



County Executive Pittman

Affordable Housing Strategy

- Fair Housing Legislation
- Payment-in-Lieu of Taxes
- County Funding for Multi-Family Housing
- Workforce Housing Legislation
- Adequacy Facility - School Capacity
- Housing Trust Fund
- Moderately Priced Dwelling Unit Legislation

FAIR HOUSING LEGISLATION

Bill 55-19: Fair Housing Law

- County's first fair housing law
- Additional protections such as Source of Income, Citizenship and occupation

Bill 57-19: Human Relations Commission

- Codified the Human Relations Commission
- Fair housing enforcement powers at local level





Funding Available

County Funding

- ▀ \$1 million per year

Payment-in-Lieu of Taxes

- ▀ Reduce annual property taxes by more than 60%
- ▀ Increases payment by an annual adjustment factor of 4%
- ▀ Requires a review and analysis of the financial need for the PILOT every 5 years

Workforce Housing Legislation

Bill No. 54-19



Conditional Use
Allows up to 22 units per acre

- Residential Zones
 - R5, R10, R15
- Commercial Zones
 - C2 and C3
- Light Industrial Zones
 - W1
- Mixed Use Zones



Workforce Housing Legislation



Homeowner Units

- ▶ 40% of the units must be affordable to households with incomes 100% and below AMI
- ▶ Maximum house price defined by the County
- ▶ 10 years



Rental Units

- ▶ 60% of the units must be affordable to households with incomes 60% and below AMI
- ▶ Maximum rent defined by the County
- ▶ 30 years

Adequacy of Facility School Capacity

Bill No. 12-20

Exemptions for residential development that meet the requirements for Workforce Housing



Project consists of no more than 50 dwelling units



Project includes funding with LIHTC and at the date of application, all schools serving the project are opened



At the time of testing for adequate schools, the school capacity needed is no more than 3% above the standard percentage

Housing Trust Fund

State Enabling Legislation
House Bill 933

- ▶ **County Council may increase the rate of transfer tax on real property of \$1 million or more**
- ▶ **Revenue derived from the tax rate shall be distributed to a Housing Trust Fund dedicated to providing affordable housing for moderate and low income households in the County including the City of Annapolis**

Moderately Priced Dwelling Units Ordinance

Policy Decisions



| ■ Mandatory | ■ Income Thresholds | ■ Development Size | ■ Percent MDPUs | ■ Control Period |
|-------------|-----------------------------------|--|-----------------|----------------------------------|
| | ■ Rental Units 60% AMI | ■ 1-9 units Excluded | ■ 10% | ■ Rental Development 99 years |
| | ■ Homeownership Units 100% AMI | ■ 10-19 units Choice of Fee Options | | ■ Homeownership 30 years |
| | | ■ 20 or more units No Fee Options | | |



Results of New Policies & Land Use Incentives

- **9 projects submitted for LIHTC**
- **6 of those projects proposed use of the Workforce Housing Legislation**
- **3 of those projects proposed used School Capacity Exception**
- **8 of those projects requested PILOTs**
- **7 of those projects requested financing**



Results of New Policies & Land Use Incentives



3 projects received 9% LIHTC

- ▀ North Odenton Apartments
150 units
- ▀ Eagle Park
48 family units
72 senior units
- ▀ Willows at Forest Drive
58 units



1 project will move forward with 4% LIHTC

- ▀ Harmans Overlook
32 units



Questions

