

DRAFT ANNE ARUNDEL COUNTY 5-YEAR HOUSING & COMMUNITY DEVELOPMENT PLAN

Strategic Planning Goals and Strategies FY26 – FY30

Vision Statement

Anne Arundel County will pursue housing and community development goals that create strong and vibrant communities through a range of affordable housing options and community development opportunities for all residents. Strategies across all goal areas will focus on supporting low- and moderate-income households with the greatest needs obtain housing and related support to help make Anne Arundel County the Best Place – For All.

Guiding Priorities

Prioritization for funding will be given to projects that meet the following guiding principles:

Affordable Housing

The County will make the creation and stabilization/preservation of affordable housing, as well as related services, its top housing and community development priority. Initiatives that create, preserve and support affordable housing that meets the needs of homeowners, renters, those experiencing homelessness, and other special needs populations will be given preference for funding. Further, to the extent possible, production of new affordable housing and programs that provide greater access to quality housing in opportunity area census tracts as well as in areas where the development activity will have a revitalizing impact shall be prioritized.

Priority Areas

Revitalization efforts and public service dollars (operating funds) will be prioritized to four main neighborhood revitalization areas, which are the **Severn, Brooklyn Park, Maryland City, and Glen Burnie** communities. While these areas have their own unique assets, they contain a higher concentration of low- and moderate-income households, older – yet affordable – housing stock in need of updates, repairs, and other needs compared to the County as a whole.

GOAL 1: AFFORDABLE HOUSING	Promote safe, accessible, affordable housing available to County residents
Strategy 1A:	Increase the supply of affordable rental units
Tools and Activities:	<ol style="list-style-type: none"> 1. Provide low-interest financing to support rental developments that are restricted for low/moderate-income earners 2. Provide PILOT and other subsidies for income restricted units 3. Leverage county surplus land (e.g. Crownsville, Laurel Race Course) and faith-based property ("Yes in God's Backyard") 4. Activate MPDUs and Workforce Housing Units 5. Leverage market rate development to low/moderate units with deed restrictions (e.g. Montgomery County HOC model) 6. Implement a fast-track development process for restricted, affordable units 7. Implement and market ADU policy 8. Create redevelopment opportunities
Strategy 1B:	Increase the supply of affordable homeownership housing units
Tools and Activities:	<ol style="list-style-type: none"> 1. Provide low-interest financing and soft second mortgages to make homeownership units affordable to households earning 100% AMI and below 2. Leverage county surplus land and/or faith-based properties ("Yes in God's Backyard")

	<p>3. Activate MPDU and workforce housing units</p> <p>4. Create more allowances for smaller housing types (e.g. missing middle, tiny homes) that will be more affordable</p> <p>5. Develop entry-level affordable homeownership opportunities through acquisition and rehabilitation</p>
Strategy 1C:	Preserve and improve condition and accessibility of existing affordable rental and homeownership units
Tools and Activities:	<p>1. Property Rehabilitation and Accessibility programs</p> <p>2. Expand use of PILOTs for preservation</p> <p>3. Low-interest loans and financing for preservation of affordable rental units</p> <p>4. Acquisition and rehabilitation of existing units for both rental and homeownership</p> <p>5. Preserve mobile home housing</p>
Strategy 1D:	Increase the supply of deeply affordable rental housing with supportive services
Tools and Activities:	<p>1. Prioritize low-interest loans to developments that create and preserve rental housing units for households earning less than 30% AMI</p> <p>2. Support state DHCD efforts to create permanent supportive housing units through support service allocations</p> <p>3. Develop group homes and transitional housing for special needs populations, including persons in recovery, older adults and justice</p>

	involved individuals
Strategy 1E:	Address barriers to homeownership by supporting underserved households through first-time homebuyer programs and homeowner preservation programs
Tools and Activities:	<ol style="list-style-type: none"> 1. Provide homebuyer and credit counseling 2. Provide downpayment, closing cost and mortgage write-down assistance
Strategy 1F:	Support resources and programs that help low-income tenants, including individuals with special needs, access and retain housing
Tools and Activities:	<ol style="list-style-type: none"> 1. Support programming such as TBRA programs, transitional and next step housing operating programs for special needs populations, including persons in recovery, older adults and justice-involved individuals 2. Support provision of services, such as case management, legal services, landlord outreach and mitigation, and other support services for these special needs populations
GOAL 2: END HOMELESSNESS	Prevent and end homelessness
Strategy 2A:	Prevent and divert people from becoming homeless
Tools and Activities:	<ol style="list-style-type: none"> 1. Provide support, financial assistance, and counseling to households who are at risk of losing their homes 2. Provide financial assistance to households to obtain new housing including first month rent and security deposit assistance 3. Offer financial coaching, workforce development and job training, referral services, and intensive case management as a means for diverting at-risk households from becoming unhoused
Strategy 2B:	Increase and sustain supporting pathways to sustainable housing opportunities for people who experience homelessness

Tools and Activities:	<ol style="list-style-type: none"> 1. Increase quality permanent supportive housing opportunities and accompanying housing location and case management supports 2. Maintain and enhance rapid re-housing opportunities, especially for families 3. Increase housing options such as apartment/home sharing, repurposing buildings, mobile homes, accessory units, etc.
Strategy 2C:	Increase capacity of and enhance low barrier emergency shelter, interim, and “next step” transitional housing options for people experiencing homelessness
Tools and Activities:	<ol style="list-style-type: none"> 1. Expand and enhance emergency shelters serving families, victims of domestic violence and individuals as a temporary and safe housing option with the purpose of those served becoming quickly re-houses and economically secure
Strategy 2D:	Improve the homeless response system
Tools and Activities:	<ol style="list-style-type: none"> 1. Expand coordinated entry to create a comprehensive referral system 2. Offer a variety of supportive services to assist homeless individuals and families obtain housing including funding day programs, mental health programs, childcare programs, outreach programs, case management, employment, education and training services, interview transportation, life skills, workplace training, and financial coaching 3. Fund re-entry services
Strategy 2E:	Improve Homeless Planning Initiatives
Tools and Activities:	<ol style="list-style-type: none"> 1. Support and enhance the capacity of the community to end homelessness through data, coordination, and planning 2. HMIS, coordinated entry and assessment, and planning activities

	3. Include people with lived experience in decision-making, programming and planning
Strategy 2F:	Identify scope of and develop plan for youth experiencing homelessness
Tools and Activities:	1. Conduct youth-centered outreach to engage youth and young adults who are not already connected with the Continuum of Care 2. Build a Youth Action Board (YAB) and implement recommendations for youth by youth
GOAL 3: SUSTAINABLE COMMUNITIES	Promote healthy and sustainable communities
Strategy 3A:	Create initiatives which support the ability of the County to respond to natural disasters and infectious diseases
Tools and Activities:	1. Support the County's Office of Emergency Managements' capacity to respond to natural disaster or infectious disease outbreak
Strategy 3B:	Create and support initiatives and programs which provide a path to improved financial and economic wellbeing
Tools and Activities:	1. Offer GED Prep and ESOI Courses, workforce development support programs, transportation services and support, childcare services, day and vocation facilities for persons with special needs 2. Explore feasibility and research-based efficacy for implementation of a guaranteed income program
Strategy 3C:	Support Initiatives that improve the quality of life for communities, with priority given to communities within designated Neighborhood Revitalization Areas and Housing Commission managed communities
Tools and Activities:	1. Development of community facilities 2. Revitalization of blighted structures

	<p>3. Projects and programs to support positive youth development and older residents</p> <p>4. Public facilities for special needs populations</p> <p>5. Historic preservation in targeted communities</p>
GOAL 4: FAIR HOUSING	Implement the County's Fair Housing Plan
Strategy 4A:	Support the implementation of the Baltimore Regional Fair Housing Plan, which includes a local Anne Arundel County component
Tools and Activities:	<p>1. Implement programs and activities in a manner that is consistent with federal, state and local fair housing laws</p>