



Government Update



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Wicomico County Legislative Issues

We have a new Councilperson in Salisbury for District 2 – Melissa Holland.

A former County employee, she will serve out the remainder of this term for District 2.
Next Council meeting, the new 5-member council will elect their council president.





Somerset County Legislative Issues

Somerset Republicans have sent Kevin Anderson's name to the Governor for appointment to District 38A. Anderson hails from Princess Anne and is a farmer. His appointment is still pending.

Delegate Anderson has been sworn in this week and now serves as one of our Delegates!



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Worcester County Legislative Issues

Ocean City's R-1 and MH Moratorium has been extended to January 3 of 2027 following an affirmative vote Monday November Second.



Worcester County Legislative Issues

Ocean City will hold a public hearing next Tuesday at 6PM for their comprehensive plan draft during it's Planning and Zoning Commission meeting.

A summary of the plan can be found here:

https://granicus_production_attachments.s3.amazonaws.com/oceancitymd/169d9fe40be79aeb6f120f7cc67a99ae0.pdf



Worcester County Legislative Issues

Pocomoke City is exploring legislation to eliminate STRs in residential districts. The draft ordinance is not available on their website and I have requested more information.



Worcester County Legislative Issues

Please take a moment to review Worcester's
Housing Survey, [linked here](#).





Session Preview

The House of Delegates will elect a new Speaker of the House on December 16th during a special session. When opening a special session, the General Assembly has the opportunity to override Governor Moore's vetoes from this past spring.

Delegate Pena-Melnyk who chairs the health and government operations committee has emerged as the forerunner for the Speaker position. This special session will be called on December 16th.





Session Preview

This Session will fare interestingly – with a report to our House and Senates financial and business committees came the last official economic report before Session begins. Projected in it is a \$1.5 structural deficit – cuts and taxes will need to be addressed again.

Additionally, the State's energy picture will surely be looked at. I've harped on this point before but with being a net importer of 40% of our energy, not enough generation online or in the pipeline, and electrification requirements due within the next five years, the State will need to take a hard look at our energy future.

With high energy prices over the last year, a future in datacenters for the state, and not enough generation to meet demand, this is one of the top issues for ratepayers and legislators.

With many seeking reelection on a "housing" platform, this year will bring forth many bills which address inventory, affordability, and more housing and housing-adjacent industries. I look forward to our future meetings Monday mornings during the session!

Housing proposals are being formed by several entities. I've been trying to read what I can find thus far on them. I'll include my findings in our next meeting's discussion.





Governor Moore's Executive Order

[Click here to read the full Order as Written.](#)

Governor Moore signed an executive order to help expedite housing development.

- DOT will develop DOT owned land for dense and mixed-use housing.
- DHCD will identify State owned land that is conducive for housing development.
- New, third-party development standards will be published by March of 2026.
- By November 21, 2025, DHCD will award funds and tax credits, close out deals and loan agreements, and award funds for multifamily, affordable housing.
- A new position called the State Housing Ombudsman will liaison between federal, state, and local governments and the private sector to expedite housing development.
- Housing developments for all levels of government in the State will be published Jan 1, 2026 and every five years after.

The State is now hiring the people to fill the new positions per this EO.





Lower Shore Candidates

[Please use this link to see candidates who have filed for election in State and Local elections.](#)

I have been monitoring this site in preparation for this upcoming election year. This is updated twice a day and more have filed in the past few weeks as we approach the filing deadline in February.





Redistricting Campaign

There is momentum in the Legislature to enact a redistricting of Maryland's Congressional Maps, the subject of which is MD-01, Representative Harris's district. While the Senate President does not wish for redistricting to move forward, there is momentum in the House and the Executive's office. Something to keep an eye on as proposed changes to our district would include Annapolis.





Comptroller and DHCD Housing Update

The Maryland Comptroller, Brooke Lierman, presented her office's Housing portion of the State of the Economy, [linked here](#).

In it are key findings pertaining to Maryland's housing economy, including an acknowledgement of the 100,000 unit shortage in the state, potential reasonings behind that shortage including rising costs of materials and labor (Maryland cost of building exceeds the national average), stagnant permitting (neighbor states and states with high growth outpace Maryland in single-family and multi-family permitting), among other data points.

One analogy the report draws is to the Smith Island Cake, where the process to obtain the necessary permits to development is similar to our Somerset attraction's layers of cake and fudge.

Suggestions include expanded townhome zoning, residential development in commercial zones, ADU implementation, building code reform, among others. Certainly an interesting read and I'll have a summary of it next week!





New Features to the CAR Website

I've added a [Local Government Meeting Portal](#) on the CAR website so that members can see when and where government meetings are. There's also a link to agenda portals for each county or municipality.

I've also included a [New Maryland Real Estate Law](#) page as well highlighting some of the bigger bills passed in the 2025 Session in hopes that members can more easily access these new laws in one central place.





DHCD Housing Needs Assessment for 2026

[Click here to read the full assessment.](#)

DHCD put their housing needs assessment out this past week – here are a few key takeaways:

- Maryland needs about 590,000 new housing units by 2045 to meet projected demand
- The cost burden for renters has increased from 33% since 2000 to 46% since 2022.
- Homeownership is increasingly out of reach for moderate-income households; only 49% could afford the median home in 2022, down from 75% in 2000.
- For every 1,000 renters earning 0–30% of Area Median Income (AMI), 610 affordable homes are missing.
- The lower shore has an average of 20% - 55%+ of its renters are cost burdened.
- Total annual permitted units has been halved since 2000.

Maryland's housing shortage is multifaceted, and DHCD will be bringing forth legislation this Session to remedy the worsening inventory shortage for our state. This is a very interesting read and I'm happy to discuss further!

