

Amendment 120 to Council Bill No. 28-2023

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Amendment No. 120

(This Amendment makes the following changes to HoCo By Design Chapter 6 and Chapter 11:

Chapter 6: Dynamic Neighborhoods - *Creates a new DN-11 Policy Statement to support existing County resident struggling to maintain a stable household and creates associated Implementing Actions to continue rental assistance programs begun during COVID-19, expand and re-allocate Housing Commission inventory, expand the County right-of-first refusal to include mobile home parks and transitional housing, legislate rent stabilization measures, establish corporate landlord and rental property registries, enforce and expand local inclusionary zoning, preserve existing inventory of more affordable privately-held multi-family rental communities, and support State-level reforms to landlord-tenant law; and*


Chapter 11: Implementation - *Creates a new DN-11 Policy Statement to support existing County resident struggling to maintain a stable household and creates associated Implementing Actions to continue rental assistance programs begun during COVID-19, expand and re-allocate Housing Commission inventory, expand the County right-of-first refusal to include mobile home parks and transitional housing, legislate rent stabilization measures, establish corporate landlord and rental property registries, enforce and expand local inclusionary zoning, preserve existing inventory of more affordable privately-held multi-family rental communities, and support State-level reforms to landlord-tenant law.)*

1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following
2 pages as indicated in this Amendment:

- 3 • Chapter 6: Dynamic Neighborhoods: 58;
- 4 • Chapter 11: Implementation: 42.

5 Correct all page numbers, numbering, and formatting within this Act to accommodate this
6 amendment.

DN-8 Policy Statement

 Create opportunities to increase the diversity of home choices in the Rural West, especially missing middle housing types, that preserve the character of the Rural West.

Implementing Actions

1. Allow the development of accessory dwelling units that conform to specific design and site criteria.
2. Locate missing middle housing typologies in the Rural Crossroads, where upper-story residential and small-scale residential infill opportunities exist. Use recommendations found in the Rural Crossroads section of the Focus Areas Technical Appendix for additional guidance.
3. Determine if there are strategic locations in the Rural West where it is feasible to accommodate increased housing development on shared or community well and shared or multi-use sewerage systems while balancing other priorities such as environmental concerns, historical context, and agricultural preservation goals.
4. Evaluate and amend Rural Conservation and Rural Residential Zoning District regulations to allow for duplex and multiplex housing types that fit within the existing neighborhood character.
5. Determine zoning, land development, and other code changes needed for small-scale, context-sensitive, multi-family or mixed-use development in the Rural West.
6. Evaluate and identify barriers to on-site tenant housing for the agricultural workforce.

DN-9 Policy Statement

Facilitate the use of shared and/or multi-use sewerage system technologies to create more diverse housing options in the Rural West.

Implementing Actions

1. Identify best practices for shared and/or multi-use sewerage systems and pursue state and local code changes necessary to facilitate their use.
2. Establish necessary management, operations, and maintenance structures to increase the use of shared and multi-use sewerage systems in the West.
3. Evaluate how accessory dwelling units may be able to safely connect to existing septic systems with capacity.

DN-10 Policy Statement

Establish policies, programs, and planning and zoning practices aimed at reducing farmer-neighbor conflicts.

Implementing Actions

1. Enhance farmer-resident relationships through expansion of educational programs that encourage farm visits and other activities to bridge the farming and non-farm communities and build understanding of allowable farm-related uses.
2. Work with the agricultural and development communities to evaluate, determine, and implement adequate landscape, screening, or other type of buffer requirement on new residential development abutting agricultural uses.
3. Encourage use of the Maryland Agricultural Conflict Resolution Service or other conflict resolution programs to help address farmer-neighbor conflicts.

DN-11 Policy Statement

Support existing County residents struggling to maintain a stable household amid escalating increases in rental costs.

Implementing Actions

1. Continue rental assistance programs begun during the COVID-19 pandemic.
2. Expand and re-allocate Housing Commission inventory until housing supply gaps at low-income and moderate-income affordability levels meaningfully diminish.
3. Expand the locally enacted County right-of-first refusal to include mobile home parks and transitional housing, and to make available to the Commission significant additional funding for acquisition and rehabilitation.
4. Legislate rent stabilization measures similar to those already enacted in neighboring counties.
5. Establish corporate landlord and rental property registries, to include disclosure of unit sizes, rental rates, and associated fees assessed.
6. Enforce and expand local inclusionary zoning and other requirements specific to the count and cost of existing and new affordable housing units, particularly with regard to age-restricted adult housing.
7. Preserve, rehabilitate and enhance existing inventory of more affordable privately-held multi-family rental communities by acceptance of payments in lieu of taxes (PILOTs).
8. Support State-level reforms to landlord-tenant law.

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
DN-7 - Support the new development and redevelopment of multi-family communities to meet the County's current and future rental housing demands and ensure that resident displacement is minimized in redevelopment projects.		
1. Establish new locations and zoning districts as identified on the Future Land Use Map (FLUM) and defined in the character areas appendix for multi-family developments. Prioritize new locations.	DPZ	Mid-Term
2. Support multi-family housing projects that serve a range of income levels and integrate traditional market rate housing with affordable housing opportunities.	DHCD DPZ	Ongoing
3. Ensure that redevelopment of age-restricted housing and housing for residents with disabilities preserves affordability of units for existing residents.	DHCD	Ongoing
4. Strive for a one-for-one replacement of affordable housing units when multi-family communities with affordable units are redeveloped.	HCHC DHCD Private Partners Non-profit Partners	Ongoing
DN-8 - Create opportunities to increase the diversity of home choices in the Rural West, especially		
1. Allow the development of accessory dwelling units that conform to specific design and site criteria.	DPZ	Mid-Term
2. Locate missing middle housing typologies in the Rural Crossroads, where upper-story residential and small-scale residential infill opportunities exist. Use recommendations found in the Rural Crossroads section of the Focus Areas Technical Appendix for additional guidance.	DPZ	Mid-Term
3. Determine if there are strategic locations in the Rural West where it is feasible to accommodate increased housing development on shared or community well and shared or multi-use sewerage systems, while balancing other priorities such as environmental concerns, historical context, and agricultural preservation goals.	DPZ DPW HCHD	Ongoing
4. Evaluate and amend Rural Conservation and Rural Residential Zoning District regulations to allow for duplex and multiplex housing types that fit within the existing neighborhood character.	DPZ	Mid-Term
5. Determine zoning, land development, and other code changes needed for small-scale, context-sensitive, multi-family or mixed-use development in the Rural West.	DPZ	Mid-Term
6. Evaluate and identify barriers to on-site tenant housing for the agricultural workforce.	DPZ	Long-term

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
DN-9 - Facilitate the use of shared and/or multi-use sewerage system technologies to create more diverse housing options in the Rural West.		
1. Identify best practices for shared and/or multi-use sewerage systems and pursue state and local code changes necessary to facilitate their use.	DPZ DPW HCHD	Long-Term
2. Establish necessary management, operations, and maintenance structures to increase the use of shared and multi-use sewerage systems in the West.	DPW DPZ	Long-Term
3. Evaluate how accessory dwelling units may be able to safely connect to existing septic systems with capacity.	DPZ HCHD	Ongoing
DN-10 - Establish policies, programs, and planning and zoning practices aimed at reducing farmer-neighbor conflicts.		
1. Enhance farmer-resident relationships through expansion of educational programs that encourage farm visits and other activities to bridge the farming and non-farm communities and build understanding of allowable farm-related uses.	HCEDA OCS	Ongoing
2. Work with the agricultural and development community to evaluate, determine, and implement adequate landscape, screening, or other type of buffer requirement on new residential development abutting agricultural uses.	DPZ	Ongoing
3. Encourage use of the Maryland Agricultural Conflict Resolution Service or other conflict resolution programs to help address farmer-neighbor conflicts.	HCEDA OCS	Ongoing
DN-11 - Support existing County residents struggling to maintain a stable household amid escalating increases in rental costs.		
1. Continue rental assistance programs begun during the COVID-19 pandemic.	DHCD	Ongoing
2. Expand and re-allocate Housing Commission inventory until housing supply gaps at low-income and moderate-income affordability levels meaningfully diminish.	HCHC	Ongoing
3. Expand the locally enacted County right-of-first refusal to include mobile home parks and transitional housing, and to make available to the Commission significant additional funding for acquisition and rehabilitation.	Elected Officials HCHC	Mid-Term
4. Legislate rent stabilization measures similar to those already enacted in neighboring counties.	Elected Officials	Mid-Term
5. Establish corporate landlord and rental property registries, to include disclosure of unit sizes, rental rates, and associated fees assessed.	DHCD	Mid-Term
6. Enforce and expand local inclusionary zoning and other requirements specific to the count and cost of existing and new affordable housing units, particularly with regard to age-restricted adult housing.	DPZ	Ongoing
7. Preserve, rehabilitate and enhance existing inventory of more affordable privately-held multi-family rental communities by acceptance of payments in lieu of taxes (PILOTs).	DPZ	Ongoing
8. Support State-level reforms to landlord-tenant law.	DHCD	Mid-Term