



Stacy L. Spann  
*Executive Director*  
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**HB 1090 – DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT –**

**PARTNERSHIP RENTAL HOUSING PROGRAM – ALTERATIONS**

**ORAL TESTIMONY**

Chair Barve and members of the House Environment and Transportation Committee, on behalf of the Housing Opportunities Commission of Montgomery County (HOC), thank you for your time. My name is Stacy Spann, Executive Director of HOC, and I am here today to express HOC's support for HB 1090.

We applaud Delegate Stewart on his efforts and commitment to finding bold, innovative and pragmatic solutions to the housing crisis we face in Maryland and throughout our region.

As Montgomery County's public housing agency, HOC provides affordable housing resources to approximately 15,000 households. Historically, HOC has advocated for more sustainable funding and policy-proven solutions to preserve, develop, and expand access to affordable housing.

Even before the COVID-19 pandemic, HOC has seen a continued trend in our community's growing need for affordable housing. This growing need is not just an issue in Montgomery County, but throughout the state of Maryland and the nation, as a whole.

Many HOC customers and other affordable housing residents serve as our nation's frontline workers. They are the folks that have kept our country functioning in the face of the COVID-19 pandemic. We owe it to our customers and the affordable housing community to provide alternative solutions for affordable housing.

As our region and nation continues to face economic downturn, we anticipate the need for affordable housing funding and solutions will continue to grow. We urge our state legislators to continue to find and advocate for solutions to preserve and expand the availability of affordable housing for Maryland state residents. With the housing crisis burgeoning, this issue is not going away and finding solutions now will address the exacerbated problems we will undoubtedly face tomorrow.

HB 1090 supports the development of affordable housing development, with a focus on expanding affordable housing for middle income households. One important feature of the bill is that it adds additional income sources for the Partnership Rental Housing Fund. The Fund

provides desperately needed financial support for the development of affordable housing through the Partnership Rental Housing Program.

The bill also qualifies that mixed-income housing developments consist of at least 70% of units in the development are reserved for residents with less than or equal to 75% of the Area Median Income.

It adds mixed-income housing developments to the menu of qualified Partnership Rental Housing projects.

And most importantly, among all the other provisions in the bill, HB1090 authorizes State partners, like housing authorities, to participate in this program and expand missing middle-income housing.

HOC is proud to support HB1090 in the spirit of its vision to get people housed, keep them housed, and help them reach their fullest potentials.

We thank you for your consideration and appreciate your consideration of supporting this bill.