HOUSE BILL 1045

Housing Elements in Comprehensive Plans

Planning Directors Roundtable
September 24, 2020

HB 1045 Requirements

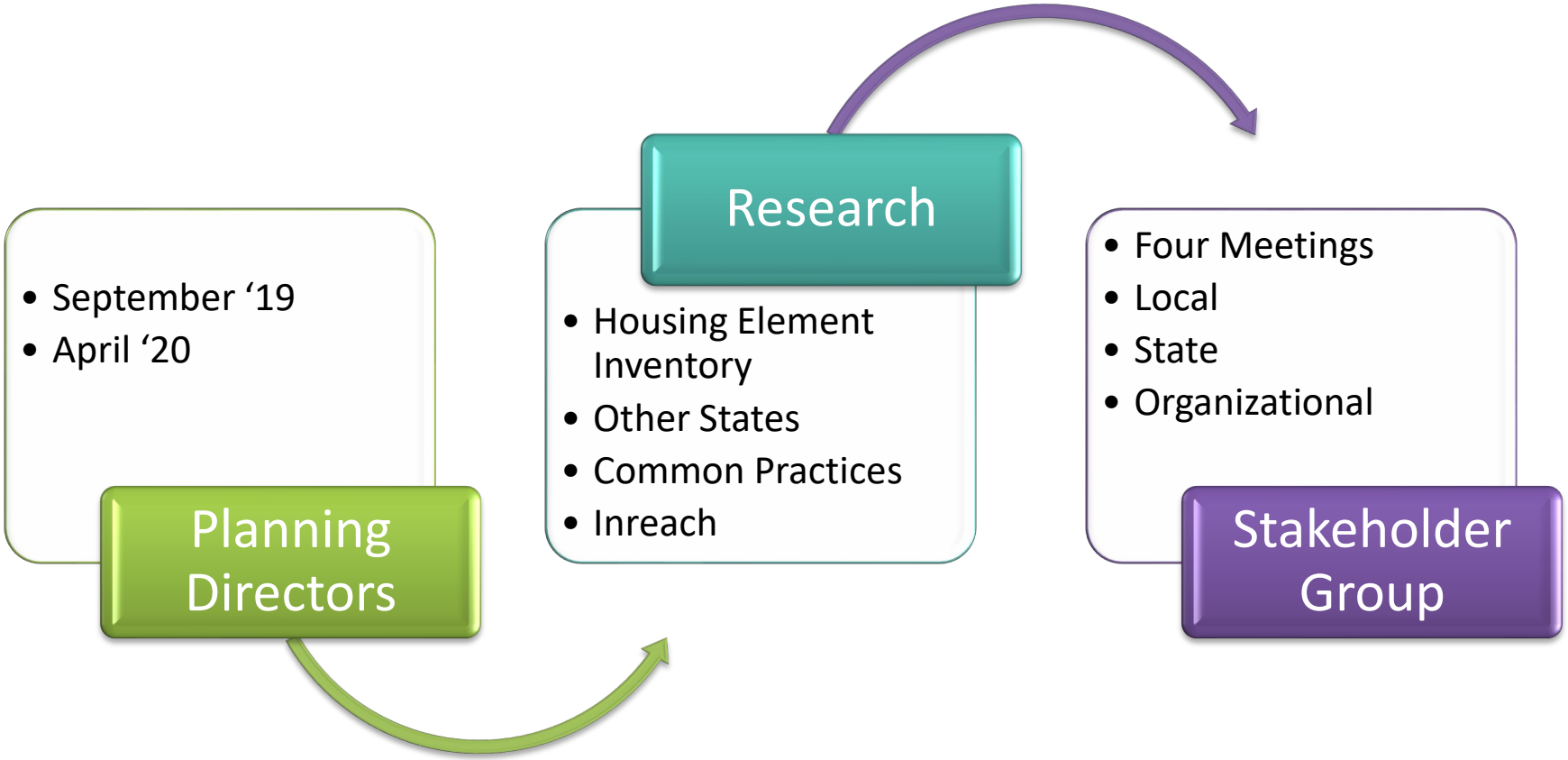
A housing element shall address the need for affordable housing and will include:

1. Workforce Housing
2. Low-Income Housing

A housing element MAY include:

1. Goals
2. Objectives
3. Policies
4. Plans
5. Standards

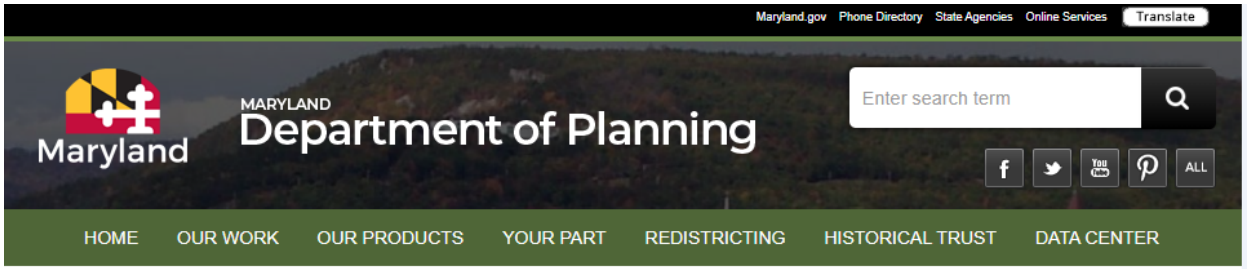
Models and Guidelines Development Process



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!

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

Models and Guidelines (Self-Assessments)

- Vision
- Analysis and Policy
- Implementation and Regulation

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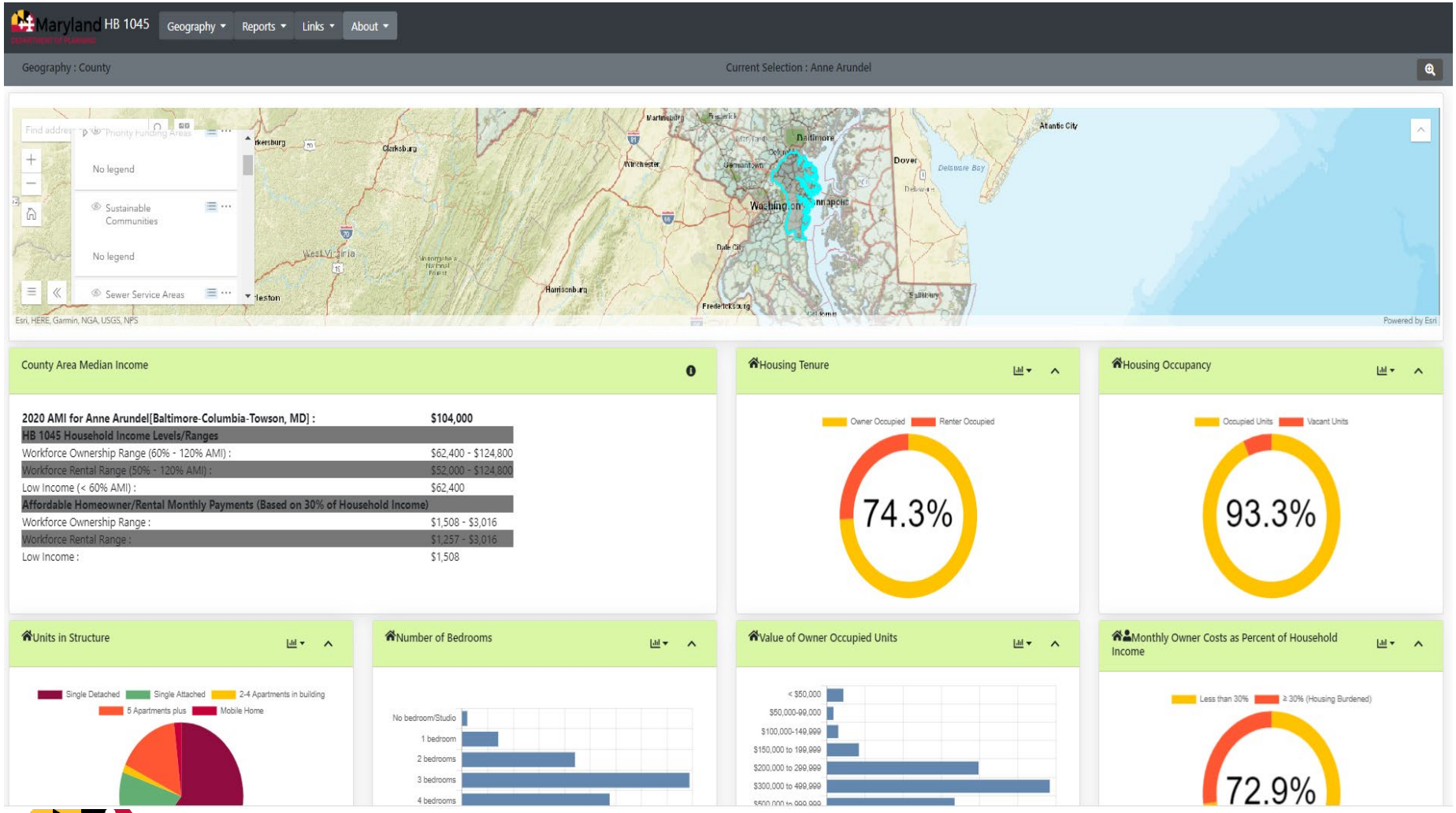
HOUSING DATA DASHBOARD

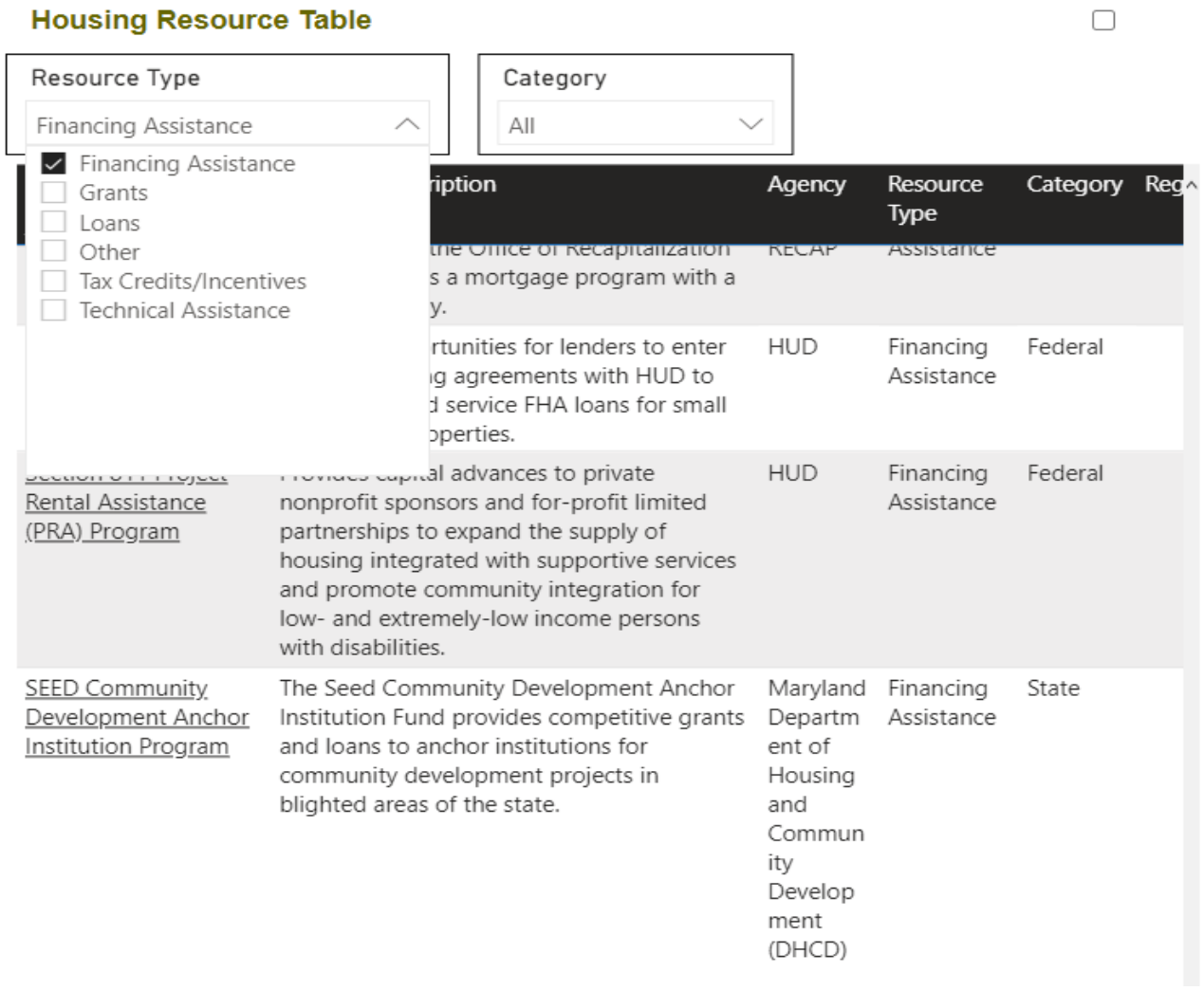


Maryland
DEPARTMENT OF PLANNING

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

Resource Type: Financing Assistance

- [x] Financing Assistance
- [ ] Grants
- [ ] Loans
- [ ] Other
- [ ] Tax Credits/Incentives
- [ ] Technical Assistance

Category: All

	ription	Agency	Resource Type	Category	Reg
	the Office of Recapitalization s a mortgage program with a y.	RECAP	Assistance		
	rtunities for lenders to enter g agreements with HUD to d service FHA loans for small operties.	HUD	Financing Assistance	Federal	
Rental Assistance (PRA) Program	al 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.	HUD	Financing Assistance	Federal	
SEED Community Development Anchor Institution Program	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.	Maryland Department of Housing and Community Development (DHCD)	Financing Assistance	State	

Next Steps (Phasing)

Phase 2

Data Additions

Foreclosures

Days on Market

Housing Needs Assessment

Compare Function

Local Examples/Best Practices

Address Feedback

GROUP RESPONSE

Go to www.menti.com and use the code 52 79 06 1

Mentimeter

Provide an example of an affordable housing implementation best practice

- Empathy
- The Town of Denton has Partnered with the Habitat for Humanity , with Grants form DHCD to purchase both Blighted Properties and Condemned Properties in the Town, The Team then Demolished all Homes Purchase and have starting building New Homes on the
- Parenting with Habitat for Humanity to serve the needs of low cost quality housing for Families

Feedback or Questions

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