



**EXECUTIVE ORDER  
No. 2024-011**

**COUNTY-SUPPORTED HOUSING DEVELOPMENTS**

WHEREAS, there is a national, state and local housing shortage and Baltimore County, Maryland (“County”) has a legal and moral obligation to address this shortage by expanding production of and access to attainable, affordable, and accessible housing; and

WHEREAS, the County entered into a Voluntary Compliance Agreement (“VCA”) with the United States Department of Housing and Urban Development (“HUD”) and certain Complainants to affirmatively further fair housing and support the creation of 1,000 affordable rental housing units before March 2028; and

WHEREAS, the County passed historic legislation in the Housing Opportunity Made Equal Act (“HOME Act”) to prohibit housing discrimination by source of income; and

WHEREAS, the County created the Department of Housing and Community Development (“DHCD”) to develop, design, manage and implement attainable and affordable housing, community development and revitalization policies and programs to secure access to safe and decent housing and related services, provide housing stability and homeless services support, and create stronger neighborhoods; and

WHEREAS, a core component of DHCD’s mission is to promote access to attainable and affordable housing, economic opportunity and a suitable living environment free from discrimination for residents of Baltimore County at all income levels; and

WHEREAS, the County has deployed financing mechanisms to build, preserve, and provide incentives to create and preserve attainable, affordable and accessible housing units; and

WHEREAS, it is the goal of Baltimore County to provide incentives and utilize County funding sources to continue investing in projects that prioritize the production of attainable, affordable and accessible housing opportunities; AND

**NOW, THEREFORE, it is this 3 day of ~~December~~ 2024, it is hereby ORDERED by the County Executive of Baltimore County, Maryland,**

## **Section 1.**

- a) Identify and work with any development or preservation proposal containing housing units and supported by County resources, including but not limited to loans, grants, payments-in-lieu of taxes, other tax credits or abatement, TIFs, or bonds, to include a target set aside of not less than 10 percent of the total units in the development reserved for households at or below 60% of Area Median Income (“AMI”), and not less than 10 percent of the total units in the development reserved for households at or below 80% of AMI. Discretionary financial support for projects shall not be disbursed until DHCD certifies that the requirements are met.
- b) Establish data-driven criteria for the investment of County support and resources in developments that further the goal of expanding access to affordable and attainable housing.
- c) Work with the Office of Budget and Finance to identify County fiscal resources for the creation and preservation of affordable and accessible housing units as identified in Section (1)(a). The intent of this Executive Order is to sustain existing investments in housing and develop incentives for affordable and accessible housing units.
- d) Work with all County Agencies, State Counterparts and Private Sector Partners to identify financial resources for the creation and preservation of affordable and accessible housing units.
- e) Engage the homebuilding and real estate industry and any related stakeholders to develop incentives and agreements to provide minimum set-asides of affordable and accessible housing units.
- f) Ensure that the criteria prioritizes developments which include set-aside units with accessible features intended to serve families with at least one member who requires such features due to a disability.
- g) Prioritize investments in developments that provide economic, workforce and community development benefits.
- h) Adopt best practices to responsibly guide the investment and deployment of new and existing financial resources and financial mechanisms to build and preserve more housing.
- i) Develop an annual report, published on the County website, summarizing the financial investments; the number of units created and/or preserved and at what income levels; and applicable details for community development and revitalization benefits.

Section 2. This Order shall take effect on the day it is signed by the County Executive and shall remain in effect until rescinded, superseded, amended, or revised by another Executive Order of the County Executive. The effect of any policy, rule or regulation of any agency of Baltimore County, Maryland inconsistent with this Order is hereby suspended.


Section 3. A copy of this Executive Order shall be made available on-line at [www.baltimorecountymd.gov](http://www.baltimorecountymd.gov) for the public.

ATTEST:

  
Dawn Kile  
Executive Secretary

  
John A. Olszewski, Jr.  
County Executive

Reviewed for Form and Legal Sufficiency and Approved for Execution.

  
James R. Benjamin, Jr.  
County Attorney