



Advocacy Platform

Habitat for Humanity Metro Maryland believes EVERYONE should have access to safe, stable, healthy, resilient and affordable housing. We must ensure EVERYONE has access to communities of opportunity and high quality, affordable housing. Habitat supports housing along the continuum but is hyper focused on access to and preservation of homeownership, ensuring families can build and maintain generational wealth.

Policy Priorities:

1. Increase Supply

- a. Expand government and private funding for affordable housing development with a focus on the expansion of down payment assistance programs and specialized homeownership development subsidy dollars.
- b. Advocate that homeownership be included as a funding priority for future New Markets Tax Credit allocations received by the Maryland Community Investment Corporation.
- c. Change land use and zoning regulations via ZTAs and master/sector plan updates to allow for missing middle housing typologies, including accessory dwelling units.
- d. Promote the use of public and faith owned land for affordable housing.
- e. Support the implementation of land banking in Prince George's County per the FY25 legislation.
- f. Promote Community Land Trusts to increase access to affordable homeownership while ensuring longer-term affordability.
- g. Streamline land use and permitting approvals for affordable housing projects, reducing costs.
- h. Support election engagement activities through the Montgomery Housing Alliance to ensure voters understand where County Executive and Council candidates stand on affordable housing issues.
- i. Support state and federal efforts to make it easier to build starter homes.

2. Equitable Access

- a. Expand financial and credit education and housing counseling programs.
- b. Expand income-based and special population property tax credits for existing homeowners.
- c. Advocate for a comprehensive homeownership study in Montgomery County.
- d. Increase the availability of housing vouchers and the ability to use housing vouchers for ownership.

3. Long Term Security

- a. Increase and protect public funding for the preservation of owner-occupied homes.
- b. Advocate for the creation and expansion of climate resiliency programs for affordable housing residents.
- c. Support mortgage, rent, utility, tax assistance, and foreclosure prevention programs.
- d. Ensure homeowners have access to low cost or free will programs that support the transfer of wealth.
- e. Support Common Ownership training programs that help low-income homeowners operate financially stable and compliant associations.
- f. Prevent and mitigate involuntary displacement with a particular focus on the future Purple Line.

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