



Office of County Executive Steuart Pittman
44 Calvert Street • Annapolis, MD 21401

Anne Arundel County Affordable Housing Accomplishments

Local Housing Data

A survey of 33,165 units in Anne Arundel County showed that rents have risen dramatically over the last three years:

- Increased by an average of 5.7% each year between 2019 and 2022
- A typical apartment that rented for \$1,566 per month in 2019 rented for \$1,893 by the end of 2022

Home sale price increases have exceeded the increase in household incomes over the last five years:

- Median home prices rose from \$324,604 in 2017 to \$438,140 in 2022, or by 35%
- Median household incomes increased from \$92,575 in 2017 to \$108,672 in 2022, or by 17.38%

Of the 54,702 households who rent their homes in Anne Arundel County:

- 45% are cost burdened and pay more than 30% of their income for housing
- 19% are severely cost burdened and pay more than 50% of their income for rent

According to a needs assessment completed by Arundel Community Development Services Inc. (ACDS), 12,456 affordable rental units are needed to address moderate to low income households.

The Housing Commission has more than 31,000 households (more than 100k individuals) on a waiting list for housing.

Accomplishments

*In 2019, passed **the county's first fair housing law, Bill 55-19**, into law which provided protections against fair housing discrimination based on age, ancestry, citizenship, color, creed, disability, familial status, gender identity or expression, marital status, national origin, occupation, race, religion, sex, sexual orientation, or source of income.*

Codified the County's Human Relations Commission and later, an office of Equity and Human Rights to investigate fair housing complaints.

In 2019, passed the new Workforce Housing conditional use zoning provision which allows for the development of affordable housing in some commercial, mixed use and light industrial zones, increases densities to 22 units per acre in these zoning areas as well as in R-5, R-10 and R-15 zones, provides a 50% reduction in water and sewer connection fees. Requires at least 60% of all rental units developed to be affordable to households earning 60% AMI and 40% of all homeownership units developed to be affordable to households earning 100% AMI.

- The bill created opportunities to build affordable housing for workers – individuals or families just starting out in their careers or older residents on a limited income. Workforce housing is defined as housing that is affordable to households earning 60 to 100 percent of the area median income.
 - AMI varies by family size. See AMI chart below depicting income limits for 100% AMI.

Income Limits - AMI

Family Size	100% AMI (for homeownership)
1	\$82,875
2	\$94,688
3	\$106,500
4	\$118,313
5	\$127,813
6	\$137,250
7	\$146,750
8	\$156,188

In 2023, passed Bill 6-23 exempting accessory dwelling units (ADUs) from development impact fees and altering the ADU compliance. This created more affordable housing opportunities for essential workers, and lower income earners.

In 2023, unanimously passed the School Adequate Public Facilities (APF) Bill 52-23 which increased opportunities for the development of new affordable rental units by adding affordable housing to the list of capacity exemptions. This has been cited as a major barrier amongst affordable housing developers in the County.

For the first time ever, invested County general funds each year into affordable rental housing production and preservation.

Reserved over \$20 million in County General, Affordable Housing Trust Funds, and County HOME funds to support affordable housing production and preservation through ACDS.

Established a local Affordable Housing Trust Fund resulting in the allocation of over \$20 million in general funds and special revenue funds being made available for affordable housing developments and programs for FY 2023 and FY 2024. In addition to encouraging new potential developments to apply for these funds, these Trust Fund dollars were critical in helping move



Office of County Executive Steuart Pittman
44 Calvert Street • Annapolis, MD 21401

already funded projects that had additional gaps (due to interest rates, construction inflation, and/or Maryland DHCD budget gaps) forward.

Created a dedicated funding source for the Housing Trust Fund in the FY24 budget. The Housing Trust fund is funded by raising the real estate transfer tax by 0.5% on properties over \$1 million. The Affordable Housing Trust Fund will be used for:

- Down payment assistance programs
- Affordable rental housing development and preservation
- Eviction Prevention and Shelter diversion
- Tenant-based rental assistance

Successfully took 6 projects to the County Council for Payment in Lieu of Taxes (PILOT) to make operations more affordable.

Made technical changes to improve the county's Housing for Elderly of Moderate Means zoning provision, allowing developments utilizing the provision to access state CDA and federal funding.

Allocated emergency funding during the first month of the pandemic to seed the state's first eviction prevention program in response to COVID-19. The county's award-winning program resulted in providing over 7,000 assistance payments on behalf of struggling renter households and providing legal assistance to over 3,000 households.

Analyzed, recommended and secured legislation for Payment in Lieu of Taxes (PILOTS) agreements for six (6) different affordable housing developments, creating critical operating subsidies for these projects.

The Impact

These investments have resulted in the biggest production & preservation pipeline the county has seen in recent history. This includes:

- 1,550 affordable housing units currently in pre-development or development stages. Of these units, 460 are new. For comparison, just 362 units were preserved and created during the five-year period ending June 30, 2020, and 579 were preserved and created during the five year period ending June 30, 2015.
- Recently completed redevelopment and new construction of 201 units
- Additional proposals are forthcoming

In addition to these specific policy and budget initiatives, County Executive Pittman has signaled to his agency departments that affordable housing development is one of his major priorities, resulting in better cross collaboration and troubleshooting when challenges may arise during the development process.

About The Essential Worker Housing Access Act (Bill 78-23)

The Essential Worker Housing Access Act, introduced on Oct 2 would create county-wide housing opportunities for essential workers by requiring developers of new residential subdivisions to offer a percentage of units at an affordable price.

The Essential Worker Housing Access Act is modeled after [Inclusionary Housing](#) programs existing in over 700 jurisdictions across the United States. This includes neighboring jurisdictions like Annapolis, Howard County, Montgomery County, and Queen Anne's County.

The bill is another tool in the county's toolbox that will support our fair housing strategy, the 5 Year Consolidated Plan, and our regional Fair Housing Plan.

Reference Documents:

- [Essential Worker Housing Bill Summary](#)
- [Essential Worker Housing Access Bill](#)
- [ACDS Housing Needs Assessment](#)
- [Workforce Housing Bill 54-19](#)
- [Fair Housing Bill 55-19](#)
- [Housing Trust Fund Creation, 2021, HB933](#)
- [Housing Trust Fund Funding Bill 40-23](#)
- [Inclusionary Housing Study](#)