County Council of Howard County, Maryland

2016 Legislative Session   Legislative day # __7__

BILL NO. 45 – 2016

Introduced by

Jennifer Terrasa

AN ACT amending the Howard County Code's Downtown Columbia provisions regarding affordable housing payments required by Community Enhancements, Programs, and Public Amenities (CEPPAs) to reflect an inclusionary zoning provision for Downtown Columbia; and generally relating to affordable housing in Downtown Columbia.

Introduced and read first time _July 8_, 2016. Ordered posted and hearing scheduled.

By order _Jessica Feldmark_
Jessica Feldmark, Administrator to the County Council

Having been posted & notice of time & place of hearing and title of Bill having been published according to Charter, the Bill was read for a second time at a

public hearing on _July 18_, 2016.

Tabled 7/29/16
Extended & tabled 9/6/16
Extended & tabled 10/5/16

This Bill was read the third time _November 9_, 2016 and Passed___, Passed with amendments___, Failed ✓

By order _Jessica Feldmark_
Jessica Feldmark, Administrator to the County Council

By order _Jessica Feldmark_
Jessica Feldmark, Administrator to the County Council

Sealed with the County Seal and presented to the County Executive for approval this _____ day of _____, 2016 at _____ a.m./p.m.

By order_____
Jessica Feldmark, Administrator to the County Council

Approved/vetoed by the County Executive on _____, 2016.

_____
Allan H. Kittleman, County Executive

NOTE; [[text in brackets]] indicates deletions from existing law; TEXT IN ALL CAPITALS indicates additions to existing law.
~~Strikeout~~ indicates material deleted by amendment; <u>Underlining</u> indicates material added by amendment.

1   *Section 1. Be it enacted* by the County Council of Howard County, Maryland, that the Howard County

2   Code is hereby amended as follows:

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4   *By amending:*

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6   *TITLE 28. " Downtown Columbia"*

7   *SUBTITLE 1. "Downtown Columbia Partnership"*

8   *Section. 115. "Payments required by CEPPAS"*

9   *Subsection F. "Affordable Housing—Residential Units"*

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12   **HOWARD COUNTY CODE**

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14   **TITLE 28 - DOWNTOWN COLUMBIA**

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16   **SUBTITLE 1. - Downtown Columbia Partnership**

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18   **Section. 28.115. - Payments required by CEPPAS.**

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20   (f)   *Affordable Housing—Residential Units.* Pursuant to the Downtown Columbia Plan:

21   (1)   FOR PROJECTS THAT HAVE A SITE DEVELOPMENT PLAN FILED PRIOR TO OCTOBER 1,

22   2015, [[Each]] EACH developer of residential property in the District shall provide a

23   one-time, per unit payment to be imposed on the issuance of any building permit for a

24   building containing dwelling units as follows:

25   (i)   Two thousand dollars per unit for each unit up to and including the 1,500th

26   unit;

27   (ii)   Seven thousand dollars per unit for each unit between the 1,501st unit up to

28   and including the 3,500th unit; and

29   (iii)   Nine thousand dollars per unit for each unit between the 3,501st unit up to

30   and including the 5,500th unit.

31   (2)   Beginning April 6, 2011, the payment required by paragraph (1) of this subsection

32   shall annually adjust based on the Engineering News-Record Building Cost Index.

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1   (3)   A developer of residential property in the District who provides affordable housing units in the District as an alternative satisfaction of the affordable housing requirement as provided in the zoning regulations, is not required to make the payments provided in subsection (f)(1) above.

(4)   A DEVELOPER OF RESIDENTIAL PROPERTY IN THE DISTRICT WHO PROVIDES AFFORDABLE HOUSING UNITS IN ACCORDANCE WITH SECTION 125.A.9. OF THE ZONING REGULATIONS IS NOT REQUIRED TO MAKE THE PAYMENTS PROVIDED IN SUBSECTION (F)(1) ABOVE.

Section 2. And Be It Further Enacted *by the County Council of Howard County, Maryland, that this Act shall become effective 61 days after its enactment.*