

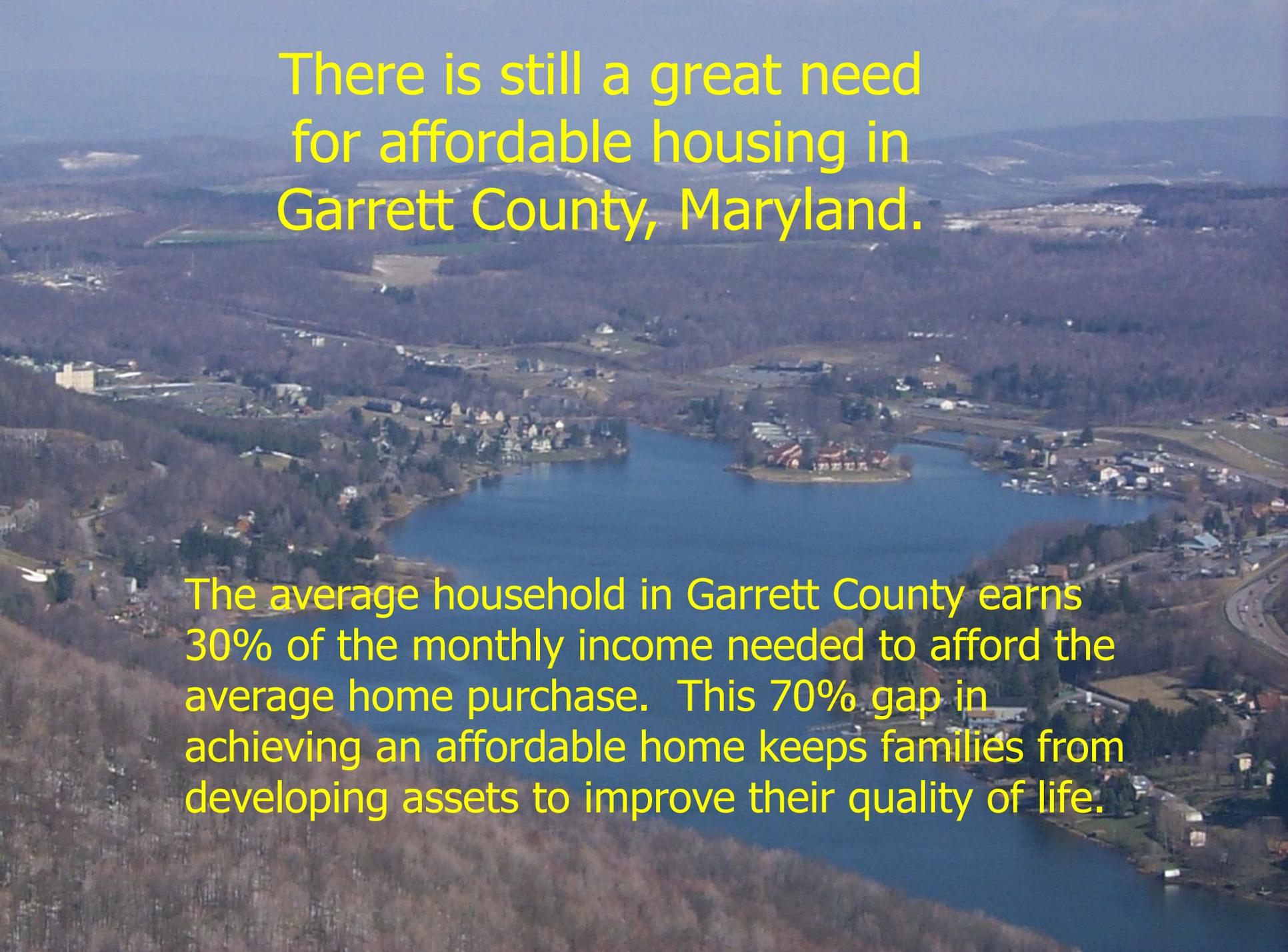
Garrett County MD
Community Action Committee, Inc.
(GCCAC)

www.garrettcac.org

301 334-9431

Lake Hill

Community Land Trust

An aerial photograph of a large, winding lake in Garrett County, Maryland. The lake is surrounded by a mix of residential development, including houses and buildings, and large areas of bare, brown trees, suggesting a late autumn or winter setting. The background shows rolling hills and more distant mountains under a clear sky. The text is overlaid in a bright yellow color.

There is still a great need
for affordable housing in
Garrett County, Maryland.

The average household in Garrett County earns 30% of the monthly income needed to afford the average home purchase. This 70% gap in achieving an affordable home keeps families from developing assets to improve their quality of life.

Six years ago in 2005, the Maryland Coast Dispatch of Berlin, MD, wrote “Garrett is now the least affordable county in Maryland in terms of median new home prices, according to Blueprint Maryland, a bi-monthly publication produced by the state’s Department of Housing and Community Development (DHCD), which tracks housing and real estate trends across Maryland.”

“The distinction of being the least affordable belonged to Worcester County in recent years, but Garrett now has the dubious distinction. “

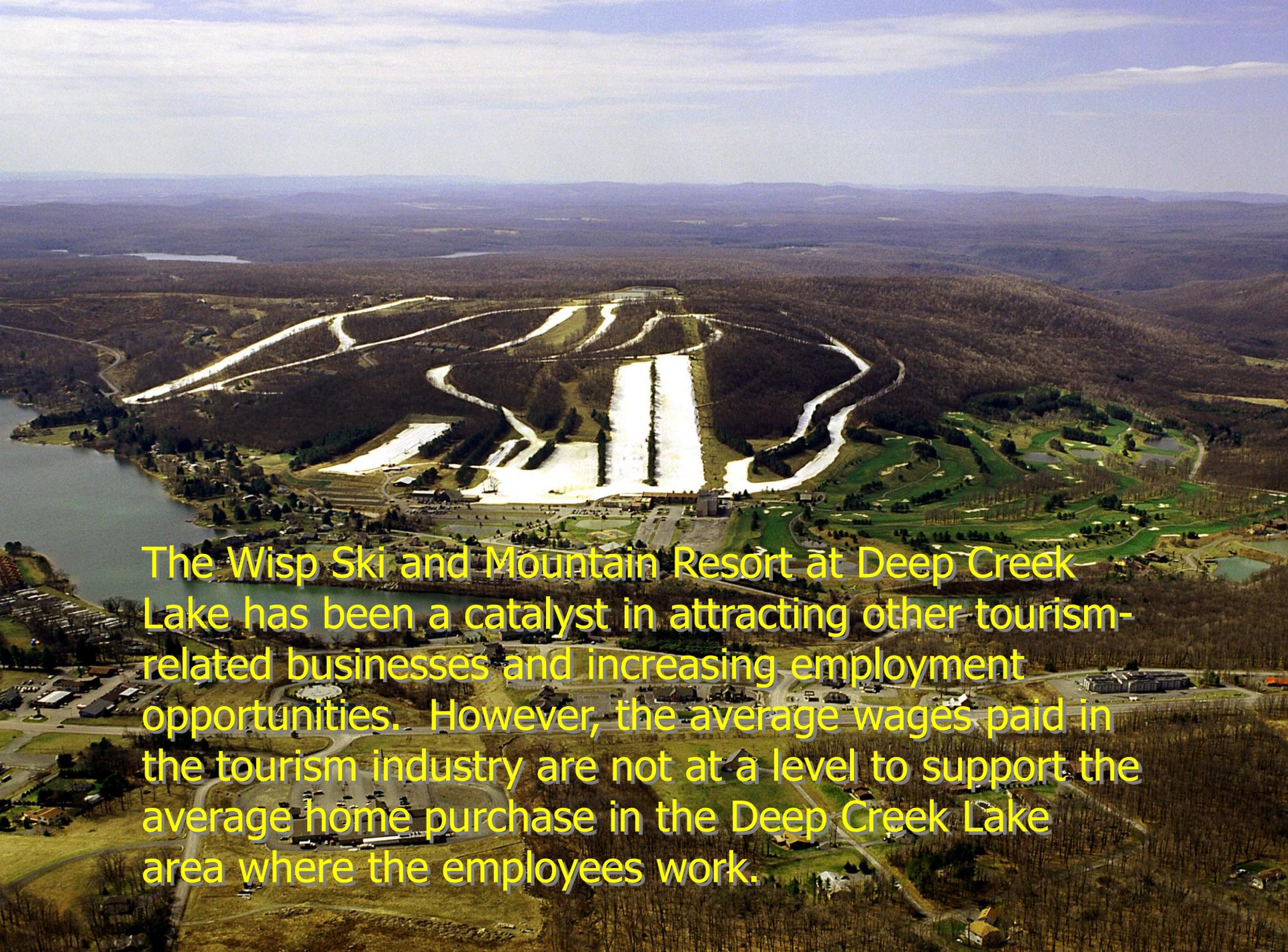
“In Garrett County, however, with its development boom around Deep Creek Lake, the housing affordability index has now dropped to 30, meaning first-time buyers earn just 30 percent of the income needed to buy the median starter home.”

Lake Hill

- Need
 - Development Corp study shows market not supply moderately priced homes in McHenry
 - Employers are asking for homes in close proximity for both professional and non professionals.
 - GCCAC's developments full

Lake Hill

- Strategic Workforce Housing, County Economic Development and County Comprehensive Plan recommendations include;
 - Develop workforce housing close to where jobs are being created
 - Make available county land and infrastructure to make workforce housing more affordable
 - Create capacity to sustain development of work force housing.



The Wisp Ski and Mountain Resort at Deep Creek Lake has been a catalyst in attracting other tourism-related businesses and increasing employment opportunities. However, the average wages paid in the tourism industry are not at a level to support the average home purchase in the Deep Creek Lake area where the employees work.



The new Adventure Sports Center On top of Marsh Hill Mountain will be hosting an international whitewater kayaking event in 2012. Tourism is expected to increase.



We need to make certain we meet the needs for increased affordable housing as we increase economic opportunities.



**Garrett County MD Community Action
Committee, Inc. continues to have an integral
role in economic development.**

A two-story apartment building with a stone and siding exterior. A concrete walkway leads to the entrance. A sign in the foreground reads "Mountain Village West".

Mountain Village West



EQUAL HOUSING
OPPORTUNITY



FOR RENTAL INFORMATION
CALL 301-334-9915

GCCAC has already developed nearly 100 units of affordable rental housing in the Deep Creek Lake area.

2

APARTMENTS
5-10

1
7
5

Stacked stone
and esthetically
pleasing quality
construction
were crucial
elements for
neighborhood
acceptance of
affordable
housing in the
DCL area.

GCCAC quality affordable housing
developments compliments existing
neighborhoods.



Lake Hill

- Scope of GCCAC
Services and products
 - 4,000 households participate in one or more of GCCAC programs
 - 1,200 affordable housing units built, financed or repaired.
 - 110,000 square feet of community and commercial facilities developed

Garrett County MD
Community Action
Committee, Inc.

has the
experience and resources
to successfully implement
the development of the
Lake Hill Community Land
Trust.

Community Land Trust Features

- Maintaining Affordability
- Re-use of Resources
- Increasing Assets to Improve Quality of Life
- Great Success with Low Rate of Foreclosure
- Investment into Community
- Sense of Community

Lake Hill Development

- Mission
 - Build workforce housing targeting buyers at or below 150% of area household median income.
 - Create an attractive rural village atmosphere that grows property values and enhances quality of life
 - Protect and enhance the environmental assets of the site.



Lake Hill

Proposal

1. **County transfer 50 acres to for development and 80 acres to be maintained as open space.**
2. **Title to land is held by a community land trust that maintains control in perpetuity.**
3. **Cost of the land is removed from price of house for buyers below 150% of median household income.**
4. **Buyers above 150% of median pay full current market value of improved land.**
5. **Buyers above 150% of median pay full current market value of improved land.**
6. **Buyers above 150% of median pay full current market value of improved land.**
7. **Deed restrictions prevent flipping through use of right of first refusals and sharing appreciation on a pro rated basis.**



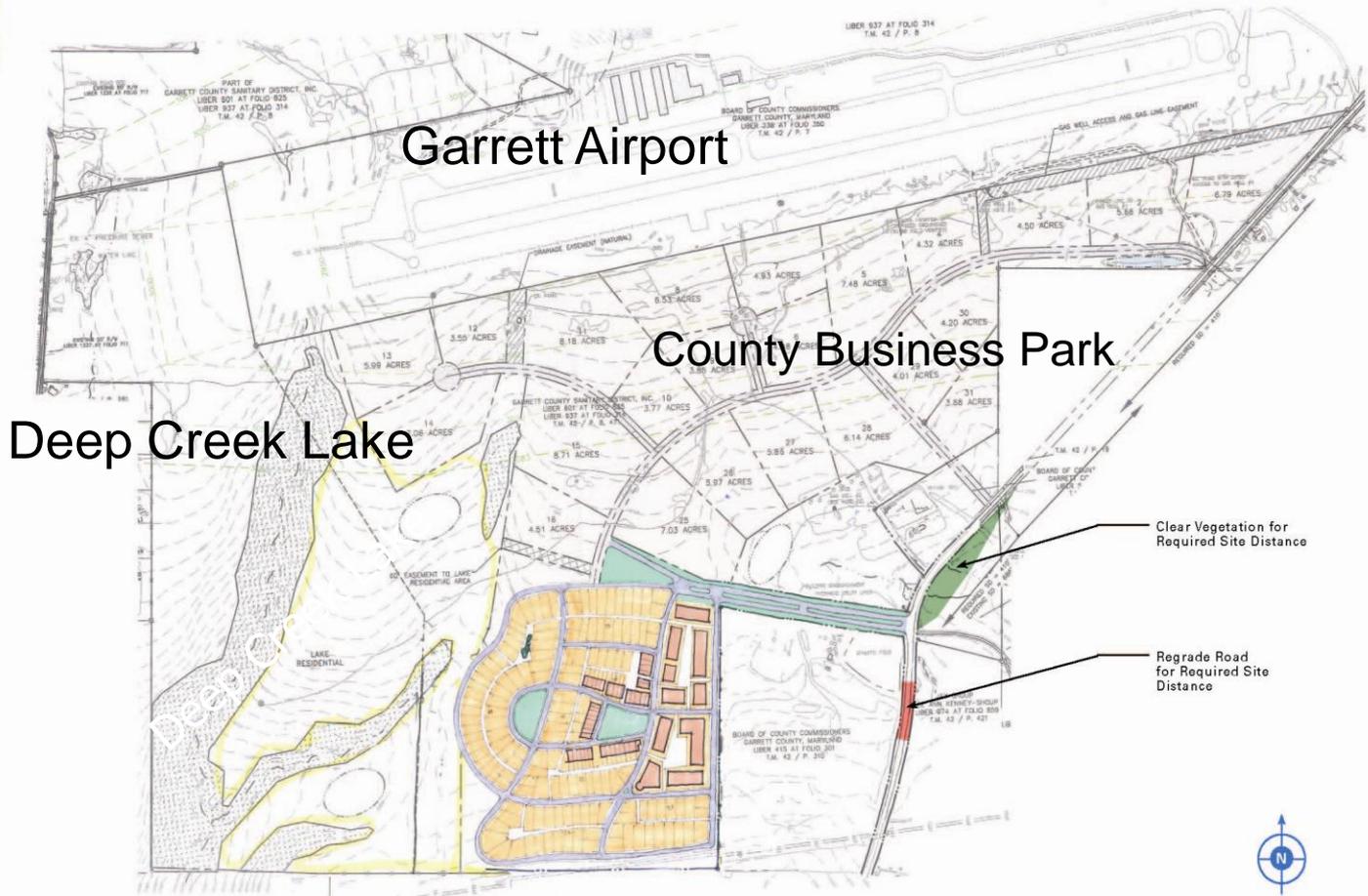
Lake Hill

Proposal (continued)

8. **The development will be mixed income with varied house types and price points.**
9. **Acreage transferred as open space will be used for trails and permanently maintained under a conservation easement.**
10. **The existing softball and soccer fields will be improved and maintained by the developer**
11. **There will be design guidelines for building and development of homes.**
12. **Various builders and realtors will be used to build out and market the development**
13. **Lake will be a planned residential development requiring County review and approval**



Site Plan



SITE

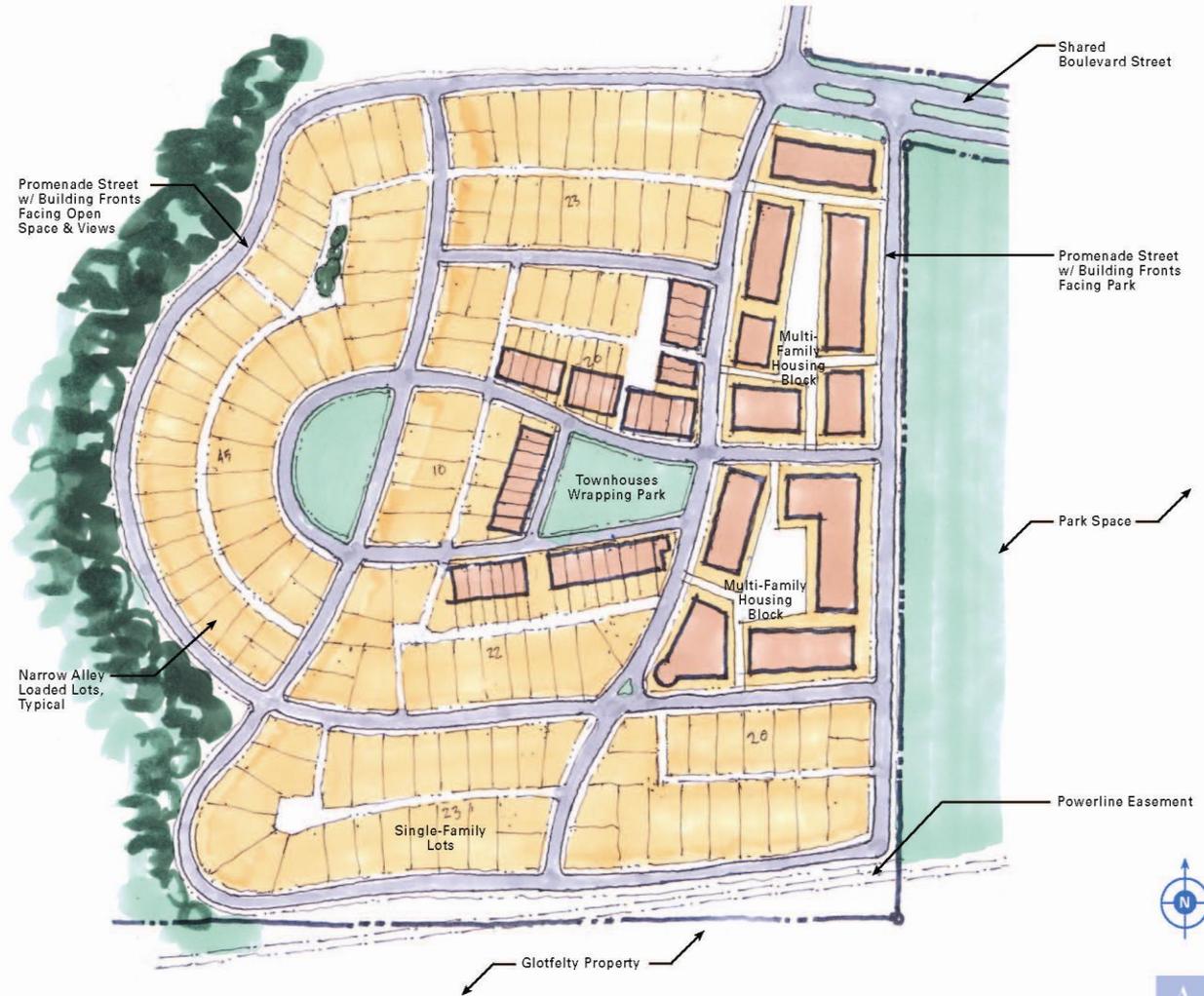
Lake Hill

GARRETT COUNTY, MARYLAND

Garrett College



Residential Masterplan



SITE

Lake Hill

GARRETT COUNTY, MARYLAND



Lake Hill

Why

- Smart Growth
- Supports local priorities
- Will be a model in the State
- Builds community and assets
- Unique Opportunity

How may we improve upon this
Lake Hill
Community Land Trust
presentation to the
newly elected officials of the Garrett
County Commissioners so that they
consider this a good investment?