

Housing Indicator Tool: 2022 Results

Presentation to the Baltimore Metropolitan Council's Housing Committee and Preservation Task Force
July 6, 2023

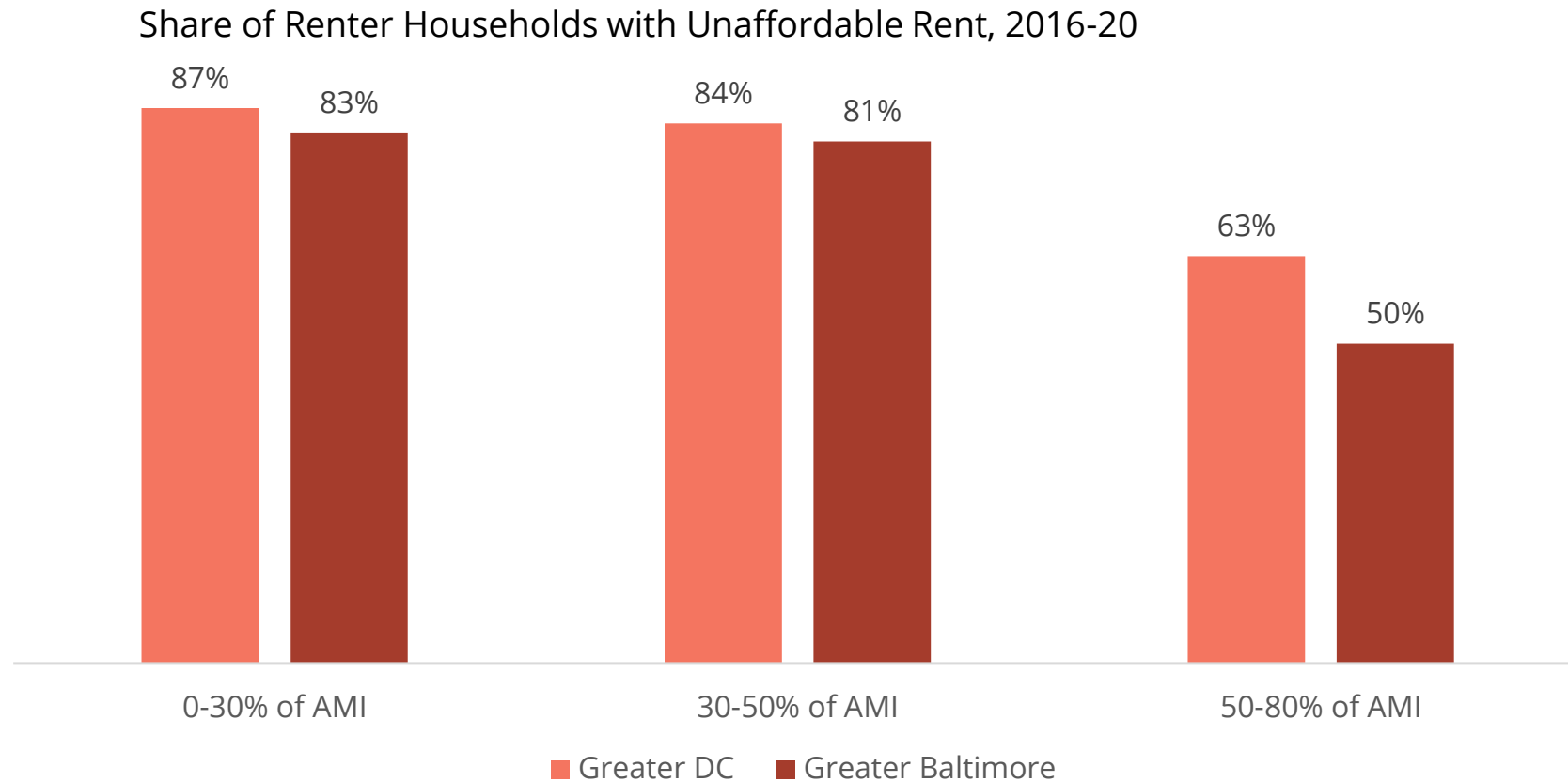


Leah Hendey

Housing matters

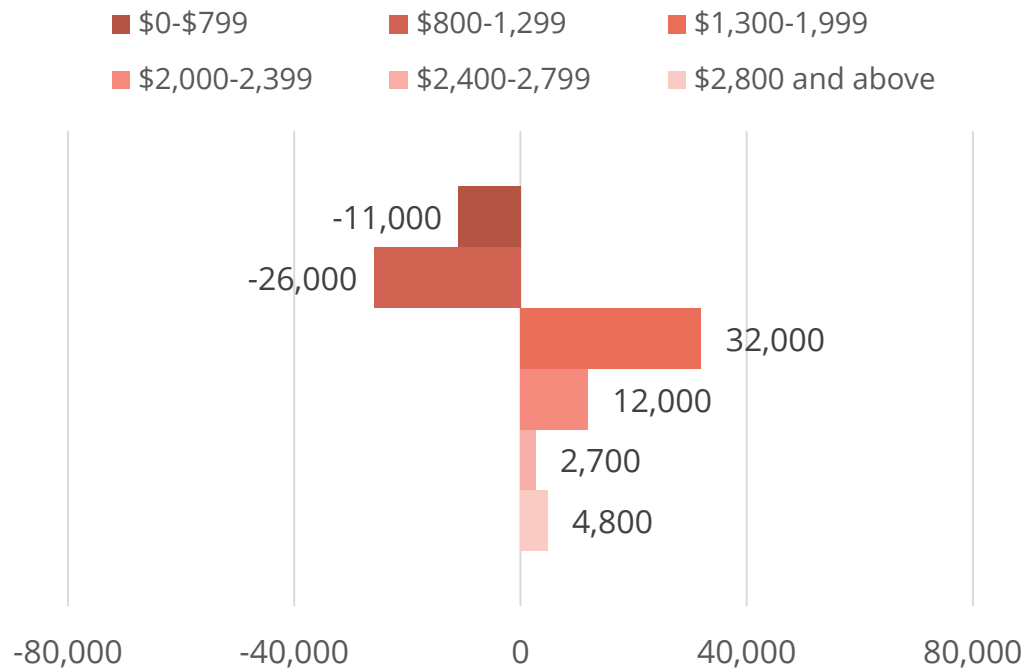
- A well-functioning housing market **strengthens regional economies**.
- Employers need a diversity of talent to fill a variety of positions → that workforce needs housing to fit **all household types and affordability levels**.
- **Inaction** on housing affordability challenges **could undermine growth** of the region's economy.

4 in 5 renters with very low incomes have unaffordable rent

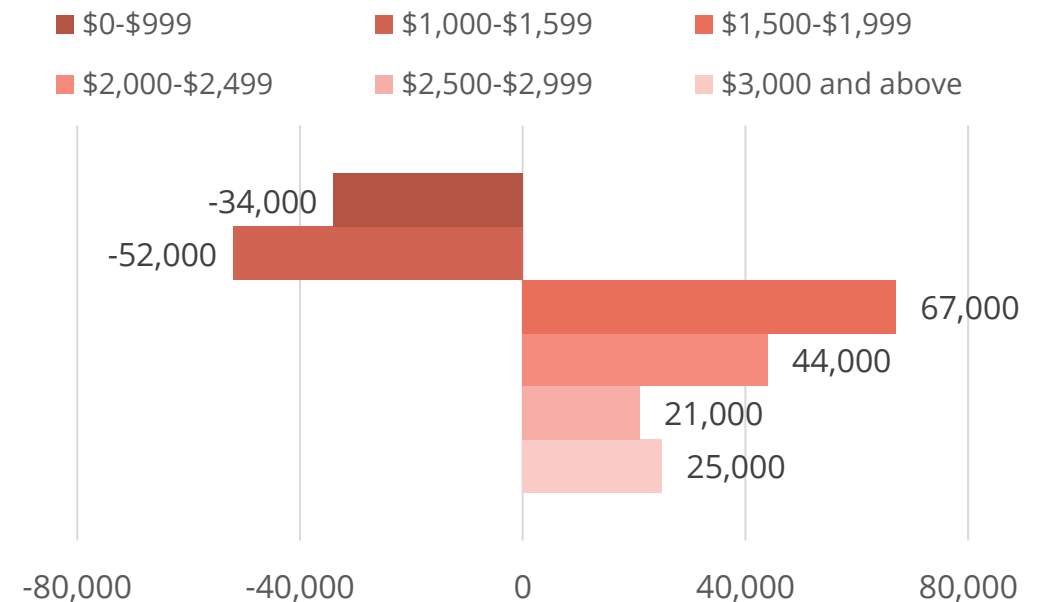


Both regions are losing low-rent units

Greater Baltimore, 2008-12 to 2016-20 (\$2020)



Greater DC, 2008-12 to 2016-20 (\$2020)



Increase housing supply to meet expected growth & serve residents

- Greater DC needs 25,000 units annually; about 14,000 should be affordable to households with incomes below 80% of area median
- Maryland Housing Needs Assessment also calls for increased production & more affordable housing
 - Baltimore region is expected to add more than 62,000 net new households between 2020 and 2030, including more than 36,000 households with incomes below 50% of AMI.

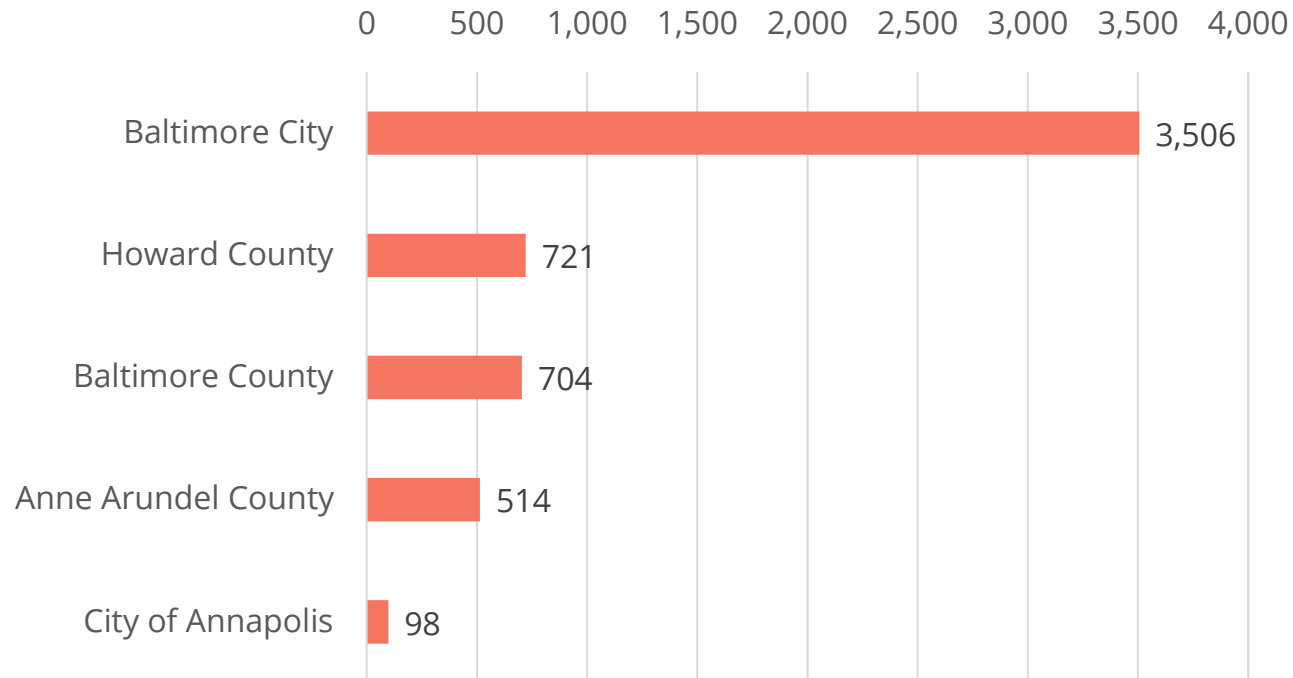
Estimated housing units to accommodate expected growth in Baltimore region

| | 2020-2030 | | Annual | |
|---------------------------------------|---|-------------|---|-------------|
| | Units affordable to households below 50% of AMI | Total units | Units affordable to households below 50% of AMI | Total units |
| Annapolis | 475 | 1,231 | 47 | 123 |
| Anne Arundel (excluding Annapolis) | 5,737 | 14,875 | 574 | 1,488 |
| Baltimore City | 4,408 | 15,539 | 441 | 1,554 |
| Baltimore County | 14,437 | 17,394 | 1,444 | 1,739 |
| Carroll | 2,140 | 4,521 | 214 | 452 |
| Harford | 5,095 | 8,638 | 509 | 864 |
| Howard | 4,518 | 17,143 | 452 | 1,714 |
| Queen Anne's | 261 | 2,434 | 26 | 243 |

Source: Urban Institute analysis of household projections in the [2020 Maryland Housing Needs Assessment](#) and American Community Survey microdata

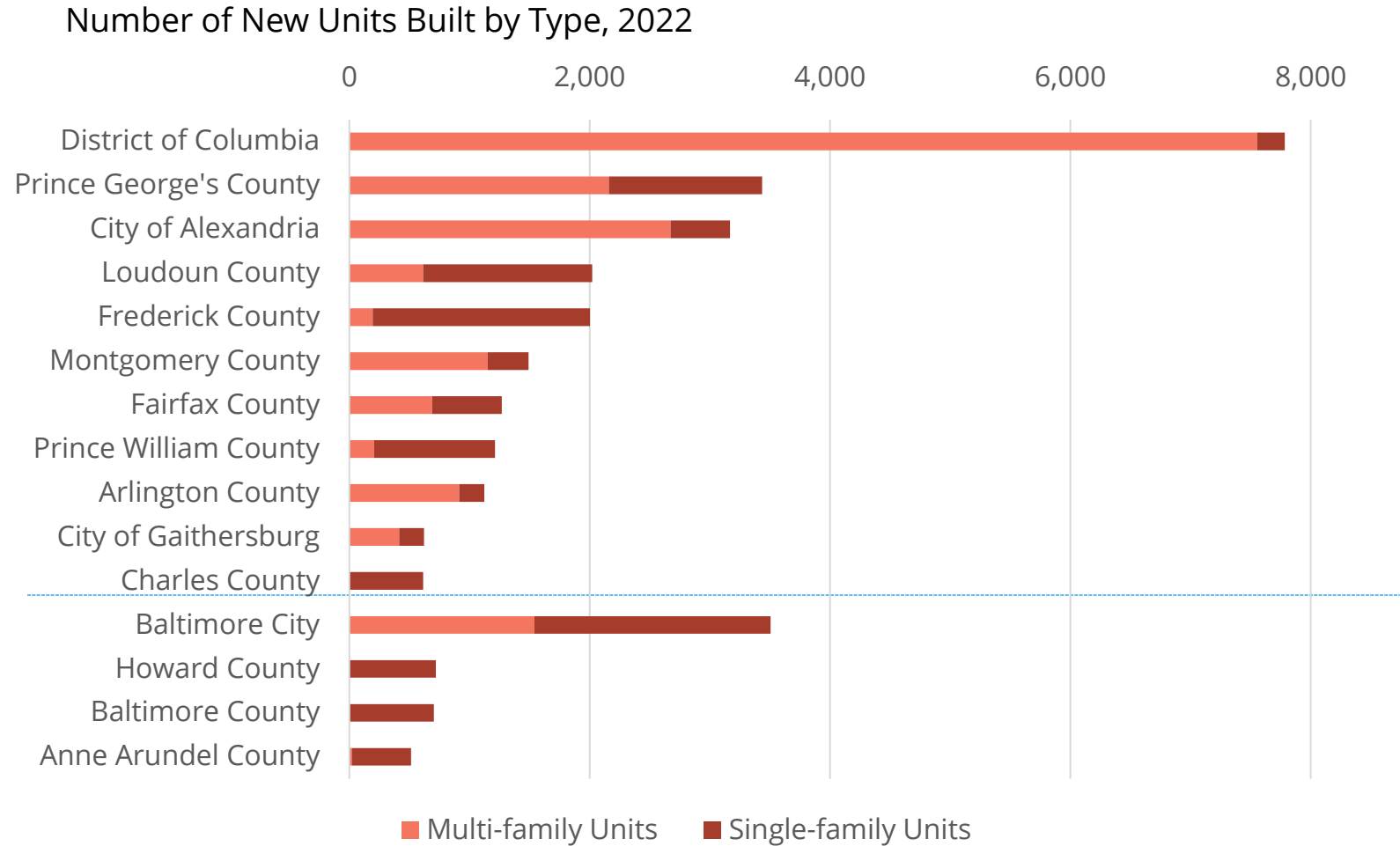
5 Baltimore jurisdictions reported 5,543 new units in 2022

Number of New Housing Units Built in the Greater Baltimore Region, 2022



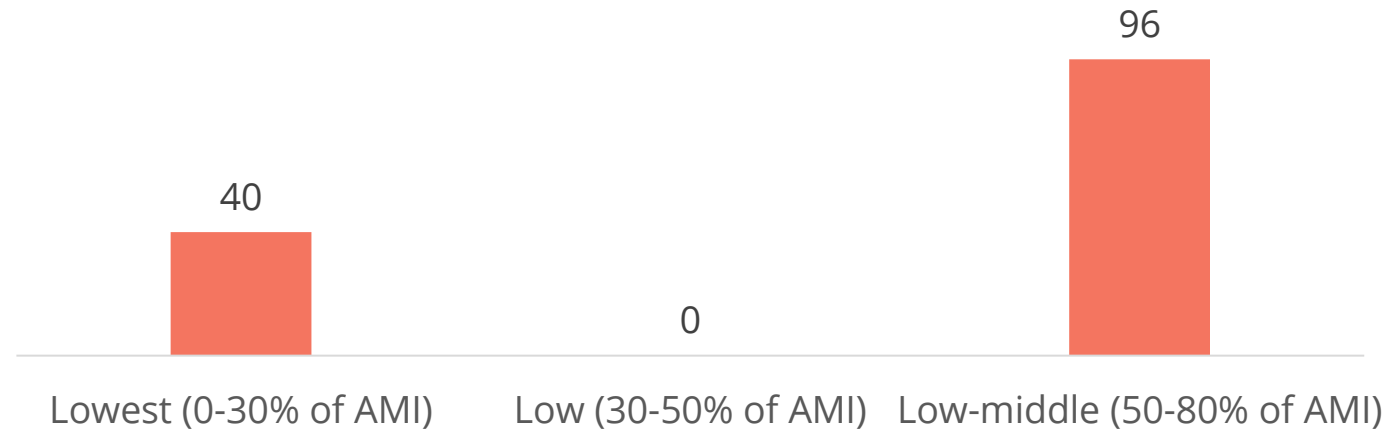
Source: HIT survey of local jurisdictions

Most multifamily production is concentrated in a few jurisdictions



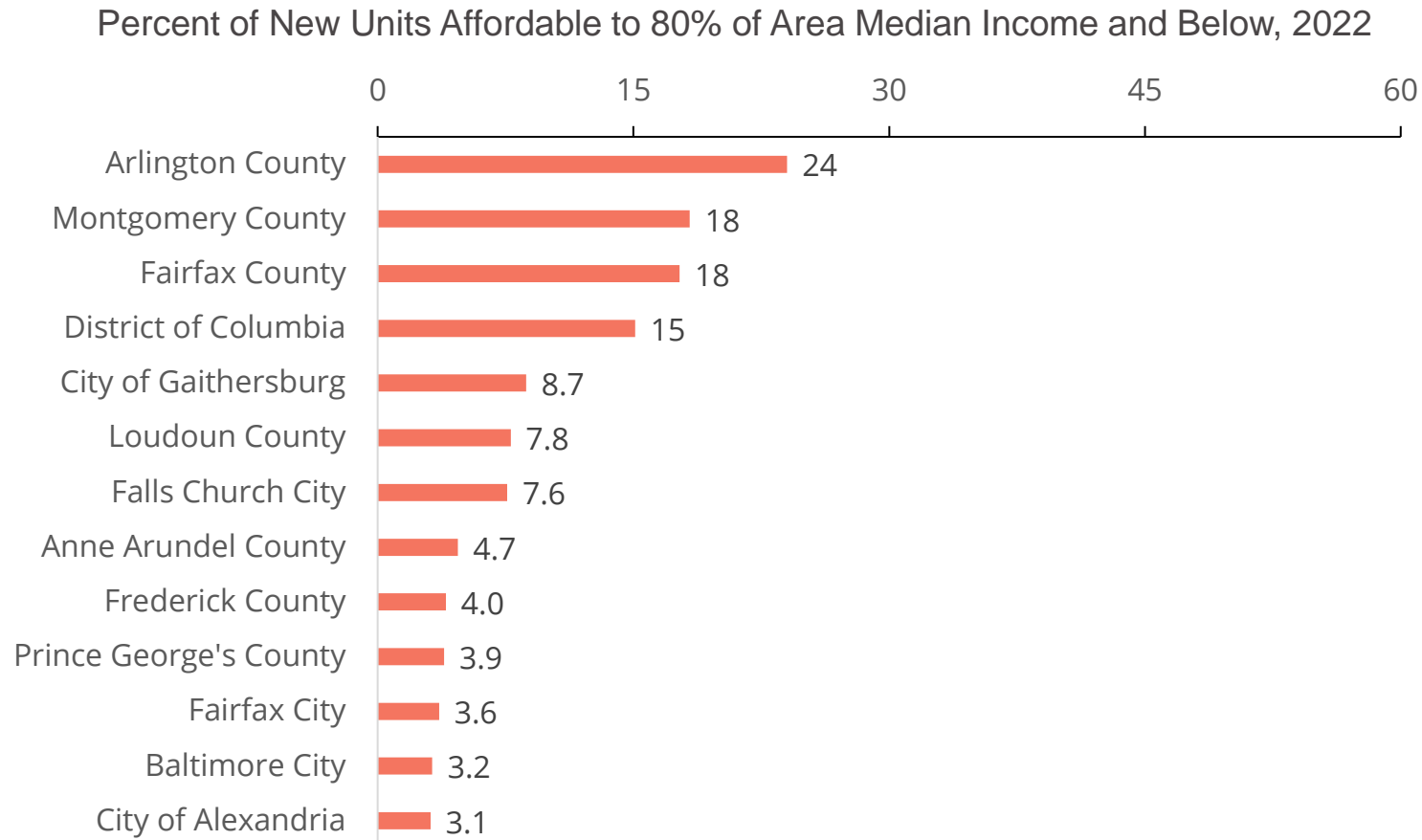
Renewed focus on affordable housing production is needed

Number of New Affordable Units Built by Affordability Level in the Baltimore Region, 2022



Source: HIT survey of local jurisdictions

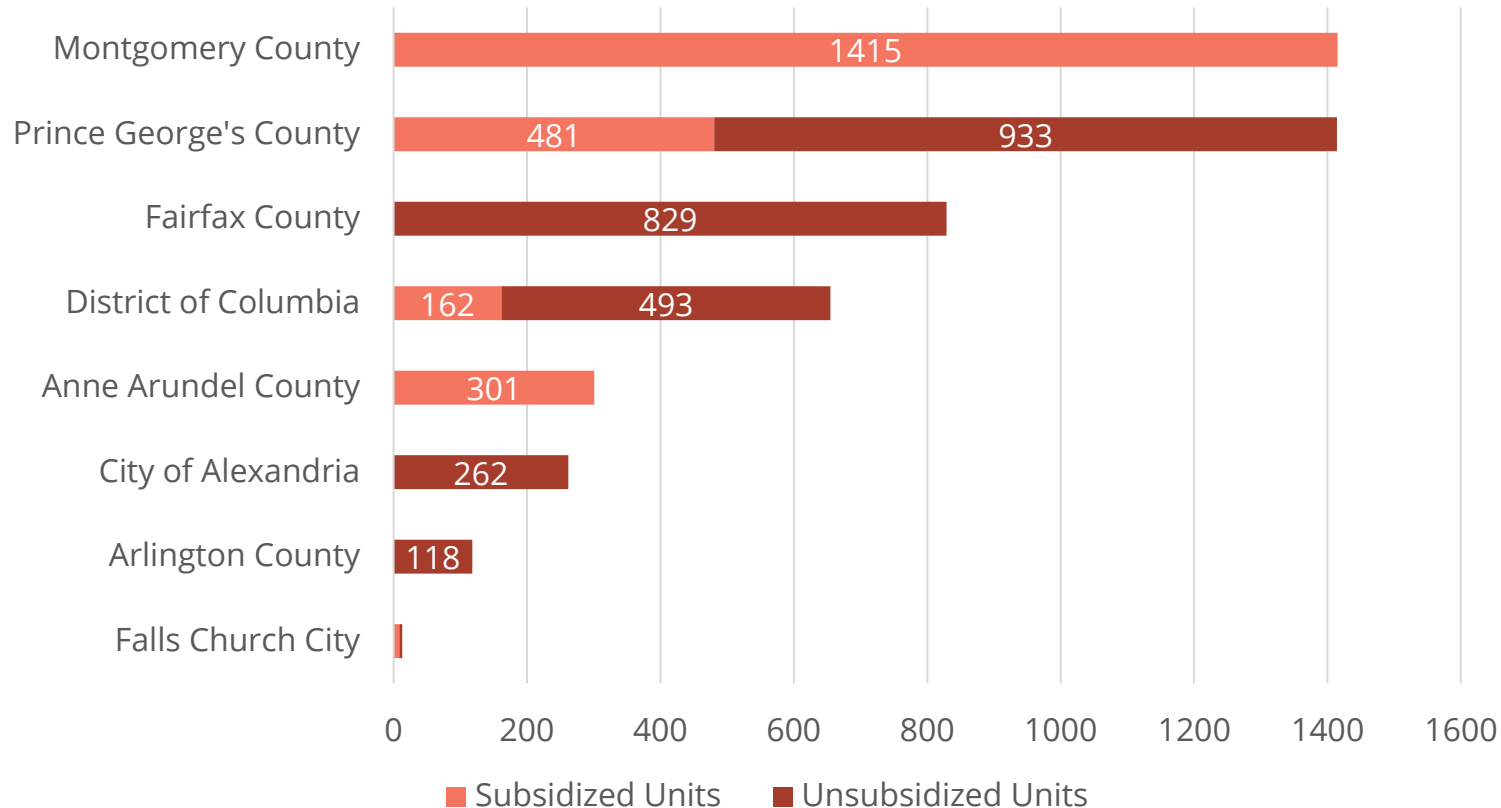
About 10% of new units in DC region, 8% in Baltimore region were affordable in 2022



Source: HIT survey of local jurisdictions

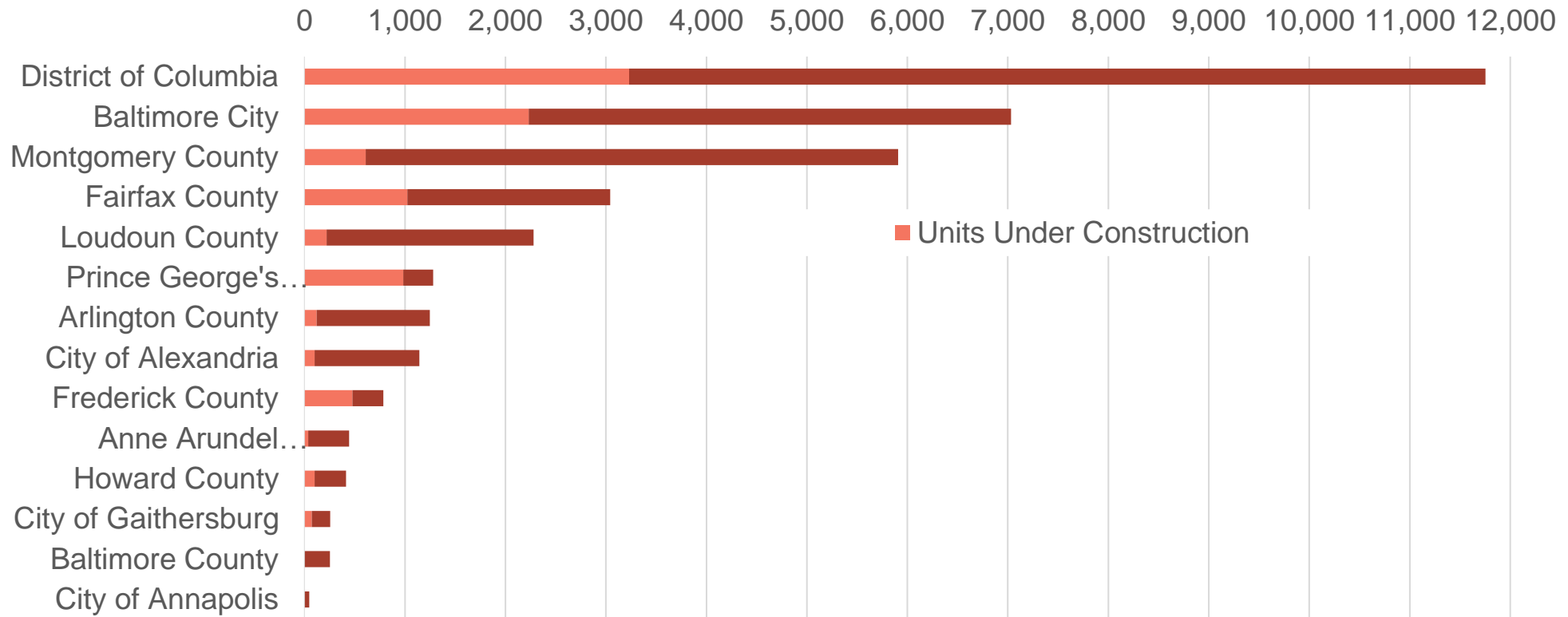
Across DC and Baltimore regions nearly 5,000 units were preserved as affordable in 2022

Number of Affordable Units That Were Preserved by Type, 2022



36,500 affordable units under construction or in the pipeline

Number of Affordable Units Under Construction or in the Pipeline, 2022



Tracking policies to preserve, produce, and protect

| Policy | DC region jurisdictions (out of 15) | Baltimore region jurisdictions (out of 5) |
|---------------------------------------|-------------------------------------|---|
| Homebuyer Assistance | 14 | 5 |
| Affordable Housing Priority in TOD | 12 | 2 |
| Emergency Rental Assistance | 11 | 5 |
| Prevention of Displacement Priority | 11 | 3 |
| Housing First | 8 | 3 |
| Right of First Refusal | 7 | 2 |
| Preservation Inventory – Subsidized | 7 | 2 |
| Housing Trust Fund (Dedicated Source) | 6 | 1 |
| Local Vouchers | 4 | 2 |

Tracking policies to reduce the impact of climate change

| Policy | DC region jurisdictions (out of 15) | Baltimore region jurisdictions (out of 5) |
|--|-------------------------------------|---|
| Build Energy Efficiency Standards | 10 | 4 |
| Energy Efficiency Upgrades for Homeowners | 10 | 3 |
| Climate Action Plan | 7 | 3 |
| Energy Efficiency Upgrades of Affordable Housing | 7 | 2 |
| Outreach on Flood Insurance | 6 | 2 |

Source: HIT survey of local jurisdictions