

HB 60- Housing Innovation Pilot Program Act of 202

Uploaded by: Brian Sims

Position: FAV



Maryland
Hospital Association

January 31, 2023

To: The Honorable Kumar P. Barve, Chair, House Environment & Transportation Committee

Re: Letter of Support- House Bill 60 - Housing Innovation Pilot Program and Housing Innovation Fund - Establishment (Housing Innovation Pilot Program Act of 2023)

Dear Chair Barve:

On behalf of the Maryland Hospital Association's (MHA) 60 member hospitals and health systems, we appreciate the opportunity to comment in support of House Bill 60, which would establish a fund in the Department of Housing and Community Development to provide loans to local housing authorities for mixed-income, cross-subsidized housing and increase the volume of housing production. Access to quality, affordable, and stable housing leads to better health outcomes.

Maryland hospitals care for millions of people each year, around-the-clock. In addition to the care they provide, they continuously evaluate factors inside and outside of their organizations to promote the health and the well-being of the populations they serve and the tens of thousands they employ. Hospitals are committed to addressing the social drivers of health, which includes cross-sector collaboration.

The Department of Health and Human Services defines housing insecurity as high housing costs in proportion to income, poor housing quality, unstable neighborhoods, overcrowding, or homelessness.¹ As an important social determinant of health, housing security must be addressed when developing goals for accessibility or quality of care. Unstable housing can increase the risk of infectious or chronic disease and exacerbate previously existing health conditions.² HB 60 would help local housing authorities increase the production of affordable housing units.

Housing is one of the best-researched social determinants of health and addressing housing insecurity has been found to improve health outcomes and decrease health care costs.ⁱⁱ

For these reasons, we request a *favorable* report on HB 60.

For more information, please contact:

Brian Sims, Vice President, Quality & Equity
Bsims@mhaonline.org

¹ Cutts, D. B., Meyers, A. F., Black, M. M., Casey, P. H., Chilton, M., Cook, J. T., Geppert, J., Ettinger de Cuba, S., Heeren, T., Coleman, S., Rose-Jacobs, R. Frank, D. A. (2011). US Housing insecurity and the health of very young children. *American journal of public health*, 101(8), 1508-14. Retrieved from: www.ncbi.nlm.nih.gov/pmc/articles/PMC3134514/

² Taylor, L. (2018). Housing and Health: An Overview of the Literature. *Health Affairs*. Retrieved from: <https://www.healthaffairs.org/doi/10.1377/hpb20180313.396577/>.

CDN HB60 FAVORABLE.pdf

Uploaded by: Claudia Wilson Randall

Position: FAV



Testimony HB 60
House Environment and Transportation Committee
January 31, 2023
Position: FAVORABLE

Dear Chairman Barve and Members of the House Environment and Transportation Committee

The Community Development Network of Maryland (CDN) is the voice for Maryland's community development sector and serves nearly 180 member organizations. CDN—focuses on small affordable housing developers, housing counseling agencies and community-based non-profits across the state of Maryland. The mission of CDN is to promote, strengthen and advocate for the community development sector throughout Maryland's urban, suburban and rural communities. CDN envisions a state in which all communities are thriving and where people of all incomes have abundant opportunities for themselves and their families.

HB 60 - Establishes the Housing Innovation Pilot Program in the Department of Housing and Community Development to provide funds for certain mixed-income, cross-subsidized housing and to create opportunities to increase the volume of housing production; establishing the Housing Innovation Fund as a special, non-lapsing fund to be used only to provide low- or no-interest loans to local housing authorities; etc.

According to the Maryland Housing Needs Assessment that was completed in 2021 by the National Center for Smart Growth and Enterprise Community Partners, Maryland will have to make a significant investment in housing over the next 10 years in order to keep up with economic and demographic shifts in the state. The analysis showed that the state is short 85,000 rental units for low-income households. With Maryland expected to add an estimated 97,166 low-income households by 2030, the shortage will worsen unless the state creates and preserves many more affordable homes. Thirteen of the state's 23 counties and Baltimore City don't have enough housing that's affordable to very low-income renters. The deficit is largest in Montgomery County, followed by Baltimore.

Ensuring that all families live in affordable, stable homes will improve community health outcomes, thereby reducing health care and education costs. This is an urgent priority for an equitable recovery from the pandemic. Building a firm foundation for stable homes begins with policies that provide opportunities for families to afford to rent or buy decent homes necessary for good health. Given the health, educational, and cost implications of families living in unstable homes, there is an urgent need to increase supply of affordable homes and help families meet rent demands and reduce costs.

Local governments and the development community needs more funds that are flexible to produce and preserve affordable housing across the state. In order for Maryland to be a state with opportunity, decision makers will need to invest at the intersection between housing and health, housing and economic development and housing and education.

We ask your favorable report for HB 60.

Submitted by Claudia Wilson Randall, Executive Director

POG Final Testimony - HB60.pdf

Uploaded by: Devin Wylie

Position: FAV

People on the Go of Maryland



House Bill 60

Housing Innovation Pilot Program and Housing Innovation Fund - Establishment (Housing Innovation Pilot Program Act of 2023)

Establishing the Housing Innovation Pilot Program in the Department of Housing and Community Development to provide funds for certain mixed-income, cross-subsidized housing and to create opportunities to increase the volume of housing production; establishing the Housing Innovation Fund as a special, nonlapsing fund to be used only to provide low- or no-interest loans to local housing authorities; etc.

Position: Support

January 31, 2023

Sponsored by Delegate Stewart

Assigned to Environment and Transportation

Written by Cody Drinkwater

Public Policy Assistant - People On the Go of Maryland

Honorable Chairperson and members of the Environment and Transportation Committee

People on the Go of Maryland (People On the Go) is a statewide self-advocacy organization ran for and by those with intellectual and/or developmental disabilities (IDD). People on the Go want to voice our support for HB60. This bill establishes the Housing Innovation Pilot Program in the Department of Housing and Community Development to provide funds for certain mixed-income, cross subsidized housing and to create opportunities to increase the volume of housing production. Maryland is currently in a housing crisis and People On the Go believes this bill will be beneficial to help people with disabilities and all Maryland residents to access affordable housing. Thank you for your time and attention to this matter and we encourage a favorable report.

Best regards,

Cody Drinkwater

Public Policy Assistant

People on the Go of Maryland

HB0060-ET_MACo_SUP.pdf

Uploaded by: Dominic Butchko

Position: FAV



House Bill 60

*Housing Innovation Pilot Program and Housing Innovation Fund - Establishment
(Housing Innovation Pilot Program Act of 2023)*

MACo Position: **SUPPORT**

To: Environment and Transportation
Committee

Date: January 31, 2023

From: Dominic J. Butchko

The Maryland Association of Counties (MACo) **SUPPORTS** HB 60. This bill would provide counties with additional resources through the Housing Innovation Pilot Program, incentivizing the development of county-owned affordable housing projects.

The economic reverberations from the COVID-19 pandemic are still felt in nearly all parts of the economy, but nowhere more so than in the housing market. Due to a variety of historic and economic factors, the production and preservation of affordable housing stock has lagged behind the growth of our society. Today the cost of housing has become a significant line item in many household budgets, far exceeding the longtime standard of 30 percent of gross income.

HB 60 would provide a significant tool for jurisdictions seeking to take direct action in their local housing markets. The program would provide dollar-for-dollar matching funds for county housing projects meeting certain state criteria. These matching funds would take the form of either low or no interest loans, both giving the state a renewable programmatic funding source and counties access to low-cost capital.

HB 60 creates a program that is renewable and empowers local governments to do more in ensuring access to affordable housing. For this reason, MACo **SUPPORTS** HB 60 and urges a **FAVORABLE** report.

Montgomery County Councilmember Evan Glass - Testi

Uploaded by: Evan Glass

Position: FAV



MONTGOMERY COUNTY COUNCIL
ROCKVILLE, MARYLAND

EVAN GLASS
PRESIDENT

TRANSPORTATION & ENVIRONMENT COMMITTEE, CHAIR
ECONOMIC DEVELOPMENT COMMITTEE

Kumar P. Barve, Chair
Environment & Transportation Committee
House Office Building, Room 251
6 Bladen Street
Annapolis, Maryland 21401

Position: Support HB60

Chair Barve,

Thank you for the opportunity to offer written testimony and for your leadership on housing issues statewide.

Housing — and more specifically — affordable housing, remains a challenge for residents in Maryland and across our region. A 2019 Washington Council of Government Report calls for 320,000 housing units to be built in the region between 2020 and 2030, including 47,500 new homes in Montgomery County. The University of Maryland's National Center for Smart Growth and Enterprise Community Partners says Maryland must add thousands more housing units by 2030 to accommodate a swelling population of low-income residents, while also meeting unmet demand from moderate-income residents, seniors and people with disabilities.

These rapidly increasing housing demands require innovative and non-traditional approaches to funding, development, construction, lending and zoning. By establishing the Housing Innovation Pilot Program and Housing Innovation Fund, HB 60 will create funding opportunities for social housing models that include much needed mixed-income subsidized housing across the state of Maryland. This legislation also allows for matching funds by local housing authorities to be used in the construction of this type of housing.

In order to have more housing that is affordable, we must build more housing. I urge the Committee to support HB 60 and help support the housing needs of all Marylanders.

Sincerely,

Evan Glass
Councilmember, At-Large
Montgomery County Council

HB60 FAV Countess

Uploaded by: Gregory Countess

Position: FAV



January 27, 2023

The Honorable Kumar P. Barve
Chairman, Environment and Transportation Committee
House Office Building,
Annapolis, Maryland 21401

RE: Testimony in Support of House Bill 60

Dear Chairperson Barve and Committee Members:

Thank you for the opportunity to testify in support of House Bill 60, legislation that would create housing to break down the stratification between those renters with different incomes, and requiring any housing built to have affordability restrictions of 99 years. This letter serves as notice that Gregory Countess will be testifying on behalf of Maryland Legal Aid (MLA), at the request of Delegate Vaughn Stewart.

MLA is a non-profit law firm that provides free legal services to the State's low-income and vulnerable residents. MLA handles civil legal cases involving a wide range of issues, including representing people and families struggling with housing and eviction.

The human right to housing is one of the most essential and universally recognized human rights. It finds strong recognition in international, federal, and state. The Universal Declaration of Human Rights guarantees "the right to a standard of living adequate for the health and well-being of [the individual] and of his[her] family, including food, clothing, shelter and medical care and necessary social services."¹ One of the basic aspects of the right to housing is that such housing should be affordable.²

By any measure, housing is not affordable for thousands of residents throughout Maryland. The Maryland Department of Housing and Community Development commissioned a study released in December of 2020 that measured housing need in this state. The report noted that, "Despite continued progress, ... Maryland currently lacks approximately 85,000 rental units for its lowest income households (meaning extremely low-income or those earning 30 percent of area median income [AMI (Area Median Income)] or below). In many parts of the state, there aren't enough rental units for very low-income households (those earning under 50 percent AMI) either. Maryland will add an estimated 97,200 extremely and very low-income households between 2020 and 2030. Without further acceleration to create and preserve deeply affordable units, this shortage will worsen."³

¹ The Universal Declaration of Human Rights, G.A. Res. 217, U.N. GAOR, 3d Sess., pt. 1, U.N. Doc. A/810 (1948).

² General Comment 4, Committee on Economic, Social and Cultural Rights, U.N. Doc. E/1992/23, ¶6 (1991).

³ <https://dhcd.maryland.gov/Documents/Other%20Publications/Report.pdf>

HB 60 is an important affirmative step in increasing the supply of affordable housing to Maryland renters, particularly if the bill grants maximum flexibility to Housing Authorities to establish a one-for-one match of Housing Authority funds to program funds.

By providing opportunity for Housing Authorities to reduce economic stratification by not mandating that the housing serve only those with incomes below 60 percent of AMI, while also requiring that any housing built using the fund have affordability restrictions of 99 years the bill provides an incentive to build communities of opportunity while also building housing that is permanently affordable.

For these reasons we urge a favorable report for HB 60.

Sincerely,

/GC/

Gregory Countess, Esq.
Director of Advocacy for Housing and Community Economic Development
Maryland Legal Aid
410 951 7687

WDC 2023 Testimony HB0060_Final.pdf

Uploaded by: JoAnne Koravos

Position: FAV



MONTGOMERY COUNTY, MARYLAND
WOMEN'S DEMOCRATIC CLUB

P.O. Box 34047, Bethesda, MD 20827

www.womensdemocraticclub.org

**House Bill 60 – Housing Innovation Pilot Program and Housing Innovation Fund –
Establishment (Housing Innovation Pilot Program Act of 2023)
Environment and Transportation Committee – January 31, 2023
SUPPORT**

Thank you for this opportunity to submit written testimony concerning an important priority of the **Montgomery County Women's Democratic Club (WDC)** for the 2023 legislative session. WDC is one of the largest and most active Democratic clubs in our county with hundreds of politically active women and men, including many elected officials.

WDC urges the passage of HB0060. This bill will provide creative affordable housing opportunities for low-and moderate-income families in Maryland.

Maryland is facing a significant affordable housing crisis. A 2021 report commissioned by the Maryland Department of Housing and Community Development found that the state currently lacks 85,000 rental units for low-and moderate-income families. This number is expected to increase appreciably over the next ten years. As rents in the state have skyrocketed by more than 30 percent in the last decade, low-and moderate-income families find themselves left behind, as they face housing insecurity, inability to pay rent, and potential homelessness.

The Housing Innovation Pilot Program creates opportunities and incentives for local affordable housing production. It establishes a five-year pilot program to reward counties that use innovative methods to fund affordable housing. The program provides matching funds for projects that will remain in public ownership and that meet affordability set-asides. The project must set aside 20% of units for residents with a household income under 50% Area Mean Income (AMI) or 40% of units for residents with a household income under 60% AMI.

All Maryland families deserve access to affordable, quality housing. **We ask for your support for HB0060 and strongly urge a favorable Committee report.**

Diana E. Conway
WDC President

Janet Frank
WDC Advocacy Committee

HB 60_MD Center on Economic Policy_FAV.pdf

Uploaded by: Kali Schumitz

Position: FAV

Marylanders Need More Affordable Housing Options

Position Statement Supporting House Bill 60

Given before the House Environment and Transportation Committee

HB 60 will establish the Housing Innovation Pilot Program in the Department of Housing and Community Development (DHCD) to provide low or no interest loans for certain mixed-income and cross-subsidized housing projects. DHCD will distribute the loans directly to local housing authorities to fund these affordable housing projects. The goal of this pilot program is to create opportunities for the state's public housing authorities to increase the volume of housing production by offering an incentive of providing state matching funds for housing innovation projects funded through local revolving loan funds. **The Maryland Center on Economic Policy supports House Bill 60 because it will increase affordable housing options for the state's most vulnerable renters.**

HB 60 will provide new housing opportunities in which:

- At least 20% of the units are set aside for households with a gross annual income of not more than 50% of the area median income for a household of like size
- At least 40% of the units are set aside for households with a gross income of not more than 60% of the area median income for a household of like size
- The affordable units set aside remain restricted at elevated levels for at least 99 years
- The project remains in public ownership

In administering the funds, DHCD will prioritize funding projects that:

- Do not use low-income housing tax credit equity or tax-exempt volume cap
- Commit to prevailing wage requirements

Before any funds will be administered, local housing authorities will be required to provide evidence that the program funds will be matched by their funding on a dollar-for-dollar basis as well as meet other criteria adopted by the Secretary. In return, DHCD will coordinate with local housing authorities to ensure access to other financial resources such as senior debt products and develop new resources in support of statewide housing production. If passed, HB 60 will be a 5-year pilot program that would be in effect from July 2023-June 2028.

HB 60 is being introduced at a very important time in Maryland as housing prices are soaring due to inflation and the effects of the pandemic. However, even before Covid, Maryland had an affordable housing problem. According to the Maryland Housing Needs Assessment, nearly one-third of all Maryland households are experiencing

housing cost burdens.ⁱ Of these, 67% are homeowners while 33% are renters. Among renters, 48% of those households are cost burdened, and among low-income households, 76% are severely cost-burdened.

The latest Out of Reach report from the National Low Income Housing Coalition lists Maryland as the ninth least affordable state for renters.ⁱⁱ To afford a modest two-bedroom apartment in the state, a family must earn \$28.93 an hour or \$60,183 annually. A minimum wage worker in Maryland would have to work 78 hours per week year-round.

When families struggle to pay rent, they face greater risks of instability, eviction, and even homelessness, which research links to food insecurity, poor health, lower cognitive scores and academic achievement, and more frequent foster care placement among children. Seniors and the disabled, on fixed incomes, cannot live safely without affordable housing and supportive services.

Unaffordable and unstable housing perpetuates racial, economic and health disparities in our state. If we want to close disparities between white, black and brown Marylanders, we must begin with housing. We cannot write a prescription for housing but that is what many in our state need to stabilize their health. We must make homeownership available to more people of color throughout the state.

For the past couple of years, Maryland has had a surplus in state funding. The surplus is a historic opportunity to provide investment for housing affordability, security, and stability in every area in our state. HB 60 is a step in the right direction because affordable housing is a foundation for all Marylanders. For these reasons, **the Maryland Center on Economic Policy respectfully requests the House Environment and Transportation Committee to make a favorable report on House Bill 60.**

Equity Impact Analysis: House Bill 60

Bill Summary

HB 60 will establish the Housing Innovation Pilot Program in the Department of Housing and Community Development (DHCD) to provide low or no interest loans for certain mixed-income and cross-subsidized housing projects. DHCD will distribute the loans directly to local housing authorities to fund these affordable housing projects. The goal of this pilot program is to create opportunities for the state's public housing authorities to increase the volume of housing production by offering an incentive of providing state matching funds for housing innovation projects funded through local revolving loan funds.

Background

HB 60 is being introduced at a very important time in Maryland as housing prices are soaring due to inflation and the effects of the pandemic. However, even before Covid, Maryland had an affordable housing problem. According to the Maryland Housing Needs Assessment, nearly one-third of all Maryland households are experiencing housing cost burdens. Of these, 67% are homeowners while 33% are renters. Among renters, 48% of those households are cost burdened, and among low-income households, 76% are severely cost-burdened.

The latest Out of Reach report from the National Low Income Housing Coalition lists Maryland as the ninth least affordable state for renters. To afford a modest two-bedroom apartment in the state, a family must earn \$28.93 an hour or \$60,183 annually. A minimum wage worker in Maryland would have to work 78 hours per week year-round.

Equity Implications

When families struggle to pay rent, they face greater risks of instability, eviction, and even homelessness, which research links to food insecurity, poor health, lower cognitive scores and academic achievement, and more frequent foster care placement among children. Seniors and the disabled on fixed incomes cannot live safely without affordable housing and supportive services.

Unaffordable and unstable housing perpetuates racial and economic and health disparities in our state. If we want to close disparities between white and black and brown Marylanders, we must begin with housing. We cannot write a prescription for housing but that is what many in our state need to stabilize their health. We must make homeownership available to more people of color throughout the state.

Impact

HB 60 will likely **improve racial, health and economic equity** in Maryland.

ⁱ Maryland 10 Year Housing Assessment <https://dhcd.maryland.gov/Documents/Other%20Publications/Report.pdf>

ⁱⁱ National Low Income Housing Coalition <https://nlihc.org/oor/state/md>

HB 60 - Housing Innovation Fund - FAV - REALTORS.p

Uploaded by: Lisa May

Position: FAV



House Bill 60 – Housing Innovation Pilot Program and Housing Innovation Fund - Establishment (Housing Innovation Pilot Program Act of 2023)

Position: Support

Maryland REALTORS® supports efforts to increase the supply of housing options in Maryland through legislation like HB 60. This establishes a funding mechanism to provide affordable housing options at a variety of price points for Maryland residents.

Maryland currently faces a shortage of nearly 120,000 housing units and growing. This shortage now impacts not just low-income residents, but also those of moderate incomes, young professionals, seniors, and working families. It encompasses not only what has been traditionally considered as “affordable housing” but also “missing middle” housing types.

Housing at or below the 60% of AMI threshold is among the hardest to produce and cannot be accomplished in the marketplace without significant funding and programmatic supports. If adopted, this bill would assist with both of those needs to expand affordable housing production.

There is no single answer to this housing shortage. Rather, it will take many modest actions that when taken together begin to make a difference. Maryland officials at both the state and local levels will need to work closely with one another and seek new ways of providing the housing that our residents need. The status quo is no longer an option.

Maryland REALTORS® applaud efforts to ease our housing crisis and reduce our current 120,000-unit housing shortage. We ask for your support of House Bill 60.

For more information contact
lisa.may@mdrealtor.org or christa.mcgee@mdrealtor.org

Economic Action Maryland_HB0060_FAV.pdf

Uploaded by: Michael Donnelly

Position: FAV

**Testimony to the House Environment & Transportation Committee
HB60: Housing Innovation Pilot Program and Housing Innovation Fund - Establishment
(Housing Innovation Pilot Program Act of 2023)
Position: Favorable**

January 31, 2023

The Honorable Kumar P. Barve, Chair
House Environment & Transportation Committee
Room 251, Miller House Office Building
Annapolis, MD 21401
cc: Members, Environment & Transportation Committee

Honorable Chair Barve and Members of the Committee:

Economic Action Maryland is a nonprofit organization that works statewide to advance economic justice and equity through direct-service, research, and advocacy.

We are writing in support of HB60.

Our Tenant Advocacy program assists renters and property owners with housing issues. We provide information and referrals to other agencies and organizations when necessary. Through our daily work we see the profound negative impacts Marylanders face because of our state's lack of affordable housing.

Maryland's Department of Housing and Community Development published its Housing Needs Assessment in 2020. The report noted a worsening shortage of affordable and available housing, particularly for "extremely low-income households" that earn 30% or less than the area median income (AMI). At that point in time, for every 100 households at or below this threshold, there were only 33 homes available.¹

But the situation has only gotten worse since 2020. Moody's Analytics recently reported that the United States is now "rent-burdened" nationwide for the first time. This means the average ratio of rent to household income has risen above 30%. Households are increasingly priced out of homeownership and nationwide multifamily vacancy rates remain steady, driving housing costs to unprecedented highs. In the 4th quarter of 2022, the national average for monthly rent payments rose above \$1,700 per unit for the first time, 20.6% higher than the pre-pandemic average.^{2 3}

¹ <https://dhcd.maryland.gov/Documents/Other%20Publications/Report.pdf>

² <https://cre.moodyanalytics.com/insights/market-insights/q4-2022-housing-affordability-update/>

³ <https://cre.moodyanalytics.com/insights/cre-trends/q4-2022-preliminary-trend-announcement/>

This affordability crisis is driving evictions and displacing families. It leads households to settle for inadequate housing without enough space for the number of people living in a home. It also causes renters to live in unsafe conditions. All too often, our Tenant Advocacy program hears from people afraid to report or request repairs for serious threats to their health and safety. If a property owner retaliates against them or chooses not to renew the lease, it's far too difficult to find a new home that's safe and affordable. So, people settle for inadequate, substandard homes.

This crisis is complex and demands a multifaceted response. House Bill 60 provides one effective and necessary solution. If made law, HB 60 will provide funding to shore up Maryland's affordable housing stock in innovative ways making one of the Housing Needs Assessment's key proposals a reality. While HB 60 will not solve this crisis on its own, it is a common-sense response to protect Marylanders.

For all these reasons, we support HB60 and respectfully request a favorable report.

Best,
Michael Donnelly
Tenant Advocacy Coordinator
Economic Action Maryland
2209 Maryland Ave, Baltimore, MD 21218

MD Catholic Conference_FAV_HB0060.pdf

Uploaded by: MJ Kraska

Position: FAV



January 31, 2023

HB 60

Housing Innovation Pilot Program and Housing Innovation Fund - Establishment (Housing Innovation Pilot Program Act of 2023)

House Environment & Transportation Committee

Position: Support

The Catholic Conference is the public policy representative of the three (arch)dioceses serving Maryland, which together encompass over one million Marylanders. Statewide, their parishes, schools, hospitals, and numerous charities combine to form our state's second largest social service provider network, behind only our state government.

House Bill 60 establishes the Housing Innovation Pilot Program in the Department of Housing and Community Development to provide funds for certain mixed-income, cross-subsidized housing and to create opportunities to increase the volume of housing production and establishes the Housing Innovation Fund as a special, non-lapsing fund to be used only to provide low- or no-interest loans to local housing authorities.

The Catholic bishops believe decent, safe, and affordable housing is a human right. Catholic teaching supports the right to private property but recognizes that communities and the government have an obligation to ensure the housing needs of all are met, especially poor and vulnerable people and their families. In a time of rising homelessness and when many workers' wages are stagnant and living expenses are rising, it is important to ensure housing security for our most vulnerable populations.

The Conference appreciates your consideration and respectfully urges a **favorable** report for House Bill 60.

City of College Park HB0060_FAV

Uploaded by: Patrick Wojahn

Position: FAV



CITY OF COLLEGE PARK

OFFICE OF THE MAYOR & CITY COUNCIL

7401 BALTIMORE AVENUE SUITE 201 COLLEGE PARK MD 20740 | COLLEGEPAKMD.GOV

February 6, 2023

MAYOR

Patrick L. Wojahn

pwojahn@collegetparkmd.gov
240.988.7763

DISTRICT 1

Fazlul Kabir

fkabir@collegetparkmd.gov
301.659.6295

Kate Kennedy

kkennedy@collegetparkmd.gov
202.400.1501

DISTRICT 2

Llatetra Brown Esters

lbesters@collegetparkmd.gov
240.636.3584

Susan Whitney

swhitney@collegetparkmd.gov
202.603.3634

DISTRICT 3

Stuart Adams

sadams@collegetparkmd.gov
301.364.4576

John B. Rigg

jrigg@collegetparkmd.gov
443.646.3503

DISTRICT 4

Maria E. Mackie

mmackie@collegetparkmd.gov
240.472.0681

Denise Mitchell

dmitchell@collegetparkmd.gov
301.852.8126

Delegate Kumar Barve, Chair
Environment and Transportation Committee
Room 251
House Office Building
Annapolis, MD 21401

Re: HB0060 Housing Innovation Pilot Program and Housing Innovation Fund - Establishment (Housing Innovation Pilot Program Act of 2023)

Dear Chair Barve and Committee Members:

The College Park City Council voted unanimously during our meeting on January 31, 2023 to support HB0060, which would establish the Housing Innovation Pilot Program in the Department of Housing and Community Development. This program would provide critical funds for certain mixed-income, cross-subsidized housing developments, helping meet a huge need for affordable housing and innovation in how it is created.

Thank you for your consideration of the City's position.

Sincerely,

A handwritten signature in blue ink that reads "Patrick Wojahn".

Patrick Wojahn
Mayor

cc: 21st District Delegation

AACO FAV Testimony HB60_2023 Session.pdf

Uploaded by: Peter Baron

Position: FAV



January 31, 2023

House Bill 60

**Housing Innovation Pilot Program and Housing Innovation Fund -
Establishment (Housing Innovation Pilot Program Act of 2023)**

House Environment and Transportation Committee

Position: FAVORABLE

Anne Arundel County **SUPPORTS** House Bill 60 – Housing Innovation Pilot Program and Housing Innovation Fund - Establishment (Housing Innovation Pilot Program Act of 2023).

This Bill would create a Housing Innovation Pilot Program to work with local housing authorities to increase the production of housing and to provide matching funds from the Housing Innovation Fund that the Bill establishes.

House Bill 60 will provide public housing authorities with much needed resources. In Anne Arundel County, it will create state loan opportunities for the Housing Authority of the City of Annapolis (HACA) and the Housing Commission of Anne Arundel County (HCAAC) to build new affordable housing by leveraging existing funds for state matching funds. Given the high demand for affordable housing in Anne Arundel County from both residents and employers, this program will be a valuable tool in assisting our housing authorities meet that demand.

For all of these reasons, Anne Arundel County respectfully requests a **FAVORABLE** report on House Bill 60.

Prince George's County Council HB60

Uploaded by: Thomas Dernoga

Position: FAV



THE PRINCE GEORGE'S COUNTY GOVERNMENT

(301) 952-3700
County Council

POSITION STATEMENT

HB 60
Delegate Stewart

Housing Innovation Pilot Program and Housing
Innovation Fund – Establishment (Housing Innovation
Pilot Program Act of 2023)

POSITION:

LETTER OF INQUIRY

HB 60 – Housing Innovation Pilot Program and Housing Innovation Fund – Establishment (Housing Innovation Pilot Program Act of 2023) – For the purpose of establishing the Housing Innovation Pilot Program and the Housing Innovation Fund in the Department of Housing and Community Development to provide loans for local housing authorities to develop mixed-income, cross-subsidized housing. This bill would take effect July 1, 2023 and remain in effect for five years, unless the General Assembly decides to extend the Program.

This bill would establish the Housing Innovation Pilot Program and Fund with the purpose of incentivizing the State's public housing authorities to increase the volume of housing production by providing state matching funds when certain requirements are met. Local authorities would be required to provide dollar-for-dollar matching funds awarded to housing innovation projects.

Affordable housing is a crisis in the United States, in Maryland, and in Prince George's County. We steadfastly support any legislation aimed at increasing affordable housing. However, we have some concerns with the funding formula required in this bill. A dollar-for-dollar match is not the most equitable method because each county in this State is not on equal footing when it comes to its budget. Some counties have significantly larger coffers than others, so by setting up the formula as a dollar-for-dollar match, you are giving unfair advantage right at the outset to some counties over others. We would implore the Committee to review this legislation and see that another type of funding formula, one that promotes fairness, be utilized when establishing this pilot program.

The Prince George's County Council appreciates the Committee's time and consideration on this important issue.

Prepared by: Evans & Associates
On behalf of Prince George's County Council

Prince George's County Council_FAV

Uploaded by: Thomas Dernoga

Position: FAV

HB60

January 25, 2023

MEMORANDUM



TO: The Hon. Michael A. Jackson, Chair,
Prince George's County Senate Delegation

The Hon. Nick Charles, Chair
Prince George's County House Delegation

CC: Hon. Angela D. Alsobrooks, County Executive
Members, Prince George's Senate Delegation
Members, Prince George's House Delegation
Hon. Vanessa E. Atterbeary, Chair – House Ways & Means Committee
Hon. Luke Clippinger, Chair – House Judiciary Committee
Hon. Kumar P. Barve, Chair, House Environment and Transportation Committee
Council Members, Prince George's County Council
Jennifer Jenkins, Council Administrator
William M. Hunt, Deputy Council Administrator
Colette R. Gresham, Associate Council Administrator
Marverly Nattles-Simpson, Committee Director, General Assembly Committee

FROM: Donna J. Brown, Clerk of the Council on behalf of
The Honorable Thomas E. Dernoga, Council Chair

RE: Prince George's County Council's Position on General Assembly Legislation

Enclosed for your information is a copy of the following letter as approved by the County Council of Prince George's County, Maryland.

Proposed letter to the Honorable Michael A. Jackson, Chair, Prince George's County Senate Delegation and the Honorable Nick Charles, Chair, Prince George's County House Delegation, transmitting the position of the Prince George's County Council on proposed State legislation (recommended at the 01/24/2023 General Assembly Committee meeting).

If you have any questions, please contact my office at 301-952-3600 or ClerkoftheCouncil@co.pg.md.us.

Attachments



Thomas E. Dernoga

Chair
District 1

"Effective. Responsive. Committed."

January 24, 2023

The Hon. Michael A. Jackson, Chair
Prince George's County Senate Delegation
3 West Miller Senate Office Building
11 Bladen Street
Annapolis, Maryland 21401-1991

The Hon. Nick Charles, Chair
Prince George's County House Delegation
Lowe House Office Building, Room 207
Annapolis, Maryland 21401-1991

Re: Prince George's County Council's Position on General Assembly Legislation

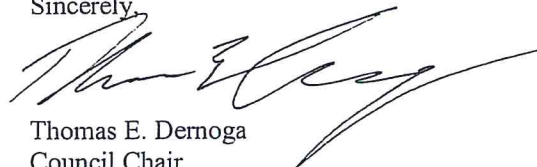
Dear Senator Jackson & Delegate Charles:

It is my pleasure, on behalf of the Prince George's County Council, to transmit our position on pending proposed State legislation for the 2023 General Assembly Session. The Council met on January 24, 2023. The enclosed report reflects our positions on General Assembly bills as they are currently drafted.

The Council appreciates the opportunity to work together with you and your colleagues to address issues important to our citizens and the operation of Prince George's County. Should you have any questions or need additional information please do not hesitate to contact me. For your convenience my office phone number is (301) 952-3887.

Thanks again, for your favorable consideration of the Council's positions.

Sincerely,



Thomas E. Dernoga
Council Chair

Enclosures

cc: Hon. Angela D. Alsobrooks, Prince George's County Executive
Prince George's County Senate Delegation
Prince George's County House Delegation
Hon. Vanessa E. Atterbeary, Chair – House Ways & Means Committee
Hon. Luke Clippinger, Chair – House Judiciary Committee
Hon. Kumar P. Barve, Chair – House Environment & Transportation Committee



GENERAL ASSEMBLY COMMITTEE REPORT

The Prince George's County Council met on January 24, 2023 with the following Members present:

Council Member, Thomas E. Dernoga, Chair
Council Member, Wala Blegay, Vice Chair
Council Member, Edward Burroughs, III
Council Member, Wanika B. Fisher
Council Member, Mel Franklin
Council Member, Calvin S. Hawkins, II
Council Member, Sydney J. Harrison
Council Member, Jolene Ivey
Council Member, Eric C. Olson
Council Member, Krystal Oriadha
Council Member, Ingrid S. Watson

The Council voted for the following positions on the respective bills:

LOCAL BILLS

LETTER

2023 Joint Legislative Priorities Letter Proposed Draft 2 – **SUPPORT**

STATEWIDE BILLS

HB 60 Housing Innovation Pilot Program and Housing Innovation Fund -
Establishment (Housing Innovation Pilot Program Act of 2023) – **HOLD
WITH LETTER TO DELEGATION**

SB 81 Labor and Employment - State Minimum Wage Rate - Acceleration (Fight for
Fifteen Acceleration Act of 2023) – **SUPPORT**

SB 11 Motor Vehicles – Speed Limits – School Zones – **OPPOSE**

HB 57 Property Tax – Tax Sales – Requirement to Sell – **SUPPORT**

HB 133 Court Proceedings – Remote Public Access and Participation – **SUPPORT**

HB 60 FAV Alderman Schandelmeier.pdf

Uploaded by: Vaughn Stewart

Position: FAV

Chairman Barve, Vice Chair Stein, and members of the Environment & Transportation Committee,

I am submitting written testimony in support of HB 60, Housing Innovation Pilot Program and Housing Innovation Fund – Establishment.

As an Alderman in Annapolis, I see first hand how the housing crisis is hurting the residents of my Ward. HB 60 will give the City of Annapolis, and other jurisdictions as well, incentives to provide quality public housing to our most vulnerable residents. Currently our Housing Authority lacks funding to make substantial repairs of dilapidated units and build new units. As a result, there are long wait lists for housing, and long wait times for units past their prime. With these extra funds and incentives we could revitalize our public housing communities and make such a positive change in the lives of our residents.

Please give this bill a favorable recommendation.

Alderman Brooks Schandelmeier

Ward 5

Annapolis City Council

HB 60 FAV Del Stewart.pdf

Uploaded by: Vaughn Stewart

Position: FAV

VAUGHN STEWART
Legislative District 19
Montgomery County

Environment and Transportation
Committee

Subcommittees

Environment

Land Use and Ethics



The Maryland House of Delegates
6 Bladen Street, Room 220
Annapolis, Maryland 21401
410-841-3528 · 301-858-3528
800-492-7122 Ext. 3528
Vaughn.Stewart@house.state.md.us

THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

Testimony in Support of HB 60

The Housing Innovation Pilot Program Act

Testimony by Delegate Vaughn Stewart

January 31st, 2023 | Environment & Transportation Committee

What the Bill Does

HB 60 creates a Housing Innovation Pilot Program to provide matching dollars to public housing authorities using innovative ways to build affordable housing. Projects would need to have affordable set-asides and remain in public ownership. Priority would be given to projects that don't use federal tax credits and commit to prevailing wage requirements.

Why the Bill is Important

The goal of HB60 is twofold. First, we want to reward local and county governments on the frontlines of the battle to erase the state's housing shortage. Montgomery County's Housing Opportunities Commission, in particular, has been a national leader. HOC is on track to build nearly 10,000 new publicly owned, mixed-income apartments over the coming years, by leveraging relatively small amounts of public money to create a revolving fund that can finance short-term construction costs. HOC has turned a \$3 million annual county funding into \$250 million of housing investment. At its current funding levels, HOC projects that it can contribute between 6% and 14% of the county's annual housing production target from the Metro Washington Council of Governments. With matching funds, it could produce up to 28% of the annual COG target.

Second, we want to encourage other public housing authorities to be more aggressive about adding more housing. Montgomery County's efforts have inspired similar efforts across the country, from Seattle to Rhode Island. And other housing authorities across Maryland are interested in replicating their model. This bill would help them do so.

Why the Committee Should Vote Favorably

A quarter of Maryland households are extremely low-income, and nearly all of them are housing cost burdened. In fact, even 15% of middle-income Marylanders are cost burdened. According to the National Low Income Housing Coalition, the state lacks more than 125,000 rent

homes affordable for extremely low-income renters, a number expected to get worse over the next ten years. Affordable housing allows families to plan for their futures and create stability. When Marylanders from all socioeconomic backgrounds have access to a safe, stable, and affordable home, they are less likely to face the hardships related to illness or food insecurity.

With relatively few dollars, the state can make a huge dent in eliminating our housing shortage. Maryland cannot waste this unique opportunity to mitigate our affordable housing crisis. I urge a favorable report.

HB60_MDSierraClub_ fwa 31Jan2023(1).pdf

Uploaded by: Brian Ditzler

Position: FWA



P.O. Box 278
Riverdale, MD 20738

Committee: Environment and Transportation
Testimony on: HB 60 – “Housing Innovation Pilot Program and Housing Innovation Fund – Establishment (Housing Innovation Pilot Program Act of 2023)”
Position: Support with Amendments
Hearing Date: January 31, 2023

The Maryland Chapter of the Sierra Club strongly supports HB 60 and believes the bill would be improved with two amendments. The bill would create a Housing Innovation Fund that would provide low or no-interest loans for local housing authorities to develop mixed-income, cross-subsidized housing to address the large shortage of rental units for low-income families that is expected to get even worse over the next decade. With rents continuing to rise, the state will see many more families facing housing insecurity and potentially homelessness unless much more housing assistance is provided and the volume of housing production greatly increases.

HB 60 would create a five-year pilot program to provide matching funds for housing innovation projects in which at least 20% of units are set aside for residents with a household income of not more than 50% of the area median income (AMI), and at least 40% of units are for residents with a household income of not more than 60% of the AMI.

We propose amendments which would specify two additional requirements for housing innovation projects to qualify for funding. First, the new housing must be built in walkable and bikeable areas with easy access to buses and ideally trains. Many lower-income residents don't even own a car and rely on transit. Walking and biking are healthy modes of travel, or residents could use transit to get to jobs, schools, shopping and services. Use of public transit and reduced reliance on cars would help Maryland meet its rigorous climate goals, reduce health-damaging emissions from vehicles, and thereby improve local air quality.

The second amendment to the requirements for housing innovation projects to qualify for funding would specify that new mixed-income, cross-subsidized housing be built that is environmentally sustainable. The housing should include solar panels or green roofs, windows that are at least double pane, good insulation, and energy-efficient electric heating and appliances, all of which would save money for income-burdened individuals while helping the environment. Having native trees and vegetation in green spaces incorporated into the design of new housing areas would reduce heat islands, and make life more pleasant as well as being good for the environment. Such amenities should not be exclusive to affluent communities.

This bill would help Maryland to meet its equity and environmental objectives, and with our amendments, deserves passage. We urge this committee to issue a favorable report on it.

Ethan Goffman
Transportation Committee
Goffmane@yahoo.com

Brian Ditzler
Transportation Chair
Brian.Ditzler@MDSierra.org

Josh Tulkin
Chapter Director
Josh.Tulkin@MDSierra.org

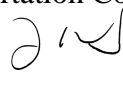
Founded in 1892, the Sierra Club is America's oldest and largest grassroots environmental organization. The Maryland Chapter has over 70,000 members and supporters, and the Sierra Club nationwide has over 800,000 members and nearly four million supporters.

HB 60 - Housing Innovation Fund Testimony_HABC_1.2

Uploaded by: Crystal Hypolite

Position: FWA

January 31, 2023

TO: Members of the Environment and Transportation Committee
FROM: Janet Abrahams, HABC President & CEO 
RE: House Bill 60 - Housing Innovation Pilot Program and Housing Innovation Fund -
Establishment (Housing Innovation Pilot Program Act of 2023)

POSITION: Support

Chair Barve, Vice Chair Stein, and Members of the Committee, please be advised that while HABC is always supportive of additional funding programs that serve to preserve and increase the number of quality affordable housing opportunities, we believe that HB 60 would not be readily applicable to Baltimore City's affordable housing development due to our housing economics.

Affordable housing developments in Baltimore City requires use of a greater level of deeply affordable subsidies, such as LIHTCs; tax-exempt bonds, and the gap funding that is tied to these programs. These funds are not prioritized in/excluded from this proposed program. It appears that it is structured so it would be more advantageous to other areas of the State, other than Baltimore City, where there are stronger household incomes and overall housing market conditions.

While we understand that HB 60 will establish a pilot program to provide state matching funds for housing innovation projects funded through local revolving loans for particular mixed-income and cross-subsidized housing, it again prioritizes projects that do not utilize low-income housing tax credits (LIHTC) and tax exempt bonds. As long as the proposed fund, does not have the effect of cutting current or diluting future funding available for existing State housing funding programs, we are in support of it.

The Housing Authority of Baltimore City (HABC) is the 5th largest public housing authority in the country, serving over 42,000 of Baltimore City's low-income individuals through its Public Housing and Housing Choice Voucher programs. HABC's public housing inventory currently consists of just over 6,000 units located at various developments and scattered sites throughout the city. Historically in Baltimore, public housing sites were built in segregated areas of the city with high concentrations of poverty and neighborhood disinvestment. Generally, in these neighborhoods there was and continues to be limited access to quality schools, green space/recreation areas, grocery stores, healthcare facilities, financial institutions, transportation, etc. These areas also have high rates of unemployment and crime, high concentration of poverty and minority populations, and lower life-expectancy rates than in more

Housing Authority of Baltimore City | 1225 West Pratt Street, Baltimore, MD 21223

 443.984.2222  www.HABC.org    @BmoreHabc 

affluent areas of the City. Through the years, decreases and uncertainty in federal funding for public housing programs, has resulted in deferred maintenance and the deterioration of many public housing developments. This made it necessary to use innovative partnership and funding mechanisms to preserve affordable housing.

Since 2015, HABC has been converting a portion of its public housing to private ownership under HUD's Rental Assistance Demonstration (RAD). HABC has partnered with private developers and the State Housing Finance Agency to realize over \$934 million in investment for its current RAD projects, allowing for extensive renovations and significant capital improvements at the properties, representing the preservation of over 5,600 deeply affordable housing units. HABC is also working to transform its public housing into thriving mixed-income communities where residents have opportunities for economic mobility. Three of our current major redevelopment initiatives include the Perkins Somerset Oldtown (PSO) Transformation Plan, Transform Poe and the O'Donnell Heights Neighborhood Revitalization Plan.

The PSO Transformation Plan includes the demolition and redevelopment of Perkins Homes in East Baltimore into a vibrant mixed income community with affordable and market rate housing as well as other amenities and supportive services for residents. The housing plan includes the new construction of 629 public housing replacement units, 424 low-income units serving households with an average of 60% AMI and 307 unrestricted market rate units spread across the Somerset and Perkins sites. Working with the City of Baltimore, private developers and other partners, the PSO Plan will bring over \$1 billion in investment to this area of the city.

The Transform Poe Plan seeks to redevelop Poe Homes, which sits on seven acres in West Baltimore and consists of 288 obsolete public housing units. The O'Donnell Heights Neighborhood Revitalization Plan includes the redevelopment of the original 900 public housing units at the site with 924 newly constructed residential units. All of these redevelopment efforts, including the RAD projects, rely heavily on private investment and tax credits to make implementation possible.

HABC is currently exploring options to reposition or redevelop several of our other public housing sites, but funding and feasibility make this challenging. We estimate that the 10 sites/4,561 units that remain in our housing stock (including Poe Homes and O'Donnell Heights) have immediate capital needs in the amount of approximately \$121.4 million and 20-year capital needs in the amount of over \$575.8 million. The projected cost to redevelop these sites on a scale similar to the PSO Transformation is over \$2 billion. In addition, there are several sites that were redeveloped under HUD's HOPE VI program, for which the affordability period has expired. To preserve this affordability at five of these sites, consisting of 457 units, HABC exercised its right of first refusal and brought them back into our inventory.

As HABC continues to seek funding and resources to support these efforts we are concerned that the dollar-for-dollar match would create a challenge to accessing these funds. Again, the requirement that this funding is not prioritized for projects that receive tax credits and tax-exempt bonds could present a challenge to HABC. Since HABC's current project pipeline, in addition to the many other





redevelopment initiatives that take place throughout the Baltimore City and the State of Maryland, rely on tax credits for their funding, it is critical that the Housing Innovation Program is not funded from existing State programs that are necessary for projects that use tax credits.

We respectfully request a **favorable with amendments that address concerns raised herein** on House Bill 60.

Respectfully submitted:

Janet Abrahams, HABC President & CEO

Housing Authority of Baltimore City | 417 East Fayette Street, Baltimore, MD 21202

 410.396.3232  www.HABC.baltimorehousing.org  TWITTER  Facebook   @BmoreHabc 

Baltimore_County_FWA

Uploaded by: Jennifer Aiosa

Position: FWA



JOHN A. OLSZEWSKI, JR.
County Executive

JENNIFER AIOSA
Director of Government Affairs

AMANDA KONTZ CARR
Legislative Officer

JOSHUA M. GREENBERG
Associate Director of Government Affairs

BILL NO.: HB 60

TITLE: Housing Innovation Pilot Program and Housing Innovation Fund - Establishment (Housing Innovation Pilot Program Act of 2023)

SPONSOR: Delegate Stewart

COMMITTEE: Environment and Transportation

POSITION: **SUPPORT WITH AMENDMENTS**

DATE: January 31, 2023

Baltimore County **SUPPORTS WITH AMENDMENTS** House Bill 60 – Housing Innovation Pilot Program and Housing Innovation Fund - Establishment (Housing Innovation Pilot Program Act of 2023). This legislation would establish the Housing Innovation Pilot Program in the Department of Housing and Community Development and the Housing Innovation Fund to provide low-or no-interest loans to local housing authorities.

This year, Baltimore County Executive Olszewski announced a package of reforms aimed at tackling the scourge of housing insecurity in Baltimore County. Since taking office, County Executive Olszewski passed the HOME Act, created the Baltimore County Department of Housing and Community Development, and accelerated programming to increase the local stock of attainable housing for struggling residents. Baltimore County applauds House Bill 60 in spirit for providing the critically needed funds to develop mixed-income, cross-subsidized housing; however, currently, Baltimore County’s housing efforts would not benefit from this bill.

Baltimore County feels this bill could be made stronger with several key amendments:

- Allow funds to be provided to other local agencies and for projects led by non-profit and for-profit developers.
- Strike provisions that apply the bill solely to publically-owned projects.

- Remove prioritization for projects that do not use low-income housing tax credit equity or tax-exempt volume cap.

Local Housing authorities across the State of Maryland are working tirelessly to ensure every single family has a place to call home. Baltimore County thanks the sponsor for introducing this important legislation, and respectfully requests amendments that would assist the County in its mission.

Accordingly, Baltimore County requests a **FAVORABLE WITH AMENDMENTS** report on House Bill 60. For more information, please contact Jenn Aiosa, Director of Government Affairs at jaiosa@baltimorecountymd.gov.

HOC - HB60 - Support w Amendments.pdf

Uploaded by: Ken Silverman

Position: FWA



Chelsea Andrews
Executive Director

January 31, 2023

Dear Chair Barve and Members of the Environment & Transportation Committee:

The Housing Opportunities Commission of Montgomery County (HOC) strongly supports Delegate Vaughn Stewart's proposed legislation to establish a Housing Innovation Fund in Maryland and provide matching funds for the production of new mixed-income housing by Public Housing Authorities.

As Montgomery County's Public Housing Authority, HOC has been developing mixed-income "Opportunity" housing since its reorganization in 1974. In recent years, Montgomery County has partnered with HOC to amp up our production of market rate, workforce, and low-income housing by creating a \$100 million Housing Production Fund (HPF). This revolving fund provides low-cost, short-term construction financing for new housing development that provides a minimum of 20% of units affordable at 50% of Area Median Income (AMI) or below, and an additional 10% of units affordable at the level of the County's Moderately Priced Dwelling Unit (MPDU) program - 65-70% of AMI or below. The Commission seeks to provide deeper affordability whenever possible.

The first \$50 million tranche of HPF funding was authorized by the Montgomery County Council in 2021, and was quickly committed to two projects projected to deliver 681 units of new housing. The Laureate at Shady Grove Metro station is expected to begin leasing this spring. Hillandale Gateway, in East County, is expected to break ground this year and is planned to include a net zero, passive house multifamily building. Each of these projects are served by transit, will include community-serving retail, and are being delivered as public-private partnerships. After the first \$50 million tranche was committed, the County authorized a second \$50 million tranche in the spring of 2022.

Once development is completed and the HPF is repaid, each of these projects must remain owned or controlled by HOC. Ongoing public ownership ensures ongoing affordability, allows the provision of wrap-around services, and produces growing equity that can be used to provide more housing in the coming decades. Tenant protections - such as HOC's policy of abiding by Montgomery County's Voluntary Rent Guidelines - provide stability for all tenants, including those in market-rate units. And the funding that is repaid goes back into the HPF, becoming available for use in another new development. Critically, this funding is additive to the existing tools for developing affordable housing, such as Low-Income Housing Tax Credits.

This model has attracted national attention. It can be called public development, social housing, or mixed-income housing. Legislation to adopt versions of this approach has recently been introduced in California, Washington state, Washington D.C., Maine and Rhode Island.

We applaud Del. Stewart for his vision and appreciate his willingness to work with us on clarifying amendments that ensure this fund is compatible with existing federal, state and local policies. By creating a Housing Innovation Fund to provide matching funds for local initiatives such as the HPF, Maryland can ensure production of stable, affordable housing across the State. This fund would allow local Authorities to produce more housing using local funding models that work for each individual jurisdiction.

Sincerely,

Chelsea Andrews

Chelsea Andrews
Executive Director

HACA Comment on HB60 Del. Stewart. 1.27.23.pdf

Uploaded by: Melissa Maddox-Evans

Position: FWA



Housing Authority of the City of Annapolis

Board of Commissioners

Jacquelyn V. Wells, Chairman
Andre Atkins, Vice-Chairman
Sandra D. Chapman, Secretary
Philip Gibbs, Treasurer
Kimberlee Cornett, Commissioner
Craig Coates, Commissioner
Arthur Edwards, Jr, Commissioner

Executive Director/CEO
Melissa Maddox-Evans

Date: January 27, 2023

Maryland General Assembly
2023 Environment and Transportation Committee

Subject: Proposed Legislation – HB 60 - Housing Innovation Pilot Program and Housing Innovation Fund – Establishment (Housing Innovation Pilot Program Act of 2023)
Position: Favorable As Amended

Dear Environment and Transportation Committee,

I am writing on behalf of the Housing Authority of the City of Annapolis' (HACA) perspective and comment on a bill above that you are considering in the upcoming legislative session. It is our understanding that the bill as originally drafted would benefit only one housing authority entity, not including HACA. Our entity is currently redeveloping its public housing stock for over 1100 families in Annapolis and Anne Arundel County.

We ask that you remove the clause below that gives preference to funding non-Low Income Housing Tax Credit (LIHTC) development projects, as it limits use by other public housing authorities that could also benefit from the funds.

“IN ADMINISTERING THE PROGRAM, THE DEPARTMENT SHALL PRIORITIZE 21 FUNDING FOR PROJECTS THAT: 22 (1) DO NOT USE LOW-INCOME HOUSING TAX CREDIT EQUITY OR 23 TAX-EXEMPT VOLUME CAP; AND”

As you are aware, LIHTC funding is a crucial development resource for agencies that do not have access to large sources of capital. Please amend the bill to remove the clause above as to not unduly restrict other housing authorities' access to such funds. We are favorable as amended for HB 60.

Thank you for your consideration.

Sincerely,

Melissa Maddox-Evans, ED/CEO

The Housing Authority of the City of Annapolis will provide reasonable accommodations upon request.

