



THE PRINCE GEORGE'S COUNTY GOVERNMENT

(301) 952-3700
County Council

POSITION STATEMENT

SB 315
Senator Waldstreicher

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

POSITION:

LETTER OF INQUIRY

SB 315 – 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