



About the Howard County Housing Opportunities Master Plan and Task Force

A master plan for housing needs has not been completed for Howard County in more than 10 years, and a comprehensive master plan is needed to identify the County's housing affordability challenges and holistic and sustainable strategies to address them. In Fall 2019, County Executive Ball created the Housing Opportunities Master Plan Task Force under Executive Order 2019-12. The Task Force is made up of a diverse group of community members and stakeholders.

Also in Fall 2019, the County issued a Request for Proposals to hire a consultant to produce the Housing Opportunities Master Plan, which will also be a critical component of the upcoming General Plan. In early 2020, RCLCO Real Estate Advisors of Bethesda, Maryland, and their subconsultants, Neighborhood Fundamentals, LLC; JMT, Inc.; and PRR, Inc. were awarded the contract.

The Executive Order entrusts the 30+ members to work with and guide the RCLCO Team to complete the required steps to develop the Housing Opportunities Master Plan. To view the Executive Order, please visit:

<https://www.howardcountymd.gov/LinkClick.aspx?fileticket=sruRBB0oDIE%3d&tabid=3032&portalid=0>

The Task Force has established the following goals for the Housing Opportunities Master Plan development process:

- Be inclusive, equitable, open, transparent, and accountable
- Assess housing programs/policies in all departments/agencies of Howard County Government to improve efficiency and effectiveness
- Provide metrics/timelines to measure progress toward achieving goals
- Identify ways to create and preserve housing opportunities for residents of all income levels

To focus on specific areas of the Housing Opportunities Master Plan and accomplish all that needs to be done, the Task Force has been split up into three Workgroups focused on the following topics:

- **Housing Market Workgroup** - current housing types and needs; future housing types and needs; redevelopment of aging communities; creation of affordable units; preservation of affordable units; supply vs. demand; market analysis; the role of businesses, employers, schools, developers, transportation, non-profits, and others.
- **Housing Affordability Workgroup** - cost of renting; cost of homeownership; current demographics; future demographics; who is being served?; who is not being served?; housing for all income levels; Howard County Housing Commission (PHA); workforce housing; the role of businesses, employers, schools, developers, transportation, non-profits, and others.
- **Housing Policy Workgroup** - role of County, State, Federal government; County, State, Federal legislation; County, State, Federal funding; Adequate Public Facilities Ordinance; residential vs. commercial zoning; inclusionary zoning; County's Age-Friendly Initiative; County's General Plan; best practices from other jurisdictions; regional partnership with other Counties; community development; the role of businesses, employers, schools, developers, transportation, non-profits, and others.

Throughout 2020, there will be several opportunities for the public to attend Housing Opportunities Master Plan meetings and events to provide comments and feedback. Task Force and Workgroup meetings are open to the public. Other public involvement initiatives include a survey, and "pop-up" events to share information and updates.

Please visit: <https://www.howardcountymd.gov/housingtaskforce> regularly for news, meeting dates, and announcements.