



Chair Marc Korman
and Members, Environment and Transportation Committee
House Office Building
6 Bladen Street
Annapolis, Maryland 21401

January 30, 2024

Dear Chair Korman and Members of the Environment and Transportation Committee:

My name is Dan Reed and I serve as the Regional Policy Director for [Greater Greater Washington](#), a nonprofit that works to advance racial, economic, and environmental justice in land use, transportation, and housing throughout Greater Washington. **GGWash supports House Bill 7, the Housing Innovation Pilot Project Act of 2024**, which creates a sustainable funding source for affordable housing.

Maryland faces a significant housing shortage—96,000 homes, according to the Maryland Housing Needs Assessment¹—which has led to double-digit increases for rents and home prices. This burden falls hardest on lower-income residents, who risk losing not only their homes, but access to jobs, schools, health care, and support networks. Subsidized, income-restricted affordable housing is a big part of the solution, but securing financing is a significant barrier. This bill rises to the challenge by providing matching funds to publicly-owned, mixed-income, cross-subsidized housing developments. Public ownership ensures that revenue from rent can be used to finance additional projects. Under this model, Montgomery County’s Housing Opportunities Commission has built over 700 homes in the past three years, nearly half of which are income-restricted, and has another 2,000 units in its development pipeline².

Maryland needs to use all the tools available to tackle its housing shortage. The Housing Innovation Pilot Project Act will be an important addition to the toolbox. We ask the Environment and Transportation Committee to give this bill a favorable report.

Sincerely,

A handwritten signature in black ink that reads 'Dan Reed'.

Dan Reed
Regional Policy Director

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

² <https://www.hocmc.org/extra/1116-pipeline.html>

The Washington, DC region is great and it can be greater.