

League of Women Voters positions on Housing:

Washington County LWV

1. The League of women Voters Believes that government should develop policies that assure the opportunity of individuals and families to obtain decent housing, and therefore supports efforts that would help county employees afford homes in Washington County. The League thinks it is important for county employees to live in the county where they work.

Government and industry should encourage innovative building techniques that will lower the cost of housing productions, therefore the League supports the task force's recommendation regarding manufactured housing.

The LWV also believes that tax structures should be examined and revised to encourage owners to improve their homes. The LWV has always opposed regressive tax structures. The sliding fee scale suggested in the task force recommendation would remove the regressive nature of the excise tax.

The LWV believes that lower income families should not be segregated in large developments or neighborhoods and therefore supports the task forces' recommendation regarding private sector involvement and if necessary inclusionary zoning.

The LWV believes that government should develop policies that will assure sufficient land a reasonable cost on which to develop housing, and therefore supports the task force suggestion for a land trust.

Maryland LWV

LWV of Md supports a state housing policy responsive to the need for more affordable housing and to clarify landlord/ tenant relationships.

Support for

1. One state entity charged with and held accountable for establishing housing policies, programs and goals periodically collecting and analyzing data, and reviewing housing programs.
2. Housing programs funded by bonds and general revenues.
3. Housing programs targeted to those geographic areas with proportionally the highest level of housing assistance needs.
4. New construction or rehabilitation to promote economic growth development.
5. The change of state landlord/tenant laws to require a clearly written lease which states the rights and responsibilities of both parties and includes a warranty of habitability.

6. Requirement of landlords to state reasons for either terminating tenancy or initiating eviction proceedings.

7 The establishment of local and/or regional landlord tenant offices and quasi-judicial commissions throughout Maryland.

8. The use of manufactured/mobile housing and the development of manufactured/mobile home subdivisions to meet the need for affordable and available housing.