

# Housing

This section focuses on the homes in which people in your community live and efforts which make it easier for them to find and stay in a place to call home.

Strengths, weaknesses and outcomes might focus on the following: affordability; increasing homeownership; increasing rental housing; diversifying the kinds of housing available; improving housing conditions (interior or exterior); housing programs; aging in place; preventing foreclosures; and reducing residential vacancies.

## Strengths

- The Historic District and architectural history of houses provides for neighborhood character of older homes.
- There are some existing affordable housing opportunities within a small jurisdiction.
- The Historic District Commission works toward preservation of existing housing and protection of architectural significant structures.
- The Saint Michaels Housing Authority is active with various programs.
- Habitat for Humanity is active with various programs.
- The Comprehensive Plan promotes infill and revitalization of housing to prevent sprawl.
- Opportunities for 2<sup>nd</sup> floor apartments above commercial businesses are available.
- The community is a desirable place to live.

## Weaknesses

- Many houses have been converted to seasonal short term rental housing as a capital investment opportunity.
- Limited housing choices exist within a desirable community which results in high housing prices.
- Lack of housing types offers limited opportunity for new residents with various income levels.
- There are few vacant parcels of land that could provide new housing.
- Service industry employees cannot afford to live in town.

Desired Outcomes and Progress Measures	Strategies and Action Items	Implementation Partners
<p>Outcome 1: Promote restoring and rehabilitating existing historic housing.</p> <p>Progress Measures: Amount of preservation of significant historic architecture</p>	<p>Strategy A: Inventory the historic district for homes in need of exterior upgrade or renovation.</p> <p>Strategy B: Keep accurate records of renovation of historic homes and structures.</p>	<p>Maryland Historic Trust.</p> <p>St. Michaels Historic District Commission.</p>
<p>Outcome 2: Promote infill and renovation to allow alternative housing types.</p> <p>Progress Measures: Ordinances amended or approved.</p>	<p>Strategy A: Examine existing ordinances and regulations that can be amended to promote alternative housing types.</p> <p>Strategy B: Study and present a report on short term rentals, B&amp;B's, long term rentals and boarding rooms to determine the overall impact on the community and make changes as needed.</p>	<p>State Department of Housing and Community Development.</p> <p>State Department of Planning.</p> <p>Property Owners, Citizens.</p>
<p>Outcome 3: Provide support for low to moderate income housing projects.</p> <p>Progress Measures: Increase the amount of affordable housing in town.</p>	<p>Strategy A: Partner with support organizations including the St. Michaels Housing Authority and Habitat for Humanity</p> <p>Strategy B: Encourage programs and policies that make it economically feasible to develop affordable and workforce housing like tax credits and subsidies.</p>	<p>St. Michaels Housing Authority</p> <p>Eastern Shore Habitat for Humanity</p> <p>US Dept. of Housing and Urban Development.</p>

<p>Outcome 4: Research incentives to provide resources for possible employer sponsored housing.</p> <p>Progress Measures:</p> <p>Number of resources available.</p>	<p>Strategy A: Outreach to existing businesses to determine interest and commitments.</p> <p>Strategy B: Examine zoning code to allow for these type of facilities.</p>	<p>Major employers in Town</p> <p>State and Federal agencies related to housing and economic development.</p>
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