

 The Washington Post

Housing costs squeeze owners and renters alike, outpacing inflation

September 11, 2025 — In 2024, housing costs in the United States continued to surge past inflation for...

 AP News

US homelessness up 18% as affordable housing remains out of reach for many people

December 27, 2024 — In 2024, homelessness in the United States surged by 18.1%, driven by a housin...

 fortune.com

Housing costs are so high some Americans are delaying ...

Sep 24, 2025 — More than 44% of homeowners and renters report struggling to afford rent or mortgag...

 census.gov

The Cost of Homeownership Continues to Rise

Sep 11, 2025 — Median monthly owner costs increased 3.8% from 2023 to 2024, more than the...

 bloomberg.com

US Renters Face Storm of Rising Costs

Jun 24, 2025 — Nationwide, said Hermann, US rents grew 32% from 2019 to 2025. The news isn't all ba...

 harvard.edu

Millions Priced Out of Homeownership

Homeowners and renters across the US are struggling with high housing costs, according to o...





WALL ST.

HOUSING
PRICES
INCEASING!

“NEED”

SHELTER



“GREED”

ASSET



NOW LEASING



FIREBIRDS

eggspectation
restaurant • bar

SINCE 1956
Jersey Mike's
SUBS

Inspire
NAIL BAR

mobydick
HOUSE OF KABOB

ARHAUS
your house

COLD STONE
CREAMERY

MEG FOX
AESTHETICS

DOG BIERGARTEN
DOGS SAUSAGES BURGERS

GNC
LIVE WELL

B
E
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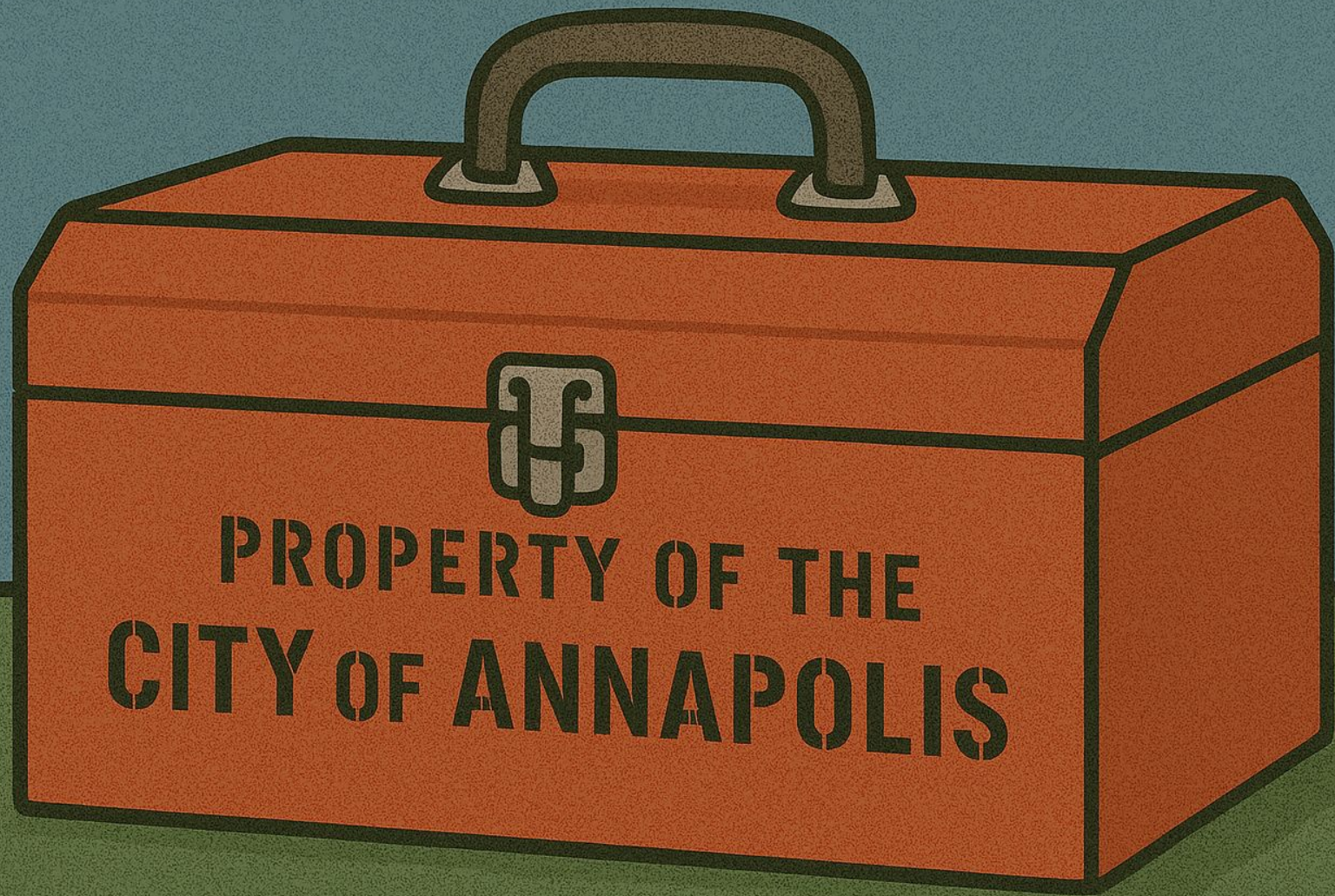
AVALON

NOW LEASING AVALON APOLIS.COM

AVALON

INCREASING DEBT





**PROPERTY OF THE
CITY OF ANNAPOLIS**



HEIGHT
MAX. 30 FT.

PARKING

SETBACK
10 FT. MIN.

10 FT. MIN.

TYPICAL ZONING REQUIREMENTS



MODEL NOW OPEN

PARKESIDE
PRESERVE
AT QUIET WATERS

FINAL HOMES

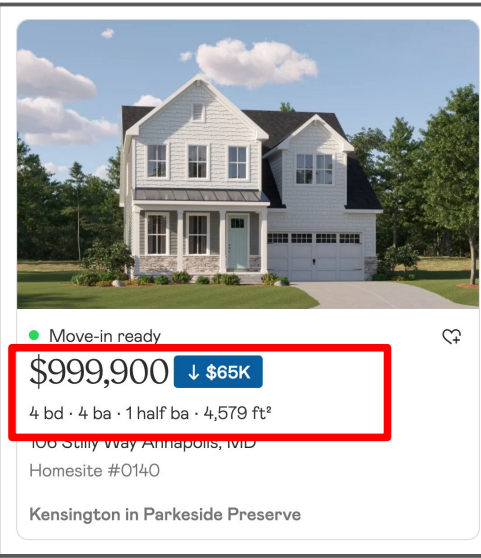


Luxury
Single-Family Homes
FROM THE UPPER \$900s

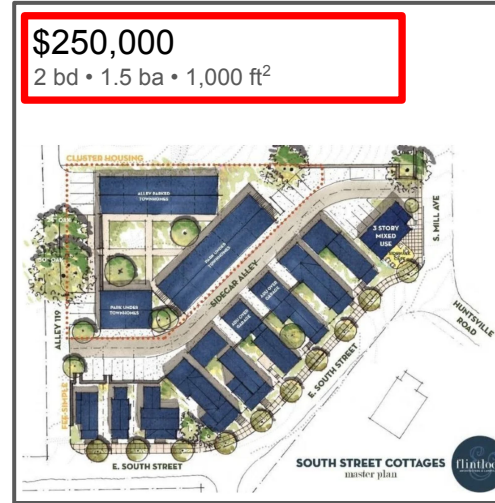


UP TO 5,000 FINISHED SQ. FT.





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6 Housing Ready City Policy Initiatives



1. Allow single-family home conversion to duplex or triplex, by right.



2. Permit backyard cottages in all residential zones.



3. Legalize starter homes in all residential zones.



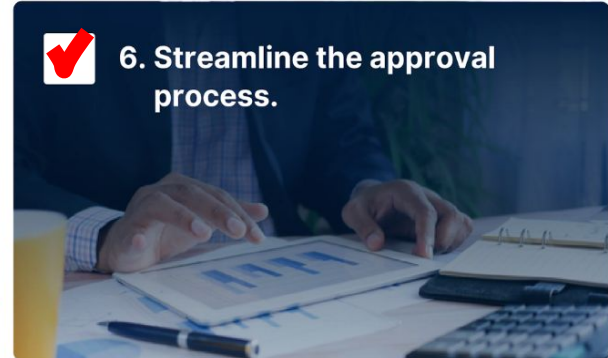
4. Eliminate minimum lot size requirements in existing neighborhoods.



5. Repeal parking mandates for housing.



6. Streamline the approval process.







Focus on this scale

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Duplex



Triplex



Quadplex



@missingmiddleannapolis

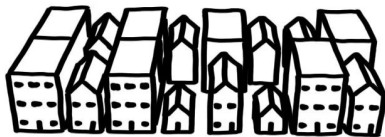
Accessory Dwelling Units (ADUs) at all income levels “Backyard Cottages” “Granny Flats”







Incremental
Intensification



vs

Sudden
Intensification

