HOUSE BILL 1045 (2019)

Comprehensive Plans
Housing Elements

Maryland Municipal League
October 9, 2020

Tools for Mitigating the Housing Crisis
Poll Question #1

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A housing element shall address the need for affordable housing and will include:

1. Workforce Housing
2. Low-Income Housing

A housing element MAY include:

1. Goals
2. Objectives
3. Policies
4. Plans
5. Standards
MODELS AND GUIDELINES DEVELOPMENT PROCESS

- September ‘19
- April ’20
- September ‘20

Planning Directors

Research

- Housing Element Inventory
- Other States
- Common Practices
- In-reach

Stakeholder Group

- Four Meetings
- Local
- State
- Organizational

DEPARTMENT OF PLANNING
Planning.Maryland.gov
STAKEHOLDER INPUT

- Visioning, education, proactivity, and ongoing dialogue
- Affordable housing benefits communities and households in interconnected ways
- Partnerships and allies (health care facilities, employers, churches, CDCs)
- Transparency and marketing (processes and incentives)
- Don’t reinvent the wheel. Use and build upon existing resources
- Zoning is key (greater density, by-right development, manufactured housing)
- Incremental addition of affordable units (inclusionary zoning and ADUs) “Quiet Density”
- Incentives should provide extra density
- Preservation/maintenance of existing units just as important as building new ones
- High costs and barriers to development (impact fees, water and sewer availability, delayed/unclear local processes, APFOs)
- Helpful analyses (gap, housing market, income levels, needs assessment, commuting)
- Local examples of best practices!
Poll Question #2
Models and Guidelines

- Introduction
- Housing Planning
- Self Assessments
- Housing Data
- Housing Practices
- Affordable Housing Resources

Models & Guidelines: The Housing Element

Introduction

The Maryland Department of Planning (Planning) is the primary state agency responsible for reviewing comprehensive plans, providing technical assistance to complete them, and creating Models and Guidelines (M&G) to implement them. In response to Senate Bill (SB) 55 (2019), Planning is the central repository for all comprehensive plans and amendments and they are compiled on our Comprehensive Plans webpage. In this role, Planning collaborates with other state agencies and local staff at every step of the process — from community outreach efforts to plan implementation. As planning statutes change in Maryland, we seek to respond with expertise, resources, and guidance for communities.

https://planning.maryland.gov/Pages/OurWork/housing-element-mg/housing-element-home.aspx
Poll Question #3
Housing Practices

- Model Housing Element Development Process
  - Data Analysis
    - Dashboard
    - Other Sources
    - Local
  - Existing Programs
  - Example Goals, Objectives, and Strategies
- Common Practices
# Affordable Housing Resources

## Housing Resource Table

<table>
<thead>
<tr>
<th>Resource Type</th>
<th>Category</th>
<th>Description</th>
<th>Agency</th>
<th>Resource Type</th>
<th>Category</th>
<th>Region</th>
</tr>
</thead>
<tbody>
<tr>
<td>Financing Assistance</td>
<td>All</td>
<td>The Office of Recapitalization is a mortgage program with affordable opportunities for lenders to enter into agreements with HUD to fund and service FHA loans for small properties.</td>
<td>HUD</td>
<td>Financing Assistance</td>
<td>Federal</td>
<td></td>
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<tr>
<td>Section 42 Projects Rental Assistance (PRA) Program</td>
<td></td>
<td>Provides capital advances to private nonprofit sponsors and for-profit limited partnerships to expand the supply of housing integrated with supportive services and promote community integration for low- and extremely-low income persons with disabilities.</td>
<td>HUD</td>
<td>Financing Assistance</td>
<td>Federal</td>
<td></td>
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<tr>
<td>SEED Community Development Anchor Institution Program</td>
<td></td>
<td>The Seed Community Development Anchor Institution Fund provides competitive grants and loans to anchor institutions for community development projects in blighted areas of the state.</td>
<td>Maryland Department of Housing and Community Development (DHCD)</td>
<td>Financing Assistance</td>
<td>State</td>
<td></td>
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</tbody>
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Poll Question #4

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# Next Steps (Phasing)

## Phase 2

<table>
<thead>
<tr>
<th>Data Additions</th>
<th>Local Examples/Best Practices</th>
<th>Address Feedback</th>
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</thead>
<tbody>
<tr>
<td>Foreclosures</td>
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<td>Days on Market</td>
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<td>Housing Needs Assessment</td>
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<td>Compare Function</td>
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</tbody>
</table>
GROUP RESPONSE

• Provide an example of an affordable housing implementation best practice
  • Please include jurisdiction, program name, contact if available, and any other details
FEEDBACK OR QUESTIONS

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