2030 Housing Production Targets for the State of Maryland

Maryland Department of Housing and Community Development

January 1, 2026

Maryland
DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

HOUSING STARTS HERE

Maryland Has a Housing Shortage

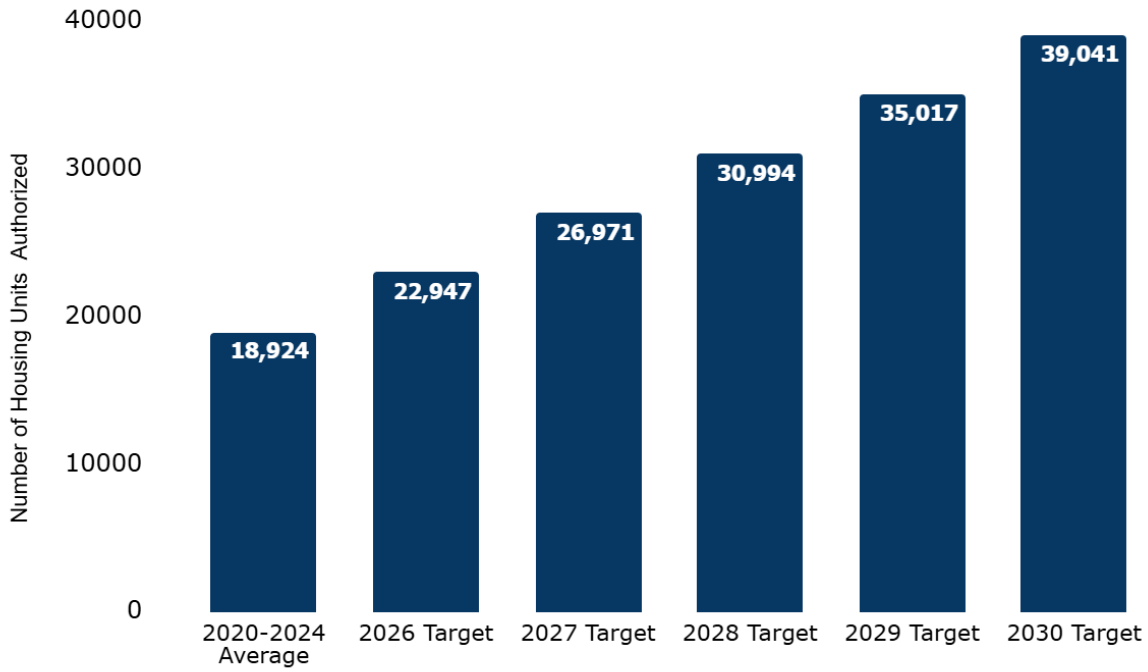
The State of Maryland faces a serious housing crisis. A lack of available housing for sale and for rent increases housing prices and has meaningful consequences for Maryland families. An estimated 1 in 3 Maryland households spend over 30% of their monthly income on housing costs.[1]

Quantifying housing production goals to address the housing crisis creates a measurable public objective, adding accountability for elected leaders and focusing policy and investment decisions towards improving housing availability for Maryland households. Under Governor Moore's Housing Starts Here Executive Order, the Department of Housing and Community Development (DHCD) will publish every five years housing production targets for the state, each county, and each municipality that exercises land use authority. Annually, DHCD will assess the progress of the state and each jurisdiction towards housing production targets.[2]

This report is the first publication of Maryland statewide housing production targets. It finds that the status quo in Maryland is untenable. **If the state maintains its current housing permitting rate of approximately 18,000 units per year,[3] housing cost burdens will increase, overcrowding and involuntary displacement will worsen, and more Maryland families will leave the state to find housing that meets their needs.** This report estimates the number of housing units needed to house every Maryland household in 2030, with enough flexibility in the market to allow for households to move. **It concludes that Maryland needs to double its rate of housing production over the next five years.**

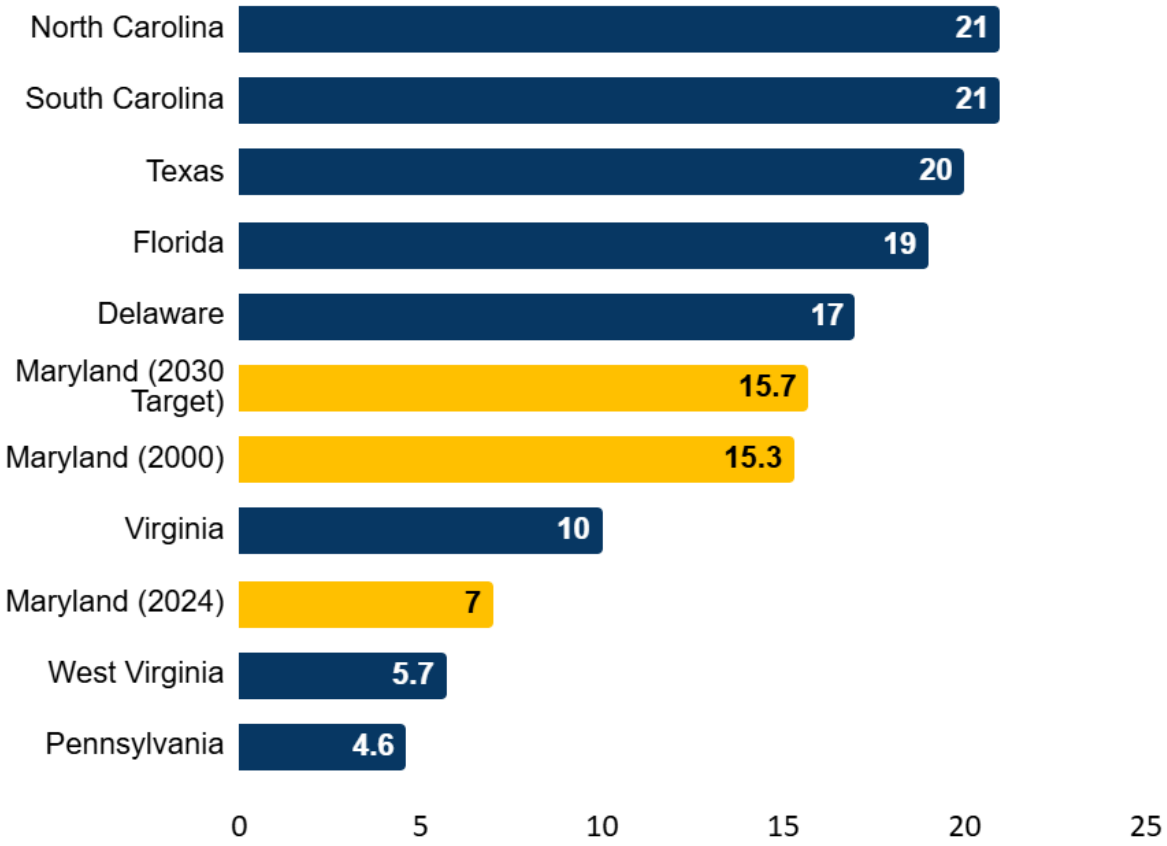
[1] United States Census Bureau, 2024 American Community Survey 1-year estimates, Table DP04
[2] Executive Order 01.01.2025.19, "Addressing Maryland's Affordable Housing Crisis" (Sept. 3, 2025)
[3] U.S. Building Permit Survey, accessed via the Maryland Department of Planning

Figure 1: Maryland Statewide Housing Targets



While doubling the current rate of housing production over five years represents a significant increase relative to today's output, it is not unprecedented. Permitting 39,000 housing units in 2030 would equate to approximately 15.7 new units per 1,000 households, which is similar to Maryland's historic permitting rate before the Great Recession. For example, Maryland permitted 15.3 units per 1,000 households in 2000. By comparison, other lower-cost housing states that are attracting Maryland residents are building at rates well above this level, as shown in Figure 2 below.

Figure 2: Building Permits Per 1,000 Households[4]



Increasing housing availability in Maryland will require meaningful policy intervention at both the state and local levels. The Moore-Miller Administration is committed to addressing the serious housing crisis that impacts every Marylander. In 2024, Governor Moore passed a legislative package to spur new housing construction, strengthen the state's financing tools for community and housing investments, and enhance housing stability for renters. In fiscal years 2024 and 2025, the Department of Housing and Community Development financed the creation or preservation of 6,946 affordable housing units. And in 2025, Governor Moore's Housing Starts Here Executive Order requires Maryland's executive branch departments and agencies to take a number of actions to reduce costs and delays in the production of new housing units, and incentivizes local jurisdictions to take steps to encourage more housing

[4]Analysis on building permits issued per 1,000 households from other states is from the Maryland Comptroller's 2025 *Housing & The Economy* report (p. 29) and represents 2024 data. The Maryland (2000) estimate is sourced from the U.S. Building Permit Survey, accessed via the Maryland Department of Planning, and the 2000 Census estimate for Maryland households (Table DP-1). The Maryland (2030) estimate is the 2030 statewide housing target relative to the 2030 projected number of households.

construction. Many local jurisdictions in Maryland have also already taken meaningful steps to expand housing availability.

Despite this progress, the need for additional housing across Maryland remains significant. The statewide housing production targets set forth in this report are intended to serve as a common benchmark for measuring progress, support collaboration between the state and local governments, and inform local policy decisions. Sustained state and local leadership will be essential to meeting Maryland's housing needs.

The Impact of Maryland's Housing Shortage

The current lack of available housing in Maryland has wide-ranging consequences that affect families, communities and the state's long-term economic health. The availability of housing meaningfully influences the affordability of housing. When housing construction slows, competition among households for the limited amount of new housing stock increases, driving up prices and putting pressure on the entire housing market, including increasing competition for lower-cost units. A robust body of research has shown that increasing housing availability, including the supply of unsubsidized, market-rate units, eases pressure on housing markets. A 2024 study by Pew Charitable Trusts found that a 10% increase in housing supply in a given metro area was correlated with an average of $470 less in yearly costs for renters compared to markets that did not increase supply. Increasing housing availability reduces competition for lower-cost units, in turn slowing rent growth in that market sector and reducing pressure on low-income households. The lack of available housing in Maryland, and resultant tight rental and for-sale markets, has meaningful consequences for housing prices, household formation, and domestic outmigration in the state:

Insufficient housing availability disproportionately impacts low-income households and other vulnerable Marylanders. The median monthly costs for both homeowners and renters in Maryland exceed those in any neighboring state.[5] Over half (52%) of Maryland renter households spend more than 30% of their monthly income on housing costs.[6] Research by the National Center for Smart Growth[7] has found that Maryland has a severe shortage of rental homes affordable to low-income households, forcing many families to spend a large share of their incomes on rent. This leaves less money for necessities such as food and medical care and makes saving more difficult – leaving these families more vulnerable to eviction and homelessness. During the 2025 fiscal year, about 16,000 Maryland families were evicted for failure to pay rent, and tens of thousands more faced the threat of

[5] National Center for Smart Growth, "Maryland Housing Needs Assessment Update Summer 2025" 21.
[6] United States Census Bureau, 2024 American Community Survey 1-year estimates, Table DP04
[7] Maryland Housing Needs Assessment Update Summer 2025 62-64.

eviction.[8] In that same time period, an estimated 22,000 Marylanders, including over 2,200 families with children, experienced homelessness.[9]

Insufficient housing availability puts homeownership further out of reach. Between 2000 and 2022, the percentage of Maryland households able to afford to purchase the median home in the state – now priced at almost $450,000 – dropped from 75% to less than 50%.[10] The lack of available, affordable homes exacerbates the racial wealth gap in Maryland by limiting access to homeownership, a key driver of generational wealth accumulation. 78% of White households in Maryland are homeowners, compared to 54% of Black and Hispanic households.[11] Maryland has the 5th-highest foreclosure rate in the nation, reflecting the impact high housing costs have on existing homeowners.[12]

Insufficient housing availability limits employment opportunities for Marylanders. Employers have difficulty attracting workers to Maryland because of the high cost of housing, especially compared to other states such as Pennsylvania, the Carolinas, and Texas, and Maryland loses thousands of residents to these and other lower-cost states each year. This outmigration costs the state billions of dollars in economic activity and tax revenue yearly.[13]

Estimating Maryland's Housing Shortage

There is no single, universally accepted method for estimated housing need. Existing estimates for Maryland vary based on underlying assumptions, data sources, and policy objectives. This report builds on that body of work while adopting an approach tailored to the requirements of the Housing Starts Here Executive Order, including the need for consistent, jurisdiction-level targets that can be updated and tracked over time. A summary of alternative housing need estimates and methodologies is provided in the appendix. The following key priorities guided DHCD's methodology for estimating Maryland's housing shortage and establishing housing production targets:

- *Consistency:* Maryland is, by many measures - geographically, demographically, and economically - one of the nation's most diverse states, and its housing needs reflect that diversity. Rural areas in Western Maryland or on the Eastern Shore do not have the same housing markets as densely populated areas such as Baltimore or Rockville.

[8] Maryland District Court data, accessed via the DHCD Maryland Evictions Dashboard, December 2025
[9] Maryland Department of Housing and Community Development, sourced from the Maryland Continuums of Care Homeless Management Information (HMIS) system.
[10] Maryland Housing Needs Assessment Update Summer 2025 50.
[11] 2024 American Community Survey 1-year estimates, Table S2502
[12] Maryland Dept. of Housing and Community Development, "Property Foreclosure Events in Maryland - Second Quarter 2025"
[13] Comptroller of Maryland, "State of the Economy Series: Housing & The Economy", October 2025

Seasonal housing plays a larger role in Worcester County than elsewhere, while Baltimore City faces a uniquely high vacancy rate. To account for these differences while maintaining comparability across jurisdictions, DHCD created a single, statewide methodology for estimating context-appropriate housing production targets. A consistent statewide formula provides the key benefit of being able to compare jurisdictions' housing production progress, regardless of local market conditions.

- *Availability, frequency and reliability of data:* The Executive Order requires annual progress tracking and five-year updates of housing targets. To meet the requirements of the Executive Order and ensure targets reflect current housing market conditions, DHCD prioritized data sources that are regularly updated and reliable at smaller geographic levels. This prioritization of data availability and frequent updates limits the extent of analysis that can be done with sub-populations in the state (such as low-income households) but ensures that targets are calculated consistently and applied uniformly.

- *Simplicity:* Many estimates on housing shortages account for different policy objectives, such as the amount of housing needed to induce economic or population growth. Rather than rely on assumptions about other factors, including the relationship between housing supply and future economic conditions, DHCD prioritized a simple and transparent framework focused on adequate housing availability for the projected number of Maryland households. While this approach creates conservative estimates for housing production needs, it allows for targets that are easily communicated, replicated, and evaluated.

DHCD held two public hearings on housing production targets on October 22 and November 19, 2025, during which officials from local jurisdictions and other housing stakeholders provided feedback on the proposed guiding principles and target-setting methodology. DHCD carefully considered the feedback received during the public comment periods, which informed how the methodology and targets are presented and implemented in this report.

In line with these guiding principles, DHCD established the following formula to estimate the number of new housing units needed in the state between 2025 and 2030 in order to house every Maryland household, with enough flexibility in the market for normal household mobility:

Statewide housing production need =

$$\frac{Number\ of\ households\ in\ 2030}{(1 - Target\ Vacancy\ Rate)}$$ *- Number of occupiable units in 2025 + Units projected to be lost 2025-2030*

Estimating Housing Demand

Estimating the number of households in 2030 To establish the number of housing units that will be needed to house Maryland's population five years from the date of this publication, DHCD staff used the Maryland Department of Planning's 2030 household projections for the state as a whole as well as for each county. The Maryland Department of Planning's State Data and Analysis Center applies a detailed methodology using U.S. Census and other administrative data to determine projected household growth rates and populations for the state and each county at five-year intervals out to 2055.[14]

Standard federal household surveys primarily collect information from housing units, which excludes individuals living on the street, in cars or in other temporary and unstable locations. To correct for the systemic underrepresentation of unsheltered populations in federal surveys, DHCD added current unhoused population data to the statewide housing need estimate. DHCD's Division of Homeless Solutions collects data annually from local Continuums of Care. This data reflects the number of individuals and families that have sought assistance from a local Continuum of Care in the 2025 fiscal year. For counties where county-level data was unavailable, regional counts were apportioned based on each county's share of extremely low-income renters in the region.

Estimating the target vacancy rate Healthy housing markets require some vacant units to function effectively. If every housing unit in the state were occupied, households would be unable to move between units and new residents would have no available housing. In jurisdictions with adequate housing supply, the total number of housing units therefore exceeds the number of households. Most housing market research finds that healthy vacancy rates vary by occupancy type, with owner-occupied housing typically requiring lower vacancy rates and renter-occupied housing requiring higher vacancy rates to support turnover. Across all occupancy types, healthy vacancy rates are generally estimated in the range of 2% to 8%, with balanced markets clustering closer to the middle of that range. Other states that establish housing production targets have set overall vacancy targets between 4% (some California jurisdictions) and 6% (Washington). For the purposes of these calculations, DHCD assumes a 4% statewide housing vacancy rate to reflect balanced market conditions based on Maryland's current mix of owner-occupied and renter-occupied housing units. This estimate reflects a conservative assumption that supports household mobility without overstating housing demand. With a 4% target vacancy rate, the projected number of households in 2030 would occupy 96% of the total housing stock required to meet statewide need.

[14] Maryland Department of Planning Household Projections (November 2025)

Table 1: Estimated Number of Housing Units Needed in 2030

Jurisdiction	Projected 2030 Households	Estimated Unhoused Population	Housing Units Needed in 2030 *(2030 Households + Unhoused Population)/0.96)*
State of Maryland	**2,493,200**	**16,632**	**2,614,408**
Allegany County	27,570	14	28,733
Anne Arundel County	243,290	963	254,430
Baltimore County	343,670	2,213	360,295
Calvert County	33,790	75	35,276
Caroline County	13,050	142	13,742
Carroll County	66,750	453	70,003
Cecil County	43,720	298	45,852
Charles County	66,730	175	69,693
Dorchester County	14,340	78	15,019
Frederick County	123,770	806	129,767
Garrett County	11,950	27	12,476
Harford County	104,430	459	109,259
Howard County	133,690	360	139,635
Kent County	8,520	16	8,892
Montgomery County	422,850	2,217	442,778
Prince George's County	357,730	865	373,536
Queen Anne's County	21,730	38	22,675
St. Mary's County	45,850	125	47,891
Somerset County	8,640	34	9,035
Talbot County	16,690	60	17,448
Washington County	62,500	391	65,511
Wicomico County	44,080	532	46,471
Worcester County	24,340	290	25,656
Baltimore City	253,520	6,001	270,334

Estimating Housing Supply

Estimating the number of occupiable housing units in 2025 To estimate how much housing must be constructed to accommodate the projected number of households in 2030, DHCD's first step was to estimate the number of existing occupiable housing units in Maryland. Because there is a lag in data collection and reporting for surveys that measure housing stock, additional analysis is required to estimate the current-year housing inventory.

- *Estimating the total number of households in 2024* 2024 American Community Survey (ACS) 1-Year Estimates provide total housing unit count estimates for the state and for counties with a population over 65,000. For counties where data was unavailable, 2024 housing unit estimates were imputed by apportioning the estimated change in statewide housing stock between the 2023 5-Year ACS estimate and the 2024 1-Year ACS estimate by the county's share of average annual net new housing production.[15]

- *Estimating the number of housing units added to the housing stock in 2025* New housing units expected to become occupiable in 2025 were estimated using data from the U.S. Building Permit Survey, accounting for the lag between building permit issuance and unit completion. A share of single-family unit permits and multi-family unit permits issued between 2022 and 2025 were assumed to be completed for occupancy in 2025 based on construction completion timing assumptions informed by the U.S. Census Bureau's Survey of Construction. Because full-year 2025 permit data were not yet available, permit counts through July 2025 were scaled to an annual total using the average share of annual permits issued through July in prior years (2020–2024). An estimate for housing units lost due to attrition (discussed below) was netted against the estimate of new housing units completed.

- *Estimating the number of housing units unavailable for occupancy* Not all housing units in the total housing stock are available for household occupancy. Some housing units are vacant most of the year and reserved for seasonal or recreational use (an estimated 53% of all housing units in Worcester County and 22% of all housing units in Garrett County are seasonal). Additionally, some units are held off the market year-round for personal or family reasons, extended absences, needed repairs, legal proceedings, storage, or future demolition.[16] Units classified by the American Community Survey as "other vacant" are used to estimate housing stock held off the market, with counts adjusted downward by 10% to account for units likely to return to occupancy following repairs or resolution of temporary conditions. This report uses

[15] A detailed methodology appendix is available as a supplement to this report on the Department of Housing and Community Development's website.
[16] U.S. Census Bureau, "Other" Vacant Housing Units (Kresin 2013)

2023 5-Year American Community Survey estimates to calculate both the seasonal vacation housing stock and housing stock held off the market in Maryland.[17]

Estimating the number of housing units projected to be lost to attrition Every year, several thousand housing units in Maryland are lost or rendered unusable due to fire, flooding, demolition, or deterioration. Ongoing losses from the existing housing stock must be accounted for when estimating the number of new units needed to meet future housing demand. This report incorporated housing attrition in three steps. First, attrition rates by age of housing stock were drawn from available federal surveys.[18] Second, these age-specific attrition rates were applied to each Maryland county using 2023 5-Year American Community Survey estimates of housing stock by year built. Third, to avoid overstating losses, estimated annual housing attrition in each county was capped at 80% of annual permitting activity, reflecting the lack of evidence of sustained overall declines in housing inventory across Maryland. This approach results in a statewide housing unit attrition rate of 8,168 units annually. This estimate is conservative compared to other recent analyses of housing unit attrition in Maryland,[19] and is not adjusted to reflect that the housing stock will get older between 2025-2030. For the purposes of this analysis, a conservative estimate is appropriate because not all housing units lost would have been otherwise occupiable by Maryland households. A more accurate historical analysis of housing unit losses specific to Maryland (instead of applying regional or national attrition estimates) would benefit future assessments of housing production needs in the state.[20]

[17] 2023 5-year estimates are the most recent full dataset available for all Maryland jurisdictions. 1-Year estimates are not available for jurisdictions with the largest share of seasonal homes and DHCD chose not to impute values given the significant survey-to-survey variability for these estimates.
[18] Units built 1990 or earlier are assumed to be lost at a rate of 0.2%, units built between 1960 and 1989 are assumed to be lost at a rate of 0.3% and units built 1959 or earlier are assumed to be lost at a rate of 0.6%. These attrition rates are DHCD estimates derived from referencing the housing unit loss rate for the south region, which includes Maryland, in the 2024 Census *Methodology for State and County Total Housing Estimates* and the HUD 2015-2017 *Component of Inventory Change Report*.
[19] A 2024 Mercatus Center brief estimated 9,000 housing units are lost annually in Maryland due to attrition, while the 2025 Maryland Housing Needs Assessment estimated 0.5% of housing stock (an estimated 12,000 units) is annually lost to attrition.
[20] The recent publication of the Address Count Listing from the Census Bureau's Geography Division is a promising future avenue to estimate both demolitions and net new construction that may be considered for future publications.

Table 2: Estimated 5-Year Housing Production Need (2025-2030)

County	2025 Estimated Number of Total Housing Units	Vacant Units for Seasonal or Recreational Use	"Other" Vacant Units	2025 Estimated Number of Occupiable Housing Units *(Total Units - Seasonal Units - 90% * "Other" Vacant Units)*	Estimated housing unit loss (2025-2030)	**Estimated 5-Year Housing Production Need (2025-2030)** ***(2030 Housing Need - 2025 Occupiable Units + Projected housing loss)***
State of Maryland	2,599,628	53,824	82,100	2,471,914	40,840	**184,784**
Allegany County	32,588	1,081	3,054	28,758	125	**99**
Anne Arundel County	238,979	2,539	3,459	233,327	3,720	**24,824**
Baltimore County	351,821	1,000	8,636	343,049	4,760	**22,006**
Calvert County	36,363	803	986	34,672	510	**1,111**
Caroline County	13,651	118	756	12,853	235	**1,122**
Carroll County	67,463	183	1,377	66,040	1,050	**5,011**
Cecil County	44,851	1,419	998	42,533	690	**4,011**
Charles County	66,754	485	1,356	65,048	870	**5,516**
Dorchester County	16,505	1,057	1,318	14,262	280	**1,037**
Frederick County	114,613	462	2,552	111,854	1,610	**19,525**

County	2025 Estimated Number of Total Housing Units	Vacant Units for Seasonal or Recreational Use	"Other" Vacant Units	2025 Estimated Number of Occupiable Housing Units *(Total Units - Seasonal Units - 90% * "Other" Vacant Units)*	Estimated housing unit loss (2025-2030)	**Estimated 5-Year Housing Production Need (2025-2030)** ***(2030 Housing Need - 2025 Occupiable Units + Projected housing loss)***
Garrett County	18,960	3,993	978	14,087	305	**-**
Harford County	108,611	251	2,408	106,193	1,540	**4,608**
Howard County	127,197	410	1,464	125,470	1,675	**15,843**
Kent County	10,434	996	515	8,975	190	**106**
Montgomery County	410,715	2,116	6,244	402,980	6,680	**46,477**
Prince George's County	373,631	618	6,971	366,739	6,020	**12,815**
Queen Anne's County	23,442	910	812	21,802	315	**1,190**
St. Mary's County	47,084	1,108	1,713	44,434	640	**4,097**
Somerset County	10,979	871	1,483	8,774	175	**438**
Talbot County	20,078	1,784	1,057	17,343	340	**447**
Washington County	64,689	469	1,807	62,593	1,195	**4,112**
Wicomico County	44,645	736	1,875	42,222	720	**4,968**

County	2025 Estimated Number of Total Housing Units	Vacant Units for Seasonal or Recreational Use	"Other" Vacant Units	2025 Estimated Number of Occupiable Housing Units *(Total Units - Seasonal Units - 90% * "Other" Vacant Units)*	Estimated housing unit loss (2025-2030)	**Estimated 5-Year Housing Production Need (2025-2030)** ***(2030 Housing Need - 2025 Occupiable Units + Projected housing loss)***
Worcester County	57,698	29,961	1,226	26,633	830	**-**
Baltimore City	297,877	454	29,055	271,273	6,360	**5,421**

Translating Housing Shortages to Housing Production Targets

Based on projected household growth and housing supply estimates, Maryland will need an additional 184,784 housing units by 2030. At current average permitting rates, the state is on track to produce only half of the housing units required (94,620 units), which would deepen Maryland's severe housing affordability crisis. **To produce enough units to house projected Maryland households in 2030, the state would need to complete 36,957 housing units annually over the next five years, effectively doubling the current permitting numbers.** While this figure reflects the scale of the housing shortage, such a rapid increase in production is not a realistic or informative benchmark to measure progress against. Housing production will not increase instantly, and there is a significant lag between permitting approval and when houses become available for occupancy. Benchmarking jurisdictions against housing units completed in 2026 would reflect policies and permitting activity that occurred in prior years, rather than current efforts.

Indeed, a housing shortage caused by over fifteen years of sustained underproduction is unlikely to be resolved within the next five years, even with significant policy changes. Given these considerations, the estimated number of housing units needed in 2030 must be translated into annual housing production targets for jurisdictions. This translation should reflect both the urgent need to address the state's housing shortage and a realistic scaling of current production trends.

Estimating Annual Housing Production Targets:

$$Housing\ Target\ in\ Year\ X = Current\ Avg.Production + \frac{1}{5}(Needed\ housing\ production - Current\ avg.production)\ x\ (Year\ X - 2025)$$

The "needed housing production rate" reflects how much housing the jurisdiction would need to complete annually to meet the 2030 estimated housing need. To set annual targets, current average permitting is annually increased by 1/5th of the difference between the needed housing production rate and the current permitting rate. This methodology ramps jurisdictions up to the needed housing production rate by 2030.

If the state meets these housing targets, 84% of the estimated 2030 housing unit need will be approved for construction by 2030, and the vast majority of those units will be occupiable in the following 6-36 months. This would reflect a meaningful statewide policy shift and a significant improvement in reducing the state's undersupply of housing. **While doubling the state's housing permitting rate in the next year is not feasible, doubling it through**

sustained policy reform over the next five years is both achievable and imperative to address the devastating impact the current lack of housing availability has on Maryland households. DHCD will recalculate housing production targets in 2030 and will reassess production trends relative to updated housing need estimates.

For jurisdictions that are currently permitting above the rate needed to meet their projected 2030 estimated housing needs, the additional annual units needed is assumed to be zero and annual housing production targets reflect current permitting trends. Nine jurisdictions have, on average over the last five years, permitted enough new housing to meet their projected five-year housing production need at current production rates: Allegany County, Garrett County, Harford County, Kent County, Prince George's County,[21] Queen Anne's County, Talbot County, Worcester County and Baltimore City. DHCD strongly cautions against interpreting these targets to imply that additional reforms to improve housing availability and affordability are not needed in these jurisdictions. As described below, the production targets are based on projected household growth under current market constraints. They do not fully account for the housing needs of low-income households or local market factors, such as seasonal demand or systemic vacancy, that may require additional or expanded policy interventions.

2030 household projections reflect housing crisis One meaningful limitation of using the Maryland Department of Planning projected 2030 household estimates is that these estimates are based on current birth, death and migration trends. Basing housing production targets on today's trends effectively embeds Maryland's current housing shortage into household estimates, as household formation and migration rates are both meaningfully influenced by housing prices. High housing costs can delay young adults from forming independent households, influence family planning, and shape domestic outmigration from the state. Similarly, improvements in housing availability can positively influence household formation and migration patterns. Especially in jurisdictions with significant systemic vacancy, reforms to improve housing availability and housing quality can help address population loss. It is important to note, therefore, that the statewide housing targets put forward in this report are designed to meet the needs of Maryland's current population patterns. They are not designed to induce the policy outcomes of economic growth or population growth. Jurisdictions with these planning objectives in mind should consider reforms to increase housing availability beyond the rates described here.

[21] Prince George's County permitted on average 3,120 housing units per year from 2020-2024. In 2022 the county reported permitting 5,928 new units, a substantial increase over the other years, which ranged from 1,473 to 3,017 units. This outlier meaningfully increases the county's estimated average annual permitting production. Excluding 2022, Prince George's County estimated annual production rate is 2,418 units per year, which is below the needed housing production rate.

Housing availability influences affordability, but additional tools are needed Increasing housing availability is necessary but not sufficient for improving housing affordability for low-income Marylanders. While expanding overall supply helps ease market pressures and reduce prices, it will not in isolation ensure that housing is affordable to households with the lowest incomes or those facing additional barriers to housing stability. Jurisdictions must also directly invest in housing options for low-income households and implement policies that reduce the cost of producing new homes.

Such policies may include allowing smaller, lower-cost housing types (such as smaller single-family homes, townhomes, and smaller multi-unit buildings) and reducing regulatory and development costs that raise construction prices. Easier and less expensive market-rate construction, in turn, meaningfully benefits the creation of low-income housing. Complementary renter protections are also critical, particularly in tight markets, as they help prevent displacement, reduce involuntary moves, and ensure that households can remain housed as new supply comes online. In addition, housing assistance programs and subsidies remain essential for households whose incomes are insufficient to support market rents, even in well-supplied markets.

The need for affordable housing dedicated to low-income households in Maryland is substantial. Currently, there are only 390 available and affordable rental homes for every 1,000 extremely low-income households in Maryland.[22] Addressing this gap will require a sustained increase in both capital and operating subsidies, including programs such as Permanent Supportive Housing and other rental assistance models that bridge the gap between market rents and what low-income households can afford.

Seasonal housing demand dynamics are not reflected While vacation or seasonal homes are excluded from the estimate of the occupiable housing stock, housing demand estimates include only full-time Maryland households, and do not account for seasonal demand increases to house seasonal workers. This limitation is particularly meaningful in Maryland housing markets with strong seasonal demand, such as Worcester County and Garrett County. This dynamic contributes to the finding that these jurisdictions appear to have sufficient occupiable housing stock in 2025 to meet future projected household needs.

Limitations of using the U.S. Building Permit Survey as a proxy for housing production While the U.S. Building Permit Survey reflects administrative data submitted to the U.S. Census Bureau by permitting jurisdictions, there are well documented deficiencies in

[22] Maryland Housing Needs Assessment Update Summer 2025 62

reporting to the Census Bureau, including for Maryland jurisdictions.[23] Where data is unavailable, the Census Bureau imputes values from other sources, such as the Census Survey of Construction. While not all permitted units are ultimately built, construction is undertaken for the vast majority of permitted housing units.[24] It is important to note that the U.S. Building Permit Survey includes only issued building permits, which occur much later in the entitlement process, whereas local administrative data may also report projects earlier in the approval process that are more likely to be delayed or not completed.

In calculating the housing targets, DHCD staff did not adjust for underreporting to the Census Bureau (which would reduce the targets) or for an estimated permit completion rate (which would increase the targets). Permits were ultimately selected as a proxy for new housing production because (1) data are available consistently across Maryland jurisdictions; and (2) permitting data are timely and sensitive enough to reflect policy impacts in the same year. As the targets are set with Building Permit Survey data, DHCD intends to report on annual progress towards housing production targets with new permitting activity in the jurisdiction as reported in the Building Permit Survey.[25] DHCD strongly encourages jurisdictions to evaluate the accuracy of their reporting to the Building Permit Survey, but may also consider additional local and state administrative data when annually reporting progress towards targets.

[23] Montgomery County recently updated its procedures for reporting to the Census Bureau after documenting systemic underreporting, and Prince George's County was identified as a likely underreporting jurisdiction.

[24] The National Association of Home Builders reports that 90% of single-family homes start construction the month the permit is issued and 80% of multifamily buildings start construction two months after permit issuance. The U.S. Census Bureau also provides a technical report on new residential construction information permit completion rates.

[25] Because the housing need estimate already accounts for the need to replace lost housing units, the benchmarking will reflect all new permitting activity in the jurisdiction (and will not need to exclude permitting for replacement units).

Table 3: Statewide Housing Production Targets

Jurisdiction	Estimated Average Annual Units Produced	Annual Housing Unit Production Needed	2026 Housing Production Target	2027 Housing Production Target	2028 Housing Production Target	2029 Housing Production Target	2030 Housing Production Target	Cumulative Housing Production Target (2026-2030)
State of Maryland	**18,924**	**36,957**	**22,947**	**26,971**	**30,994**	**35,017**	**39,041**	**154,970**
Allegany	31	20	31	31	31	31	31	**155**
Anne Arundel	1,584	4,965	2,260	2,936	3,612	4,289	4,965	**18,062**
Baltimore County	1,190	4,401	1,832	2,474	3,117	3,759	4,401	**15,584**
Calvert	180	222	188	197	205	214	222	**1,027**
Caroline	73	224	103	134	164	194	224	**819**
Carroll	337	1,002	470	603	736	869	1,002	**3,681**
Cecil	326	802	421	516	612	707	802	**3,058**
Charles	1,065	1,103	1,073	1,080	1,088	1,096	1,103	**5,440**
Dorchester	70	207	97	125	152	180	207	**762**
Frederick	2,231	3,905	2,566	2,901	3,235	3,570	3,905	**16,177**
Garrett	146	-	146	146	146	146	146	**730**
Harford	1,144	922	1,144	1,144	1,144	1,144	1,144	**5,720**
Howard	1,009	3,169	1,441	1,873	2,305	2,737	3,169	**11,524**

Jurisdiction	Estimated Average Annual Units Produced	Annual Housing Unit Production Needed	2026 Housing Production Target	2027 Housing Production Target	2028 Housing Production Target	2029 Housing Production Target	2030 Housing Production Target	Cumulative Housing Production Target (2026-2030)
Kent	59	21	59	59	59	59	59	**295**
Montgomery	2,819	9,295	4,114	5,410	6,705	8,000	9,295	**33,524**
Prince George's	3,120	2,563	3,120	3,120	3,120	3,120	3,120	**15,600**
Queen Anne's	413	238	413	413	413	413	413	**2,065**
St. Mary's	361	819	453	544	636	728	819	**3,180**
Somerset	44	88	53	61	70	79	88	**351**
Talbot	139	89	139	139	139	139	139	**695**
Washington	332	822	430	528	626	724	822	**3,131**
Wicomico	282	994	424	567	709	851	994	**3,545**
Worcester	379	-	379	379	379	379	379	**1,895**
Baltimore City	1,590	1,084	1,590	1,590	1,590	1,590	1,590	**7,950**

Estimating Municipal Housing Production Targets

Municipalities in Maryland exercise land use authority over an estimated 13% of the state's existing housing stock. Although municipalities exercise land use authority over a limited share of the state's existing housing stock, they are often the focal point for future growth and development, making municipal land use decisions critical to expanding housing availability.

There are meaningful limitations to calculating housing targets at the municipal level. The Maryland Department of Planning does not publish household projections for municipalities, in part because municipal boundaries can meaningfully change through annexation. Additionally, data availability is much more limited at the municipal level. Some municipalities that have land use authority in Maryland do not also issue building permits; these permits are tracked and reported at the county level. Finally, 1-Year American Community Survey Estimates are not available for the vast majority of Maryland municipalities.

To apply a consistent methodology across municipalities, municipal housing production targets are calculated proportionally to the municipality's share of the existing county housing units (as estimated in the 2023 5-year American Community Survey). A meaningful limitation of this methodology is that it assumes future housing unit growth will (and should) reflect existing housing stock patterns. Despite these limitations, this approach provides a transparent, data-driven, and consistently applied baseline for municipal housing production targets, allowing for comparability across jurisdictions. Future analyses of housing production needs in Maryland municipalities may consider the share of the housing stock within planned growth areas and relative housing permitting rates, to the extent that data is available.

There are 41 municipalities in Maryland with land use authority that have fewer than 500 existing housing units. Together, these municipalities encompass an estimated 0.4% of the state's housing stock, and include Accident, Barclay, Barnesville, Betterton, Brookeville, Burkittsville, Cecilton, Chesapeake City, Church Creek, Church Hill, Clear Spring, East New Market, Friendsville, Funkstown, Galena, Goldsboro, Grantsville, Henderson, Hillsboro, Keedysville, Laytonsville, Loch Lynn Heights, Lonaconing, Marydel, Mardela Springs, Millington, New Market, Port Deposit, Preston, Queen Anne, Queenstown, Secretary, Sharpsburg, Sharptown, Sudlersville, Templeville, Trappe, Union Bridge, Vienna, Washington Grove, and Woodsboro. For municipalities with fewer than 500 units, the 2030 housing production target is to maintain the existing occupiable housing stock.

Table 4: Municipal Housing Targets[26]

Municipality	2023 ACS 5-year Housing Unit Estimate	Share of estimated county total housing stock	2026 Housing Production Target	2027 Housing Production Target	2028 Housing Production Target	2029 Housing Production Target	2030 Housing Production Target	Cumulative Housing Production Target (2026-2030)
Allegany County								
Cumberland	10,355	32%	10	10	10	10	10	50
Frostburg	3,075	9%	3	3	3	3	3	15
Westernport	997	3%	1	1	1	1	1	5
Balance	*18,383*	*56%*	*17*	*17*	*17*	*17*	*17*	*85*
Anne Arundel County								
Annapolis	19,186	8%	185	240	295	350	406	1,476
Balance	*215,657*	*92%*	*2,076*	*2,696*	*3,317*	*3,938*	*4,559*	*16,586*
Calvert County								
Chesapeake Beach	2,829	8%	15	15	16	17	17	80

[26] Note that, due to rounding, totals in this table may not add up to county totals.

Municipality	2023 ACS 5-year Housing Unit Estimate	Share of estimated county total housing stock	2026 Housing Production Target	2027 Housing Production Target	2028 Housing Production Target	2029 Housing Production Target	2030 Housing Production Target	Cumulative Housing Production Target (2026-2030)
North Beach	1,106	3%	6	6	6	7	7	32
Balance	*32,025*	*89%*	*168*	*175*	*183*	*190*	*198*	*914*
Caroline County								
Denton	1,751	13%	13	17	21	25	29	105
Federalsburg	1,185	9%	9	12	14	17	20	72
Greensboro	971	7%	7	10	12	14	16	59
Ridgely	671	5%	5	7	8	10	11	41
Balance	*8,938*	*66%*	*68*	*88*	*108*	*128*	*148*	*540*
Carroll County								
Hampstead	2,881	4%	20	26	32	38	44	160
Manchester	2,052	3%	15	19	23	27	31	115
Mount Airy (Carroll)	2,152	3%	15	20	24	28	33	120
New Windsor	552	1%	4	5	6	7	8	30
Sykesville	1,601	2%	11	15	18	21	24	89

Municipality	2023 ACS 5-year Housing Unit Estimate	Share of estimated county total housing stock	2026 Housing Production Target	2027 Housing Production Target	2028 Housing Production Target	2029 Housing Production Target	2030 Housing Production Target	Cumulative Housing Production Target (2026-2030)
Taneytown	2,960	4%	21	27	33	39	45	165
Westminster	8,345	13%	59	76	93	110	126	464
Balance	*45,624*	*69%*	*324*	*416*	*508*	*599*	*691*	*2,538*
Cecil County								
Charlestown	794	2%	8	9	11	13	14	55
Elkton	6,234	14%	59	73	86	100	113	431
North East	1,990	5%	19	23	28	32	36	138
Perryville	1,821	4%	17	21	25	29	33	125
Rising Sun	1,094	2%	10	13	15	18	20	76
Balance	*32,226*	*73%*	*307*	*377*	*446*	*516*	*585*	*2,231*
Charles County								
Indian Head	1,625	3%	28	28	28	28	28	140
La Plata	3,961	6%	67	68	68	69	69	341
Balance	*57,467*	*91%*	*978*	*985*	*992*	*999*	*1,006*	*4,960*

Municipality	2023 ACS 5-year Housing Unit Estimate	Share of estimated county total housing stock	2026 Housing Production Target	2027 Housing Production Target	2028 Housing Production Target	2029 Housing Production Target	2030 Housing Production Target	Cumulative Housing Production Target (2026-2030)
Dorchester County								
Cambridge	6,579	40%	39	50	61	72	83	305
Hurlock	919	6%	5	7	9	10	12	43
Balance	*8,918*	*54%*	*53*	*68*	*83*	*98*	*113*	*415*
Frederick County								
Brunswick	3,235	3%	78	88	98	108	119	491
Emmitsburg	1,119	1%	27	30	34	38	41	170
Frederick	34,181	32%	824	931	1,039	1,146	1,254	5,194
Middletown	1,827	2%	44	50	56	61	67	278
Mount Airy (Frederick)	1,179	1%	28	32	36	40	43	179
Myersville	665	1%	16	18	20	22	24	100
Thurmont	2,707	3%	65	74	82	91	99	411
Walkersville	2,451	2%	59	67	74	82	90	372
Balance	*59,116*	*56%*	*1,424*	*1,610*	*1,796*	*1,982*	*2,168*	*8,980*

Municipality	2023 ACS 5-year Housing Unit Estimate	Share of estimated county total housing stock	2026 Housing Production Target	2027 Housing Production Target	2028 Housing Production Target	2029 Housing Production Target	2030 Housing Production Target	Cumulative Housing Production Target (2026-2030)
Garrett County								
Mountain Lake Park	1,121	6%	9	9	9	9	9	45
Oakland	1,238	7%	10	10	10	10	10	50
Balance	*16,208*	*87%*	*127*	*127*	*127*	*127*	*127*	*635*
Harford County								
Aberdeen	7,216	7%	79	79	79	79	79	395
Bel Air	4,994	5%	55	55	55	55	55	2754
Havre de Grace	6,629	6%	73	73	73	73	73	365
Balance	*85,570*	*82%*	*938*	*938*	*938*	*938*	*938*	*4,690*
Kent County								
Chestertown	2,383	23%	14	14	14	14	14	70
Rock Hall	959	9%	5	5	5	5	5	25
Balance	*6,984*	*68%*	*40*	*40*	*40*	*40*	*40*	*200*

Municipality	2023 ACS 5-year Housing Unit Estimate	Share of estimated county total housing stock	2026 Housing Production Target	2027 Housing Production Target	2028 Housing Production Target	2029 Housing Production Target	2030 Housing Production Target	Cumulative Housing Production Target (2026-2030)
Montgomery County								
Gaithersburg	27,386	7%	278	366	453	541	628	2,266
Poolesville	2,030	1%	21	27	34	40	47	169
Rockville	28,169	7%	286	376	466	556	646	2,330
Balance	*347,542*	*86%*	*3,529*	*4,641*	*5,752*	*6,863*	*7,974*	*28,759*
Prince George's County								
Laurel	12,596	3%	108	108	108	108	108	540
Balance	*349,844*	*97%*	*3,012*	*3,012*	*3,012*	*3,012*	*3,012*	*15,060*
Queen Anne's County								
Centreville	1,986	9%	38	38	38	38	38	190
Balance	*19,717*	*91%*	*375*	*375*	*375*	*375*	*375*	*1,875*
Somerset County								
Crisfield	1,450	13%	7	8	9	10	12	46
Princess Anne	1,797	16%	9	10	12	13	14	58

Municipality	2023 ACS 5-year Housing Unit Estimate	Share of estimated county total housing stock	2026 Housing Production Target	2027 Housing Production Target	2028 Housing Production Target	2029 Housing Production Target	2030 Housing Production Target	Cumulative Housing Production Target (2026-2030)
Balance	*7,669*	*70%*	*37*	*43*	*49*	*55*	*62*	*246*
St. Mary's County								
Leonardtown	1,791	4%	18	21	25	28	32	124
Balance	*44,287*	*96%*	*435*	*523*	*611*	699	*788*	*3,056*
Talbot County								
Easton	7,905	40%	56	56	56	56	56	280
Oxford	556	3%	4	4	4	4	4	20
St. Michaels	851	4%	6	6	6	6	6	30
Balance	*10,359*	*53%*	*73*	*73*	*73*	*73*	*73*	*365*
Washington County								
Boonesboro	1,530	2%	10	13	15	17	20	75
Hagerstown	19,996	31%	134	165	196	226	257	978
Hancock	916	1%	6	8	9	10	12	45
Smithsburg	1,152	2%	8	10	11	13	15	57

Municipality	2023 ACS 5-year Housing Unit Estimate	Share of estimated county total housing stock	2026 Housing Production Target	2027 Housing Production Target	2028 Housing Production Target	2029 Housing Production Target	2030 Housing Production Target	Cumulative Housing Production Target (2026-2030)
Williamsport	1,128	2%	8	9	11	13	15	56
Balance	*39,243*	*61%*	*264*	*324*	*384*	*444*	*505*	*1,921*
Wicomico County								
Delmar	1,994	5%	19	26	32	39	45	161
Fruitland	2,178	5%	21	28	35	42	49	175
Hebron	513	1%	5	7	8	10	12	42
Pittsville	997	2%	10	13	16	19	23	81
Salisbury	14,601	33%	141	188	236	283	330	1,178
Willards	503	1%	5	6	8	10	11	40
Balance	*23,139*	*53%*	*224*	*298*	*373*	*448*	*523*	*1,866*
Worcester County								
Berlin	2,007	4%	13	13	13	13	13	65
Ocean City	29,834	53%	200	200	200	200	200	1,000
Pocomoke City	2,041	4%	14	14	14	14	14	70

Municipality	2023 ACS 5-year Housing Unit Estimate	Share of estimated county total housing stock	2026 Housing Production Target	2027 Housing Production Target	2028 Housing Production Target	2029 Housing Production Target	2030 Housing Production Target	Cumulative Housing Production Target (2026-2030)
Snow Hill	1,031	2%	7	7	7	7	7	35
Balance	*21,672*	*38%*	*145*	*145*	*145*	*145*	*145*	*725*

Appendix: Understanding Housing Shortage Estimate Differences

Estimates of housing shortages compare available housing supply to housing demand, and results vary based on the data sources, key assumptions, target policy objectives, and focus populations. No single methodology for estimating housing need is inherently "correct." Reasonable differences in assumptions (such as target vacancy rates, how to define available units, or focus on specific income groups) can produce different numerical estimates. However, across methods and policy lenses, the findings are consistent: Maryland does not have enough housing to meet current or future needs. This shortfall contributes to high housing cost burdens, overcrowding, suppressed household formation, and domestic outmigration. Whether the analysis emphasizes long-term population trends, affordability for low-income households, or economic competitiveness, each estimate points to sustained underproduction of housing and the need for a significant increase in housing construction statewide.

Estimate	**How is this estimate different?**
96,000 unit current shortage (*Up for Growth, 2023)*	This estimate relies on 2021 1-year American Community Survey data. This estimate includes an adjustment for "missing households" (an estimate of the number of households that have not been formed due to high housing costs) and assumes a 5% target vacancy rate.
590,196 units needed by 2045 (*National Center for Smart Growth, 2025)*	The estimate assumes a higher rate of demolition (0.5% of the housing stock annually) and assumes that overall vacancy rates in 2045 will be the same as vacancy rates observed in the 2020 Census. The Maryland Department of Planning has updated forecasted household projections since this report was published based on newly available data.
128,675 units needed for extremely low-income households (*National Low-Income Housing Coalition, 2025)*	This estimate looks at the number of units that are both available and affordable to households that earn less than 30% of the Area Median Income. Housing shortage estimates that evaluate availability for low-income households are often higher than overall gap estimates because they deduct housing units that are occupied by higher income bands (and are therefore unavailable to low-

	income households to occupy).
320,000 units for the D.C. region needed between 2020-2030 (*Metropolitan Washington Council of Governments, 2019)*	This 2019 estimate apportions the projected number of households needed to bring the DC regional jobs-to-housing ratio below 1.54 by 2030 to jurisdictions based on the jurisdiction's projected share of household growth. The calculations include counties and municipalities in Maryland, Northern Virginia and D.C. This estimate does not include a calculation for the number of housing units expected to be lost through attrition, or target vacancy rates.