

YIMBY Maryland was created in November of 2022 and since then has grown to over 400 members across the state. We were created to advocate for a better Maryland with abundant housing that's inclusive, sustainable, & affordable.



Maryland has a housing crisis and the state is going to have to play a role in solving it.

According to a 2021 report by the National Low Income Housing Coalition, there are only 35 affordable and available rental homes per 100 extremely low-income renter households in the Baltimore-Columbia-Towson area. Additionally, 84% of extremely low-income renter households in this area spend more than 30% of their income on housing costs and utilities.

There are two primary drivers of high housing costs – housing supply and the cost of land. SB 744 addresses both.

First, we need more housing. According to the 2020 Maryland Housing Needs Assessment conducted on behalf of the Maryland Department of Housing and Community Development, Maryland lacks 85,000 rental units for its lowest income households and that is only projected to grow. Between 2020 and 2030, Maryland is expected to add an estimated 97,200 low income families, which will more than double the projected need.

What's stopping Maryland from developing more affordable housing? Land costs. MDAT has recently reported that residential property values in Maryland have increased 12.7% over the last 3 years and this increase only comes on top of an already inaccessible market.

SB 744 will enable nonprofit affordable housing developers to build new housing at below market prices. Programs like the Low Income Housing Tax Credit offer a critical means of providing housing, but these projects are still constrained by the bottom line – limiting the number of units they can build. If land is donated for development, affordable housing developers can build more units and provide housing for more families.

SB 744
YIMBY MD - Favorable

And there is innovation in this space ready to come to the table. Companies like Vessel (www.myvessel.com) seek out government owned property for pre-fabricated multifamily structures. And because they don't need to find investors, they can pass on equity in these projects to their tenants.

Efforts like this is why SB 744 is about more than just vacant land. It provides room for innovation in the affordable housing space beyond what we have right now. If we're going to take on the housing crisis and be a leader across the country, innovation is what we need.

For that reason, we urge a favorable report on SB 744.

- Tom Coale
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