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AFFORDABLE HOUSING THE NEED IS REAL, SO IS MY PLAN.

Families are being priced out. Promises have been made.
It's time to deliver real results.



THE PROBLEM

Too many families in Charles County can't find housing they can afford.

- ✓ A 2018 report identified a need for 18,000 affordable housing units by 2025. That goal was not met.
- ✓ 45% of renters and 24% of homeowners are cost-burdened (paying 30%+ of income on housing).
- ✓ Only one major affordable housing project (72 units) has been completed.

THE BOTTOM LINE: Hardworking families, seniors, and young professionals are being pushed out or can't afford to move in at all.



THE GAP

We knew the problem years ago, but we haven't acted at the scale required.

- ✓ The county identified the need in 2018
- ✓ It's now 2026. Progress: 72 units.
- ✓ A \$700,000 pilot program with no finalized outcomes yet is not a housing strategy.
- ✓ We kept building market-rate housing while affordability fell behind.

**Good intentions aren't enough.
WE NEED A PLAN THAT DELIVERS**

MY PLAN: MORE HOMES. LOWER COSTS. STRONGER COMMUNITIES.



SET A CLEAR TARGET – WITH ACCOUNTABILITY

- The next Comprehensive Plan must include a specific housing production goal.
- Annual public reporting on:
 - Units built
 - Income levels served
 - Progress vs. target

NO TARGET, NO ACCOUNTABILITY.



EXPAND THE HOUSING FUND, WITH RESULTS REQUIRED

- \$700,000 is a start; not a solution.
- Funding must scale to match the need.
- Future funding tied to:
 - Units delivered
 - Families housed

FUNDING SHOULD MATCH THE SCALE OF THE NEED.



BUILD HOUSING WHERE JOBS ARE

- Workers shouldn't have to leave the county to afford housing.
- Align economic development with housing development.

STRONGER WORKFORCE = STRONGER LOCAL ECONOMY.



FAST-TRACK AFFORDABLE HOUSING PROJECTS

- Create a priority permitting process.
- Align with Maryland's housing initiatives.
- Reduce delays for projects that meet affordability standards.

FASTER APPROVALS. MORE HOMES BUILT.



LOCK IT INTO THE COMPREHENSIVE PLAN

- Affordable housing must be:
 - Measurable
 - Enforceable
 - Tracked publicly

IF IT'S NOT IN THE PLAN, IT'S NOT A PRIORITY.

AFFORDABLE HOUSING IS INFRASTRUCTURE. IT'S THE FOUNDATION OF A STRONGER CHARLES COUNTY.

LEARN MORE: VOTECHERYLBUTLER-WALKER.COM

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ACCOUNTABLE GOVERNMENT



RESPONSIBLE INFRASTRUCTURE



STRONGER COMMUNITIES

SMARTER GROWTH