

HOUSE JOINT RESOLUTION 6

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By: **Delegates Rosenberg, Bobo, and V. Clagett**
Introduced and read first time: February 13, 2004
Assigned to: Rules and Executive Nominations

HOUSE JOINT RESOLUTION

1 A House Joint Resolution concerning

2 **Study of Mixed Income Housing Developments**

3 FOR the purpose of urging the Department of Housing and Community Development
4 and the Housing Policy Commission to undertake a certain study pertaining to
5 certain innovative mixed income housing developments in other states;
6 requiring the agencies to report to the Governor and the General Assembly by a
7 certain date about implementing a comparable housing development program in
8 Maryland; and generally relating to a study of mixed income housing
9 developments.

10 WHEREAS, Despite the recent weakness in the economy, housing in Maryland
11 continues to be excessively expensive for our citizens, for the adult children of families
12 who already live here, and for workers and their families who wish to move to
13 Maryland to find or take jobs; and

14 WHEREAS, For businesses that are hiring, the high cost of housing poses a
15 potentially serious barrier to attracting workers from outside the State; and

16 WHEREAS, Home prices continue to escalate and many citizens wish to relocate
17 to a less expensive area; and

18 WHEREAS, Archaic zoning practices may discourage higher density growth and
19 reduce the available funding for affordable housing, encourage sprawl, reduce the
20 amount of open space, and shrink some opportunities for historic preservation and
21 neighborhood revitalization; and

22 WHEREAS, The human capital of the State -- a unique and essential asset
23 because of Maryland's educational, research, and medical institutions -- is being
24 compromised because young scientists, engineers, doctors, and business people find it
25 difficult to afford, even with substantial salaries, the purchase price on homes that
26 meet their family needs; and

27 WHEREAS, An increasing number of professionals choose not to come to
28 Maryland and instead seek jobs in other regions of the country, placing the future
29 economic expansion for the State at risk; and

1 WHEREAS, In response to a similar critical need for new housing units,
2 Massachusetts created a Priority Development Fund to increase the supply of mixed
3 income housing without the use of new taxpayer dollars by using a housing reserve
4 fund that is financed by a real estate portfolio, fees, investments, and mortgage
5 payments; now, therefore, be it

6 RESOLVED BY THE GENERAL ASSEMBLY OF MARYLAND, That the
7 Department of Housing and Community Development and the Housing Policy
8 Commission are urged to study the Priority Development Fund in Massachusetts and
9 other similar initiatives in other states; and be it further

10 RESOLVED, That the Department and the Commission shall report their
11 findings of the study and the efficacy of implementing a comparable program in
12 Maryland to the Governor and, in accordance with § 2-1246 of the State Government
13 Article, to the General Assembly on or before November 1, 2004; and be it further

14 RESOLVED, That a copy of this Resolution be forwarded by the Department of
15 Legislative Services to the Honorable Robert L. Ehrlich, Jr., Governor of Maryland;
16 the Honorable Thomas V. Mike Miller, Jr., President of the Senate of Maryland; and
17 the Honorable Michael E. Busch, Speaker of the House of Delegates.