



## MID-COUNTY CITIZENS ADVISORY BOARD

Isiah Leggett  
*County Executive*

Luisa Montero-Diaz  
*Mid-County RSC Director*

April 18, 2017

The Honorable Isiah Leggett  
Montgomery County Executive  
101 Monroe Street, 2<sup>nd</sup> Floor  
Rockville, MD 20850

The Honorable Hans Riemer  
President, Montgomery County Council  
100 Maryland Avenue  
Rockville, MD 20850

Re: Moderately-Priced Dwelling Unit (MPDU) Policy Updates: Bills 34-17 and 38-17

Dear County Executive Leggett and Council President Riemer:

At its April 17, 2018 meeting, the Mid-County Citizens Advisory Board (MCCAB) unanimously voted to support—with qualification—updates to the County's MPDU program proposed under bills 34-17 and 38-17.

Based on MCCAB's understanding of the proposed legislation, Bill 34-17 clarifies the County's MPDU requirements and provides new flexibility to the Director of the Department of Housing and Community Affairs (DHCA) in order to maximize the benefits of the MPDU program. The Bill provides the Director with the authority to approve agreements that base a proposed development's MPDU requirement on gross floor area rather than unit count. MCCAB recognizes that such agreements would likely reduce the net number of affordable units supplied by a development, but in turn would result in more two and three bedroom units. As Mid-County families often have difficulty locating affordable units with multiple bedrooms for their children, MCCAB fully supports this trade-off.

Bill 34-17 also proposes increased flexibility to allow the Director of DHCA to accept payments into the County's Housing Initiative Fund (HIF) rather than require the development of on-site MPDUs. As written, the current legislation does not dictate that money accepted into the fund must be spent within the bounds of a project's policy area. While payments for off-site housing may increase the net number of affordable units available in the County, such a system may also inadvertently concentrate MPDUs to specific neighborhoods in the County. MCCAB believes that Mid-County contains many examples of thriving mixed-income communities, and notes that high-demand, high-

opportunity locations elsewhere in the County should not be permitted to skirt social responsibility by locating units off-site.

As such, our support for the increased flexibility provided through 34-17 is contingent on additional monitoring provisions in the legislation. The Director's annual report should break out payments made into and disbursements from the HIF by policy area and school cluster. The report should additionally show the number of existing and newly created MPDU *bedrooms* by policy area and school cluster. The additional monitoring provisions will increase transparency and inform future updates to the County's MPDU program.

MCCAB fully supports the intent of Bill 38-17 as it will generate more affordable housing opportunities for families in high-opportunity areas.

MCCAB appreciates the opportunity to comment on these important bills. As stewards of opportunity for all County residents, we hope you consider our proposed additions to Bill 34-17.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Francisco Romero', with several overlapping loops and a horizontal line at the bottom.

Francisco Romero  
MCCAB Chair

Cc: County Council Members  
Hon. Nancy Navarro  
Hon. Roger Berliner  
Hon. Marc Elrich  
Hon. Nancy Floreen  
Hon. Tom Hucker  
Hon. Sidney Katz  
Hon. George Leventhal  
Hon. Craig Rice