

- (I) HAVE A WORKFORCE HOUSING ELEMENT;
- (II) ASSESS WORKFORCE HOUSING NEEDS; AND
- (III) CONTAIN GOALS, OBJECTIVES, AND POLICIES TO PRESERVE OR DEVELOP WORKFORCE HOUSING; AND

(3) THE COUNTY LOCAL GOVERNMENT PROVIDES A STATEMENT TO THE DEPARTMENT INDICATING:

- (I) A DESIRE TO PARTICIPATE IN THE PROGRAM; AND
- (II) A REASONABLE EXPECTATION OF THE COUNTY'S LOCAL GOVERNMENT'S ABILITY TO PROVIDE THE MATCHING FUNDS REQUIRED UNDER § 4-1804 OF THIS SUBTITLE.

(B) THE WORKFORCE HOUSING ELEMENT IN THE 5-YEAR CONSOLIDATED PLAN OR THE COMPREHENSIVE PLAN OF A QUALIFYING COUNTY OR OF A MUNICIPAL CORPORATION WITHIN A QUALIFYING COUNTY LOCAL GOVERNMENT MAY INCLUDE:

- (1) PRESERVATION AND RENOVATION OF EXISTING HOUSING STOCK;
- (2) REDEVELOPMENT OF EXISTING RESIDENTIAL AREAS;
- (3) STREAMLINED REGULATORY PROCESSES AND REDUCED REGULATORY FEES FOR CONSTRUCTION OR RENOVATION;
- (4) FINANCIAL INCENTIVES FOR CONSTRUCTION AND RENOVATION INCLUDING LOCAL PROPERTY TAX CREDITS;
- (5) SPECIAL ZONING REGULATIONS FOR CONSTRUCTION AND RENOVATION INCLUDING INCLUSIONARY ZONING;
- (6) EFFORTS TO PRESERVE WORKFORCE HOUSING STOCK FOR SUBSEQUENT FIRST-TIME HOMEBUYERS AND RENTERS;
- (7) COORDINATION WITH NEIGHBORING JURISDICTIONS;
- (8) COORDINATION WITH PRIVATE SECTOR EMPLOYERS; AND
- (9) LEVERAGING OF FEDERAL FINANCIAL ASSISTANCE.

4-1804.

A QUALIFYING COUNTY LOCAL GOVERNMENT SHALL PROVIDE A DOLLAR-FOR-DOLLAR MATCH FOR PROGRAM FUNDS USED TO DEVELOP UNITS OF WORKFORCE HOUSING UNITS UNDER THIS SUBTITLE.

4-1805.

THE DEPARTMENT SHALL PROPORTIONATELY DISTRIBUTE THE ANNUAL APPROPRIATION OF PROGRAM FUNDS AMONG QUALIFYING COUNTIES BASED ON EACH QUALIFYING COUNTY'S SHARE OF THE STATE POPULATION AS FOLLOWS: