

Leadership That Works: Making Home Ownership More Affordable

Goals and Values for Making Home Ownership More Affordable

Martin O'Malley and Anthony Brown believe we must ensure that every hard-working family can find safe, quality housing. Investments in housing are crucial for long-term economic development, and we must work with developers, environmentalists, and existing communities to house the dynamic workforce that will carry Maryland into the next century. A sound housing policy for Maryland must take into account the pursuit of the American dream and homeownership, alleviate growing concerns about housing affordability and help families live close to work and in safe communities. Maryland's housing policy should also prioritize and support growth in existing areas, redevelop struggling communities, target development around existing transportation corridors and build stronger prosperous communities. We need leadership that works to provide every family with a safe, secure place to live.

Paths to Progress

As Maryland's next Governor, Martin O'Malley will:

- **Support the American Dream of Owning a Home.** Martin O'Malley believes all Marylanders deserve a choice in where they live, whether it is small towns, large cities, suburban enclaves or rural areas. O'Malley believes Marylanders should be able to buy a home near their jobs and not have to spend hours commuting from areas where they can afford to live.
- **Direct Funding to Redevelop Distressed Neighborhoods.** Martin O'Malley will use the same innovative strategies he employed successfully in Baltimore to help redevelop struggling neighborhoods statewide. O'Malley will channel redevelopment funds directly to local communities, where they can do the most good in turning a neighborhood around.
- **Craft a Statewide Housing Fund and Increase the Supply of Affordable Housing.** Martin O'Malley will create a statewide affordable housing fund to support development projects that ensure affordable housing and workforce grants for low and moderate-income families and especially our vital local employees such as police, firefighters and teachers.
- **Create an Eastern Shore Task Force on Housing.** Martin O'Malley will create a task force to study how to create stronger communities on Maryland's Eastern Shore and implement recommendations to preserve the quality of life there.
- **Mix Uses to Reduce Travel and Build Stronger Communities.** Martin O'Malley will promote housing choices that blend retail, office, and housing opportunities together and build livable, workable communities. O'Malley will work toward the goal of allowing Marylanders to spend more time with their families and less time in traffic.
- **Promote Energy Efficient Homes.** Martin O'Malley will promote "green" energy efficient homes and create opportunities to help homeowners retrofit older homes with "green" technology.

- **Increase Tax Deductions for Homeowners.** Martin O'Malley supports the "circuit breaker" property tax reduction to allow homeowners to increase their housing deductions and lower their tax bills to the state.

A Record of Progress

- Martin O'Malley, in partnership with Baltimore's business community, started Project 5000, an innovative program to restore 5000 vacant buildings to productive use. O'Malley was able to involve local businesses in the program, saving the city over \$5 million. Since its inception, more than 5,900 vacant homes and buildings have been acquired through this program.
- Martin O'Malley instituted a five-year property tax cut in Baltimore that has reduced tax rates to a thirty-year low.
- Since 1999, thanks to reductions in crime and increased investment in the city, average home values in Baltimore have risen 120%.
- Through the improvement of housing in Baltimore, Martin O'Malley has nearly ended Baltimore's decades-long population loss and has the city poised to grow.
- Martin O'Malley has made dramatic reductions in property and violent crime in Baltimore, which has led to improved housing conditions and stronger neighborhoods.
- Martin O'Malley has strengthened our neighborhoods by targeting smart redevelopment, attracting new grocery stores and building and restoring new playgrounds and community centers.
- Martin O'Malley has seen more than 5,800 new housing units built in Baltimore since becoming Mayor, with 4,000 more under construction right now and even more planned.

Maryland Can Do Better

- Bob Ehrlich imposed the largest property tax increase in Maryland history – charging Maryland families more than \$200 million each year in higher taxes.
- Bob Ehrlich diverted \$500,000 in needed funding for Maryland's affordable housing trust and has under-funded housing programs at a time when his own government says the state drastically needs more workforce rental housing units.
- Bob Ehrlich has allowed his friends in Congress and the White House to slash the successful Community Block Grants, Hope VI, Drug Elimination and Section 8 programs.
- Bob Ehrlich has backed away from smart growth policies and allowed Maryland to become victim to more sprawl, overdevelopment and traffic gridlock.

**Bob Ehrlich and Housing – No Goals. Failed Leadership.
A Stronger Maryland Can Do Better.**

Martin O'Malley and Anthony Brown – Leadership That Works