

Office of the County Auditor
Auditor's Analysis

Council Bill No. 8-2022

Introduced: January 4, 2022

Auditor: Michael A. Martin

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 proposes to amend the Howard County Code so that a developer of a site within a PGCC must provide the Moderate Income Housing Units (MIHUs) required under the zoning regulations. This legislation establishes the same MIHU requirements in the County's PGCC zoning district that are currently applied to the Transit Oriented Development zoning district, which was established with the passage of Council Bill 22-2021.

The developer would be prohibited from:

- Fulfilling the MIHU requirements off-site
- Paying a fee-in-lieu to the Department of Housing and Community Development
- Utilizing optional compliance methods per Section 13.402(e) of the Howard County Code
- Utilizing alternative compliance to optional methods per Section 13.402(f) of the Howard County Code

A developer would still be eligible to provide Disability Income Housing Units (DIHU) or Low Income Housing Units (LIHU) as part of an optional compliance method.

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 7-2022, Zoning Regulation Amendment 199, which amends the County's zoning regulations with the same MIHU requirements as this legislation.