

ANNE ARUNDEL COUNTY

ESSENTIAL WORKER HOUSING ACCESS ACT (BILL 78-23)

Summary

The Essential Worker Housing Access Act 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 bill is another tool to address the need for affordable housing in the county.

- 1** The bill proposes that 15% of rental units and 10% of for-sale units built by private developers are moderately priced and available to eligible households earning 75% of the area median income (\$62,156 for a single person and more for families) for rental, or 100% of area median income (\$82,875 for a single person and more for families) for ownership.
- 2** Over 200 new homes and apartments would be available annually for qualified workers like teachers, firefighters, police officers, nurses, construction workers, public service and service industry workers in areas of the county where they work.
- 3** An estimated 4,000 market-rate units would be moderately priced today if a similar bill passed in the Anne Arundel County council 20 years ago.

A Proven Program

The proposed workforce housing program is modeled after Inclusionary Housing programs existing in over 700 jurisdictions across the USA, including several neighboring jurisdictions like Montgomery County, Howard County, and The City of Annapolis

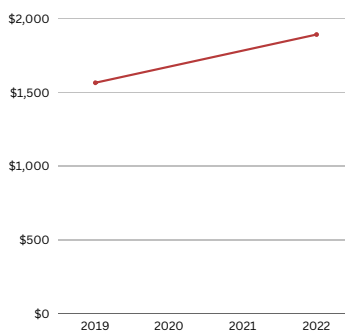
Why is it Important?

45%

45% of renters are cost-burdened, paying more than 30% of their income on housing

Stakeholder Engagement

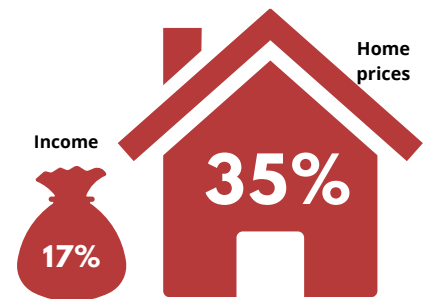
The bill was developed in coordination with a diverse group of stakeholders, including developers, housing experts, and civil rights organizations



Rental prices have risen dramatically over the last 3 years from \$1,566 per month in 2019 to \$1,893 by the end of 2022

Public Support

Based on the AACC Spring Survey, 67% of residents support the idea that the county should "do more" to solve the housing problem



From 2017 to 2022, median home prices rose by 35%, while median household incomes only rose by 17.38%