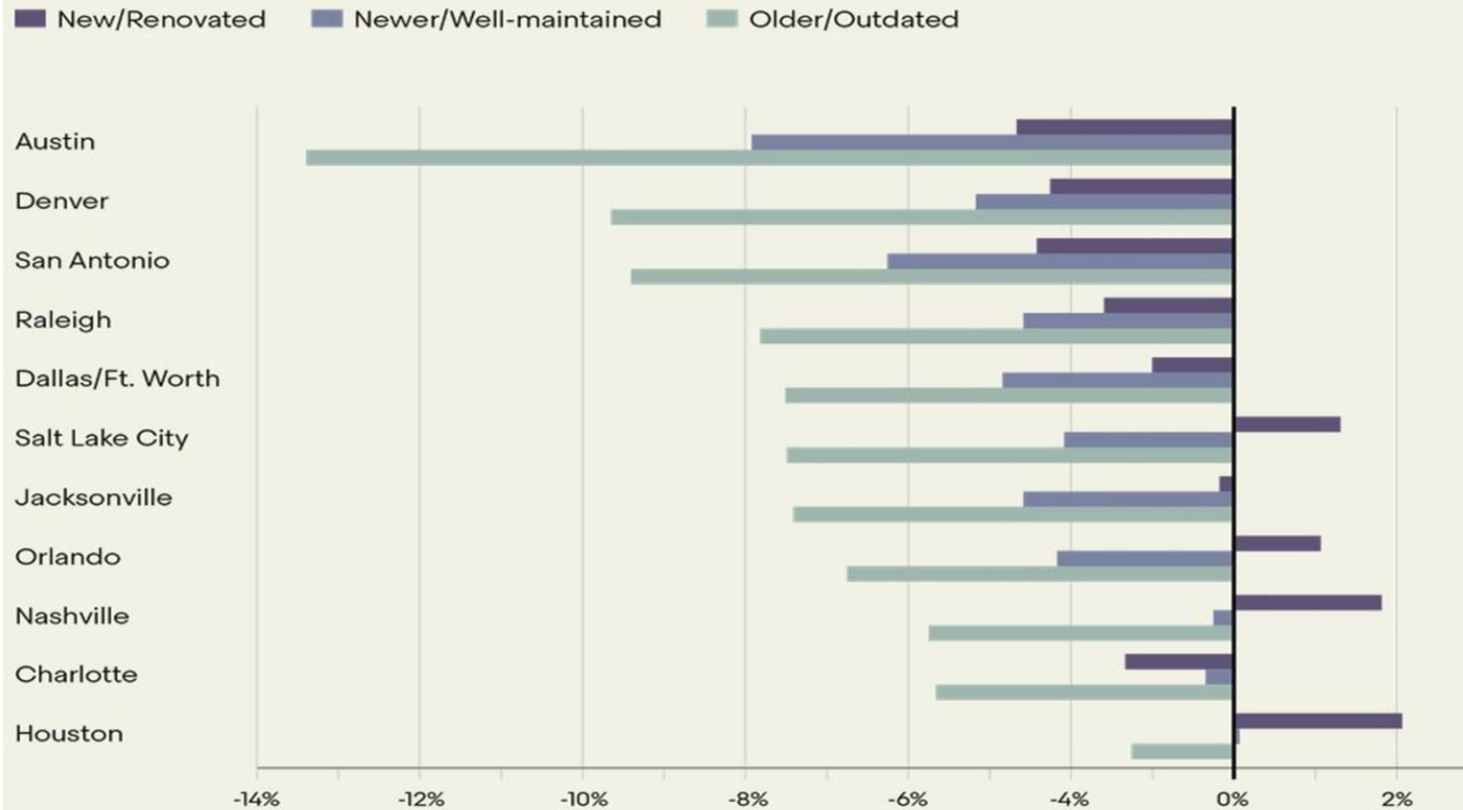


Source: U.S. Census Building Permit Survey; American Community Survey (ACS) 5-year estimates and 2024 1-year estimates

New Housing Supply Stabilizes Prices

New housing slows rent growth most for older, more affordable units

Average rent change in 2023-24 in the 11 largest areas that added at least 10% to housing stock during 2017-23



Adapted from "New Housing Slows Rent Growth Most for Older, More Affordable Units," The Pew Charitable Trusts, July 31, 2015.

Low Supply vs High Supply Markets

In Low-Supplied Markets, Class C Rents Still Rising

Rank	Market	Class C Rent Change	Supply > U.S. Avg?
1	Springfield, MA	10.1%	NO
2	Champaign-Urbana, IL	7.9%	NO
3	Worcester, MA	6.8%	NO
4	Eugene, OR	6.3%	NO
5	Allentown, PA	5.5%	NO
6	Youngstown, OH	5.4%	NO
7	Akron, OH	5.0%	NO
8	Providence, RI	4.9%	NO
9	Albany, NY	4.8%	NO
10	Shreveport, LA	4.2%	NO
11	Jackson, MS	4.0%	NO
12	Trenton, NJ	3.9%	YES
13	Salinas, CA	3.8%	NO
14	College Station, TX	3.8%	NO
15	Springfield, MO	3.7%	NO
16	Rochester, NY	3.6%	NO
17	Cincinnati, OH	3.6%	NO
18	New York, NY	3.5%	NO
19	Hartford, CT	3.5%	NO
20	Stockton, CA	3.1%	NO

Source: Waymaker research, RealPage Market Analytics. U.S. average supply = 2.5% expansion rate. Markets marked "yes" expanding their apartment stock >2.5%.

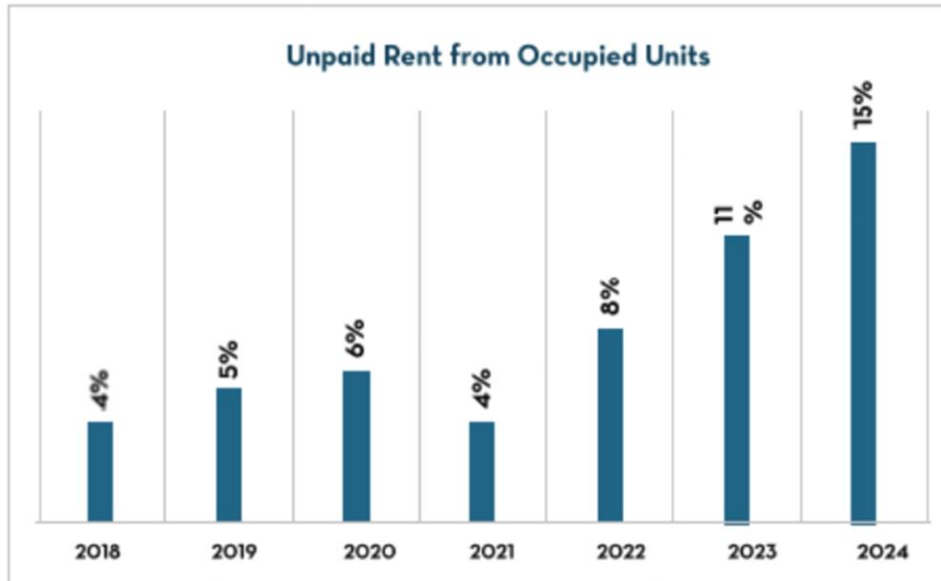
In High-Supplied Markets, Class C Rents are Plunging

Rank	Market	Class C Rent Change	Supply > U.S. Avg?
1	Denver, CO	-13.9%	YES
2	Naples, FL	-13.5%	YES
3	Austin, TX	-13.3%	YES
4	Fort Myers, FL	-11.8%	YES
5	Myrtle Beach, SC	-11.0%	YES
6	Phoenix, AZ	-10.5%	YES
7	Boulder, CO	-10.4%	YES
8	Asheville, NC	-10.3%	YES
9	Sarasota, FL	-10.0%	YES
10	Fort Walton Beach, FL	-9.9%	YES
11	Colorado Springs, CO	-9.0%	YES
12	Pensacola, FL	-7.3%	YES
13	San Antonio, TX	-7.2%	YES
14	Macon, GA	-6.6%	NO
15	Dallas, TX	-6.5%	YES
16	Salt Lake City, UT	-6.3%	YES
17	Huntsville, AL	-6.3%	YES

Source: JPI research, RealPage Market Analytics. U.S. average supply = 2.5% expansion rate. Markets marked "yes" expanding their apartment stock >2.5%.

DC Case Study: High Delinquency & Lengthy Eviction Timelines Threaten Housing Affordability

UNPAID RENT IS DESTABILIZING DC'S HOUSING SYSTEM



Unpaid rent from occupied units =
economic vacancy

A stable housing ecosystem has a **natural vacancy rate of 5%**. This accounts for the normal turnover of tenants when they move and time for units to lease up.

Since the pandemic, DC is now an **outlier nationally** with an "economic vacancy" rate of **15-20%**.

This puts the District's affordable housing market at **serious risk**, both for **foreclosure of existing properties** and **future investments**.



PROTECTING TENANTS

AMID MARYLAND'S

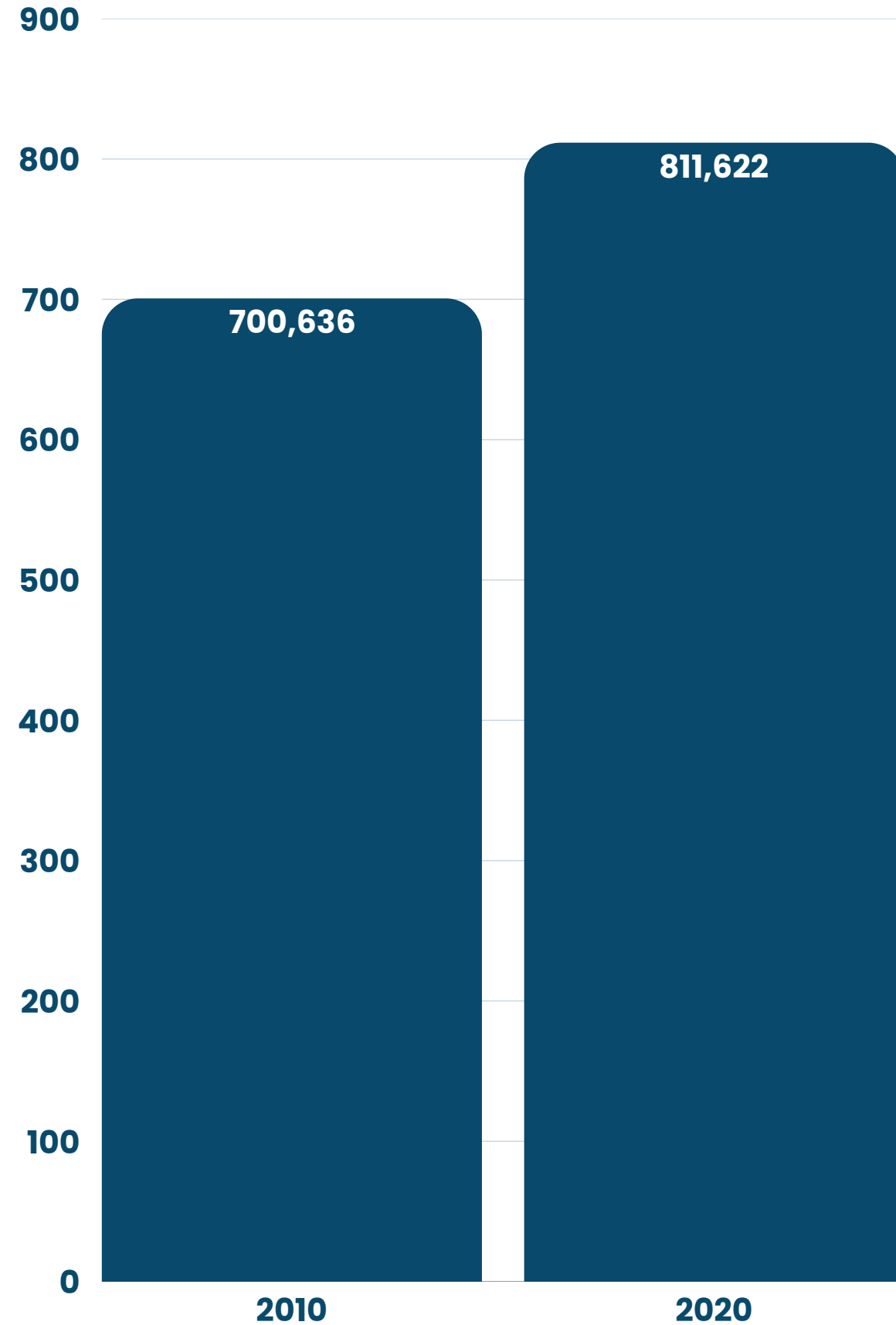
HOUSING SHORTAGE

Zafar Shah

Advocacy Director for Human Right to Housing

zshah@mdlaborg

RENTER HOUSEHOLDS



2025

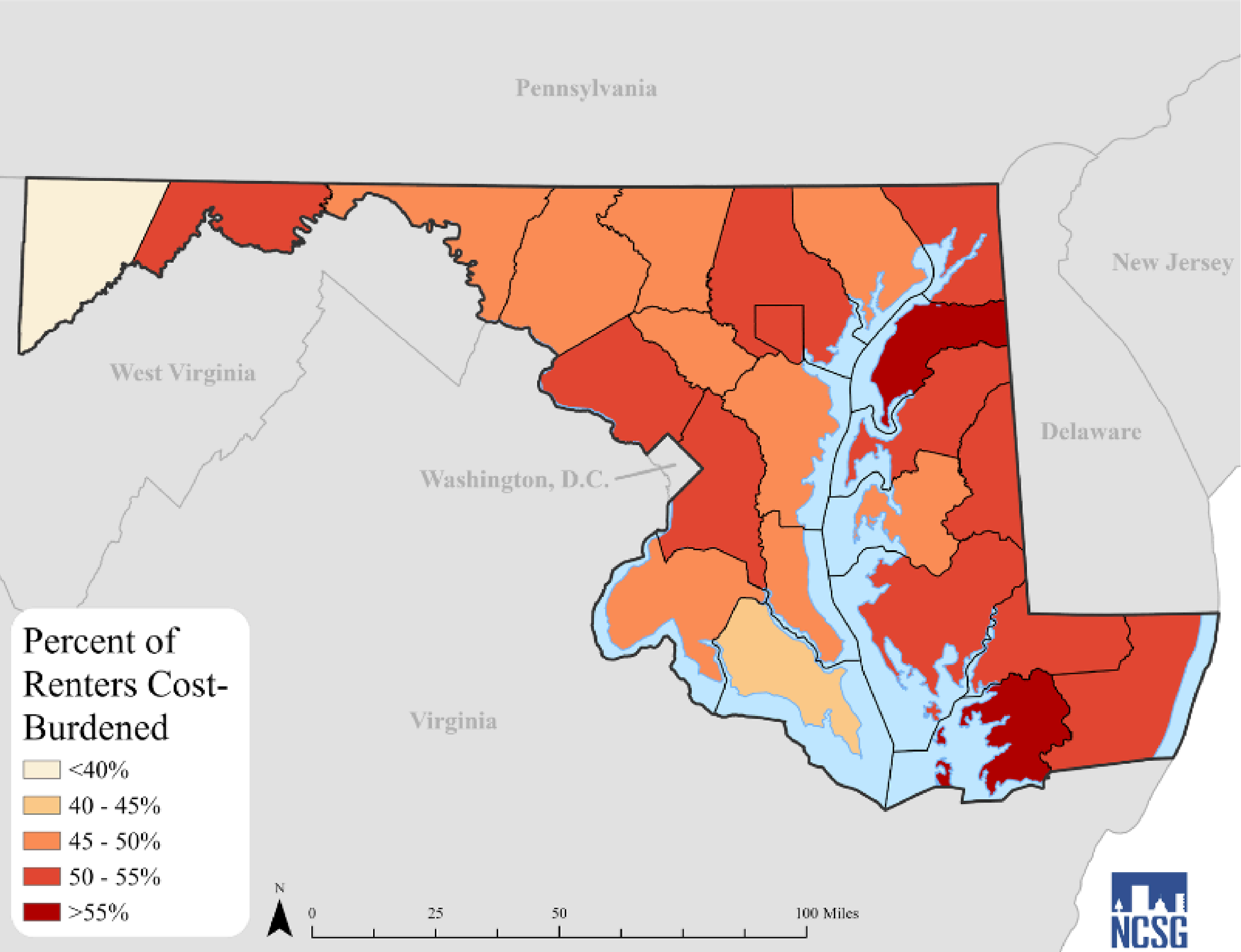
State AMI = \$139,884

Avg. renter income: \$65,141

45% renters earning below 50% AMI

26% renters earning below 30% AMI

53% renters housing-cost burdened



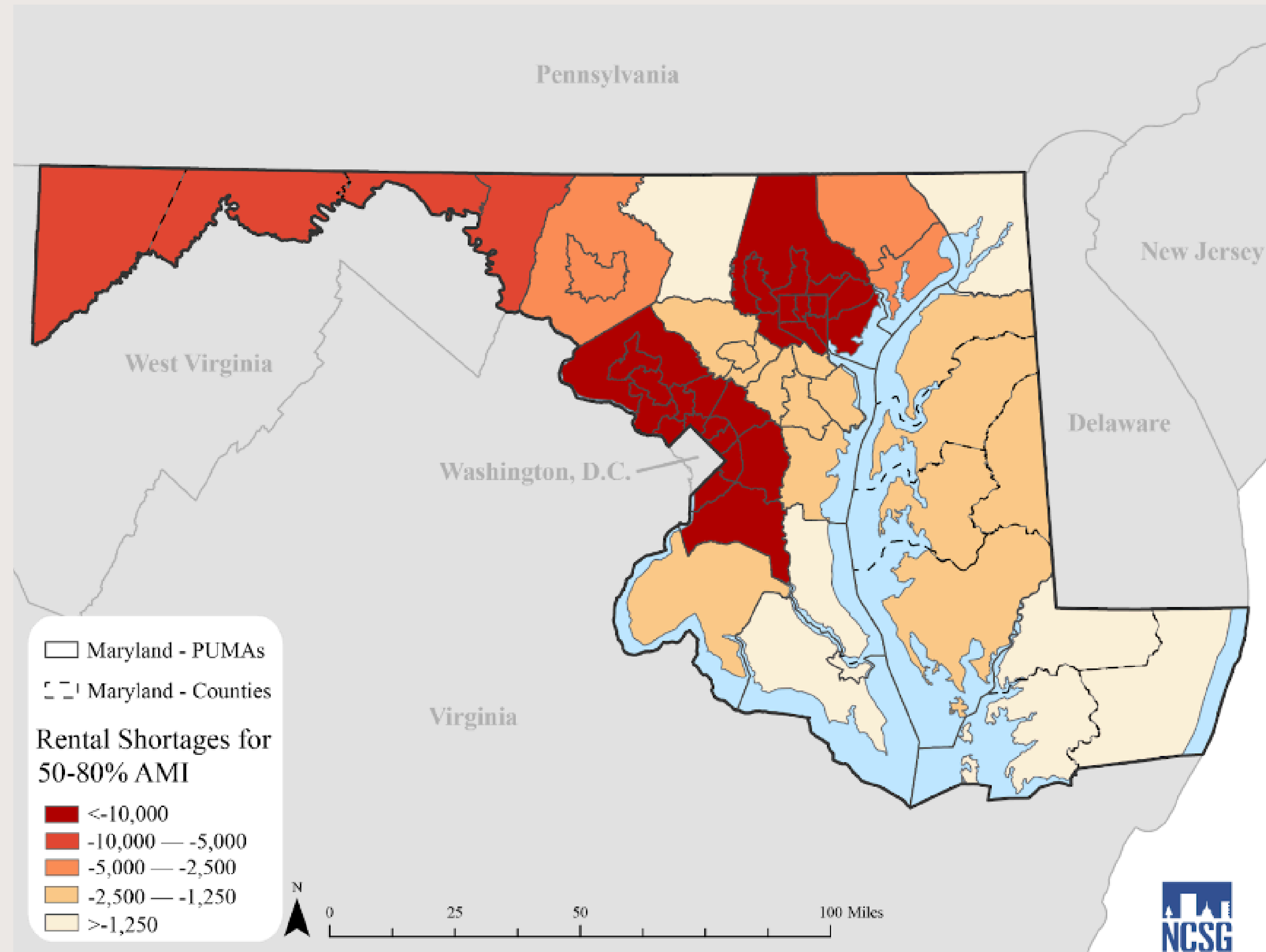
Maryland is missing over 275,000 units for renter households at or below 80% AMI:

<30% AMI (128,675 shortage)
610 missing affordable homes for every 1,000 households

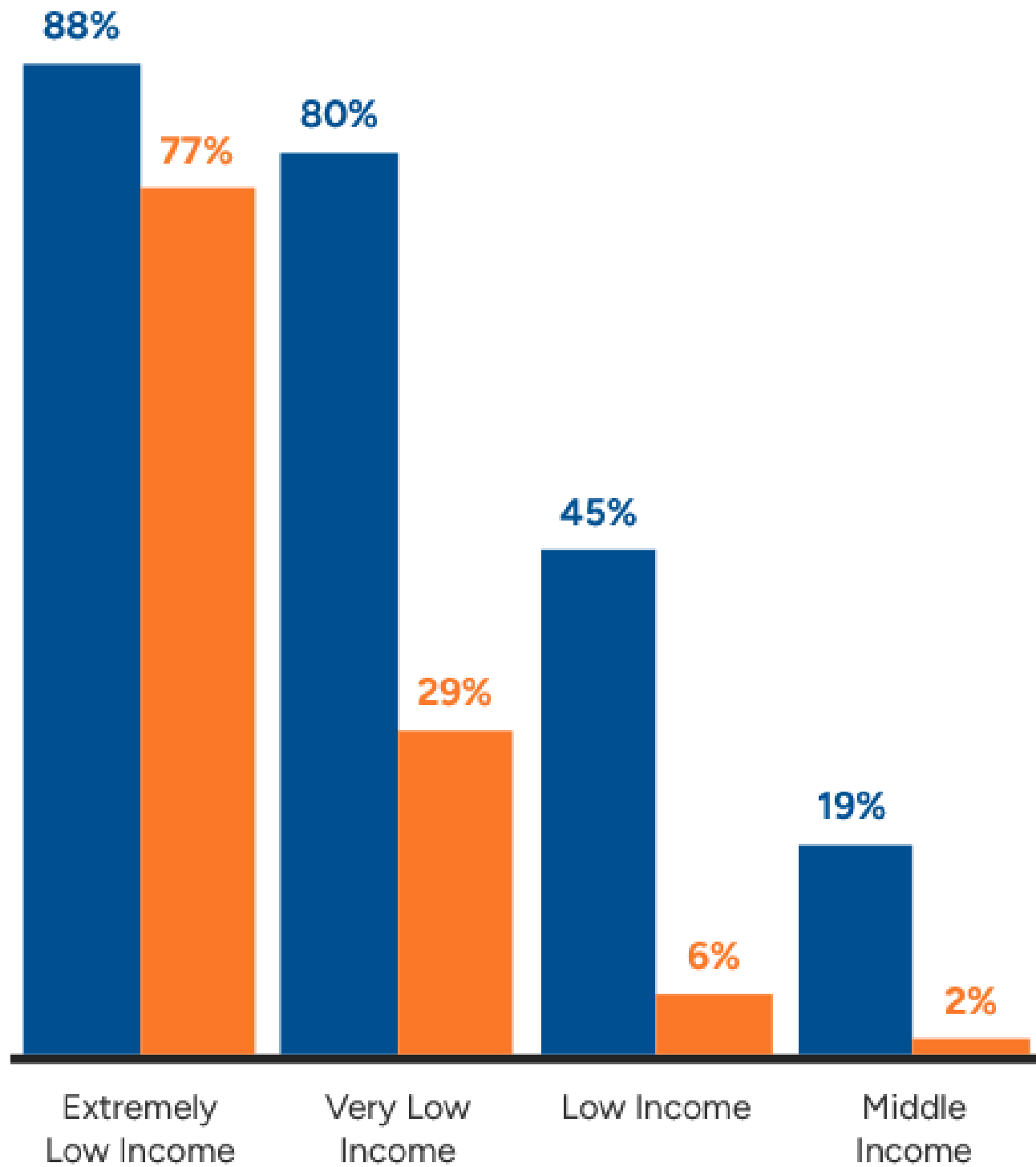
30-50% AMI
394 missing affordable homes for every 1,000 households

50-80% AMI
541 missing affordable homes for every 1,000 households

**NCSG, Maryland Housing Needs Assessment Update (2025)*



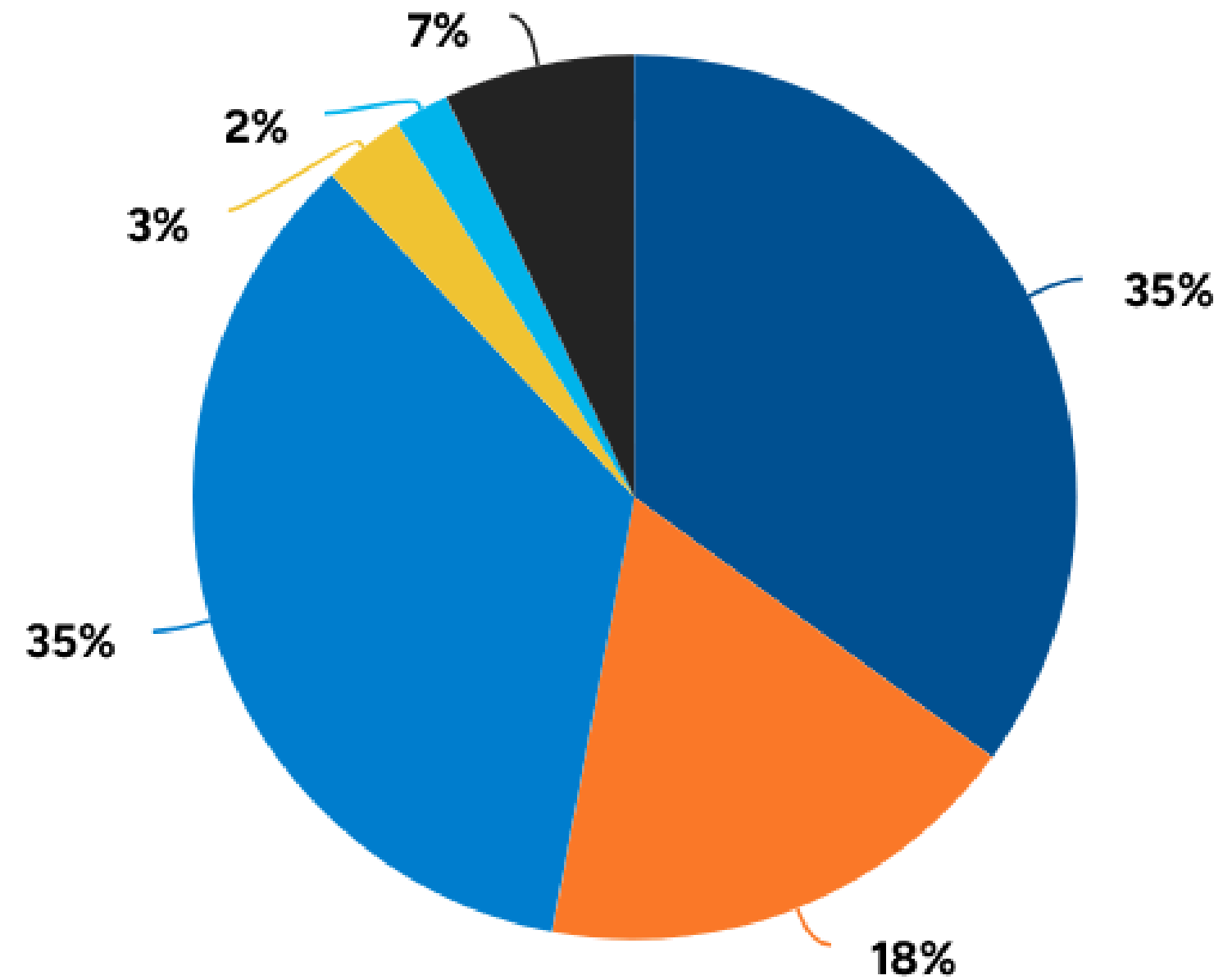
■ Cost Burdened ■ Severely Cost Burdened



Note: Renter households spending more than 30% of their income on housing costs and utilities are cost burdened; those spending more than half of their income are severely cost burdened.

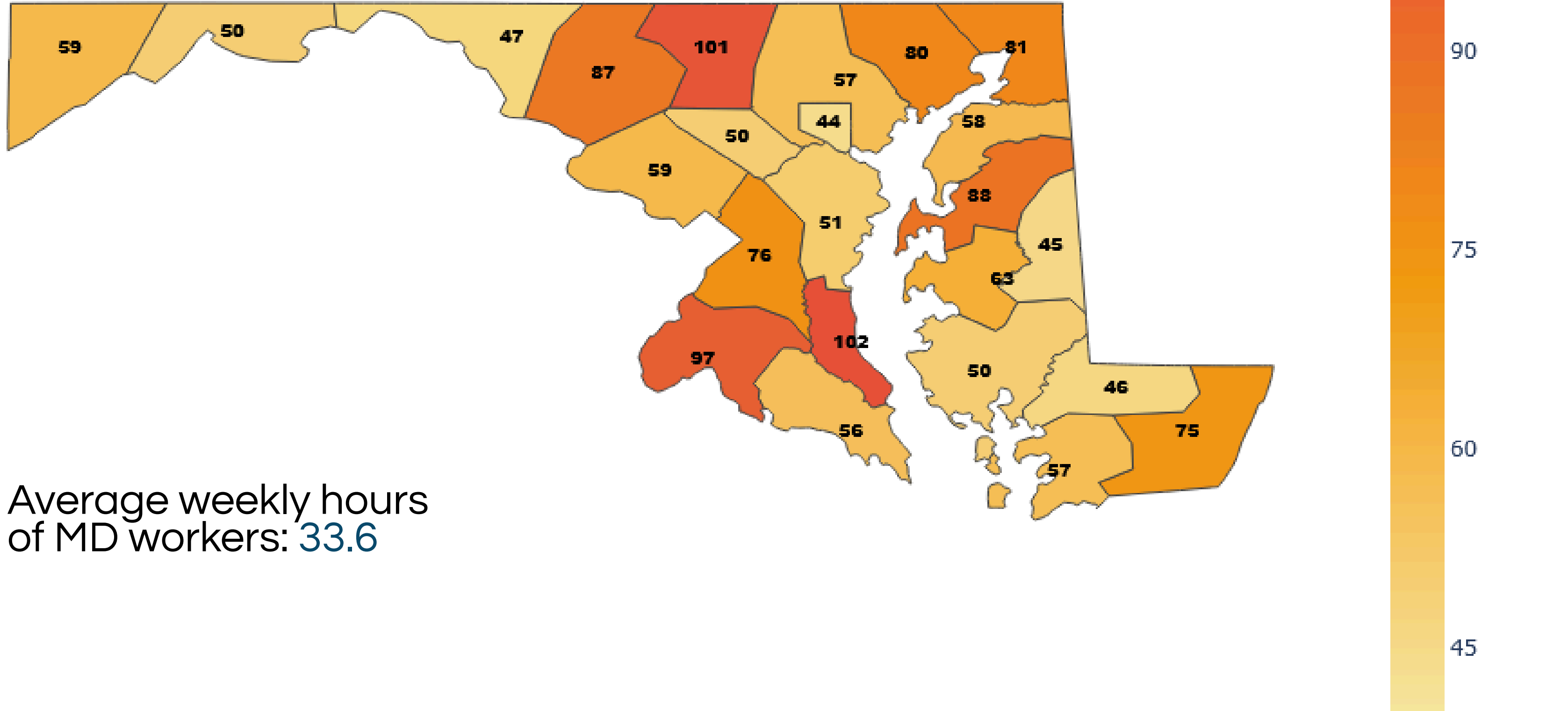
Source: 2023 ACS PUMS

EXTREMELY LOW INCOME RENTER HOUSEHOLDS



■ In Labor Force ■ Disabled
 ■ Senior ■ School
 ■ Single Caregiver ■ Other

HRS/WK NEEDED TO AFFORD 1-BR AT FMR AT MEAN RENTER WAGE



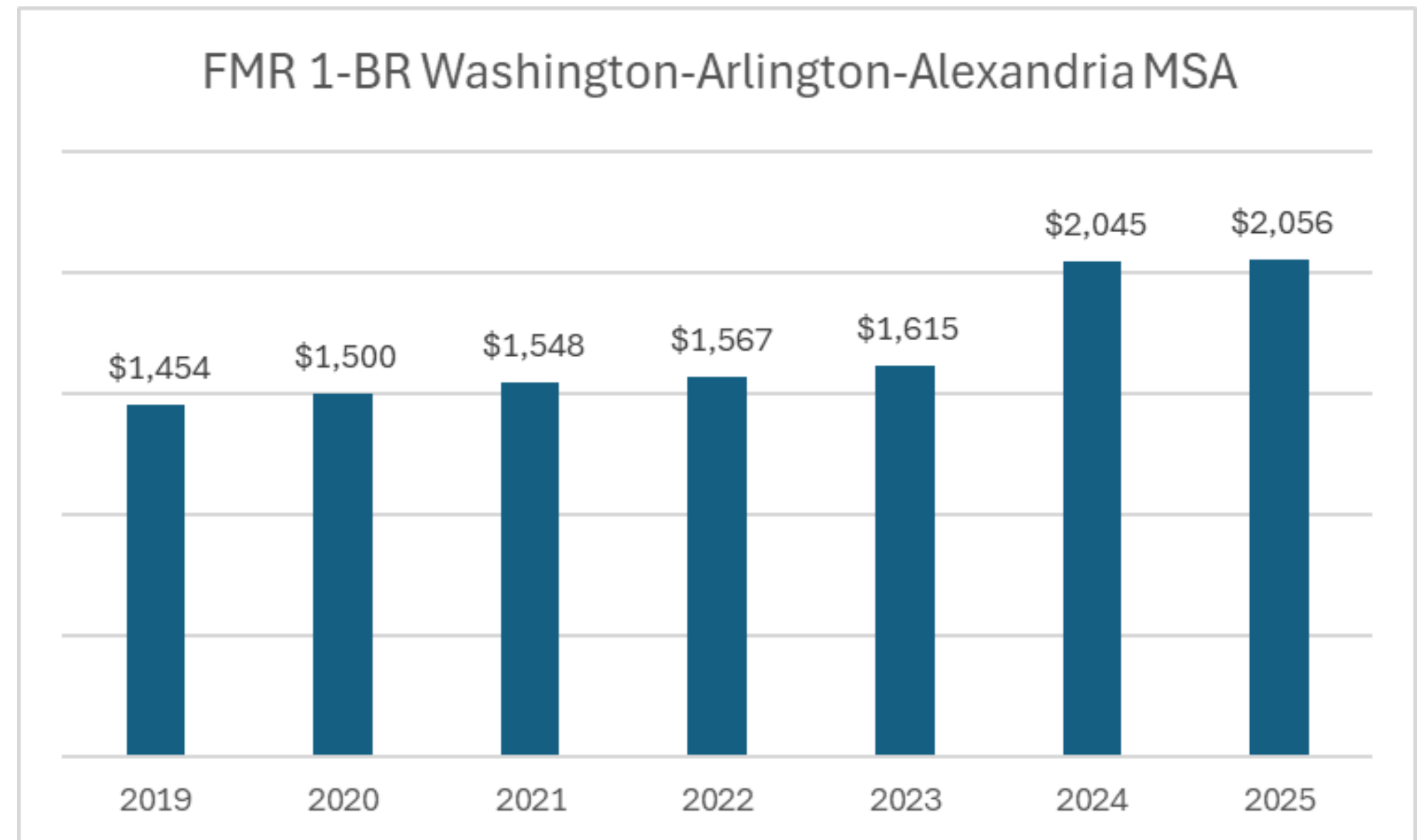
INCOME/RENT PRICE GAP

STATE

Housing wage (1 BR): \$ 33.24
Mean renter wage: \$ 22.31
Gap: \$ -10.93

WASHINGTON-ARLINGTON-ALEXANDRIA MSA

Housing wage (1BR): \$ 39.54
Mean renter wage: \$ 23.21
Gap: \$ -16.33

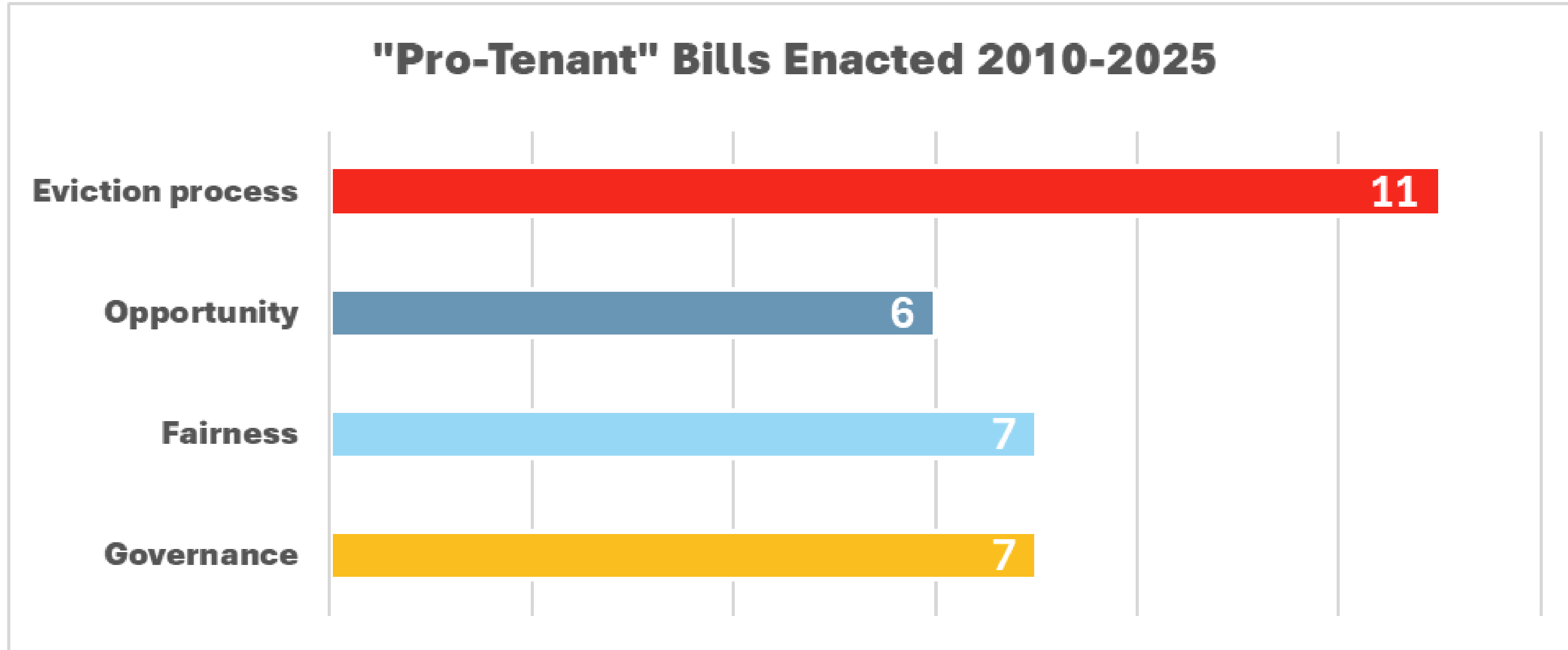




“Layers of regulations”

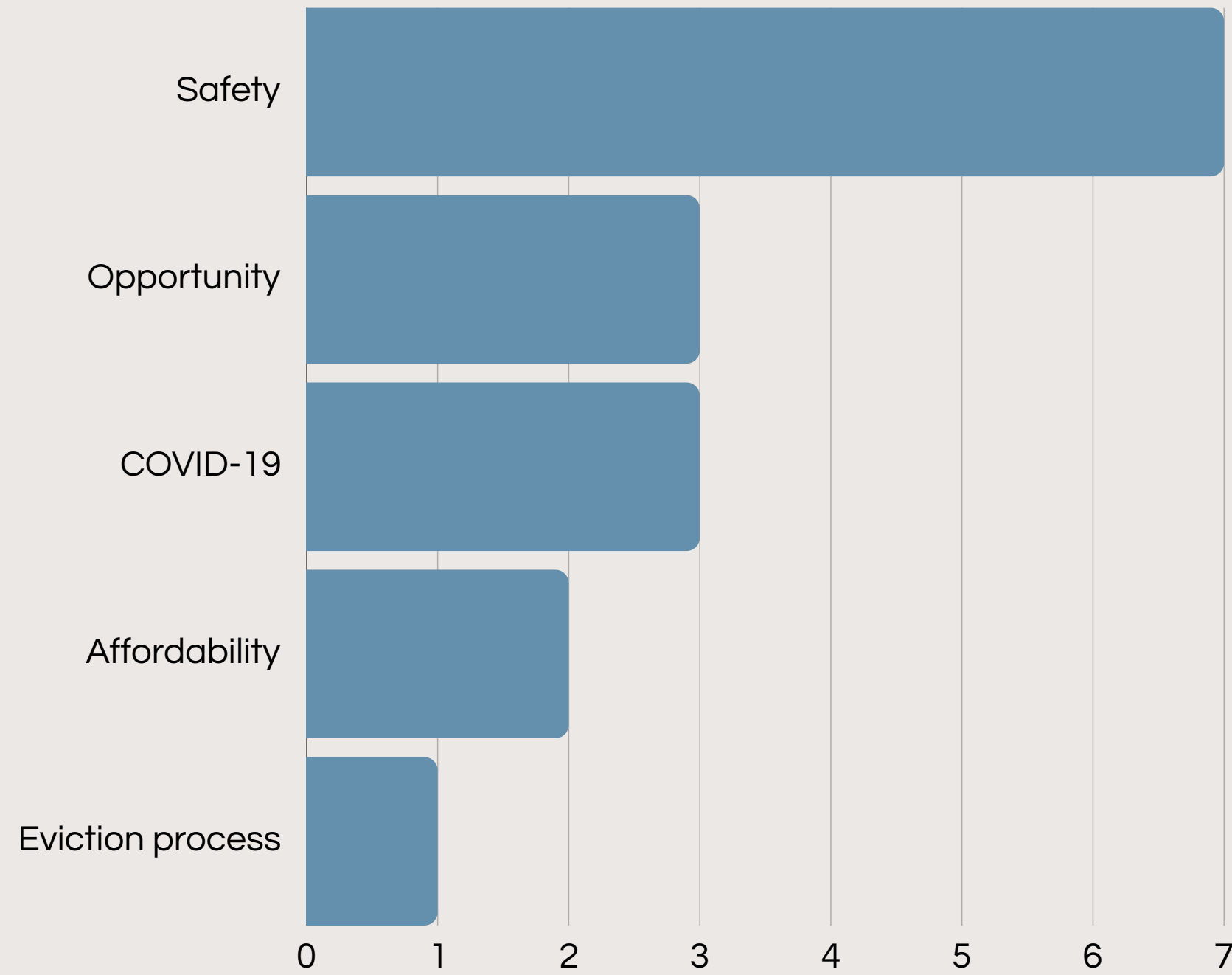
TENANT PROTECTIONS

31 state bills enacted since 2010 (25 since 2021)



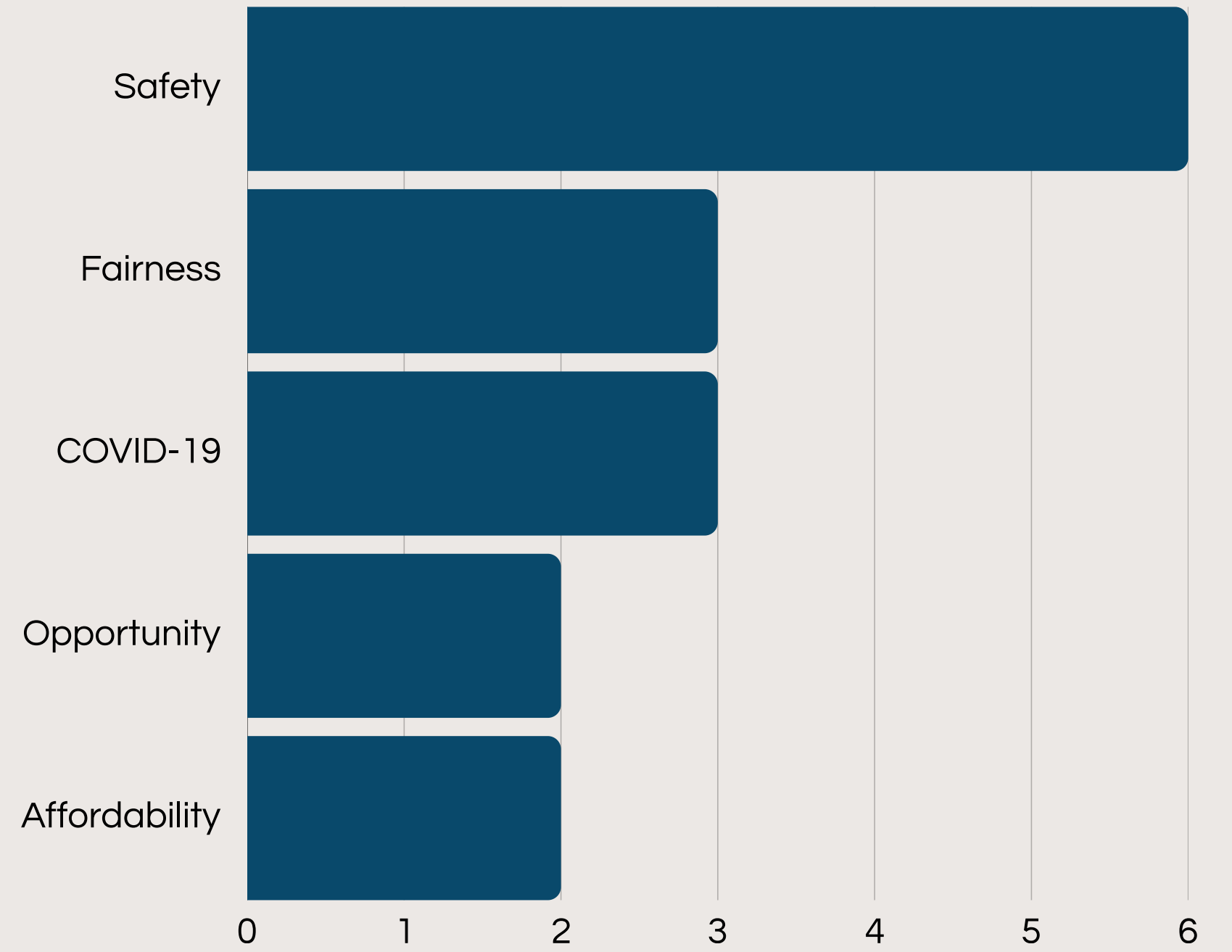
Montgomery Co.

● Number of bills enacted since 2010



Prince George's Co.

● Number of bills enacted since 2010

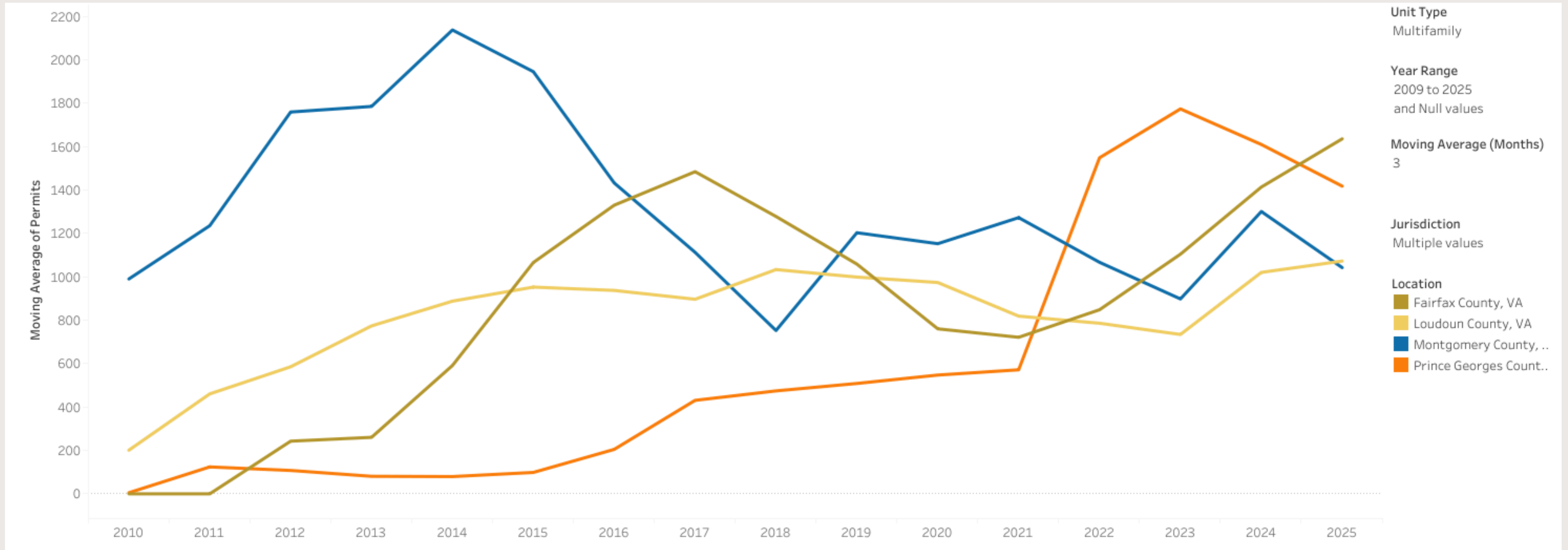


Center for Urban and Regional Affairs

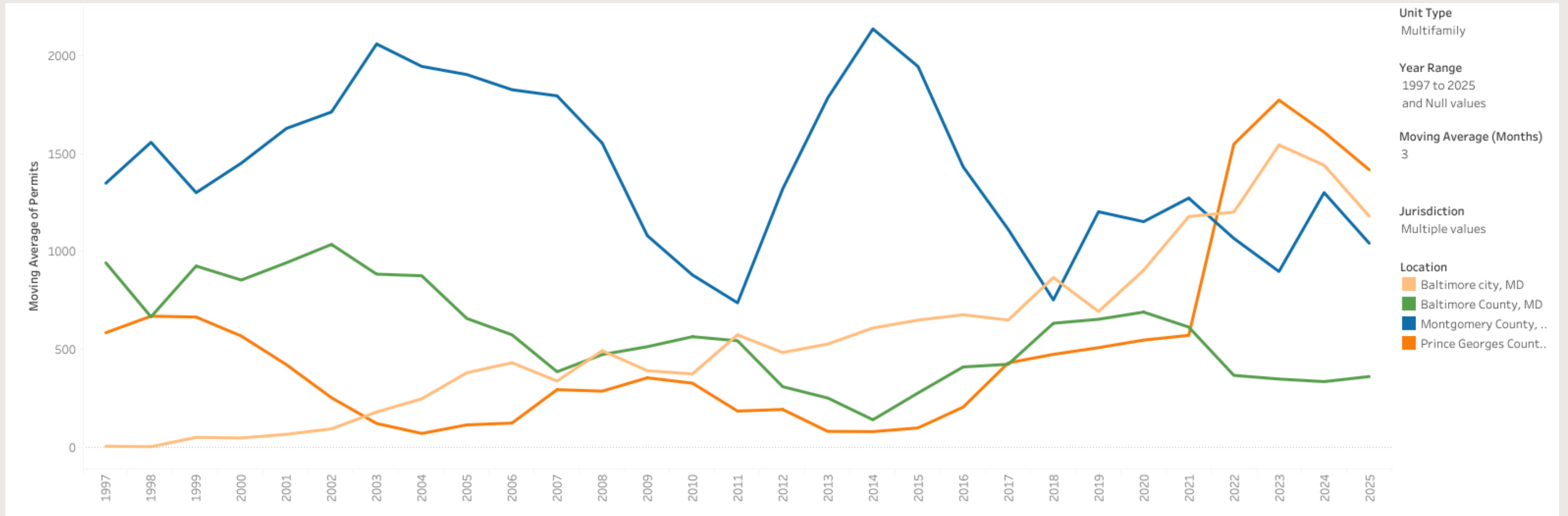
“[N]o evidence of a decline in new construction when Good Cause was adopted in California, Oregon, and New Hampshire relative to nearby states not subject to Good Cause regulations. Our findings indicate that tenant protections can have their desired effects of keeping families housed and **not negatively impact the housing market.**

Kenton Card et al., The Good Case for “Good Cause” (2025), https://www.cura.umn.edu/sites/cura.umn.edu/files/2025-03/final_the-good-case-for-_good-cause-v2.pdf.

Multi-family Permitting: Maryland vs. NoVA



Multi-family Permitting: Within Maryland



THREAT OF EVICTION

37% reduction in filing of “Failure to Pay Rent” evictions since 2020.

Factors:

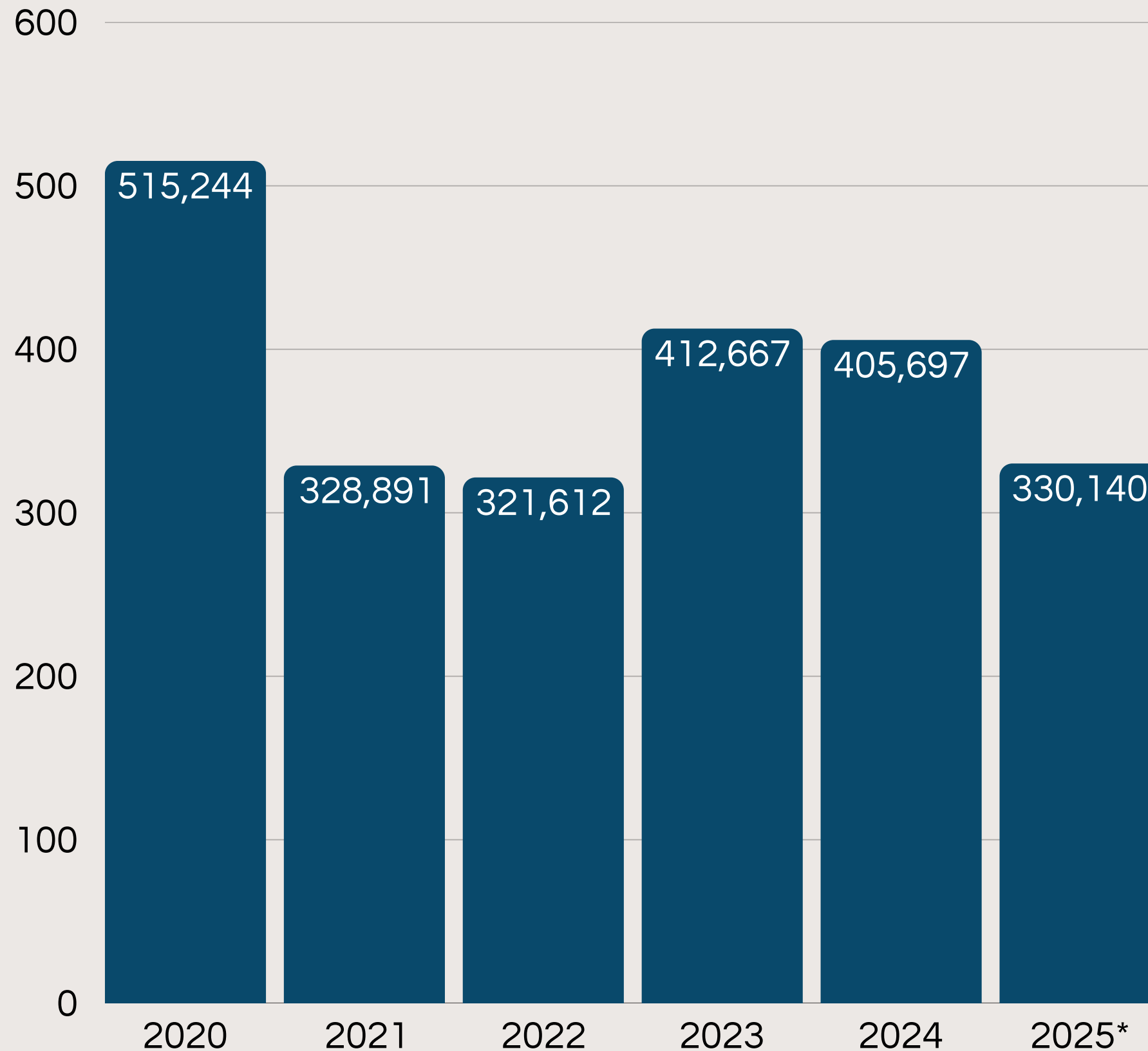
Access to Counsel in Evictions

Notice requirements

Rental assistance

Rental licensing proof requirement

Filing fee surcharge



**Projected from 11 months' data*

- 43.7 eviction filings per 100 renter households (National: 6.1 evictions filings per 100 (2018))
- 19,483 evictions in 2025 (projected)
- 2.6% eviction rate (2.3% nationally (2018))



FINAL POINTS

Evictions directly impact health, educational attainment, and future housing opportunities, and the cost of eviction is largely externalized onto the public.

Housing cost burden creates material hardship and imposes cumulative negative effects on renters, especially children.

Housing stability is an essential public policy priority that cannot be accomplished by supply-side policies alone.

There is no evidence that tenant protections impede housing production.

Year	Bill topic	Bill No.	Purpose
2010	Protecting Tenants in Foreclosures	SB 654	Eviction
2010	Protections for victims of DV/sexual assault	SB 554	Opportunity
2011	Retaliatory evictions	SB 620	Eviction
2013	Non-judicial evictions	SB 642	Eviction
2014	Retaliatory evictions	SB 800	Eviction
2020	Source of income discrimination	SB 530	Opportunity
2021	Access to Counsel in Evictions	HB 18	Eviction
2021	Notice of lease non-renewal	SB 401	Eviction
2021	Reusable tenant screening reports	SB 691	Opportunity
2022	Tenant Protection Act	SB 6	Fairness
2022	Shielding pandemic FTPRs	HB 521	Opportunity
2022	ACE funding	SB 279	Governance
2022	Eviction data	HB 824	Governance
2023	Rental license proof in eviction proceeding	SB 100	Eviction
2023	Lead inspection certificate proof	HB 174	Eviction
2023	Summoning law enforcement	SB 450	Eviction
2023	Notice of rent increase	HB 151	Fairness
2023	Mobile park relocations	SB 746	Fairness
2023	ACE funding	SB 756	Governance
2023	State voucher program	SB 848	Governance
2023	Energy targets for low-income housing	HB 169	Governance
2024	Renters' Rights & Stabilization Act	HB 693	Eviction
2024	Tenant Safety Act	HB1117	Fairness
2024	Utility billing notice	HB 538	Fairness
2024	Shielding eviction records (FTPR)	SB 19	Opportunity
2024	Early lease termination - mental illness	SB 162	Opportunity
2024	Community Schools rental assistance	SB 370	Governance
2025	Notice of pending eviction	HB 767	Eviction
2025	Notice of landlord entry	HB 1076	Fairness
2025	Mold Tenant Protection Act	SB 856	Fairness
2025	ACE funding	SB 154	Governance

Maryland General Assembly: Tenant Protection Enactments 2010-2025

Maryland has enacted 31 measures to protect tenants since 2010, including 25 measures since the 2020 pandemic.

These bills did not alter development requirements or add to the development review process for multi-family housing production.

11 bills focused on the **eviction** process.

7 bills strengthened **fairness** for renters in housing conditions and fees.

5 bills decreased barriers to housing **opportunity**.

8 bills established **notice** requirements.

8 bills concerned good **governance** through state funding or agency responsibilities.

Legislation focused on due process, fairness, housing opportunity, and good governance do not impact housing production.



SUMMARY:

HOUSE ENVIRONMENT AND TRANSPORTATION COMMITTEE BRIEFING ON RESIDENTIAL DEVELOPMENT – CHALLENGES AND SOLUTIONS

DEC. 12. 2025

The House Environment and Transportation Committee held a briefing on December 9, 2025, featuring Housing Secretary Jake Day, representatives from Baltimore City DHCD, Town of Easton, Howard County DHCD, Maryland Affordable Housing Coalition, Maryland Building Industry Association, and developers. The following digest of the hearing is based on both AI and human review of the hearing and slides from the presentations.

The key takeaway in this briefing is that none of the experts suggested that the legislature's efforts around tenant protection impede housing production.

Introduction: The Maryland Dream Deferred

You want to find a place to live, but as you look around, you quickly realize that most apartments are out of your price range, and the idea of ever buying a home seems like a distant dream.

This isn't just a hypothetical scenario; it's the reality for a growing number of young people in Maryland. The state's high housing costs are actively pushing the next generation of workers away. Secretary Jake Day presented these data:

- An overwhelming 91% of younger full-time workers feel that home ownership in Maryland is "too expensive and ultimately out of reach."
- Faced with these costs, 42% of younger renters are seriously considering leaving the state altogether.
- They aren't just moving to famously booming states like Florida or Texas. Maryland is losing its young households to its direct neighbors: Pennsylvania, Virginia, Delaware, and West Virginia, highlighting a critical issue of regional competitiveness.

This housing crisis is the direct result of a long-term housing shortage, created and sustained by a development process that is complex, slow, and expensive. This analysis will break down why Maryland is facing this shortage, exploring the hurdles developers face

and the solutions state leaders are considering to make the Maryland dream achievable once again.

I. The Core of the Crisis: A 100,000-Home Deficit

In the year 2000, approximately 75% of Maryland households could afford the median-priced home. By 2022, that figure had plummeted to just 49%, demonstrating a dramatic decline in the accessibility of a primary pathway to building generational wealth. For over 15 years, since the national housing crisis around 2008, Maryland has not been building enough homes to keep up with its needs. This "chronic underbuilding" is the root of the affordability problem.

The numbers paint a stark picture of the gap between where Maryland is and where it needs to be:

- Today, the state issues **40% fewer** residential building permits annually than it did before 2008.
- This sustained slowdown has created a housing deficit of nearly **100,000 units**—the number of homes needed just to properly house the state's current population.

The direct consequence of building too few homes is that the available ones become more expensive for everyone. This financial pressure is felt most acutely by renters. Currently, half of all renters in Maryland are considered "cost-burdened," a technical term meaning they are forced to spend more than a third of their monthly income just on housing.

II. The Four Hurdles of Homebuilding in Maryland

Building a new home might sound straightforward—find land, get money, get permission, build—but in Maryland it is a slow-moving with four major hurdles before a single shovel can hit the ground.

Hurdle 1: Finding a Place to Build (Zoning & Land Use)

First, a builder needs land. The government uses **zoning** to create rules that control *where* homes can be built and, just as importantly, *what types* of homes are allowed. Zoning dictates whether a piece of land can be used for a large single-family house, a more modest townhouse, or an apartment building. In Maryland, it severely limits the construction of smaller, more affordable housing options while overwhelmingly encouraging the construction of large, separate, and expensive homes—what some call "McMansion sprawl." Zoning makes it "effectively illegal" to build smaller, more affordable homes like townhouses and apartments in many communities across the state.



Of all the land zoned for residential use in the entirety of Maryland, only 11% is zoned for high or even medium density development.

Sec. Jake Day

Hurdle 2: Finding the Money (Financing)

Every construction project, whether built by a for-profit company or a non-profit organization, must "**pencil**"—meaning the expected income is high enough to cover all the costs and provide a return on the investment. However, the path to "penciling" looks very different for market-rate housing versus affordable housing.

For market-rate projects, rents or sale prices must cover the costs of land, materials, labor, and loans, plus a positive return for investors, who must be convinced to fund a risky, multi-year construction project instead of making a safer investment, like buying S&P 500 stocks. For income-restricted affordable housing, rents are legally capped, so these projects pencil only when public subsidies fill the financing gap.

It's important to understand who qualifies for "affordable" housing in Maryland. Because overall housing prices are so high, even households making 80% of the area median income—which includes essential community members like teachers, first responders, and healthcare professionals—can qualify for assistance.

Hurdle 3: Getting Approval (The Permitting Maze)

After a developer has land and a financial plan, they must get official permission from the government to build. This **permitting process** is one of the most significant bottlenecks in Maryland's housing pipeline. Instead of a clear and efficient system, it's often a slow and unpredictable maze of requirements from multiple agencies.

Here are the key reasons this stage is such a major challenge:

- **Incredibly Slow:** In some Maryland jurisdictions, the approval process from start to finish averages a staggering 48 months. One developer reported needing over 42 months for planning and permitting before construction could even begin.
- **Unpredictable:** A lack of clear, consistent rules means a project can be stalled or forced into costly redesigns if regulations suddenly change mid-process. Developers describe this as "continually moving the goalposts."

- **A Pile-Up of Rules:** On top of basic zoning, a single project must navigate separate rules for environmental protection, forest conservation, historic preservation, and requirements to provide land for public parks or build new roads. Each rule adds complexity and cost.

Developers often experience permitting as a cumulative burden. As developer panelist Casey Anderson described it, using a powerful metaphor, "that's **the everything bagel**...we have layer upon layer of substantive regulation." This "everything bagel" approach, where each well-intentioned rule is another topping, cumulatively constrains the land available for actual housing and drives up the cost and time required to get anything built.

Hurdle 4: Finally, Building It (Construction Costs)

If a developer manages to navigate the first three hurdles, they finally face the actual costs of construction. This includes paying for expensive materials and skilled labor. Andrew Welker, Senior Development Manager at Ausherman Properties provided a real-world example of challenges for a 112-unit, 3-building project aimed at 100% AMI households in Frederick, Maryland:

- The total cost to build a single, mid-rise apartment *unit* was **\$383,000**.
- For the project to "pencil out" and be financially viable, that apartment would need to rent for **\$3,000 per month**.
- However, the local rental market could only support a rent of **\$2,200 per month**.

Although the project penciled under 2023 factors, the cost/rent gap made the project financially unworkable under current conditions. Construction costs rose 40-45% in last 5 years.

Challenge	Impact
Lack of Regulatory Certainty	Discretionary interpretation of rules by different reviewers adds risk and can lead to costly redesigns and delays.
Lack of "Early Vesting"	Projects can be stalled or killed by regulatory changes made <i>after</i> an application is submitted, creating a constantly moving target for developers.
Absence of Simultaneous Reviews	Sequential reviews by multiple agencies can stretch approval timelines over many years. Some jurisdictions average 48 months for approvals.

Bureaucratic Delays	Cumbersome processes increase carrying costs (equity, debt) for developers and reduce the overall capacity of the market to produce new homes.
---------------------	--

III. How Can Maryland Solve Its Housing Puzzle?

State leaders and housing experts are actively discussing a range of solutions to tackle this crisis. The proposals focus on the three main problem areas: the rules on land, the approval process, and the high cost of projects.

Solution 1: Reforming the Rules on Land

The core idea here is to change local zoning rules to allow for a wider variety of smaller, more densely built, and less expensive housing types in more places.

Secretary Day argued for the "townhouse solution," i.e., that simply allowing townhomes to be built in all residential areas across the state could cut the price of a new home by an average of **32%** compared to a traditional detached single-family home. Townhomes are a housing type currently prohibited in many single-family zones. A 2023 analysis of Prince George's County showed that while new single-family homes were selling for over \$700,000, new townhouses were available for under \$500,000, creating a viable path to ownership for middle-income families.

However, there is a debate about the most effective approach to land use reform. While some experts advocate for policies that encourage broad, market-rate production, others champion more direct interventions. For instance, Secretary Day argued that inclusionary zoning policies, which require developers to set aside a percentage of new units as affordable, "just doesn't work" on a large scale. In contrast, the Director of Howard County Department of Housing and Community Development, Kelly Simino, defended inclusionary housing efforts, noting that "850 households rent an apartment in Howard County through the moderate income housing unit program" at a significant discount. This highlights a key policy tension: whether to focus on broad supply to lower prices for everyone or to mandate specific affordable units, a smaller-scale but more direct solution.

Solution 2: Streamlining the Permitting Process

To fix the long and unpredictable approval process, experts have proposed several key reforms aimed at promoting speed, clarity, and predictability.

1. **Mandate Simultaneous Reviews:** Require all state and local agencies to review a project at the *same time*, rather than one after the other in a long, sequential chain.

Governor Moore has already issued an executive order mandating this for state-level agencies.

2. **Increase Predictability:** Create clear, consistent rules that don't change in the middle of a project. This allows developers to know what is expected from the start, reducing the risk of costly delays and redesigns.
3. **Digitize and Modernize:** Move permitting systems online to make them more efficient, transparent, and easier to track. Baltimore City has already begun implementing a modernized digital dashboard for its permitting system.

Solution 3: Reducing Project Costs

Beyond zoning and permitting, governments can take other steps to lower the financial barriers to building new homes.

- Reduce or revise the timeline for when developers have to pay expensive development fees.
- Allow for more cost-effective construction types, like **modular and manufactured housing**, which can be up to **35% less expensive** than traditional on-site construction.
- Use publicly owned land for new housing projects.
- Reduce expensive design requirements, such as forcing developers to build an excessive number of parking spaces.

The costs of complex financing can also be reduced. Maryland Affordable Housing Coalition (MAHC) discussed one project in the Johnston Square neighborhood of Baltimore City which required 18 sources of financing. It took two years to approve those sources. A representative of Affordable Homes and Communities (AHC) spoke to the associated legal costs – each financing source requires legal recordation. These presenters recommended reduction, waiver, or delay of fees and “automatic” Payment in Lieu of Taxation commitments as solutions.

Finally, Thompson Group Ventures President Bobby Thompson recommended reduction of up-front taxes on construction, altering building codes to achieve cost-effectiveness, and promoting careers in the trades.

Conclusion: Building a Path Forward

Maryland's housing crisis is the direct result of building too few homes for too long, a problem caused by a complex web of challenges in financing, land use, and government

approvals. This shortage has driven up prices, strained family budgets, and is pushing young residents to seek opportunities in other states.

There is no single, easy fix. Meaningful progress will require a combination of strategies: reforming restrictive zoning laws to allow for more housing diversity, creating a faster and more predictable permitting process to reduce delays and risk, and finding innovative ways to lower the high costs of construction.

Take-aways for Tenant Protection Advocates

- The panelists called for changes in bureaucracy – slow processes, layers of oversight, design requirements.
- Not a single panelist in the briefing presented tenant protections as either an impediment to development or site of needed policy change.
- Secretary Day was specifically asked to comment on his view of rent stabilization. In response, Day emphasized that the state needs to maintain strong renter protections while simultaneously addressing the housing supply shortage. He suggested that policies such as rent stabilization could put these two goals in conflict “if not designed correctly.”
- Speakers noted that market-rate housing projects require projection of sale and/or rent prices several years ahead of completion. Nonetheless, this point did not hit on rent stabilization – likely because of the exemptions for new construction in the Montgomery and Prince George’s local ordinances. In other words, it may be the case that the counties’ ordinances, even with vacancy control, are *designed correctly* from a developer’s perspective.
- Although one developer emphasized the impediments caused by the “everything bagel” or “layers” of regulation, his point was focused on multiple land use and design requirements, *not* on tenant protections.
- In short, this briefing helped to demonstrate that tenant protections, such as Good Cause Eviction and rent stabilization (including vacancy control), do not factor into how developers view development challenges in Maryland.

Zafar Shah
Maryland Legal Aid | zshah@mdlab.org

BRIEFING TO MARYLAND HOUSE OF DELEGATES: ECONOMIC MATTERS COMMITTEE

January 27, 2026
Legal Defense Fund (LDF)

AGENDA

1 Brief history of LDF

2 The racial justice impacts of evictions in Maryland

3 How the Trump administration is dismantling fair housing regulations at the federal level—and how Maryland can respond

THE RACIAL JUSTICE IMPACTS OF EVICTIONS IN MARYLAND

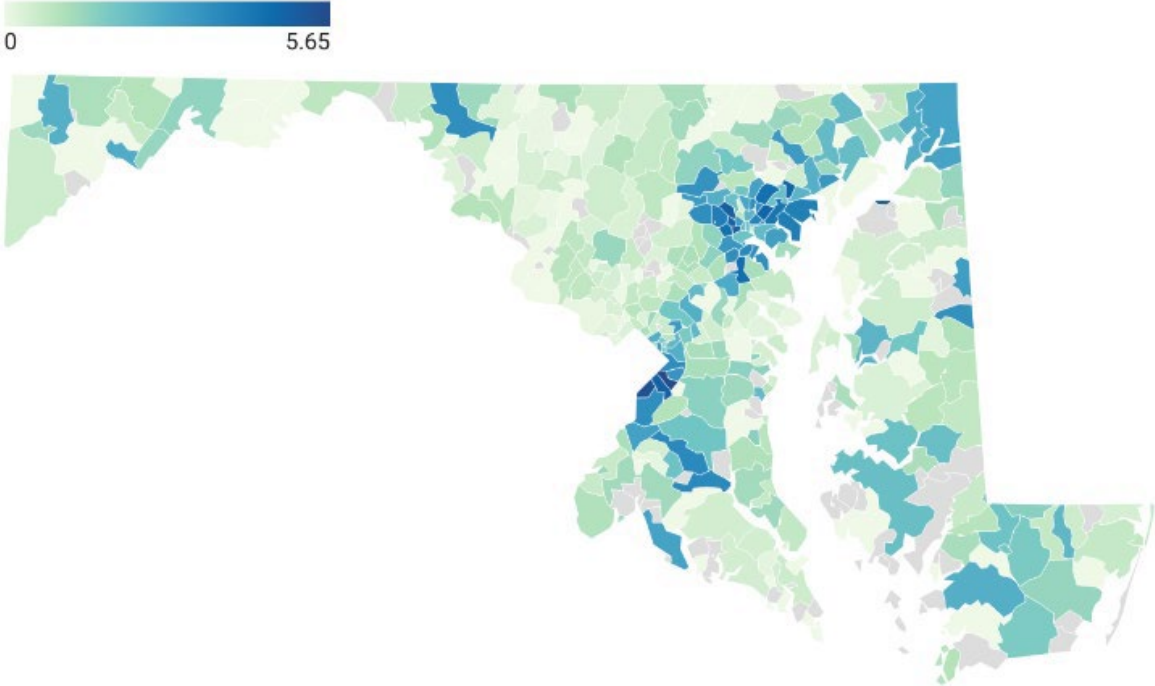
EVICTIONS DISPROPORTIONATELY HURT BLACK FAMILIES IN MARYLAND

Black households have the highest eviction removal count in Maryland—almost three times higher than the eviction rate for white residents.

Households headed by Black women had the highest number of eviction removals in Maryland.

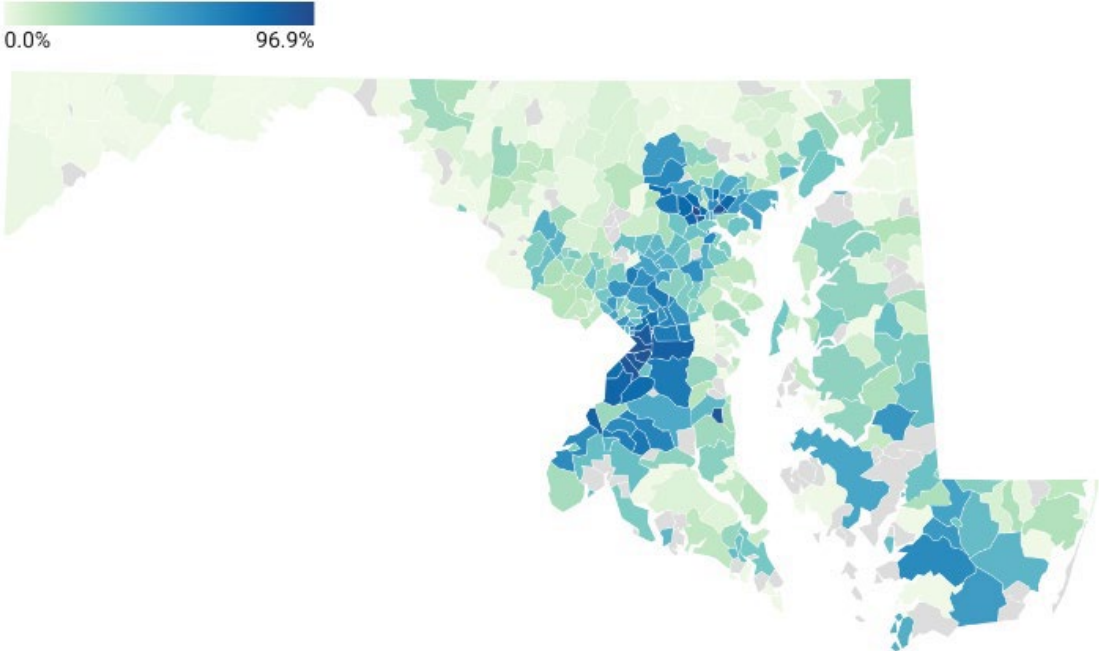
MAPPING

Rate of executed evictions by ZIP code (Apr - Nov 2023)



This map reflects the number of executed evictions per 100 renter-occupied housing units in a ZIP code.
Map: Sandhya Kajeepeeta, Thurgood Marshall Institute • Source: Maryland Department of Housing and Community Development Evictions Dashboard • Created with Datawrapper

Black renters as percentage of renter population by ZIP code (2022)



This map reflects the number of Black renter-occupied housing units as a percentage of total renter-occupied housing units by ZIP code.
Map: Sandhya Kajeepeeta, Thurgood Marshall Institute • Source: American Community Survey 2022 5-year estimates • Created with Datawrapper

NO CAUSE EVICTIONS – BLACK MARYLAND RESIDENTS



ZIP codes with a higher percentage of Black renters face a higher rate of no cause evictions.



A 10-percentage-point increase in the percent of Black renters in a ZIP code is associated with a 29% increase in the rate of no cause eviction warrants with a 22% increase in the rate of holdover evictions.

**THE TRUMP ADMINISTRATION
IS DISMANTLING FAIR
HOUSING REGULATIONS AT
THE FEDERAL LEVEL—AND
HOW MARYLAND CAN
RESPOND**

-
- In March 2025, HUD weakened federal regulations requiring jurisdictions to affirmatively furthering fair housing (AFFH).
 - The Trump administration also withdrew critical guidance explaining how unnecessarily excluding people with prior involvement with the criminal legal system violates the federal Fair Housing Act.
 - In January 2026, the U.S. Department of Housing and Urban Development (HUD) proposed rescinding long-standing regulations governing disparate impact liability under the federal Fair Housing Act.

The Trump administration is dismantling fair housing regulations at the federal level.

-
- Because of discriminatory policies and practices at every stage of the criminal legal system, Black people are disproportionately subject to arrest, prosecution, and incarceration.
 - Black people in Maryland make up 31% of state residents, but 52% of people in jail and 69% of people in prison.
 - The withdrawal of the guidance documents related to tenant screenings for people with a criminal history outlines a shift in fair housing enforcement priorities for HUD, which could negatively impact Black communities in Maryland.

The Trump administration rollback of guidance related to screening tenants with a criminal history will harm Black renters.

-
- Requires landlords to conduct an individualized assessment when screening potential applicants with prior criminal legal contact.
 - Sets lookback periods for specific crimes.
 - Prohibits landlords from excluding an applicant based on prior arrest alone.

**The Maryland Fair
Chance at Housing
Act would codify
key protections
similar to the HUD
guidance.**

-
- While these actions don't change the federal Fair Housing Act, **this rollback will make it more likely that the people of Maryland face unlawful discrimination and make it harder for them to challenge discriminatory policies.**
 - HUD's decision to roll back disparate impact regulations makes it more difficult for marginalized communities to address systemic housing discrimination and leaves them vulnerable during a fair and affordable housing crisis.

The Trump administration rollback of disparate impact rules and affirmatively furthering fair housing rules will harm Marylanders.

CONCLUSION

- **Black Maryland renters are disproportionately harmed by evictions, which leads to increase housing instability for Black families.**
- **The Trump administration has abandoned longstanding federal regulations and enforcement related to fair housing.**