



Advocacy Platform 2020-2021

Habitat for Humanity Metro Maryland believes EVERYONE should have access to safe, stable, healthy and affordable housing across the continuum. For far too long, housing segregation and discrimination have caused massive inequities in our neighborhoods and in our nation. Housing is tied to health outcomes, educational outcomes, future income potential, generational wealth, and access to high quality food, public amenities, and transportation. Habitat asserts that we must all work collectively to dismantle systemic racism to ensure EVERYONE has access to communities of opportunity and high quality, affordable housing.

Housing Policy Priorities:

1. Increasing supply and preservation of affordable housing
 - a. Expand government and private funding for affordable housing preservation and development.
 - b. Support and expand "Right of First Refusal" legislation allowing governments to step in on multifamily building sales when the units could be preserved or redeveloped to ensure long-term affordability.
 - c. Promote public funding for the repair and weatherization of owner occupied homes.
2. Equitably increasing access to credit
 - a. Expand financial education, credit education and counseling, and housing counseling programs.
 - b. Support tax credits to benefit low-income individuals and families.
 - c. Support policies that prevent predatory lending.
 - d. Support Common Ownership training programs that help low-income homeowners operate financially stable and compliant associations.
3. Optimizing land use for affordable homes
 - a. Change land use and zoning regulations to allow for missing middle housing typologies, including accessory dwelling units.
 - b. Promote the use of public and faith owned land for affordable housing.
 - c. Promote and expand land banking authority, through which local governments can acquire vacant and abandoned properties and convey them to developers of affordable housing.
 - d. Streamline land use and permitting approvals for affordable housing projects, reducing costs.
4. Ensuring access to and development of communities of opportunity
 - a. Support inclusionary housing, land use, and zoning policies that help to dismantle systemic racism in housing.
 - b. Increase the availability of housing vouchers and ensure the mobility of voucher holders.
 - c. Support eviction and foreclosure prevention funding and policies.
 - d. Support blight remediation and proper code enforcement tied to non-displacement strategies.
 - e. Support service programs and civic engagement to promote resident involvement.
 - f. Prevent and mitigate involuntary displacement that often occurs with redevelopment.