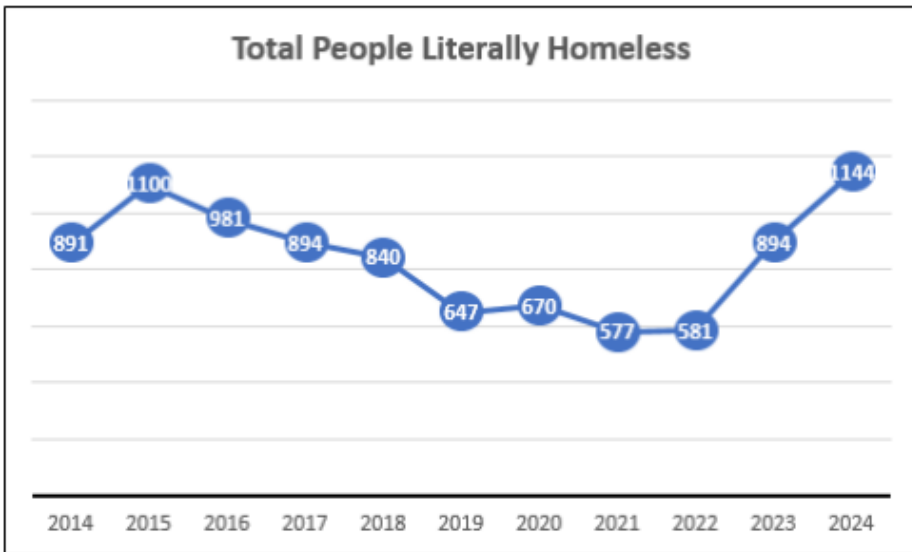


Housing & Homelessness in Montgomery County



Metropolitan Washington Council of Governments (2024)

After years of a downward trend in homelessness, Montgomery County, MD has seen a sharp **increase of 28% since last year.**

Many factors affect **homelessness**; most notable is a **housing shortage.**

There is a shortage of **134,192 affordable and available** rental homes for extremely low income renters (NLIHC 2024).

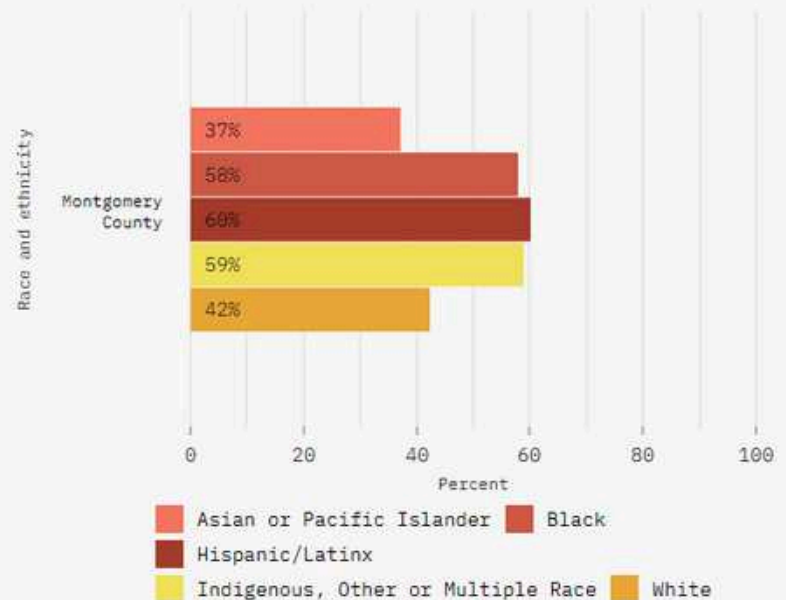
Due to the affordable housing supply shortage, about 50% of MoCo renters are rent burdened. **Black, Hispanic/Latinx, and Indigenous renters are significantly more likely to be rent-burdened (HAND 2024).**

From January 2023 to April 2024, Montgomery County has **evicted 1,669 households.** (MD DHCD 2024).

A lack of affordable housing leads to evictions, and evictions greatly increase the chance of experiencing homelessness (Yale 2023).

Housing Cost Burden

Renter households paying more than 30% of their monthly income in rent, 2018-22



Note: Categories are not mutually exclusive. People identifying as Hispanic may also be represented in other bars except white. Households paying more than 30 percent of their monthly income in housing costs are considered to be cost burdened.

Source: American Community Survey Public Use Microdata Sample (PUMS)

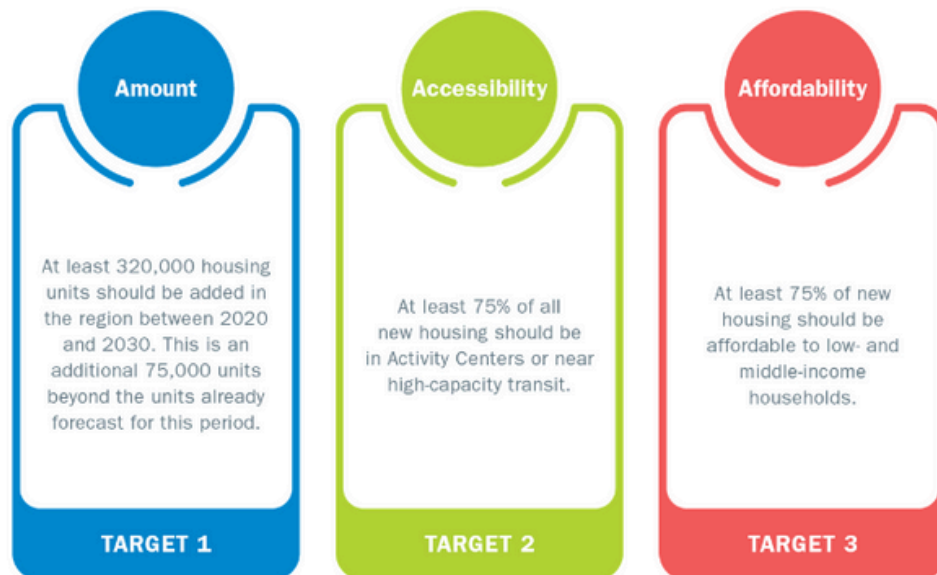
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We must support policies that equitably fix the housing shortage, provide safe, affordable housing for our residents experiencing homelessness, and lowest income renters.

- The homelessness **Continuum of Care** must be funded to adequately address the heightened inflow of clients. More **Permanent Supportive Housing** and housing choice vouchers should be funded and made available to residents who need additional help getting and staying housed.
- Montgomery County must commit to reaching the Metropolitan Council of Government's goal of equitably **creating and preserving affordable housing** by 2030.

2030 Housing Targets



- In 2023, Montgomery County passed **rent stabilization** so that most rent increases are limited to CPI+3% with a cap of 6%. The Department of Housing and Community Affairs must be funded to be able to implement this policy effectively.
- Maryland does not have **Just Cause Eviction** policy, which can only be passed at the state level. Landlords may terminate a lease with just 60 days notice for any reason. This must be ended so that renters have a layer of protection and stability.
- At the state and county level, **eviction prevention** must be continuously funded through rental assistance, access to counsel, and more.

Reach out with questions to our Advocacy Manager, Brenna Olson at bolson@shepherdstable.org