

SUBCOMMITTEE REPORT

Land Use and Planning Subcommittee Governor's Commission on Housing Policy

Members	<p>Betsy Burian, Department of Planning, Chair Pat Goucher, Department of Planning Arabia Matthews, Department of Planning</p> <p><u>Commissioners :</u> Tom Bozzuto, Bozzuto Group Ed Gold, Ryland Homes Dana Jones, Tri County Community Action Agency Alfred Barry, AB Associates David Lenhart, Frederick City Council</p> <p><u>Members at Large:</u> Tom Ballentine, National Association of Home Builders Ralph Bennett, University of Maryland Sherwood Brooks, Newport Bay Realty Candace Donoho, Maryland Municipal League Erin Fauazza, Maryland Association of Counties Amon Martin, Shelter Group Katie McHugh, Maryland State Builders Association Sam Parker, Redevelopment Authority of Prince George's County</p> <p><u>DHCD Staff:</u> Massoud Ahmadi, Director, Office of Research Jason Mielke, GIS Director</p>
Mission - Revised	<i>Develop a series of land use recommendations to assist the state and local government to increase and facilitate the supply of available and affordable housing in Maryland.</i>
Issues	<p>Developed a list of issues for discussion</p> <ul style="list-style-type: none">• The importance of regional issues as it relates to workforce housing.• Establishing a density model that is incentive based.• The disconnect between <u>counties</u> and municipalities as it relates to infrastructure, transfer of development rights and adequate public facilities). (underlined word has been modified)• Affordability issues with various layers including infrastructure, economics, zoning and permits.• The need to generate funds through a bonding process.• Political pressures and public buy in.• Need to broaden the definition of affordable housing to incorporate workforce housing.• Inability to build at allowable densities.

Subject Matter Experts/Resources	<p>Jim Noonan, Department of Planning</p> <ul style="list-style-type: none"> Discussed Local and State Government's role as it relates to "Land Use Planning in Maryland". Primary decisions on land use and zoning are local governments' responsibilities. Add discussion points from minutes <p>Development Capacity Task Force</p> <ul style="list-style-type: none"> Secretary Audrey E. Scott, Department of Planning, Chair First meeting was held on December 3, 2003. The task force will investigate issues surrounding development capacity. <p>Massoud Ahmadi, Director, Office of Research, DHCD</p> <ul style="list-style-type: none"> Forecasting model that addresses the cause for rising housing prices At the February 2004 meeting
Subcommittee Methodology	Each subcommittee member will review the issues and develop concise statements by mid January that outlines the steps that are needed to achieve receptive land use policies.
A Recommendation for Discussion	<p>Tom Bozzuto, Commissioner, recommended the following languages be incorporated into the local Comprehensive Plans:</p> <p><i>"It is the policy of the State of Maryland to encourage each jurisdictions in the State to develop a housing policy that ensures a supply of land zoned for residential purposes sufficient to accommodate growth anticipating to occur in the State during the next 20 years and to do so in a way that is inclusive to all income levels."</i></p> <p>The subcommittee is currently reviewing this recommendation for additional comment at our next subcommittee meeting in February.</p>
Communication Tool	<p>The Land Use and Planning Subcommittee will be the first subcommittee to use the Blackboard technology.</p> <p>The subcommittee will utilize the web-based technology to discuss issues and recommendations in between subcommittee meetings.</p>
Next Meeting	<p>February 3, 2003 3:00 P.M. – 5:00 P.M. DHCD 100 Community Place Crownsville, MD 20003</p>
Attachments	FINAL November 4, 2003 Meeting Minutes
Submitted by	<p>Betsy Burian, Chair</p> <p>Date: January 6, 2004</p>