

COORDINATING AFFORDABLE HOUSING & TRANSPORTATION PLANNING

PURPOSE: Identify ways to engage the public on new homes for the region, including affordable homes, and how they could potentially improve our transportation network and overall economy.

Real estate experts increasingly believe that, as in many metropolitan areas across the country, a constrained supply of habitable homes to buy and rent here in the Baltimore region is constraining our economy and job growth. It also leads to additional traffic from workers commuting from outside our metropolitan area and from places without commuting alternatives, such as transit, walking, and biking.

One reason for this is that a constrained supply of homes has contributed to dramatic price increases – up 27% from June 2020 to June 2022 – making it more and more difficult for first-time homebuyers. This dynamic has also reinforced stubborn racial homeownership gaps in the region and forced would-be homebuyers to continue to rent, inflating demand in the rental market. This high rental demand has combined with a limited supply of rental homes to push rents up as well – in some jurisdictions more than 15% from 2020 to 2022. Here in our region and across the country, rising housing prices are a major contributor to inflation.

As across the country, however, proposed efforts to increase the supply of rental and for-sale homes, including affordable homes, often meet strong opposition from nearby residents. This can result in a public policy stalemate that only exacerbates these challenges. New research, however, can offer insight into public viewpoints and how to engage with community residents constructively.

Deliverables for this task may include:

- Focus groups of residents around the metropolitan area
- Additional research into how the location of homes might affect the transportation network
- Suggestions for how public policy makers can constructively engage with current community residents on possible solutions.

PARTICIPANTS: BMC, local jurisdictions and housing agencies, MDOT, MDOT MTA, Consultant

FY 2024 BUDGET: \$160,000