

Delegate Palakovich Carr Testimony - HB 424 - Mont

Uploaded by: Julie Palakovich Carr

Position: FAV



THE MARYLAND HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401

Testimony in Support of HB 424
Montgomery County – Housing Opportunities Commission – Alterations

This is a Montgomery County local bill that removes certain barriers to the creation of affordable housing by the county's affordable housing agency. The bill passed both the House and Senate Delegations unanimously and has the support of the County Council and County Executive.

Under state law, the Montgomery County Housing Opportunities Commission (HOC) is required to hold certain hearings and publish certain information in newspapers.

HB 424 would repeal an outdated and duplicative requirement that requires HOC to hold a hearing for any proposed affordable housing development before starting the formal development review process. This provision in state law dates back to 1957.

Montgomery County's development review process additionally requires a pre-submission community meeting and a public hearing before the Planning Board on submitted applications. Affordable housing developments that involve federal tax credits also require a separate public hearing. With three or more public hearings already required, there is no need for an additional pre-application public hearing.

This bill aligns with the Department of Housing and Community Development's 2024 legislative initiatives to streamline local development review processes.

Requiring an additional hearing at the start of the process adds time and expense to building desperately needed affordable housing. Montgomery County—and the entire state—is facing a dire housing shortage. In 2019, the Montgomery County Council unanimously approved a goal of building 10,000 additional housing units by 2030 as part of a metro DC regional effort and to address the current shortage of nearly 25,000 affordable housing units in our county.¹ To meet these needs, we need to remove unnecessary hurdles and delays from the development review process.

Additionally, this bill would repeal a requirement that HOC publish a summary of its annual financial report in a newspaper. HOC is already required under state law to post the entire financial report on its website. This newspaper advertising requirement is duplicative, costly, and not particularly effective at sharing the information with the public.

¹ Metro Washington Regional Fair Housing Plan, 2023
https://www.mwcoq.org/assets/1/6/Montgomery_County_Clean_web.pdf

HB 424 MoCo_FAV_Frey 2024.pdf

Uploaded by: Leslie Frey

Position: FAV



Montgomery County **Office of** **Intergovernmental Relations**

ROCKVILLE: 240-777-6550

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BILL NO: HB 424

DATE: March 28, 2024

SPONSOR: Montgomery County Delegation

CONTACT PERSON: Leslie Frey

ASSIGNED TO: Education, Energy, and the Environment

POSITION: FAVORABLE

Montgomery County – Housing Opportunities Commission – Alterations MC 3-24

House Bill 424 removes requirements that the Montgomery County Housing Opportunities Commission: (1) hold a public hearing on any assisted family housing it proposes; (2) report in writing the findings and conclusions from the hearing; and (3) give advanced notice of the hearing by placing advertisements in two newspapers of general circulation in the County. The bill also removes the requirement that a summary of the Housing Opportunities Commission's annual financial report be published in at least two newspapers of general circulation in the County.

Under the bill, assisted-family housing means units of affordable housing which consist of privately or governmentally owned rental units for which the owners receive subsidies from the federal, State, or local government in the form of rent supplements or mortgage interest subsidies, except units designated for occupancy by persons 62 years old or older, and units which benefit from tax-exempt financing but receive no other government subsidy.

According to the Housing Opportunities Commission, the bill would remove burdens placed on the Housing Opportunities Commission which are not placed on similar housing developments that do not have affordable housing units. Therefore, Montgomery County supports House Bill 424 and respectfully urges the committee to issue a favorable report.

Vote NO on HB 424.pdf

Uploaded by: Stacy Pedersen

Position: UNF

To the Maryland House of Representatives:
Vote NO on SB 424

We do not need unelected Commissions
and Boards running our government behind
closed doors.

Sincerely,
Stacy Pedersen

HB0424 .pdf

Uploaded by: Suzanne Price

Position: UNF

Please oppose having unelected commissions and boards running our government secretly behind closed doors, SAY NO to bad bill HB0424. We want transparency NOT secrecy.

Suzanne Price
AACo, Maryland