

**Office of the County Auditor**  
**Auditor's Analysis**

**Council Bill No. 7-2022 (ZRA 199)**

Introduced: January 4, 2022

Auditor: Michael A. Martin

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Fiscal Impact:

To the extent that there are new residential developments constructed in a Planned Golf Course Community (PGCC) zoning district, the fiscal impact of this legislation will likely be reduced County real estate and income tax revenues. This would be due to an increase in homes being sold at lower prices to residents whose income is below the area's median income.

However, the aggregate fiscal impact of this legislation cannot be determined at this time as it is contingent upon the future residential development in the County's PGCC zoning district, which our Office is unable to determine.

Purpose:

This legislation amends the County's Zoning Regulations so that 15 percent of the housing units in a PGCC must be developed into Moderate Income Housing Units (MIHUs). It further specifies that these MIHUs must be developed on the site of the development project and cannot be provided at a different location or through a different development.

Other Comments:

Turf Valley is the only current residential development in Howard County's PGCC zoning district. According to the Department of Planning and Zoning, approximately 1,400 housing units have been developed under the original sketch plan (S-86-013) since 1985 and none of them were offered as MIHUs.

Additionally, as of October 2021, 588 units remain to be developed under this plan. Developing additional units beyond the remaining 588 would require an amendment to the zoning regulations to allow for an increase in its density requirements.

This legislation is being submitted in conjunction with Council Bill 8-2022, which amends the County Code with the same MIHU requirements as this legislation.