



## EXECUTIVE ORDER

No. 2021-011

### BALTIMORE COUNTY AFFORDABLE HOUSING WORKGROUP

WHEREAS, Baltimore County (the “County”) and the Department of Housing and Urban Development Office of Fair Housing and Equal Opportunity entered into a Conciliation Agreement and Voluntary Compliance Agreement (the “VCA”) on March 9, 2016; and

WHEREAS, one of the primary requirements of the VCA is that “the County will take all necessary steps to cause private developers to develop 1,000 hard units over the next 12 years,” which “amounts to 83 units per year geographically dispersed over 132 census tracts in the County”; and

WHEREAS, the VCA states that “a hard unit is affordable rental housing resulting from new construction, substantial rehabilitation, acquisition, or existing housing stock” and contains other requirements on the number of units which much be accessible to people with disabilities, and that 500 units must have three or more bedrooms; and

WHEREAS, the County continues to make funding available on an annual basis to support and incentivize the creation of affordable housing and to ensure it stays on track with our goals under the VCA; and

WHEREAS, despite the County’s progress to date, challenges remain in increasing the number of affordable housing units throughout Baltimore County; and

WHEREAS, it is in the best interests of Baltimore County to establish an interdisciplinary workgroup to carefully review and examine the challenges in increasing the number of affordable housing units throughout Baltimore County and recommend solutions that will support increasing affordable housing and the goals of the VCA; and

WHEREAS, the interdisciplinary workgroup will be composed of key County staff as well as stakeholders such as policy experts, community leaders, advocates, affordable housing developers, and members of the real estate industry.

NOW, THEREFORE, it is this 13 day of April, 2021, by the County Executive of Baltimore County, Maryland, hereby ordered that the Baltimore County Affordable Housing Workgroup (“Workgroup”) shall be created and charged as follows:

**SECTION I. Goal of the Workgroup.**

The Workgroup will examine and make recommendations on the creation of additional affordable housing throughout Baltimore County and furthering the goals of the VCA.

**SECTION II. Membership; Appointment; Terms; Compensation of Members.**

A. Membership and Appointment.

1. The Workgroup consists of twenty-eight (28) voting members appointed by the County Executive.
2. The Workgroup members are as follows:

Greg Countess, Maryland Legal Aid  
Leslie Dickinson, Disability Rights Maryland  
Dan McCarthy, Episcopal Housing  
Ned Howe, Enterprise Community Development  
Jim French, The French Companies  
Jayson Williams, Mayson-Dixon Companies  
Justin Williams, Esquire, Rosenberg Martin Greenberg, LLP  
Christopher Mudd, Esquire, Venable LLP  
David Gildea, Esquire, Smith Gildea & Schmidt  
Dan Pontious, Baltimore Metropolitan Council  
Marsha McLaughlin, Community Planning Expert  
Klaus Philipsen, ArchPlan Inc.  
Patrick Stewart, Pennrose Development  
Ryan Coleman, Randallstown NAACP  
Kara Beverly, Towson Resident and Community Leader  
Amy Menzer, Dundalk Renaissance  
Gloria Nelson, Turner Station Conservation Team  
Bryen Glass, Lochearn Improvement Association  
Derick Johnson, At-Large Planning Board Member  
Karen Bethea, Set the Captives Free Church  
Marsha Parham-Green, Executive Director, Baltimore County Office of Housing  
Izzy Patoka, Councilman, Baltimore County Council, District 2  
Stacy L. Rodgers, County Administrative Officer  
Drew Vetter, Deputy County Administrative Officer  
Terry Hickey, Deputy Director, Housing and Community Development  
C. Pete Gutwald, Director, Department of Permits and Inspections  
Steve Lafferty, Director, Department of Planning  
James R. Benjamin, Jr., County Attorney, Baltimore County Office of Law

3. The County Executive has the discretion to appoint additional persons to serve as members of the Workgroup, and has the discretion to decrease the number of voting members on the Workgroup.

B. Terms.

1. Members of the Workgroup shall receive no salaries but shall be reimbursed for all expenses necessarily incurred in the performance of their duties in accordance with appropriations approved by the County Council.
2. All members of the Workgroup shall serve at the pleasure of the County Executive.

C. Chair.

The Chair of the Workgroup shall be selected by the County Executive.

**SECTION III. Meetings; Quorums.**

A. Meetings.

The Workgroup shall meet at the request of the Chair as frequently required to perform its duties, but not less than once per month for a duration of six months (or more at the request of the Chair)

B. Quorums.

A majority of voting members constitute a quorum for the transaction of business and an affirmative vote of the majority of those present at any meeting shall be sufficient for any official action.

**SECTION IV. Duties and Responsibilities.**

The Workgroup will make recommendations that will support increasing affordable housing and the goals of the VCA, including but not limited to the following: (1) solutions to support the creation of additional affordable housing throughout Baltimore County; (2) potential incentives, policies, and legislation that support the creation of affordable housing; (3) strategies and best practices for working with communities as new affordable housing projects are considered; (4) input into an affordable housing strategic plan for Baltimore County; and (5) advising on the establishment of a permanent housing board.

**SECTION V. Public Input.**

The Workgroup shall create an e-mail address to receive and review comments from members of the public.

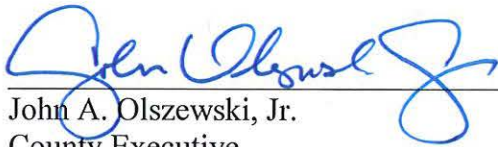
**SECTION VI. Report.**

The Workgroup shall issue a final report no later than December, 2021. This report deadline may be extended if necessary upon an agreement from a quorum of the Workgroup.

This Order shall take effect **IMMEDIATELY** according to its terms and shall continue thereafter until December 31, 2021, unless further extended by the County Executive.

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

4/12/21  
Date