

Monday, October 26 at 3:00 to 5:00 PM: Preservation and APFO

Relevant Challenges Covered:

- The current strategy to address infrastructure and public facility capacity issues (APFO) is placing significant limitations on the amount of housing that can be built, and it is potentially accelerating those capacity issues by limiting the ability to increase the tax base.
- A large portion of housing that is affordable to low- and moderate-income households in Howard County is older and at risk of deterioration and/or redevelopment going forward.

Interventions for Focused Discussion:

- Adopt APFO reforms
 - Loosen limits in areas with existing transportation infrastructure and strong mobility/independent living characteristics
 - Exempt priority housing types (beyond those already established)
 - Adjust zoning reforms and regulatory streamlining to accommodate more density in areas below existing limits
 - Allow for transfers of density/development rights from areas closed to new development
- Identify creative opportunities to advance housing development and facility expansion goals
 - Adopt a robust public land development and facility co-location strategy
 - Facilitate the use of community-serving real estate (land owned by faith-based institutions, community groups, hospitals, colleges/universities, etc.) for affordable housing and/or co-located facilities
- Create a robust multifamily preservation strategy
 - Create a rental preservation inventory risk monitoring system, including both subsidized and market-rate properties.
 - Establish a protocol and toolkit for exercising the County's right-of-first refusal for rental property sales.
 - Negotiate rental agreements with private landlords
 - Establish transfer of development rights program to create resources for preserving/rehabilitating existing rental properties.
- Improve housing quality in neighborhoods experiencing disinvestment/poor housing conditions
 - Coordinate rehabilitation subsidies in neighborhoods experiencing or at risk of disinvestment
 - Provide capital subsidies for multifamily rental rehabilitation, including affordability provisions.
 - Create a one-stop-shop for homeowner repair/rehabilitation supports, including education, outreach, technical assistance, and subsidy/program navigation.
 - Expand code enforcement in coordination with landlord and homeowner outreach, technical assistance, and subsidy provision

Additional Topics for Discussion (as time allows)

- Reduce regulatory and financial barriers to property improvement by addressing non-conforming elements of existing properties (loosening rules, "grandfathering in" conditions, etc.).
- Expand resources and outreach for tenant legal assistance to ensure compliance with health, safety, and accessibility laws.
- Provide zoning incentives for equitable redevelopment of existing affordable rentals (addressed in more detail in land use/planning session).