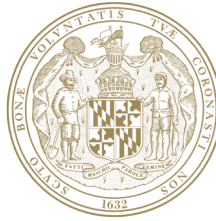


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**THE SENATE OF MARYLAND**  
**EDUCATION, ENERGY, AND THE ENVIRONMENT COMMITTEE**

**Wednesday, February 4, 2026**

**AGENDA**

**10:00 a.m.**

**Fiscal Briefing by DLS**

*Tonya D. Zimmerman, Operating Budget Manager, Department of Legislative Services*

**11:00 a.m.**

**Maryland Department of Natural Resources**  
***Briefing on Forest Management and Tree Planning***

*Josh Kurtz, Secretary, Chair, Maryland Department of Natural Resources*  
*Anne Hairston-Strang, Director, Maryland Department of Natural Resources Forest Service*  
*Ashley Triplett-Peltzman, Associate Director of Policy and Planning,*  
*Maryland Department of Natural Resources*

**1:00 p.m.**

**Maryland Department of Housing and Community Development (DHCD)**  
***Residential Development in Maryland – Challenges and Opportunities***

**Panel I - DHCD**

*Jake Day, Secretary, Maryland Department of Housing and Community Development*  
*Jordan Gilmore, Senior Policy Advisor, Maryland Department of*  
*Housing and Community Development*

**Panel I – Maryland Department of Planning**

Rebecca L. Flora, *Secretary, Maryland Department of Planning*

**Panel III – Maryland Association of Counties and The Maryland Municipal League**

Angelica Thupari, Esq, *Director of Advocacy and Public Affairs, Maryland Municipal League*  
Dominic J. Butchko, *Director of Intergovernmental Relations, Maryland Association of Counties*

Jacob R. Day, Secretary  
Julia Glanz, Deputy Secretary

[dhcd.maryland.gov](https://dhcd.maryland.gov)



**Maryland**  
DEPARTMENT OF HOUSING  
AND COMMUNITY DEVELOPMENT

# Residential Development in Maryland

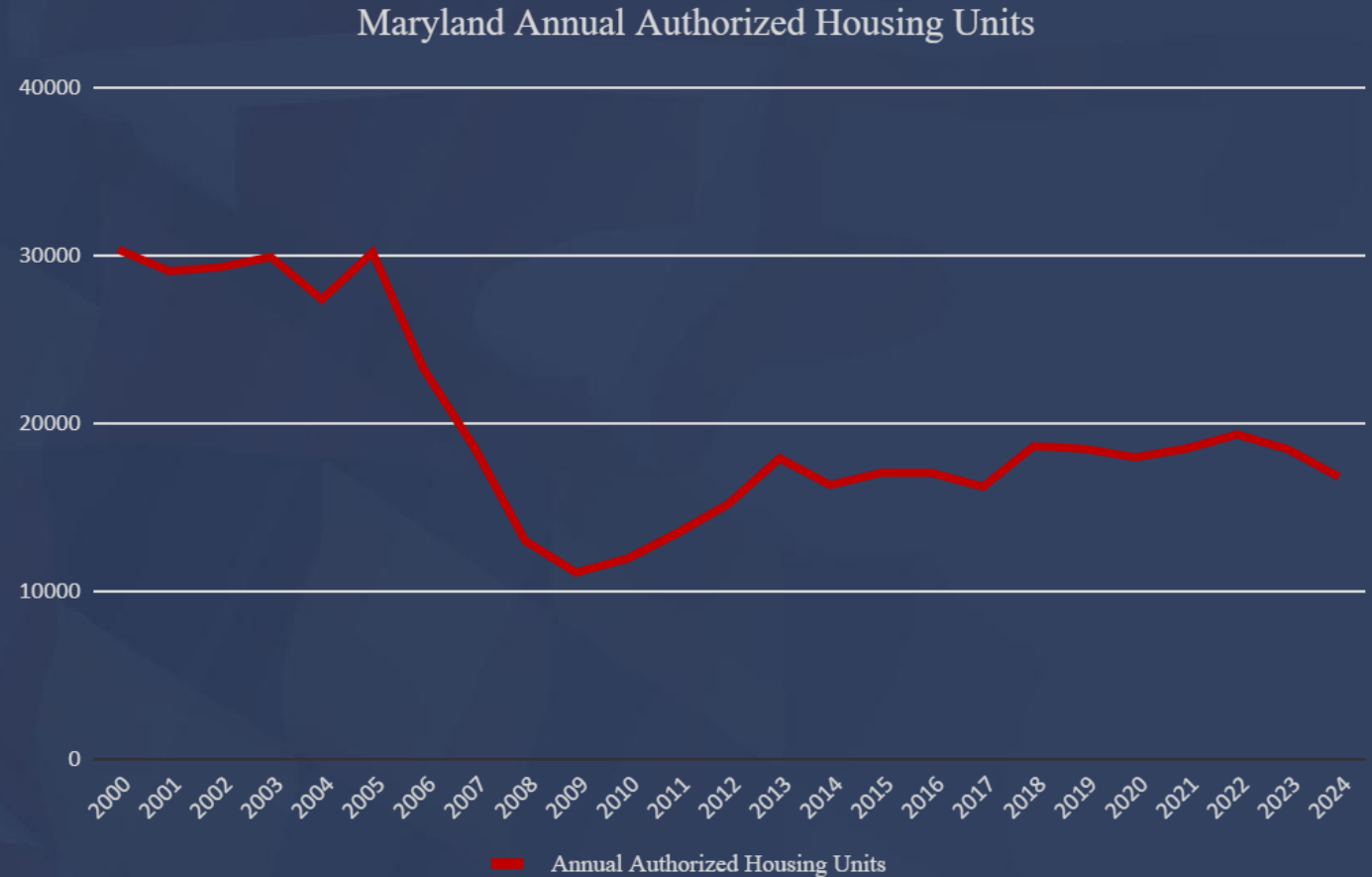
Senate Committee on Education, Energy, and the Environment  
February 4, 2025

*Great Places* **WIN**



# Maryland has underproduced residential housing for 15+ years

- 40% less residential building permits issued annually compared to 2008.
- 100,000-unit housing gap currently.

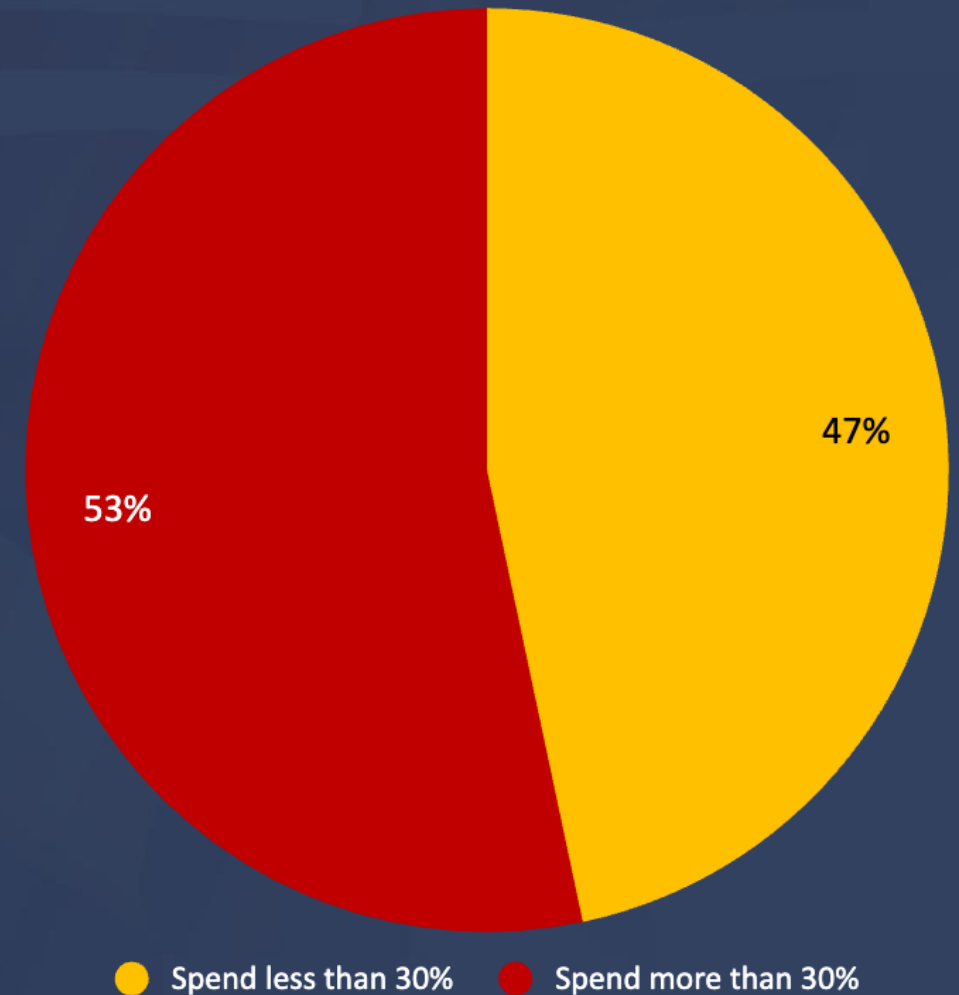


Data source: [MDP tabulation](#) of Census data

# Lack of supply has significantly increased housing costs

- Half of Maryland renters are cost-burdened, paying more than 1/3 of their monthly income for housing.
- Only 49% of moderate income households could afford Maryland's median home price in 2022, down from 75% in 2000.

Share of Maryland renters who spend more than 30% of income on housing



# Lack of plentiful, affordable housing is driving residents away

- 42% of younger renters are considering leaving due to housing costs.
- 91% of younger full-time workers feel affordability is a “huge or medium obstacle” to homeownership.



# What Are the Basics to Building Housing in Maryland?

## 1 Find a place to Build

- Government controls where housing can be built and what kind of housing is allowed.
- Private market activity influences the availability and the cost of land.

## 2 Find money to finance construction

- Private market influences rent/sale prices, construction costs, operating costs, and debt/equity costs.
- Government provides resources and restricts rental costs for affordable projects, further shaping market costs.

## 3 Get approved to build the project

- Local and state governments control what permits are needed.

## 4 Start Construction

# With market-rate development, rental income must cover expenses

Expenses associated with a project include:

- Operating costs.
- Construction costs.
- Construction loan repayment.
- Returns on investment for equity investors.

# Rents are set by the market, based on the supply of rental properties and the demand for those properties

- Projects “pencil” when rent or sale prices can cover operating and construction costs.
- More properties available in the market **reduces both rent and sale prices.**



# With affordable housing development, rents are capped based on affordability to low-income families

Project costs associated must be lower than the rental income:

- Operating costs.
- Construction costs.
- Construction loan repayment.
  - Tax-exempt bonds and low-interest government loans reduce repayment burden.
- Equity investors receive a return through the reduction of their federal tax liability by purchasing Low-Income Housing Tax Credits.

# Affordable housing projects “pencil” when public financing reduces project costs to support below market-rate rents

## Maryland DHCD does this by:

- Providing low-interest gap financing loans.
- Issuing tax-exempt bonds to create low-cost equity for projects.
- Administering the federal Low Income Housing Tax Credit program.

## Local governments do this by:

- Reducing taxes for affordable projects (PILOTs).
- Providing grants or low-interest loans.

# Zoning laws prevent smaller housing options, reducing housing affordability and availability

- Medium or high-density housing is allowed on **only 11% of all land** zoned for residential use in Maryland.
- Current zoning laws **make smaller housing options illegal** in many communities.





This home would be  
**ILLEGAL**  
to build today.



This home would be  
**ILLEGAL**  
to build today.

**This 1,136 square foot Parkville home was built in 1954 on a 3,800 square foot lot.**



**LEGAL** in 1954  
**ILLEGAL** in 2026



**Today, it couldn't be built on less than 6,000 square feet.**



# Permitting processes in Maryland make multi-year investments challenging and increase equity and debt costs

- Regulations are unclear and subject to discretionary interpretations.
- Lack of simultaneous review delays construction.
- Lack of regulatory certainty (“early vesting”) may force projects to be redesigned or completely stalled due to unexpected regulatory changes.

# Smaller home options cost less to build and sell for less

Single-family detached  
median price:  
\$518,100

---

Townhouse median price: \$352,600

**Difference in price: -  
32%**



# Improve permitting processes to promote speed, clarity, and predictability will reduce housing costs

## Current Process

State and local governments  
pass laws

Regulatory review  
agencies evaluate  
projects for consistency  
with state and local laws

Permitting agencies  
issue permits

# Examples of Required Review

| Local planning and zoning agencies            | MDE and the U.S. Army Corps of Engineers          | Historic preservation commissions                       | Local permitting departments                                                                  |
|-----------------------------------------------|---------------------------------------------------|---------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| review for consistency with local ordinances. | review consistency with wetlands protection laws. | review for consistency with historic conservation laws. | review for stormwater management, sediment control, and forest conservation act requirements. |

# Slow/delayed reviews result in more expensive housing

- Overall **issuance of building permits is reduced by 10%** by each additional month of local land use review processes.
- Delays or lengthy processes in local housing approval timelines are correlated with **more expensive housing in the jurisdiction.**

# Improving the permitting process could boost housing production by up to 33%

Refining and standardizing the permitting process to reduce approval timelines by 25% could **boost housing production by up to 33%** while complementing other state policy objectives:

- Reducing per project costs.
- Creating more market capacity.
- Making investing in Maryland more attractive.

# Government can reduce project costs to make more market rate, affordable housing

- Reducing impact and development fees.
- Reducing property taxes, or creating Payment-in-Lieu of Taxes (PILOTs).
- Revising the fee payment timeline to reduce carrying costs during the development phase.
- Providing more resources for additional income-restricted affordable housing projects.



**BAY TO BAY NEWS**  
**DAILY STATE NEWS**

DAILY STATE NEWS MILFORD-HARRINGTON MIDDLETOWN-SMYRNA MILLSBORO-LONG NECK  
DOVER CRISFIELD-SOMERSET SALISBURY GEORGETOWN

Business Local National Opinion Sports Puzzles Calendar Things To Do Weather Archives Q

## Salisbury on brink of new housing boom

Posted Tuesday, March 22, 2022 8:30 pm

By Liz Holland

New housing is about to boom in Salisbury with 8,094 units of single-family houses, townhouses, duplexes, apartments and assisted living on the drawing board, with some already under construction.

It can't arrive soon enough for Mayor Jake Day who announced the results of the Here Is Home incentive -- which waives city fees normally charged to developers -- during a Monday news conference at The Reserve at Parsons Lake, where 416 apartments are under construction.

Day told the story of a new doctor of internal medicine at TidalHealth who is about to buy a house in Milton, "because after four months of searching, they couldn't find a house in Salisbury."

And the need for affordable housing is felt among working class families in the city. A couple with three children is paying \$1,850 per month for a rental house on Decatur Avenue and they are working two jobs each, Day said.

"They're struggling to keep rent paid and creditors at bay," he said.

To address housing issues in the city, in October, Day announced the new Here is Home initiative aimed at increasing the city's housing stock, as well as affordability, as the city faced a housing deficit.

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**GIVING TUESDAY** **Food Bank of Delaware**  
Join the Food Bank of Delaware on Giving Tuesday and help make a difference for the 1 in 8 Delawareans struggling to put meals on the table.  
**GIVE TODAY**

**E-EDITION**

**DAILY STATE NEWS WEEKEND**  
Business leaders: Transparency needed in reassessment process  
Carlisle Fire Co. gets \$200K for 2nd station, EMS upgrades

# Government can reduce barriers for lower cost construction types

- This includes manufactured/modular housing
  - 35%+ less expensive than traditionally built housing



# Government can reduce project costs to make more market rate, affordable housing

- Using publicly owned land for housing to reduce land purchase costs.
- Reducing regulations that require more expensive construction designs.
- Increasing regulatory clarity and predictability to reduce debt and equity costs.



Jacob R. Day, Secretary  
Julia Glanz, Deputy Secretary

[dhcd.maryland.gov](https://dhcd.maryland.gov)



## Questions from the Committee

Environment and Transportation Committee – December 9, 2025

*Great Places* **WIN**



# **MARYLAND COORDINATED PERMITTING REVIEW COUNCIL**

Executive Order 01.01.2024.39 Strengthening Maryland's Business Climate to Bolster Economic Competitiveness

## **MARYLAND SENATE EDUCATION, ENERGY, AND THE ENVIRONMENT COMMITTEE**

Briefing Provided by

MDP Secretary Flora, Council Chair

Wednesday, February 4, 2026 – 1:00 p.m. to 1:45 p.m.

# BRIEFING OUTLINE

- Purpose & Structure
- EO Deliverables
  - Pilot Project Examples
  - Internal Intake System & Public Facing Dashboard
  - Reports & Recommendations
- MDP Supplemental Activity
  - Local Permitting
  - Other State Permitting Systems

# Maryland Coordinated Permitting Review Council

## **PURPOSE & STRUCTURE**

# MCPRC PURPOSE

*E.O. – D.2.: “The purpose of the Council is to facilitate interagency coordination and efficient processing of approvals required to advance priority infrastructure and place-based projects within the State to bolster transparency, ensure predictability, and foster interagency coordination to grow Maryland's economy while safeguarding the health and safety of residents.”*

Executive Order 01.01.2024.39

## GOVERNOR MOORE

Executive Order 01.01.2024.39 Strengthening Maryland's Business Climate to Bolster Economic Competitiveness, Section D. - MCPRC

### MDP ADMINISTRATION

Chair MCPRC

Staff MCPRC

Reports to Governor

Web Site

Open Meetings Requirements

### MCPRC

State Permitting, Review & Funding Agencies

Local Jurisdiction Representatives

*Oversight & Accountability*

## MCPRC STRUCTURE

### WORKING GROUP

MDP Darius White, Chair

Agency Permitting Staff

MDP Pilot Project Liaisons

Commerce & Housing Project Advocates

### TECHNICAL DESIGN

MDP Ellen Mussman, Chair

DoIT Partnership

Agency Permitting Staff

## E.O. SUMMARY OF DELIVERABLES

- ✓ Form the Council and Structure
- ✓ Organize & Hold Public Council Meetings
- ✓ Establish criteria for selection of Pilot Projects
- ✓ Select Pilot Projects
- ✓ Support the Advancement of Pilot Project and Develop Feedback Loops for Deepen Understanding of Challenges/Opportunities
- ✓ Quarterly Reports to the Governor – FY25-Q4 & FY26-Q1, Q2 delivered & posted to web page
- ✓ Develop Internal Tracking Systems and Public Facing Dashboard – prototype created and live
- Final Report on Preliminary Recommendations to the Governor 6/30/26

### MDP SUPPLEMENTAL ACTIVITY

- Research on other State Systems - ongoing
- Assessment of Current State Permitting Systems – ongoing
- Local Permitting Case Examples - ongoing
- Developer Roundtables – Planned – planned
- Pilot Project Focus Groups – planned
- Full Coordinated System Buildout Options & Costs – in process

Maryland Coordinated Permitting Review Council  
**DELIVERABLE: FY26 PILOT PROJECTS PORTFOLIO**

# Pilot Projects Portfolio Updates

1. Pimlico Redevelopment, *Baltimore City*
2. SBY Market Center, *Salisbury-Wicomico County*
3. Loch Raven Overlook, *Baltimore County*
4. Quantum Frederick, *Frederick County*
5. Phase I at Bainbridge, *Port Deposit-Cecil County*
6. Burnt Hill Farm, *Montgomery County*



# Quantum Frederick - OVERVIEW

Catellus Development Corporation

Development of a data center on a 2,100-acre campus with historical, industrial, and agricultural uses. The project will be part of a 46-mile fiber optic network to Leesburg. Two data center companies are actively constructing facilities at the site. Remaining areas of the site include active agricultural land, which the developer is working to rezone for data center use; and a historic building.

## Project Timeline

Parcels have been sold to two data center developers, and construction is underway at those areas. The horizontal developer is working to get agricultural areas of the site re-zoned and market/sell three additional data center sites on the campus.

## Project Team:

Sylvia Mosser, MDP Liaison

David Irving, Catellus Development Corporation

Scott Goldman, MDE

Dixie Henry, MHT

Kenya Lucas and Anish Thomas (District 7), MDOT SHA

PILOT PROJECTS – Quantum Frederick



Concept Renderings



Existing Site Conditions

# Quantum Frederick – STATUS

Catellus Development Corporation

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                          |                                                                                                                  |                                                                                                                                                            |
|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Monthly Key State Agencies Updates</b> | <p><b>MDE</b><br/><u>Water &amp; Sewer Permit:</u> MCPRC facilitated approval for water and sewer lines over 15 inches.<br/><u>Recycled Water System:</u> Developer advancing system design and plans to request MDE assistance.<br/><u>Stormwater &amp; Construction Permits:</u> Fiber loop installation is pending MDE approval of the Environmental Management Plan (EMP).<br/><u>Dust Compliance:</u> Developer is coordinating with MDE to address dust issues related to Rowan’s construction activities.</p>                | <p><b>MHT</b><br/><i>Historic Preservation Review</i><br/><i>-MHT confirmed finding of "No Adverse Effect on Historic Properties" for the horizontal developer</i></p> <p><i>JPA</i><br/><i>-MHT suggested that the developer submit a pre-application to MHT (and DNR) for the bridge over Tuscarora Creek to expedite feedback</i></p> | <p><b>MDOT SHA</b><br/><u>Off-Site Improvements</u></p> <p>-Developer’s plans may require future discussions</p> | <p><b>Local Permitting</b><br/>-Frederick County Soil Conservation District and County Stormwater Management Authority have the project under review..</p> |
| <b>Monthly Developer Status Update</b>    | <p><i>Phase I (approximately 600 acres) is underway, with parcels sold and construction in progress by Aligned and Rowan. Catellus is overseeing environmental remediation, geotechnical work, and horizontal infrastructure, while the developer advances road and utility design, including permitting coordination with MDE and the U.S. Army Corps of Engineers for a bridge over Tuscarora Creek and a recycled water system returning to the Monocacy River. Three additional sites are also being marketed for sale.</i></p> |                                                                                                                                                                                                                                                                                                                                          |                                                                                                                  |                                                                                                                                                            |

Maryland Coordinated Permitting Review Council

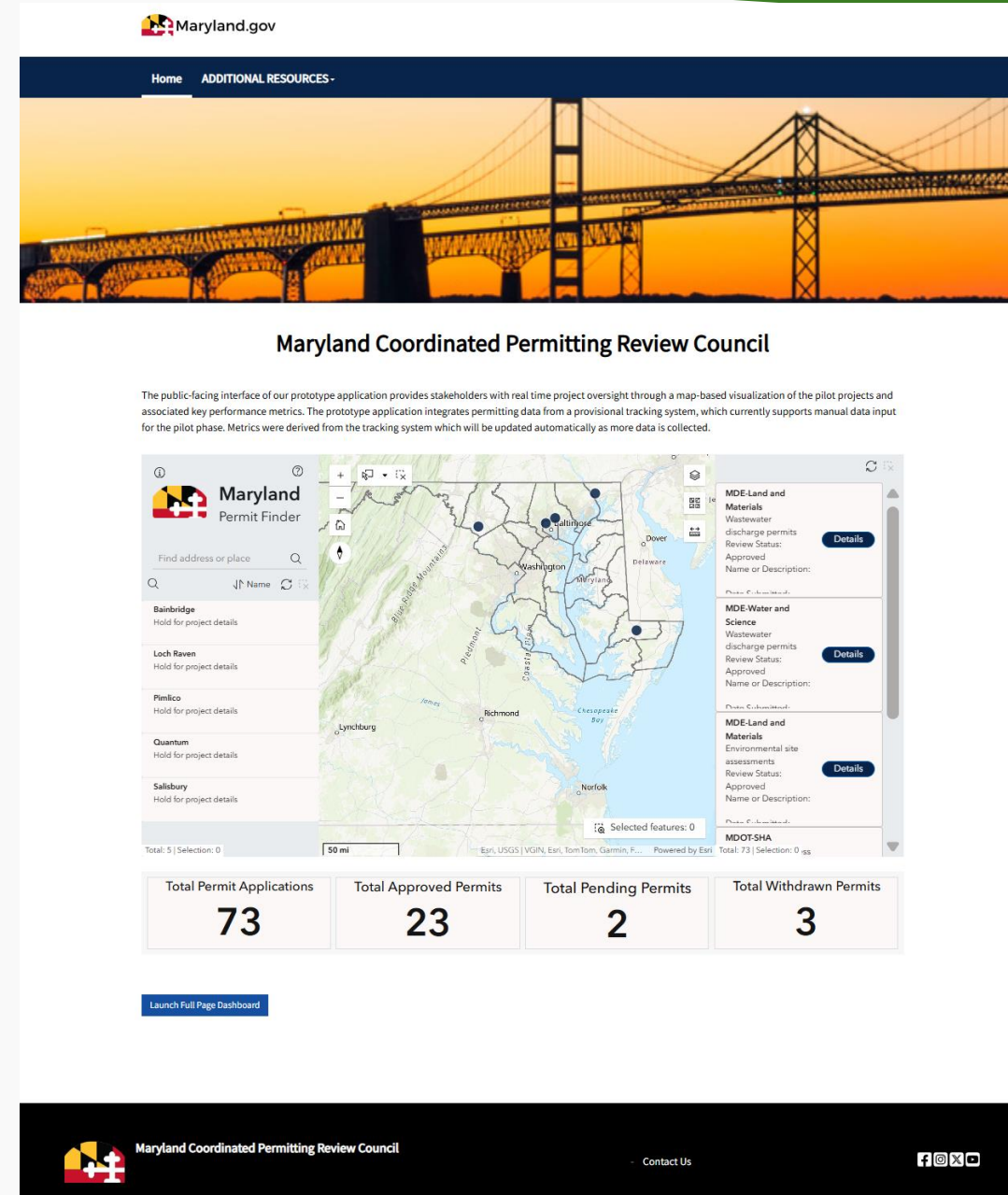
**DELIVERABLE: INTERNAL INTAKE SYSTEM & PUBLIC FACING DASHBOARD**

# INTAKE SYSTEM & DASHBOARD

## *Prototype for Pilots Projects Only*

E.O. - D.3.c.: Council shall:  
*"Develop an online internal intake system and a public facing dashboard for tracking project plan reviews and permitting processes to improve efficiency, transparency, and accountability for the timely response and determination of plans and permits."*

[Link](#) to  
 prototype  
 launched on  
 1/20/26 for  
 testing and  
 continuous  
 improvement



# INTAKE SYSTEM & DASHBOARD

*Prototype for  
Pilots  
Projects Only*

[Link](#) to prototype launched  
on 1/20/26 for testing and  
continuous improvement

**Maryland**  
Permit/ Plan Review Finder

Find address or place

Sort by Name

- Bainbridge  
Commercial/ Industrial Redevelopment
- Loch Raven  
Residential Development
- Pimlico  
Mixed-use Redevelopment
- Quantum Frederick**  
Development of a Data Center
- Salisbury  
Mixed-use Development

**MDOT-SHA-District 7**  
Transportation access permits  
Review Status: Approved  
Name or Description: Traffic Impact Study  
Date Submitted:  
Date Approved:

**MDOT-SHA-District 7**  
Transportation access permits  
Review Status: Approved  
Name or Description: Plan review for Phase 1 improvement (US 15 at Mountville Rd - exclusive Right turn lane addition)  
Date Submitted:

**MDE-Water and Science**  
Wastewater Permits  
Review Status: Approved  
Name or Description: WMA5 GDP-Modification  
Date Submitted:  
Date Approved:

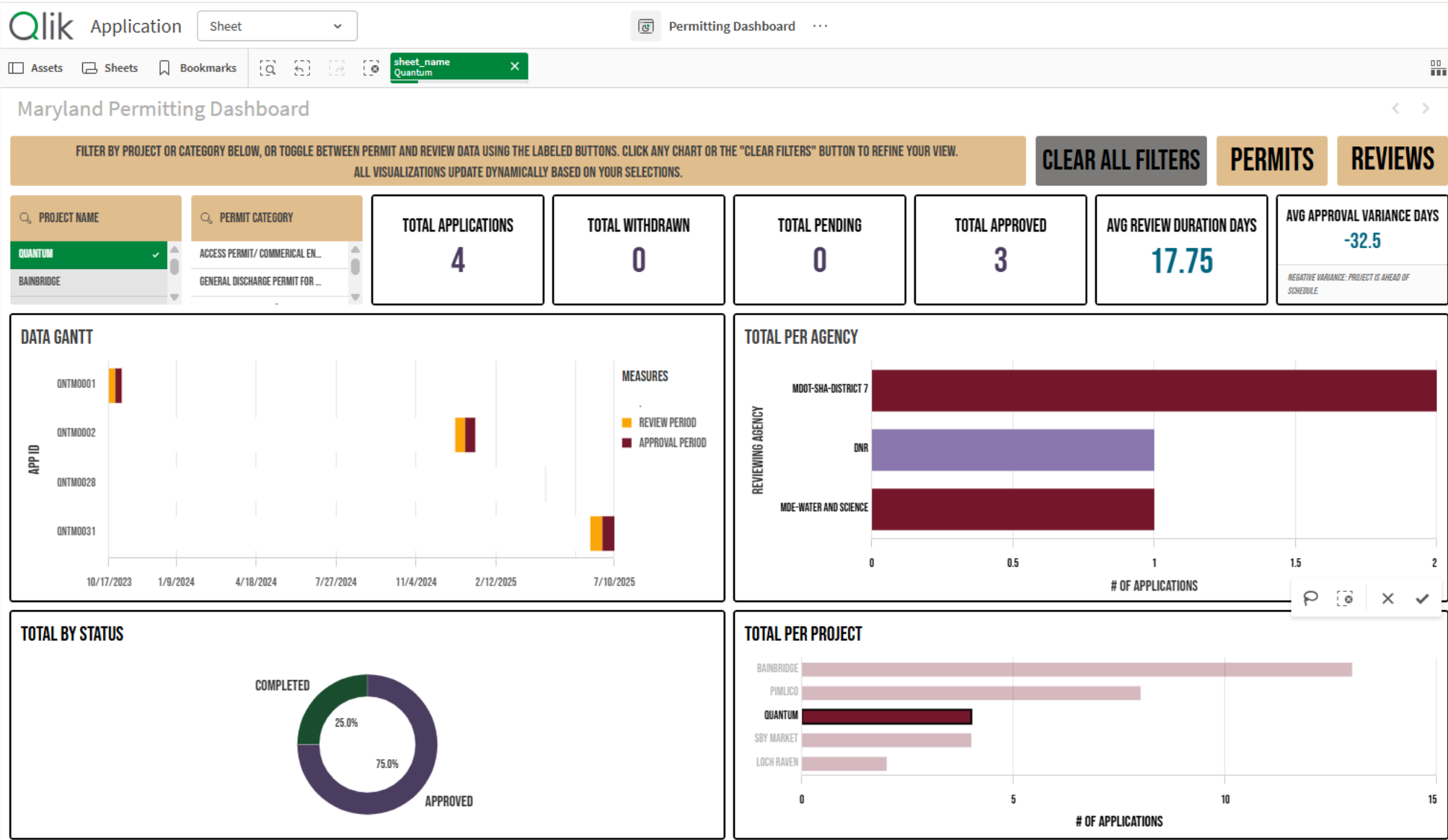
**DNR**  
Wetlands/waterway permits  
Review Status:  
Name or Description: JPA - DNR environmental comments  
Date Submitted:  
Date Approved:

Selected features: 1

# INTAKE SYSTEM & DASHBOARD

*Prototype for  
Pilots  
Projects Only*

[Link](#) to prototype  
launched on 1/20/26  
for testing and  
continuous  
improvement



# INTAKE SYSTEM & DASHBOARD

## *Agency Permitting Systems Discovery Process to-date*

|                     | Agency                   | Agency Permitting System                            | Description                                                                                                                                                                                                                                                              |
|---------------------|--------------------------|-----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Permitting Agencies | MDE                      | Custom, in-house built (ETS) (Constant Maintenance) | MDE has built a robust internal permitting system which includes an intake system, tracking system, online payment system, and data visualization tools.                                                                                                                 |
|                     | MDOT - SHA               | ProjectWise (SaaS)                                  | Access permits are managed locally by MDOT SHA's seven Districts with technical reviews from supporting offices and tracked through a centralized database. MDOT SHA created an Access Permits dashboard to collect data, determine efficiency, and show accountability. |
| Commenting Agencies | MHT                      | Custom, in-house built (2023)                       | Uses a reporting system similar to other State Historic Preservation Offices: Electronic Section 106 Documentation Submittal System (e106 system)                                                                                                                        |
|                     | DNR                      | Excel/Email prompt from MDE                         | DNR does not maintain their own database of permits they comment on. Review requests are sent automatically by MDE by email.                                                                                                                                             |
|                     | Critical Area Commission | Salesforce (SaaS)                                   | Salesforce system is used as a submission portal and case management system. Applicants receive an email confirmation project was submitted. There's no public-facing ability to track status.                                                                           |
|                     | OSFM                     | Excel                                               | Currently creating a statewide reporting management system using a web-based solution that will include a public-facing portal.                                                                                                                                          |

Maryland Coordinated Permitting Review Council  
**MDP SUPPLEMENTAL ACTIVITY: *LOCAL PERMITTING***

# Local Permit Reporting

**HB 131 (2024)** – Jurisdictions over 150,000 population are required to report on their development and building permit application processing

- Requires annual reporting of residential development and building permit applications:
  - Number of projects
  - Number of residential units
  - Application Review Time (Mean, Median, Standard Deviation)
- MDP worked with the impacted eight counties and Baltimore City to develop a [reporting template](#), which can be included as part of the annual local planning report

## Jurisdictions Reporting

- Baltimore City
- Anne Arundel
- Baltimore
- Charles
- Frederick
- Harford
- Howard
- Montgomery
- Prince George's

# Local Permit Reporting - HB 131

- Calendar Year 2024, 1<sup>st</sup> Year of report observations:
  - All nine jurisdictions submitted a report
  - Each jurisdiction has different development application review processes
  - Building permit application reviews tend to be similar
  - Due to the vague provisions in the law, each jurisdiction interprets the reporting requirements differently, resulting in slightly different responses
  - Some jurisdictions have software that can track the application review process closer than others, such as the ability to track time associated with applicant's revisions

Table 4E: Development Permit Applications Which Include Residential Development

| Housing – Calendar Year 2024<br>(DEVELOPMENT PERMIT DATA)                   | #Units in Complete Development Permit Applications<br>(see note below on next page for complete application definition) | #Units Denied in Complete <u>Development Permit</u> Applications | #Units Approved in Complete <u>Development Permit</u> Applications |
|-----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------|--------------------------------------------------------------------|
| 1.Total Net #Housing Units in Residential Development Projects (Single-Use) |                                                                                                                         |                                                                  |                                                                    |
| 2.Total Net #Housing Units in Commercial or Mixed-use development plans     |                                                                                                                         |                                                                  |                                                                    |
| SUB TOTAL                                                                   |                                                                                                                         |                                                                  |                                                                    |
| Total by Housing Type**                                                     | (Sum of lines 3 – 14 must equal Sum of lines 1 and 2)                                                                   |                                                                  |                                                                    |
| 3.(Example)Single-family detached                                           |                                                                                                                         |                                                                  |                                                                    |
| 4.(Example)Single-family attached                                           |                                                                                                                         |                                                                  |                                                                    |
| 5.(Example)Duplex                                                           |                                                                                                                         |                                                                  |                                                                    |
| 6.(Example)Townhouse                                                        |                                                                                                                         |                                                                  |                                                                    |
| 7.(Example)Cottage                                                          |                                                                                                                         |                                                                  |                                                                    |
| 8.(Example)Multi-family/Condo/Apartment                                     |                                                                                                                         |                                                                  |                                                                    |

# Local Permit Reporting - HB 131 for CY 2024

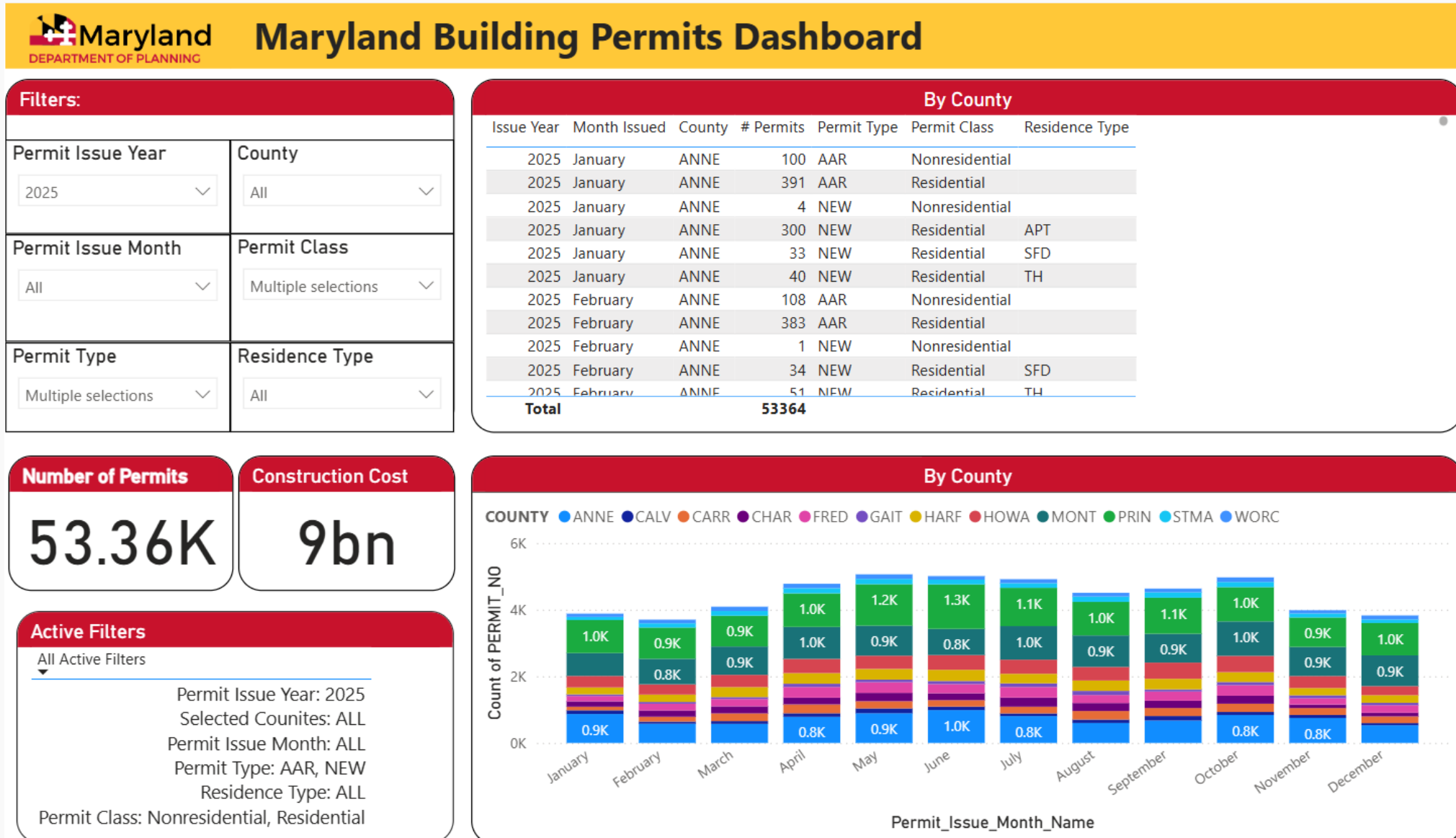
| Summary Stats for all Jurisdictions                       |            | Average Application Process Time (Days) |      |                             |      |                                   |      |
|-----------------------------------------------------------|------------|-----------------------------------------|------|-----------------------------|------|-----------------------------------|------|
|                                                           |            | Average of the Mean Times               |      | Average of the Median Times |      | Average of the Standard Deviation |      |
|                                                           | # of Units |                                         |      |                             |      |                                   |      |
| Residential Development Projects                          | 5,171      | <b>273</b>                              |      | <b>218</b>                  |      | <b>217</b>                        |      |
|                                                           |            | Range                                   |      | Range                       |      | Range                             |      |
|                                                           |            | Low                                     | High | Low                         | High | Low                               | High |
|                                                           |            | 53                                      | 737  | 20                          | 670  | 58                                | 632  |
| Mixed-Use Development Projects<br>(Residential Component) | 4,986      | <b>222</b>                              |      | <b>195</b>                  |      | <b>141</b>                        |      |
|                                                           |            | Range                                   |      | Range                       |      | Range                             |      |
|                                                           |            | Low                                     | High | Low                         | High | Low                               | High |
|                                                           |            | 48                                      | 503  | 48                          | 440  | 5                                 | 351  |
| Total Development Projects                                | 10,157     |                                         |      |                             |      |                                   |      |
| Building Permits                                          | 11,467     | <b>68</b>                               |      | <b>58</b>                   |      | <b>66</b>                         |      |
|                                                           |            | Range                                   |      | Range                       |      | Range                             |      |
|                                                           |            | Low                                     | High | Low                         | High | Low                               | High |
|                                                           |            | 10.4                                    | 259  | 8                           | 228  | 5.98                              | 144  |

# Local Permit Reporting

**HB 1193 (2025)** – Jurisdictions over 150,000 population are required to submit residential building permit data to MDP; MDP is required to develop an interactive dashboard of permit data by 2027.

- Mandated permit reporting starts January 2027
- To date, seven of the nine required jurisdictions currently providing monthly data, working to incorporate data from the other two jurisdictions
- This law augments MDP's Statewide Building Permit Reporting System (SBPRS) Pilot Project:
  - Started in 2022
  - Four additional jurisdictions are participating in the pilot project
  - Each jurisdiction has its own permit process, requiring data generalization
  - Dashboard results are dependent on the quality of the local permit data, MDP does not validate the accuracy of the data.

# Local Permit Reporting – HB 1193: Dashboard Prototype

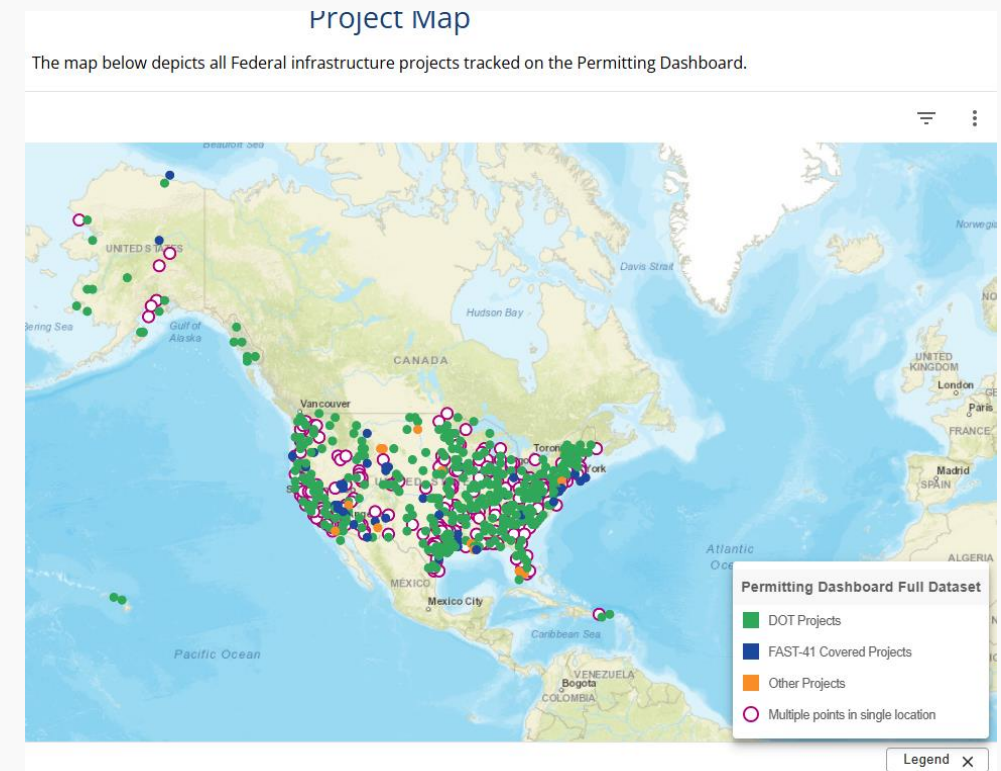


Maryland Coordinated Permitting Review Council

**MDP SUPPLEMENTAL ACTIVITY: *RESEARCH ON OTHER STATES***

# FAST-41 Model Program - FEDERAL

- Legislatively established process for improving federal agency coordination and timeliness of environmental reviews for infrastructure projects.
- [Title 41 of the Fixing America's Surface Transportation Act \(FAST Act\)](#) established the [FAST-41](#) review process and the Permitting Council to implement it.
- Permitting Council focused, hands-on permitting support to infrastructure projects and improves efficiency through clearer timelines and better coordination across federal agencies.
- All projects in the FAST-41 project portfolio are tracked on the public [Permitting Dashboard](#).

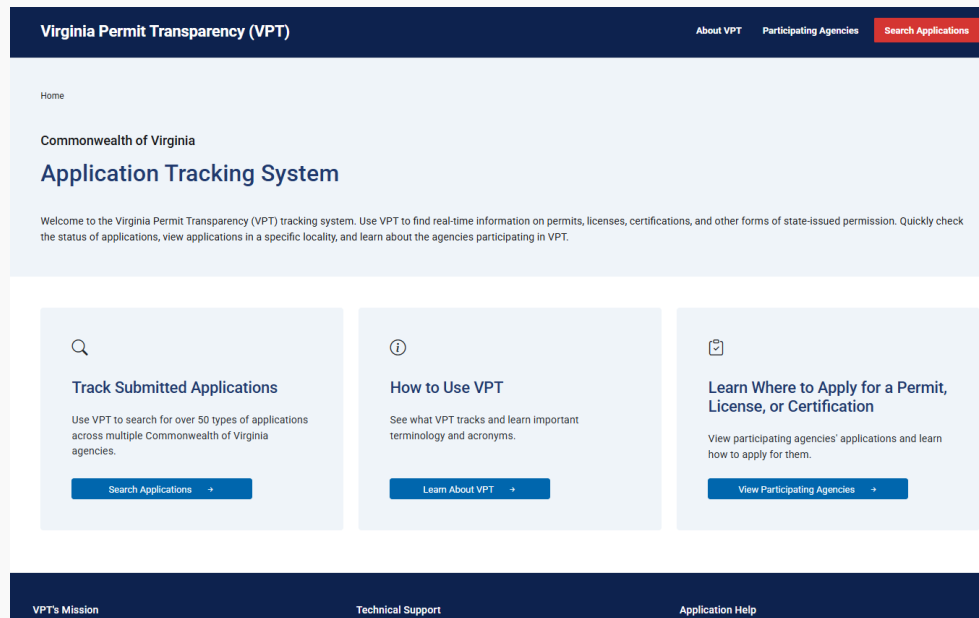


# Virginia Permit Transparency (VPT)

*Virginia Department of Environmental Quality permit processing time is down by 70%*

MDP conversation held on March 12, 2025 with Virginia Governor's Office, Office of Regulatory Management (ORM), and the Virginia IT Agency (VITA)

- [VPT](#) is an interagency permit application tracking system
- VPT currently includes 8 agencies, and 4 additional agencies are onboarding into the system now/soon (this will encompass ~90% of all state permits, certifications, and licenses).
- Consultant developed, top-down approach to agency compliance.
- VA is currently the only state with a public-facing interagency permit system that could be identified based on research to-date by MDP.



# California – AI powered Permitting Reform

## KEY ACTIONS:

- Technology Adoption - AI-powered permitting review tool (by Archistar)
- Regulatory Reform
- Institutional Coordination

## A FEW OUTCOMES:

- Local governments (LA City & LA County) are actively using the AI tool in permit review
- Process Enhancements
  - Unified permitting with centralized data
  - Faster turnaround for residential rebuild permits
  - Shared knowledge across agencies via standardized code checks
- Operational Gains
  - Quicker review timelines
  - Fewer errors in submitted plans
  - Improved transparency for applicants
  - Scalable adoption across jurisdictions

# Other State Findings

*Multiple other findings have been collected by MDP through a modest level of research to-date that is being documented and will be factored into final report recommendations.*

- [D.C.'s Department of Buildings](#)
  - regulates construction activity
- [Pennsylvania's Department of Environmental Protection](#)
  - environmental permit tracking for the public
- [West Virginia's Department of Environmental Protection](#)
  - E-Permitting Application Search

Maryland Coordinated Permitting Review Council  
**DELIVERABLE: REPORTS & RECOMMENDATIONS**

# DELIVERABLES: REPORTS & RECOMMENDATIONS

- ✓ Quarterly Reports – 3 delivered to-date
  - ✓ Accomplishments
  - ✓ Pilot Projects Overview
  - ✓ Tracking System & Public Facing Dashboard
  - ✓ Timeline & Milestones
  - ✓ Council and Agency Team Members
- ✓ Presentations to Economic Competitiveness Subcabinet - ongoing
- ✓ Presentations to the Economy Performance Cabinet - ongoing



Maryland Coordinated Permitting Review Council  
Quarterly Report to Governor Wes Moore  
FY26 Q2



Executive Order 01.01.2024.39

Strengthening Maryland's Business Climate  
to Bolster Economic Competitiveness

# E.O. DELIVERABLES

- Final Report to the Governor - 6/30/26
  - Recommendations – State Permitting
    - Internal Processes
    - Policy Approaches
    - Statutory
    - Technical
  - Tech System Solution Options & Budget
  - Local Permitting - Interim Findings
  - Other States Research – Summary
  - Council Structure – Future Utilization
  - Project Owner Teams – Summary of User Experiences in Maryland



# MARYLAND COORDINATED PERMITTING REVIEW COUNCIL

Executive Order 01.01.2024.39 Strengthening Maryland's Business Climate to  
Bolster Economic Competitiveness

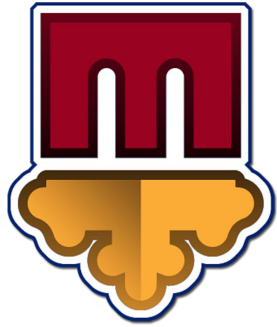
## February 11: Next Permitting Council Meeting - Virtual

[Link](#) to Council Webpage on MDP site

For further information

Secretary Flora, Chair & MDP Team Director [rebecca.flora@maryland.gov](mailto:rebecca.flora@maryland.gov)

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**MARYLAND**  
*Association of*  
**COUNTIES**



THE  
MARYLAND  
MUNICIPAL  
LEAGUE

# State of Housing Briefing

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**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.

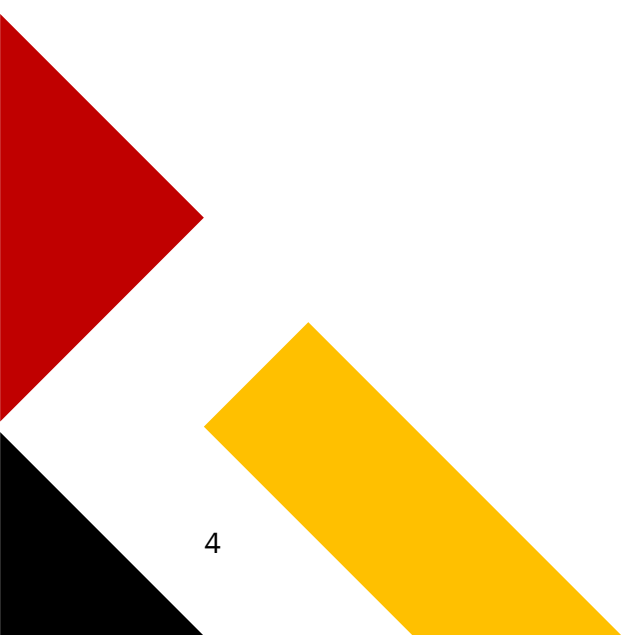
[dbutchko@mdcounties.org](mailto:dbutchko@mdcounties.org) or [angelicab@mdmunicipal.org](mailto:angelicab@mdmunicipal.org)

# 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

# Common Misconceptions



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**Smaller Doesn't  
Mean Cheaper**

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**Austin vs.  
Maryland**

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**Addressing  
Rural Housing  
Challenges**

# Major Challenges - Housing is Complex

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## 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

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## 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

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## 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**

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## **Land Use**

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

## **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 house hoarding
- Promote Homeownership

## **Protecting Renter**

- A statewide “responsible owner” registry



# We're All In This Together

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

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