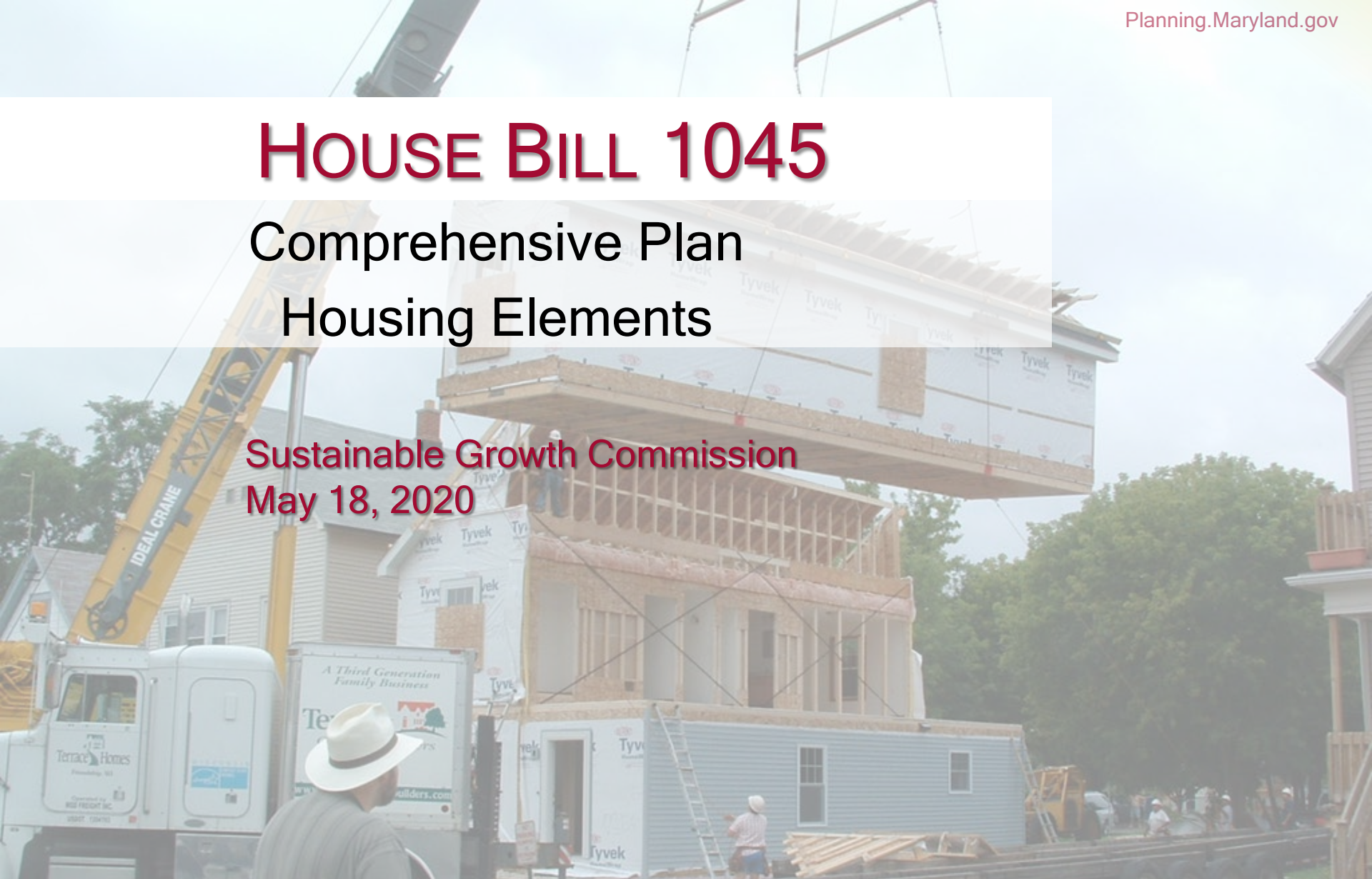


HOUSE BILL 1045

Comprehensive Plan Housing Elements

Sustainable Growth Commission
May 18, 2020



LAND USE ARTICLE SECTION 3-102

(a) (1) The planning commission for a local jurisdiction shall include in the comprehensive plan the following elements:

- (i) a community facilities element;
- (ii) an area of critical State concern element;
- (iii) a goals and objectives element;
- (iv) A HOUSING ELEMENT;**
- (v) a land use element;
- (vi) a development regulations element;
- (vii) a sensitive areas element;
- (viii) a transportation element; and
- (ix) a water resources element.



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(2) If current geological information is available, the plan shall include a mineral resources element.

(3) The plan for a municipal corporation that exercises zoning authority shall include a municipal growth element.

(4) The plan for a county that is located on the tidal waters of the State shall include a fisheries element.



REQUIREMENTS

SECTIONS 3-114 & 1-407.1

- (B) a housing element may include goals, objectives, policies, plans, and standards.
- (C) a housing element shall address the need for affordable housing within the county/local jurisdiction, including:
 - (1) workforce housing; and
 - (2) low-income housing



DEFINITIONS

- **Low-Income:** Annual household income that is below 60% of the area median income (AMI).
- **Workforce:** Range of annual household income between 60% and 120% of AMI¹

¹ 60% - 150% in target Maryland Mortgage Program areas
50% - 100% for rental housing



PURPOSE OF M&G

- Guidance
- Resources
- Self-assessment
- Data
- Assistance



Placing Jobs:
Economic
Development
and Planning

Models &
Guidelines
Managing
Maryland's
Growth



Form and exact content not mandated



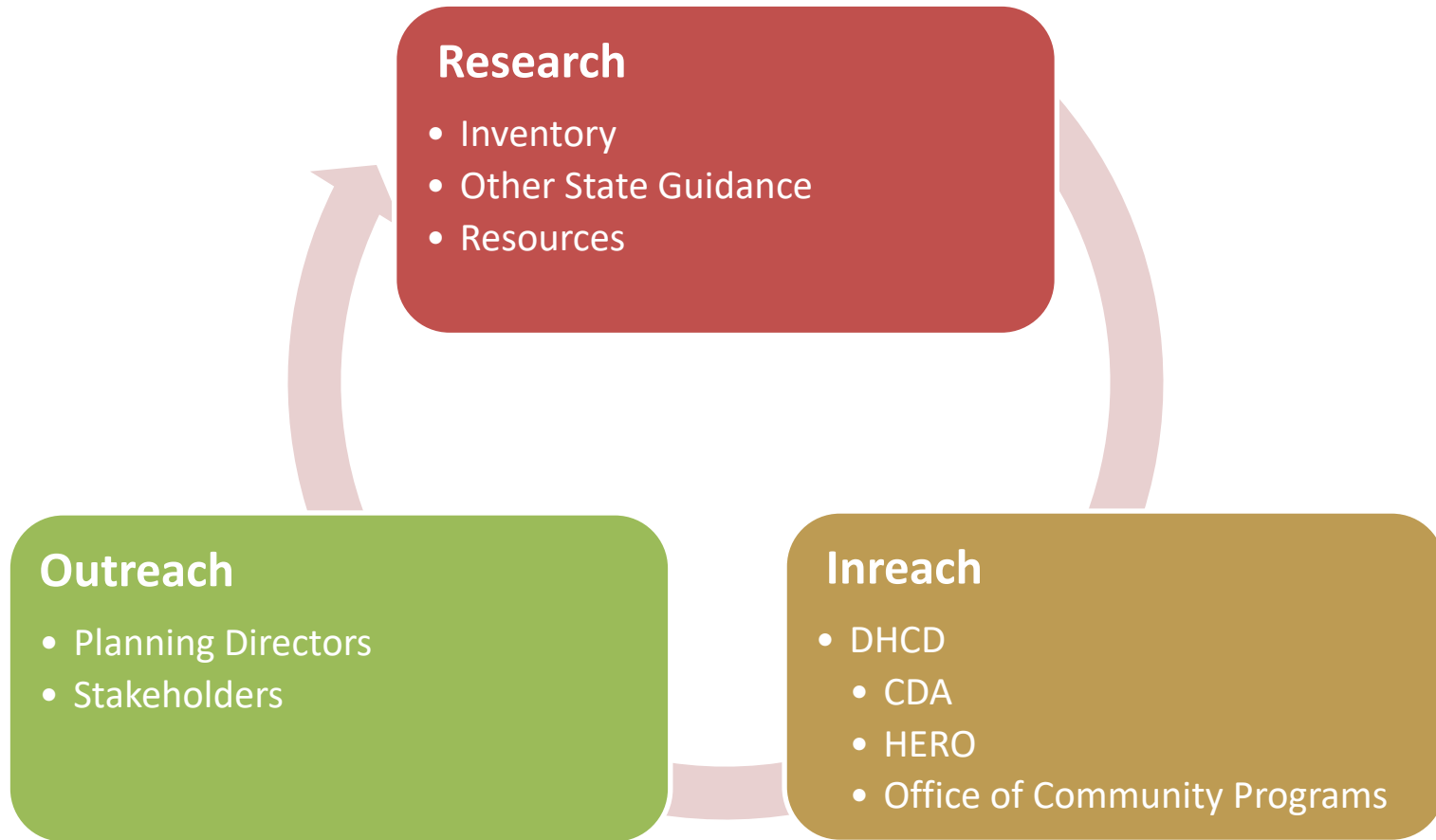
POLL QUESTION

Does your organization have a role in the provision of affordable, workforce, and low-income housing?

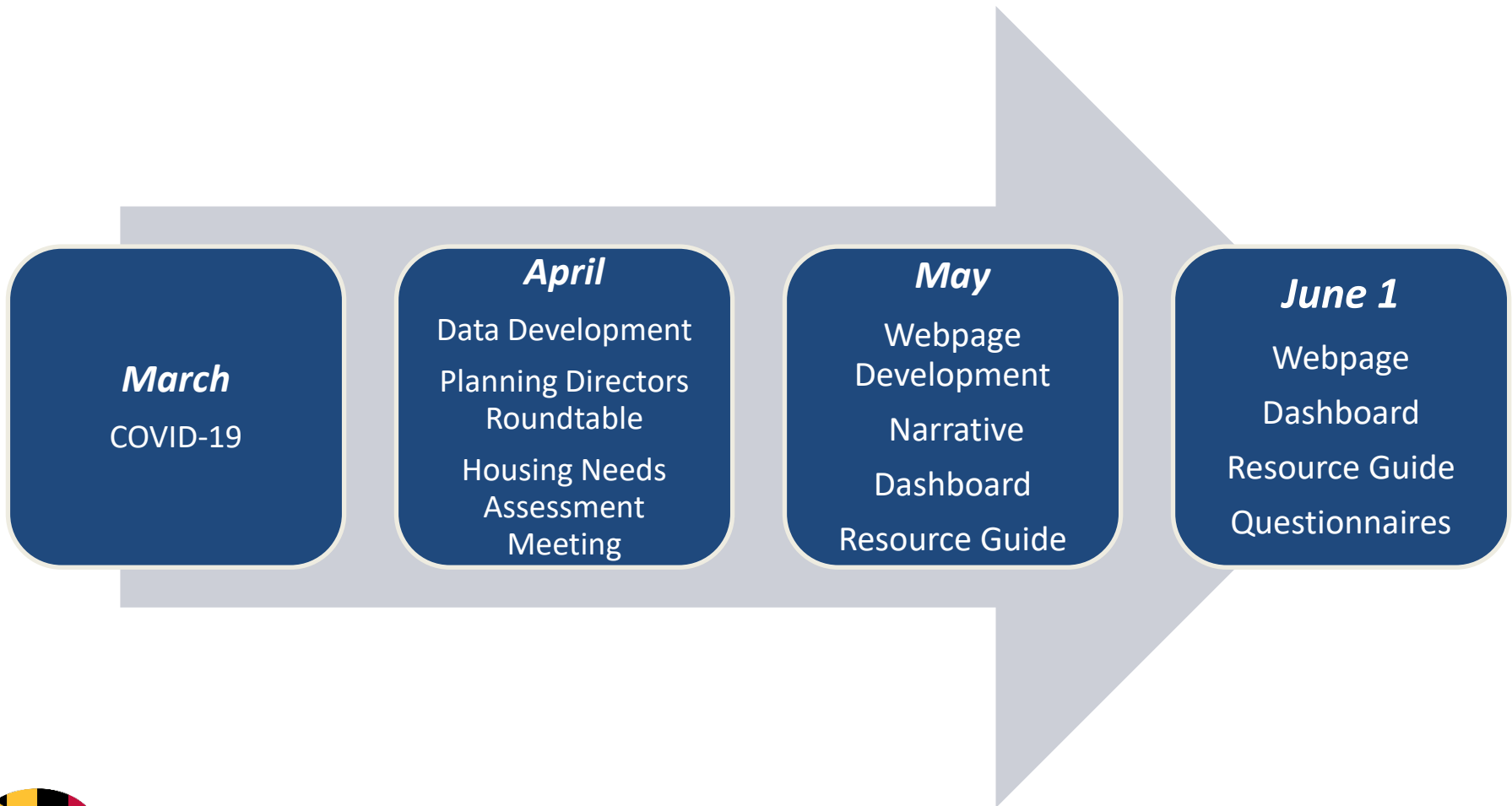
- Yes
- No
- Not Sure



PROCESS



MODELS AND GUIDELINES DEVELOPMENT



STAKEHOLDER INPUT

Strategy for overcoming local opposition

Visioning, education, proactivity, and ongoing dialogue

Affordable housing benefits communities and households in interconnected ways

Don't reinvent the wheel. Use and build upon existing resources

Preservation/maintenance of existing units just as important as building new ones

Zoning is key (greater density, by-right development)

Partnerships and allies (health care facilities, employers, churches, CDCs)

High costs and barriers to development (impact fees, water and sewer availability, delayed/unclear local processes)

Helpful analyses (gap, housing market, income levels, needs assessment, commuting)



POLL QUESTION

Have you, or your organization/community, engaged in a *local dialogue* about the need for or provision of affordable housing?

- Yes
- No
- Not Sure



MARYLAND HOUSING NEEDS ASSESSMENT

PHASE 1

Develop a baseline understanding of existing and future housing needs

OCT 2019 – MAR 2020

PHASE 2

Evaluate past performance of state and local resources and prioritize needs by issue area and geography

FEB 2020 – MAY 2020

PHASE 3

Communicate actionable recommendations in the Housing Needs Assessment and 10-Year Strategic Plan

MAY 2020 – AUG 2020



MODELS AND GUIDELINES COMPONENTS

- HB 1045 Description and Requirements
- Rationale: Importance of Planning for Housing
- Self-assessment questionnaires
- Housing Data Dashboard
- Potential Actions and Implementation Strategies
- Best Practices and Examples in Housing Planning
- Resource Inventory
- Model Housing Element and Analysis
- Affordable Housing Design Examples and Guidance



MODELS AND GUIDELINES (PHASING)

Ongoing Enhancement and Maintenance

Phase 1: 6/1/20

- Bill Description
- Mapping/Data Service
- Resources/Technical Assistance
- Self-assessment Questionnaires
- Model Housing Element

Phase 2: Summer – Fall 2020

- SharePoint Lists of Strategies, Actions, Resources
- Data Interpretation
- Common Practices
- Case Studies

Phase 3: Fall – Winter 2021

- SharePoint and Mapping/Data Service Expanded and Refined
- Housing Analyses
- Affordable Housing Design Examples and Guidance



WHY PLAN FOR HOUSING?

- Biggest household expenditure
- Primary driver of investment, public services, amenities, workforce/economic development, tax revenue
- Closely aligned with other planning areas
- Address needs of existing and future population
- Facilitate regional collaboration



POLL QUESTION

What do you think is the biggest barrier to the provision of affordable, workforce, and low-income housing in MD communities?

- Local opposition
- Insufficient housing supply
- Lack of planning resources
- Lack of financing
- Other



MODELS AND GUIDELINES (QUESTIONNAIRES)

Local Self-assessments

- Vision
- Analysis and Policy
- Regulation and Implementation

QUESTIONNAIRE

Very often

Often

Sometimes

Rarely



DATA DASHBOARD: PHASE I

- Easily accessible customized dashboard for a broad array of audiences that can inform housing elements
- Curated ACS data that provides indicators of affordable/workforce housing need
- Will enable like to like comparison of census tracts, MSAs, places (jurisdictions), counties
- Additional GIS Layer overlays (PFA, SC, OZs)
- Growth projections by county



PHASE II > FUTURE

- DHCD Housing Needs Assessment data
- Historical ACS data (2009-13)
- Foreclosure information
- Days on market
- Building condition
- County or other sourced data layers
 - Ex. new residential units by land management areas (ex. growth area, employment center, rural residential); zoning; projections
- Modifications based on stakeholder feedback



COMMON PRACTICES

- Inclusionary Zoning
- Incentives
- Community Development Partnerships
- Accessory Dwelling Units
- Increase Density for Affordable units in Targeted Areas
- Missing Middle
- Preservation of Existing Affordable Housing



COMMON PRACTICES

Inclusionary Zoning

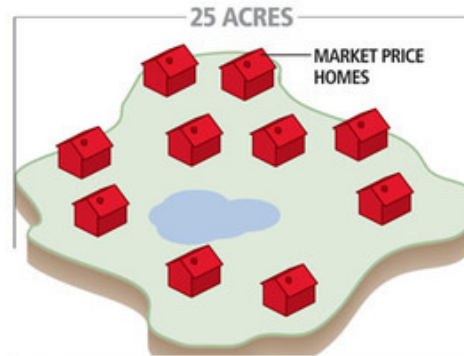
A common practice is to increase the density over the base density to incentivize a percentage of the units as affordable units

Running the numbers

A developer in Collier County can get bonus densities to build more houses depending on how many of them he agrees to sell to people who earn various percentages of the county's median income. One example:

NO BONUS

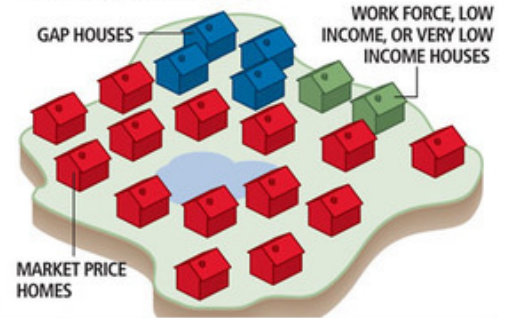
At a base density of four houses per acre, a developer with 25 acres can build 100 houses and sell them at market prices.



BONUS


The same developer could build 200 homes—140 of which he can sell at market prices—if:


- 1) He sets aside 20 percent of them, or 40 homes, for gap housing
- 2) He sets aside 10 percent of them, or 20 homes, for work force, low income, or very low income housing.



KEY:

 = 10 market price houses

 = 10 gap houses (sold to people making between 80 and 150 percent of the median income, or between \$52,880 and \$99,150 for a family of four)

 = 10 very low income, low income, or work force houses (sold to people making less than 80 percent of the median income, or less than \$52,880 for a family of four)

Source: Daily News research

Chad Yoder/Staff



COMMON PRACTICES

Incentives

- Housing trust funds
- Tax credits
- Modify impact fees and APFO restrictions
- Tax generated revenue specified for affordable housing
- Fee-in-lieu
- Waive application fees
- Involve publicly held lands
- Brownfield re-development funding



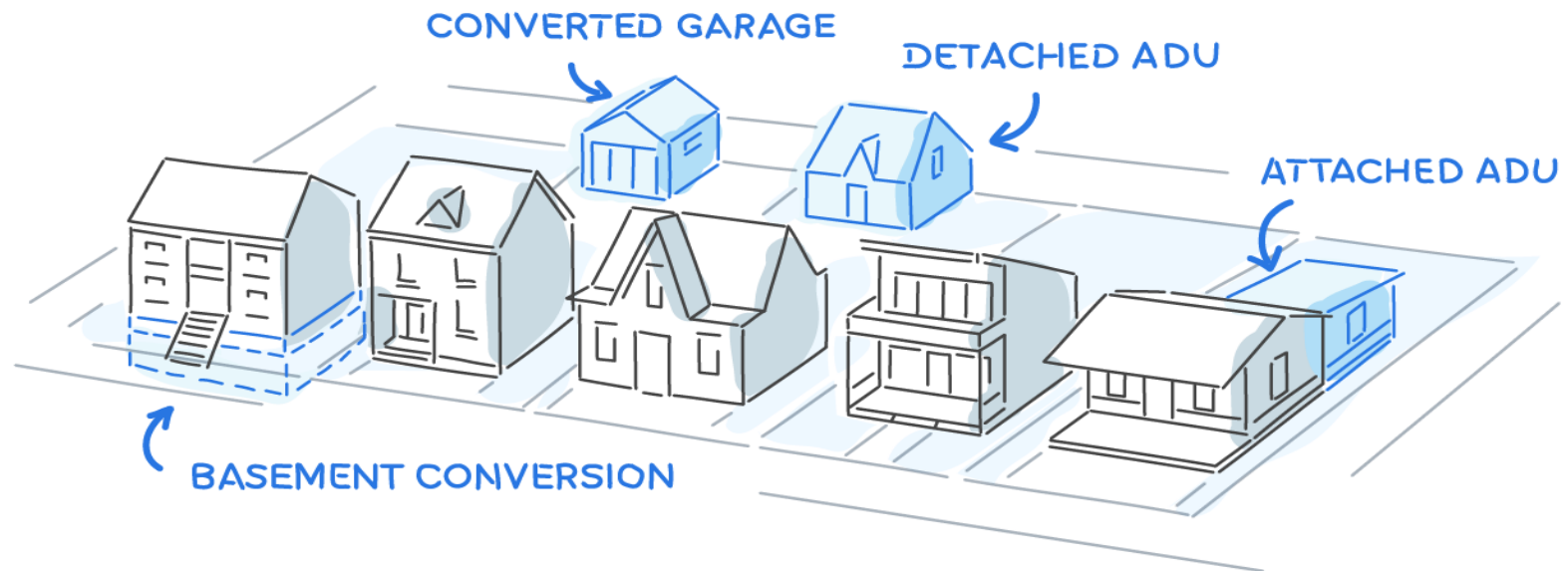
COMMON PRACTICES

Partnerships with Non-profits/Developers/Employers



COMMON PRACTICES

Accessory Dwelling Units in single-family neighborhoods creating two dwelling units, by right in certain zones.



COMMON PRACTICES

Increase Density for Affordable units in Targeted Areas

Providing a variety of unit types as low-income, workforce and market rate provides for integration into a community. Note: No homeowner's open space is proposed in the example below to keep HOA fees to a minimum.

VISUALIZING DENSITY: 8 UPA

UNIT DISTRIBUTION

Single-family:	76
Duplex:	16
Townhome:	58
Apartment:	50
Secondary Suites:	15
TOTAL:	215

ASSUMPTIONS

Lot widths: 20-45'
 Road Right-of-Way: 16 m
 Municipal Reserve: 10%

Municipal Reserve: 10%



OTHER PRACTICES & TRENDS

Promoting the Missing Middle Housing

- Density is between single family and mid-rise housing
- Designed to fit into single family neighborhoods in terms of form and scale
- These structures may be new construction, accessory, or conversions



PRESERVING EXISTING AFFORDABLE HOUSING STOCK



- Code enforcement
- Façade improvements
- Rental assistance - HUD
- Energy efficiency programs
- Tracking income restricted units
- Property maintenance assistance to homeowners
- Homeownership assistance and education



MODEL HOUSING ELEMENT DEVELOPMENT PROCESS

Suggested components

- Sample intro narrative
- Conditions and housing data analysis
- Current affordable housing initiatives/programs/
partners in community
- Sample and general goals, objectives, strategies,
and actions



POLL QUESTION

Which of the following implementation measures do you consider most effective in promoting affordable housing in a community?

- Zoning
- Financial and other Incentives
- Partnerships
- Housing Maintenance and Preservation
- Other



RESOURCE INVENTORY

Level	Source
State	DHCD, MDE (Lead Poisoning Prevention), DOL Workforce Dashboard), MEA (Residential Grant and Loans)
Federal	HUD (HOME, HOPE VI, Fair Market Rents, PHA Contact Information), LIHTC, National Housing Trust Fund, Housing Choice Vouchers, Opportunity Zones
Regional	MWCOG, BMC
Local	Housing Trust Funds, Fee Waivers, Fast Tracking, Tax Abatements, Housing Opportunities Commission of Montgomery County
Foundation	Maryland Association of Supportive Housing, Bridges to Housing Stability, Foundation Housing, Morris & Gwendolyn Cafritz Foundation
Private/Non-Profit	Health Care Institutions, NLIHC, Maryland Affordable Housing Coalition, Local CDCs
Technical	MML and MACo Technical Assistance, Local Housing Solutions, MDP Regional Planners, DHCD Program Managers and HERO staff



POLL QUESTION

What resources do MD jurisdictions most need to better plan for and encourage affordable, workforce, and low-income housing?

- Data
- Housing Analyses
- Technical Assistance
- Funding
- Other



EXISTING RESOURCE LISTS

 **Local Housing Solutions**
To enhance local affordability. To foster inclusive communities.

What is affordable housing?
Video introduction to affordable housing: What is it and who needs it?

Choose an **ISSUE** you care about

Select a **POLICY** you want to learn about

Learn the **BASICS** of housing affordability

Learn **HOW TO** create a comprehensive housing strategy

ASSESS your local housing strategy

Browse the **FULL SET** of site resources

COVID-19 RESPONSE
ACCESS INFORMATION ABOUT COVID-19'S IMPACT ON HOUSING AND EXAMPLES ON STATE- AND LOCAL-LEVEL RESPONSES.

 **HUD.GOV**

M A R Y L A N D

INFOPORTAL

 **Maryland**
DEPARTMENT OF HOUSING
AND COMMUNITY DEVELOPMENT

 **National Low Income
Housing Coalition**

 **DEPARTMENT OF PLANNING
A BETTER MARYLAND**

POLL QUESTION

Based on our discussion today, in what area should MDP most focus in later phases of housing element guidance development?

- Data development
- Best practices and local examples
- Technical planning assistance
- Housing Analyses
- Resource compilation



THANK YOU

Joe Griffiths, AICP

Local Assistance and Training Manager

joseph.griffiths@Maryland.gov

410-767-4553

