Housing Supply & Affordability

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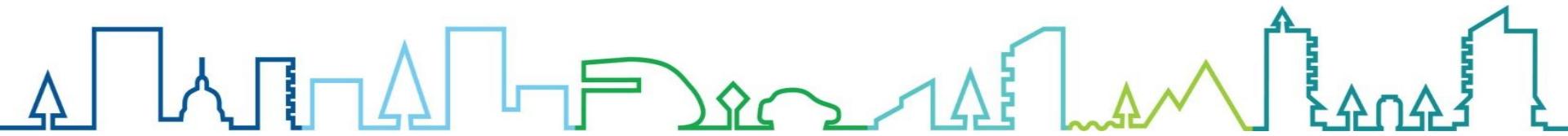
- Yes and no - because...
  - For whom?
  - Where?
  - When?

DC accounted for nearly a third of total production; Loudoun + Fairfax + Montgomery another third

Total Housing Units Produced, Greater DC Area, 2019-23

Jurisdiction	Units
District of Columbia	33,534
Loudoun County	12,458
Fairfax County	12,197
Montgomery County	11,693
Arlington County	9,896
Frederick County	8,665
City of Alexandria	6,655
Prince George's County	5,576
Prince William County	3,345
Charles County	2,097
Falls Church City	924
City of Gaithersburg	849
Fairfax City	771
Manassas City	78
Rockville	27

Units

Figure 24: New Units Permitted per 1,000 Households by State (2014 to 2024)
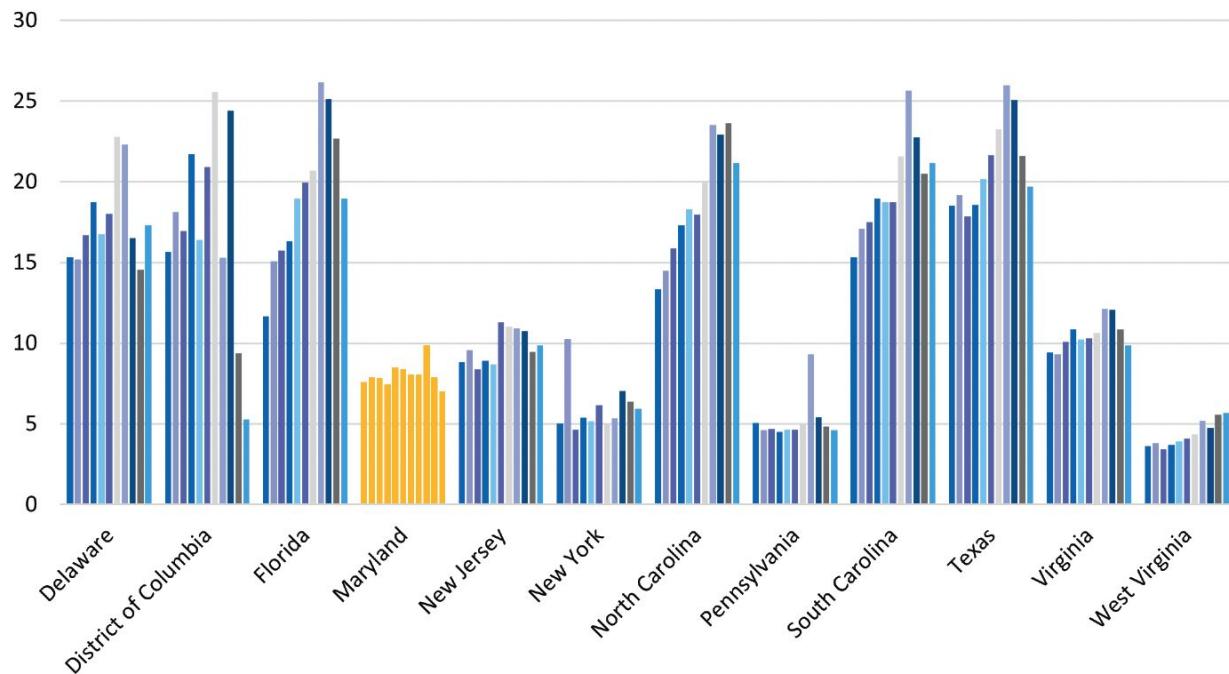
Maryland Comproller's Office, 2025

College Park, MD
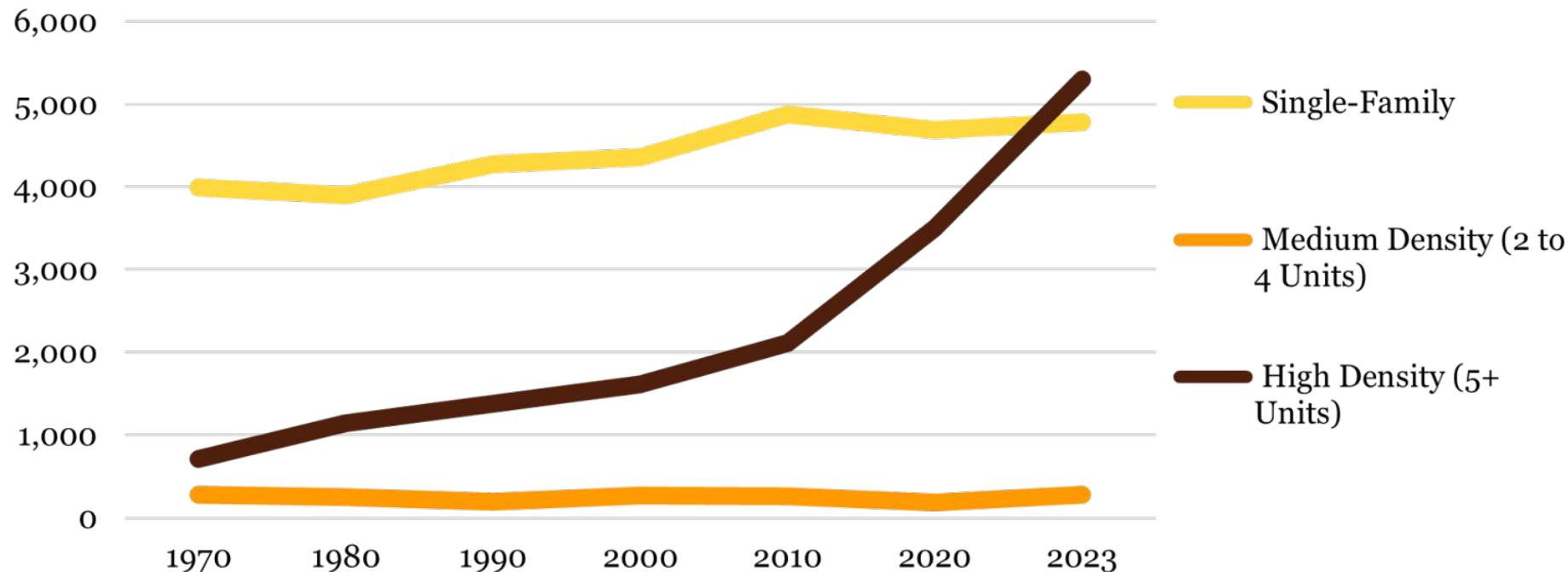
Columbia Heights, DC

- >35% increase in housing
- >20% Income-restricted

Cooperatives
Affordable Dwelling Units
Subsidized Buildings
Parks and Recreational Facilities
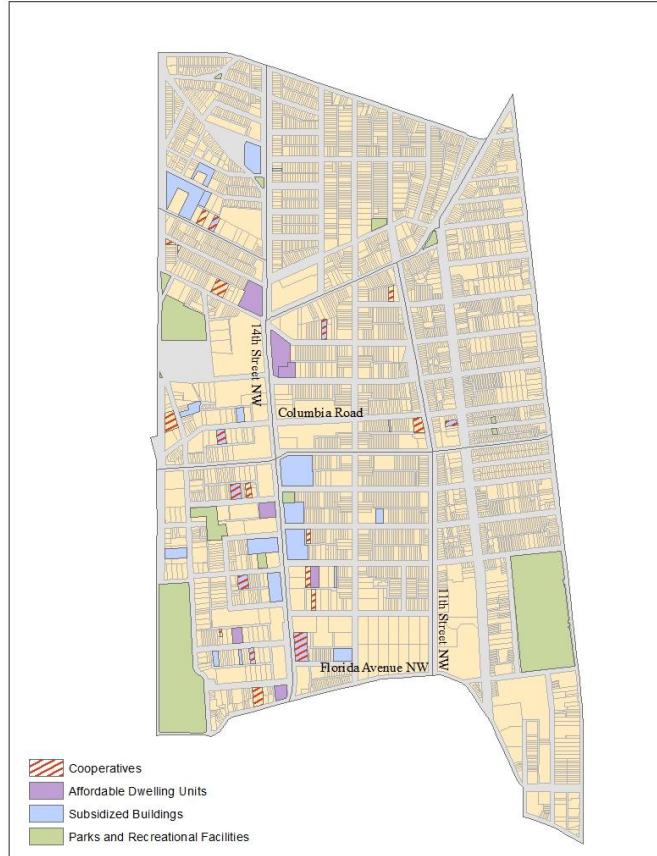
Housing Gaps

Statewide shortage of 610 *available and affordable homes* for every 1,000 extremely low-income renters

County/PUMA	Extremely Low-Income (0-30% AMI)	Very Low-Income (30-50%)	Low-Income (50-80% AMI)
Anne Arundel	-636	-613	-214
Baltimore County	-749	-506	-548
Baltimore City	-515	-342	-654
Calvert	-672	-324	-328
Carroll	-522	-440	-812
Cecil	-706	-106	-387
Charles	-222	-456	-640
Frederick	-573	-504	-431
Harford	-583	-556	-601
Howard	-767	-763	-252
Montgomery	-762	-447	-449
Prince George's	-772	-168	-697
St. Mary's	-483	-780	-439
Combined County PUMA			
Western Maryland	-163	-445	-783
Upper Eastern Shore	-153	-408	-635
Lower Eastern Shore	-576	-258	-283
Statewide	**-610**	**-394**	**-541**

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