

[View this email in your browser](#)



Dear reader,

Could the rent stabilization legislation that the Montgomery County Council passed in July help manage rental costs—but deter new multifamily development in the future? At MoCo360, we explored that issue in depth.

According to the Metropolitan Washington Council of Governments, Montgomery County needs to add 41,000 housing units between 2020-2030 to meet demand. Growth Reporter Elia Griffin spent weeks delving into the impact the rent stabilization bill could have on meeting that demand—which wasn't a simple task.

It took weeks of talking to multiple sources to get clarity on legislation that's complex and full of amendments.

Leigh Henry of HIP Projects LLC told MoCo360, "The bill fundamentally changes the relationship between developers and owners and the county and proposes a very elaborate regulatory scheme." She added that her company is now considering Virginia and other counties in Maryland for future project locations.

Russell Brazil, an associate real estate broker at RLAH @properties and the treasurer of the Greater Capital Area Association of Realtors, told MoCo360 that since the bill passed, he has also seen several multifamily projects be put on hold, as well as landlords contacting agents about selling off their rental properties.

Yet, some are skeptical of the development sector's concerns. Alex Vazquez of CASA told MoCo360, "I'm not buying it." According to Vazquez, concerns about lack of housing stock and a reduction of new housing development have been ongoing before rent stabilization passed and added that there are protections in the bill for landlords to get a fair return on investment.

Elia's work follows a wealth of previous reporting from MoCo360 that explored why [advocates were urging rent caps](#) in light of sometimes eye-popping

increases, explained what [national experts and the numbers say](#) and chronicled the [competing approaches to the legislation](#).

Shedding light on important issues in the county we all call home is our top mission at MoCo360. Yet, we can't do this important work alone.

**Will you support all of our local reporting by becoming a member today?**

Yes, count me in!

With gratitude,



Anne Tallent  
Executive Editor

---

Copyright © \*MoCo360. All rights reserved.