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
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

Funding Available

- County Funding
  - $1 million per year

County Funding
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: W1
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

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
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.

State Enabling Legislation
House Bill 933
**Moderately Priced Dwelling Units Ordinance**

**Policy Decisions**

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<th>Percent MDPUs</th>
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<td>Rental Units 60% AMI</td>
<td>1-9 units Excluded</td>
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<td>Rental Development 99 years</td>
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<td></td>
<td>Homeownership Units 100% AMI</td>
<td>10-19 units Choice of Fee Options</td>
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<td>Homeownership 30 years</td>
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<td>20 or more units No Fee Options</td>
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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