



Proposed Legislative Priorities for 2024

Chelsea Andrews
Executive Director

Ken Silverman
Director of Government Affairs

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Why adopt annual Legislative Priorities?

- **Clear, unified message** to local, state, and federal policymakers about what HOC needs to succeed in our mission
- **Context for individual requests**, making it clear we are asking every level of government to share the burden of meeting Montgomery County's affordable housing needs
- **Explains HOC's limitations** to the public, applicants, customers, advocacy organizations, and other stakeholders
- **Clear guideposts for staff** to allow swift response when needed, whether responding to fast-moving legislative and regulatory proposals or influencing the advocacy agendas of larger coalitions and organizations
- Pathways for **residents and organizations to support HOC's mission** in their advocacy efforts



How did staff develop these proposed Legislative Priorities?

- Reviewed the Commission's discussions and positions over the past year
- Reviewed the published priorities of key partners and advocacy groups like Montgomery County Government, [Montgomery Housing Alliance](#) (MHA), the [National Association of Housing and Redevelopment Officials](#) (NAHRO), the [Public Housing Authorities Directors Association](#) (PHADA), the [Council of Large Public Housing Authorities](#) (CLPHA), the [National Association of Local Housing Finance Agencies](#) (NALHFA), the [National Council of State Housing Authorities](#) (NCSHA), the [Maryland Affordable Housing Coalition](#) (MAHC), the [National Low Income Housing Coalition](#) (NLIHC), [Enterprise Community Partners](#), the [Women's Law Center of Maryland](#), the [Community Development Network of Maryland](#), [CASA](#), and others
- Incorporated feedback from Commissioners, customers, residents, applicants, staff and other stakeholders collected through the Strategic Plan process, and drew from the research and recommendations developed by Public Works
- Engaged with Directors and staff across HOC divisions to solicit ideas and ensure the accuracy and importance of the items included



Proposed Legislative Priorities:

1. More affordable homes
2. More rental assistance
3. More supportive services
4. Regulatory flexibility



Federal

State

County

More Affordable Homes

1. FFB/FHA Risk Share Program
2. Expand LIHTC
3. More housing funding
4. Support local public development
5. Increase RAD subsidies
6. Land for housing

1. Fund local public development
2. Allow HOC to participate in all DHCD programs
3. More housing funding
4. Land for housing

1. Support HPF
2. Create Nonprofit Preservation Fund
3. More housing funding
4. Make affordable housing development easier & faster
5. Land for housing

More Rental Assistance

1. Fully fund Housing Choice Vouchers

1. Statewide Voucher Program
2. Emergency Rental Assistance

1. Local rental assistance

More Supportive Services

1. Expand FSS program
2. Partnerships & data sharing
3. Support individual projects

1. Digital Equity
2. Partnerships & data sharing
3. Support individual projects

1. Resident Services
2. Partnerships & data sharing
3. Support individual projects

Regulatory Flexibility

1. MTW for all

1. Digital transparency
2. No extra burdens for affordable housing
3. Funding to meet new requirements

1. No special burdens for affordable housing
2. Funding to meet new requirements



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The federal government can support more affordable housing development through immediate administrative changes

Administrative

- FFB/FHA Risk Share Program
 - Extend the program which is set to cease taking applications in 2024
 - Improve the program by eliminating the 10-year lock-out
 - Allow construction-to-permanent financing
- Allow flexible use of existing resources to increase subsidy for all RAD properties
- Explore opportunities to use surplus federal land in Montgomery County for affordable housing

Legislative

- Expand Low Income Housing Tax Credits and tax-exempt Volume Cap and allow reallocation of unused allocations across states
- Provide more funding for all federal housing programs
- Increase subsidy available for RAD Project Based Rental Assistance
- Explore ways to expand the impact of HOC's Housing Production Fund
- Pursue permanent FFB/FHA Risk Share program and/or allowing Ginnie Mae Securitization of Risk Share loans



The State and County have been strong partners and can continue to fill financing gaps to make affordable development work

State

- Create a statewide matching fund for locally-funded public development
- Change DHCD policy to allow local HFAs to participate in programs such as Rental Housing Works without using CDA senior debt
- Increase funding for the state's Housing Trust Fund, Capital Fund and related programs
- Explore possibilities to use surplus state land in Montgomery County for affordable housing

County

- Continue to support local funding for public development through the Housing Production Fund
- Establish and grow the Nonprofit Preservation Fund
- Maximize funding for the Housing Initiative Fund and other local housing programs
- Find opportunities for zoning and regulatory improvements that allow more housing development, faster
- Continue to explore opportunities to use County land for affordable housing



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One change would make housing affordable for millions of families overnight: fund Housing Vouchers for every eligible household

Federal

- Make Housing Choice Vouchers an entitlement program, ensuring every eligible household receives assistance
- Fund new incremental and special purpose vouchers and provide robust appropriations for the HAP & Admin accounts

State

- Implement the new Statewide Rental Assistance Voucher Program fairly by allocating vouchers by population. Grow the program in future years
- Re-establish a statewide Emergency Rental Assistance fund

County

- Increase local funding for rental assistance and explore approaches to increase utilization and reduce administrative burdens



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4. Regulatory Flexibility



Deepen partnerships to reduce administrative burdens and make more services available to customers and applicants

Federal

- Expand the Family Self Sufficiency program
- Continue HUD's ongoing efforts to develop systems and partnerships that allow for data sharing and coordination across agencies
- Identify opportunities for grants and member-directed spending for individual properties and projects

State

- Maximize opportunities to provide digital equity programs for our customers
- Develop agreements and systems to enhance data sharing and coordination across agencies
- Identify opportunities for grants and capital funding for individual properties and projects

County

- Continue robust funding for HOC's resident services programs
- Continue efforts to enhance data sharing and coordination across agencies
- Identify opportunities for grants and capital funding for individual properties and projects



HOC's Legislative Priorities:

1. More affordable homes
2. More rental assistance
3. More supportive services

4. Regulatory Flexibility



Ensure HOC has the flexibility to operate efficiently and fairly

Federal

- Seek legislation to allow all Public Housing Authorities to take advantage of the type of flexibilities that have proven effective in the Moving to Work (MTW) program

State

- Remove archaic requirements that prevent the full use of digital platforms
- Remove requirements that uniquely burden affordable housing more than other forms of development
- Provide funding and clear guidance when imposing new requirements on affordable housing

County

- Remove requirements that uniquely burden affordable housing more than other forms of development
- Provide funding and clear guidance when imposing new requirements on affordable housing



Summary & Recommendations

Issues for Consideration

Will the Commission accept the staff's recommendation, which is supported by the Administrative and Regulatory Committee, to indicate its support for these proposed 2024 Legislative Priorities?

Budget/Fiscal Impact

Approving these priorities would not have a direct fiscal impact on HOC. Of course, if our advocacy is successful, it would result in more resources available to serve Montgomery County.

Timeframe

For action at the November 1, 2023 meeting of the Commission.

Staff Recommendation and Commission Action Needed

Staff recommends that the Commission indicate its support for these proposed Legislative Priorities for 2024.

