



**General Election is in 61 days!**  
Don't forget to vote!

## Montgomery County

**Sector Plans in Process** - [The Forest Glen/Montgomery Hills Sector Plan](#) is under way, with preliminary recommendations to be presented to the planning board in the Fall of 2018. Initial studies of the corridor found that there are limitations on homeownership because of high homeowner costs and only a modest supply of affordable housing. The study also found that 33% of residents in this plan area use public transit to commute to work, making it a prime location for combined transit-oriented development and expanding affordable housing development. Preliminary recommendations include balancing traffic demands on the traffic heavy corridor of Georgia Avenue, residential needs for connectivity and safety for pedestrian and cyclists, and the market potential for developing more senior housing.

[The Veirs Mill Corridor Master Plan](#) working draft was presented to the Planning Board on March 8<sup>th</sup>. Multiple work sessions have been hosted since this date. A second draft will be ready to present the planning board at a date TBD, anticipated late 2018. Community input is still being accepted through the website.

**Bills 34-17 and 38-17** - addressing changes to the Moderately Priced Dwelling Unit (MPDU) Program were passed by the County Council on July 24<sup>th</sup>, and signed into law by the County Executive August 1st, with an effective date of October 31, 2018. The Planning Department prepared an overview of the changes, available [here](#). A number of the changes need to be reflected in the zoning code, separate from the County Code. Therefore, a ZTA (Zoning and Tax Amendment, [18-06](#)) was introduced before the Council on June 19<sup>th</sup>, with a public hearing scheduled for September 11, 2018. The ZTA will primarily address the density bonus formula for including additional MPDUs above the required minimum.

**Accessory Dwelling Units - Zoning and Tax Amendment (ZTA) [18-07](#)** – Accessory Residential Uses – Accessory Apartments proposes to allow for potential Accessory Dwelling Units (ADUs) to receive a waiver regarding proximity to another ADU and/or parking requirements. Currently, ADUs must not be within 300 feet of another ADU and must provide on-site parking. Accessory apartments are defined as a second dwelling unit that is auxiliary to the principal dwelling. A public hearing is also scheduled for September 11, 2018, for this ZTA.

**General Election in November** – Early voting for Montgomery County starts Thursday, October 25<sup>th</sup> and ends Thursday, November 1<sup>st</sup>. For more information on your early voting polling place, visit this [page](#). For general information on the election, to find your polling place, and more, visit the Montgomery County Board of Elections [website](#).

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## State of Maryland

**State Elections** - All State offices are up for election this year, including the Governor's seat, State Senators, and House of Delegates. Refer to the State Board of Election's [page](#) for a full list of candidates. And most importantly, DON'T FORGET TO VOTE! Early voting for the General Election begins October 25<sup>th</sup>, ends November 1<sup>st</sup>. Election day is November 6<sup>th</sup>.

**Qualified Allocation Plan (QAP)** - The Federal Consolidated Appropriations Act of 2018, otherwise known as the Omnibus Spending Bill, made some changes to the Low-Income Housing Tax Credit program, including a provision for income averaging - increasing the maximum allowable income for tax credit properties to 80% AMI (the prior limit was 60% AMI) as long as the average for the property is 60%. This change is friendlier to mixed-income development projects and gives the opportunity for a higher range of affordability in a project. The Maryland Department of Housing and Community Development recently enacted changes to the [State's QAP](#) to allow for the use of income averaging.

**State Legislature**– The State Legislature is currently in recess and will convene for their 90-day session on January 9, 2019.

**Kirwan Education on Innovation and Excellence in Education Preliminary Report** – This report outlines the shortcomings and achievement gaps in the American public-school system, with a focus on Maryland. The report specifically highlights that access to quality education is linked to greater civic participation, economic success, and social equity. The State's Kirwan Commission outlines preliminary recommendations specific to improving the Maryland Public School System and continues to work through cost estimates for the implementation of recommended changes to Maryland's Pre-K – 12 education under this report. We anticipate a number of bills being introduced in the 2019 State session to focus on implementation of these recommendation. Visit this [page](#) for the full report.

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## Federal

**The Senate passed a four bill 'minibus' spending package** – This package includes the appropriations bill for HUD for FY19. The bill ignored funding cut requests from the Executive administration. It includes \$71.4 billion in funds (an increase from the \$1.1 billion budgeted in FY18). The Community Development Fund (which includes CDBG grants) and NeighborWorks were both funded to similar levels as FY18. Refer to this [chart](#), compiled by Enterprise Community Partners, for detailed information on funding levels.

**Opportunity Zones Program** – This program was created under the Tax Cuts and Jobs Act of 2017 and is designed to encourage long-term investments in low-income urban and rural communities. The program provides tax incentives for investors to encourage them to reinvest their unrealized capital gains into Opportunity Funds that help to direct capital development into these zones. Opportunity Zones are census tracts which have been designated (by the Governor of each State) as eligible to receive private investments through Opportunity Funds, under this program. Refer to this [page](#) to view all designated Opportunity Zones in Maryland. Please visit this [page](#) for more information on this program.

**Affirmatively Furthering Fair Housing (AFFH) Rule** – HUD recently published an '[Advanced Notice of Proposed Rulemaking](#)', in order to collect public comment on amendments to the AFFH under the Fair Housing Act (FHA). Previously, under this rule (AFFH), local governments that receive HUD funding were required to conduct an Assessment of Fair Housing (AFH). However, HUD suspended the AFH process until 2020, effectively suspending the AFFH rule. HUD seeks to minimize regulatory burden of the rule and increase efficiency of HUD resources towards this rule. Organizations in the affordable housing field, including Enterprise Community Partners, assert that the AFH under the AFFH rule are an essential tool for addressing patterns of segregation and economic inequality in this Country. The suspension of the AFH process puts progress on these issues in danger. See [this](#) New York Times article for some additional insights. Public comments must be submitted by October 15<sup>th</sup>.

**Congressional Bills** – There are a number of bills currently before Congress that address various facets of affordable housing. The Rent Relief Act ([S. 3250](#)) would create similar tax credits for renters as exist for homeowners. The Restoring Tax Credits for Affordable Housing ([H.R. 6542](#)) would increase the annual funding for Low-Income Housing Tax Credits to offset the lost value as a result of reduced corporate taxes. The Affordable Housing Credit Improvement Act ([H.R. 1661](#)) would establish a permanent minimum 4 percent credit. The Housing, Opportunity, Mobility and Equity Act ([S. 3342](#)) would require inclusive zoning policies in areas where Community Development Block Grant funds are utilized. Finally, the Middle Income Housing Tax Credit ([S. 3365](#)) aims to create a program similar to the Low-Income Housing Tax Credit for residents with moderate income levels.

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## Upcoming Events

### September

**11** 1:30 pm - Public Hearings on ZTAs 18-06 and 18-07 (see above). County Council Office Building, 100 Maryland Ave, Rockville, MD.

**19** 2 pm webinar – [2018 Housing Impact Report](#) – hosted by The Public and Affordable Housing Research Corporation at HAI Group.

**20** 2 – 4 pm - [Housing Choice Voucher Listening Session](#) – hosted by The Department of Housing and Urban Development, 451 7th Street SW, Washington, DC 20410.

**27** [Innovations in Affordable Housing](#) – hosted by HAND, George Washington University and Key Bank. 800 21st Street NW, Washington, DC 20052

## **October**

**5-7** Creative Placemaking Leadership Summit. Representatives from Montgomery Housing Partnership and the Long Branch Business League will be on the panel entitled 'Ensuring the Sustainability of Creative Placemaking through Authentic Community Engagement' workshop on Friday afternoon. Visit this [page](#) for more information and to register. 3835 Campus Dr., College Park MD, 20742.

**12** [MHP Building Dreams Tour](#). Greenwood Terrace Community Center, Silver Spring, MD.

**15** Deadline for submitting comments on Affirmatively Furthering Fair Housing (see Federal Section above)

**16-17** [National Conference on Housing Mobility](#), hosted by the Poverty and Race Research Action Council. Washington, DC.

## **November**

**6** General Election (see information in Montgomery County section above)

**27-28** Solutions for Affordable Housing, 2018 Convening – NHC's national housing policy convening will explore key federal housing policy issues, and will also feature NHC's first advocacy day, giving organizations the chance to meet with Congressional offices to discuss policy priorities. Register [here](#). National Press Club, 529 14<sup>th</sup> St NW, Washington DC, 20045.

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Please visit our website at [www.mhpartners.org](http://www.mhpartners.org)  
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