

**Amendment 41 to Council Bill No. 28 -2023**

**BY: The Chairperson at the Request  
of the County Executive**

**Legislative Day 11  
Date: October 2, 2023**

**Amendment No. 41**

*(This Amendment adds language about ~~the County's~~ the Columbia Downtown Housing Corporation's Live Where You Work program and adds the evaluation of other programs for home ownership opportunities as an action item.)*

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 – pages 50 and 52 (note that to add text onto page  
4 50, the few lines at the top of page 50 were moved to the bottom of page 49. This text is  
5 shown in blue.)  
6 • Chapter 11, Implementation – page 40

7  
8 Correct all page numbers, numbering, and formatting within this Act to accommodate this  
9 amendment.

**I certify this is a true copy of**  
Am 41 CB28-2023  
**passed on** 10/11/2023  
Michelle Darrow  
**Council Administrator**

## affordable housing Overlay District Considerations

According to the Housing Opportunities Master Plan, the overlay district should:

- Identify neighborhoods with few existing housing options for low- and moderate-income households.
- Include incentives to encourage the production of additional affordable and/or accessible units beyond the MIHU baseline rules.
- Allow affordable housing development proposals that meet specified criteria to proceed by-right, or without the need for additional reviews and approvals. To qualify, an affordable housing development should reserve a significant portion of units at 60% of AMI and be subject to a long-term use restriction, provide accessible and visitable units beyond the minimum required by law, and fall within a range of parameters related to form, density, massing, setbacks, parking, etc.
- Expand below-AMI housing opportunities in larger areas of the County to address de-concentration of poverty for redevelopment or preservation projects within the wider context of the County as a whole.
- Consider areas of the County where existing infrastructure is underutilized and therefore could support additional residential density with limited new public investment.
- Encourage greater racial and socioeconomic integration by increasing affordable housing opportunities throughout Howard County, especially in locations that do not have them at this time.

There are circumstances in which land and construction costs make it challenging for developers to produce income-restricted units on-site, primarily in the case of single-family detached and age-restricted housing developments. For these two housing types, Howard County therefore allows developers to pay a fee-in-lieu (FIL) instead of providing the units on-site, which is a practice that other jurisdictions also use to advance affordable housing goals. The FIL generates revenue that allows the County to provide gap funding for housing developments with even greater percentages of income-restricted units or even deeper levels of income targeting than what market-rate developments can achieve.

The MIHU and FIL policies are central elements of the affordable housing strategy in Howard County. The Housing Opportunities Master Plan (HOMP) also notes that income-restricted units not only provide housing options for moderate- and low- income households but can also serve the needs of various other household types, including those with extremely low incomes, persons with disabilities and/or receiving disability income, youth aging out of the foster care system, and persons at risk of or experiencing homelessness, among others. These groups face unique circumstances and challenges. However, the common thread is that many households with these characteristics may disproportionately struggle to find housing that is both affordable to them and meets their specific needs.

To increase the number of income-restricted units in the County and make more units available to special needs households, the HOMP recommends improvements to the MIHU program, such as additional flexibility to accommodate on-site provisions, incentives to encourage the production of more than the required number of units, greater shares of accessible and visitable units for those with disabilities, and/or deeper levels of income targeting. The HOMP also recommends that the County establish various growth and development targets to demonstrate a clear commitment to increasing the supply of homes affordable to low- and moderate-income households and persons with disabilities and special needs, including the following.

- **Affordability Target:** The greater of at least 15% of all net new housing units should be available to households making less than 60% of AMI each year.
- **Accessibility Target:** At least 10% of new housing units affordable to households making less than 60% of AMI should be physically accessible for persons with disabilities. This target should be supplemented with concerted efforts to facilitate accessibility improvements to the existing ownership and rental stock to better enable integrated aging in place.

In addition to the MIHU program, the County encourages affordability with financial incentives to residents. For example, the County currently offers downpayment assistance to low- or moderate-income residents seeking to purchase a home through the Settlement Downpayment Loan Program. The County also has supports the Columbia Downtown Housing Corporation's a Live Where You Work (LWYW) Program. Through this effort, the LWYW Program partners in which the County partners with local employers, employees, and landlords to and offer offers financial assistance that allows to low and moderate income employees to rent a home in the County where they work. According to data provided by the County's Department of Human Resources, approximately 44% of Howard County government employees live in Howard County. With more than 4,000 employees actively working for County government, the County should evaluate establishing a program for its workforce and expand partnerships with other employers in the County so that the County's workforce could not only have shorter commutes to their places of employment reduce employee commute times, but also have create opportunities for more employees to live in the County where they work.

The County could also encourage greater affordability through the Zoning Regulations by providing density bonuses or other incentives to developers and property owners in exchange for meeting affordable housing goals. The County should create a working group to examine the feasibility of a targeted incentive program, such as a zoning overlay district, to increase the supply of affordable and accessible housing. According to the HOMP, a zoning overlay district could be targeted to areas with limited affordable and accessible housing, and offer incentives to encourage an increase in the supply of affordable housing through tools such as density bonuses, a bonus pool of housing allocations within the Adequate Public Facilities Ordinance Allocation chart (refer to the Managing Growth chapter), and an administrative review processes. Such a program should seek to increase the supply of affordable and accessible housing units at different AMI levels, similar to the multi-spectrum market affordable housing provisions for Downtown Columbia.

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*I would want to live in Howard County in 10 years if parks, people, and diversity continue to be a priority, but it would be a matter of cost if I could return.*

SS  
- HoCo By Design process participant

### DN-5 Policy Statement



Increase the supply of for-sale and rental housing units in all new developments attainable to low- and moderate-income households and special needs households.

#### Implementing Actions

1. Reevaluate the County's inclusionary zoning policies to ensure they are meeting their intended objectives. Expand Moderate Income Housing Unit (MIHU) requirements in areas with a disproportionately lower share of housing options affordable to low- or moderate-income households.
2. Ensure that any corridor, neighborhood, redevelopment, or area plan includes clear policies for meeting affordable housing goals.
3. Update MIHU rules and fee structures, with the goal of producing more units throughout the County that are integrated within communities. Seek opportunities to amend the Zoning Regulations to enable housing types more conducive to on-site MIHU provision across a broader area.
4. Establish a working group to evaluate the feasibility of a targeted incentive program for affordable and accessible housing, including:
  - a. The creation of a definition of affordable and accessible housing, including physical factors such as unit type, size, or physical accessibility design criteria; and/or income factors through tools such as deed restrictions.
  - b. A zoning overlay targeting locations for affordable and accessible housing where there is limited existing supply of affordable and accessible units.
  - c. Incentives related to development, such as density bonuses or relief to setback or other development standards.
  - d. Incentives related to the development process, such as the creation of a specific housing allocation pool for affordable and/or accessible units, exemptions from school requirements in the Adequate Public Facilities Ordinance, or other means of reducing other regulatory barriers.

### DN-6 Policy Statement



Provide various incentives that encourage the development of for-sale and rental housing units affordable to low- and moderate-income households and special needs households.

#### Implementing Actions

1. Continue to support the Housing Opportunities Trust Fund to expand the number of income-restricted rental and homeownership units produced. Explore the feasibility of establishing a dedicated funding source for this fund.
2. Evaluate opportunities to co-locate income-restricted housing and community facilities on county-owned land.
3. Establish criteria for flexible use and disposition of county real estate assets that are near amenities and would promote development of affordable missing middle and multi-family housing for low- and moderate-income households where appropriate.
4. Offer additional incentives to encourage the production of more Moderate Income Housing Units than required, and/or deeper levels of income targeting in the form of Low Income Housing Units or Disability Income Housing Units.
5. Continue to provide and increase downpayment assistance funding to income-eligible households through the County's Settlement Downpayment Loan Program.  
6. Expand funding and partnerships for the a Live Where You Work program. Evaluate expanding the program for home ownership opportunities.

**Table 10-1: Implementation Matrix**

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>DN-5 - Increase the supply of for-sale and rental housing units in all new developments attainable to low- and moderate-income households and special needs households.</b>		
1. Reevaluate the County's inclusionary zoning policies to ensure they are meeting their intended objectives. Expand Moderate Income Housing Unit (MIHU) requirements in areas with a disproportionately lower share of housing options affordable to low- or moderate-income households.	DHCD DPZ	Mid-Term
2. Ensure that any corridor, neighborhood, redevelopment, or area plan includes clear policies for meeting affordable housing goals.	DPZ DHCD	Long-term
3. Update MIHU rules and fee structures, with the goal of producing more units throughout the County that are integrated within communities. Seek opportunities to amend the Zoning Regulations to enable housing types more conducive to on-site MIHU provision across a broader area.	DHCD DPZ	Long-term
4. Establish a working group to evaluate the feasibility of a targeted incentive program for affordable and accessible housing, including: <ul style="list-style-type: none"> <li>a. The creation of a definition of affordable and accessible housing, including physical factors such as unit type, size, or physical accessibility design criteria; and/or income factors through tools such as deed restrictions.</li> <li>b. A zoning overlay targeting locations for affordable and accessible housing where there is limited existing supply of affordable and accessible units.</li> <li>c. Incentives related to development, such as density bonuses or relief to setback or other development standards.</li> <li>d. Incentives related to the development process, such as the creation of a specific housing allocation pool for affordable and/or accessible units, exemptions from school requirements in the Adequate Public Facilities Ordinance, or other means of reducing other regulatory barriers.</li> </ul>	DPZ DHCD Non-profit Partners	Mid-Term

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Amendment 1 Amendment No. 41 to Council Bill No. 28 -2023

BY: The Chairperson at the Request  
of the County Executive

Legislative Day 12  
Date: October 11, 2023

Amendment No. 1 to Amendment No. 41

*(This Amendment to Amendment No. 41 adds language about the Columbia Downtown Housing Corporation's Live Where You Work program.)*

- 1 Substitute page 1 of Amendment 41 with the attachment to this Amendment to Amendment.
- 2
- 3 In Chapter 6, Dynamic Neighborhoods, substitute pages DN 50 and 52 attached to Amendment
- 4 No. 41 with the pages DN 50 and 52 attached to this Amendment to Amendment.
- 5
- 6 In Chapter 11, Implementation, substitute page IMP 40 attached to Amendment No. 41 with the
- 7 page IMP 40 attached to this Amendment to Amendment.

**I certify this is a true copy of**  
Am/Am 41 CB28-2023  
**passed on** 10/11/2023  
Michelle Harsop  
Council Administrator

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## AFFORDABLE HOUSING OVERLAY DISTRICT CONSIDERATIONS

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*- HoCo By Design process participant*

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Amendment 41 to Council Bill No. 28 -2023

BY: The Chairperson at the Request  
of the County Executive

Legislative Day 11  
Date: 10/02/2023

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1. Continue to support the Housing Opportunities Trust Fund to expand the number of income-restricted rental and homeownership units produced. Explore the feasibility of establishing a dedicated funding source for this fund.
2. Evaluate opportunities to co-locate income-restricted housing and community facilities on county-owned land.
3. Establish criteria for flexible use and disposition of county real estate assets that are near amenities and would promote development of affordable missing middle and multi-family housing for low- and moderate-income households where appropriate.
4. Offer additional incentives to encourage the production of more Moderate Income Housing Units than required, and/or deeper levels of income targeting in the form of Low Income Housing Units or Disability Income Housing Units.
5. Continue to provide and increase downpayment assistance funding to income-eligible households through the County's Settlement Downpayment Loan Program.
6. Expand funding and partnerships for the Live Where You Work program. Evaluate expanding the program for home ownership opportunities.

**Table 10-1: Implementation Matrix**

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>DN-5 - Increase the supply of for-sale and rental housing units in all new developments attainable to low- and moderate-income households and special needs households.</b>		
1. Reevaluate the County's inclusionary zoning policies to ensure they are meeting their intended objectives. Expand Moderate Income Housing Unit (MIHU) requirements in areas with a disproportionately lower share of housing options affordable to low- or moderate-income households.	DHCD DPZ	Mid-Term
2. Ensure that any corridor, neighborhood, redevelopment, or area plan includes clear policies for meeting affordable housing goals.	DPZ DHCD	Long-term
3. Update MIHU rules and fee structures, with the goal of producing more units throughout the County that are integrated within communities. Seek opportunities to amend the Zoning Regulations to enable housing types more conducive to on-site MIHU provision across a broader area.	DHCD DPZ	Long-term
4. Establish a working group to evaluate the feasibility of a targeted incentive program for affordable and accessible housing, including: <ul style="list-style-type: none"> <li>a. The creation of a definition of affordable and accessible housing, including physical factors such as unit type, size, or physical accessibility design criteria; and/or income factors through tools such as deed restrictions.</li> <li>b. A zoning overlay targeting locations for affordable and accessible housing where there is limited existing supply of affordable and accessible units.</li> <li>c. Incentives related to development, such as density bonuses or relief to setback or other development standards.</li> <li>d. Incentives related to the development process, such as the creation of a specific housing allocation pool for affordable and/or accessible units, exemptions from school requirements in the Adequate Public Facilities Ordinance, or other means of reducing other regulatory barriers.</li> </ul>	DPZ DHCD Non-profit Partners	Mid-Term

**Table 10-1: Implementation Matrix**

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>DN-6 - Provide various incentives that encourage the development of for-sale and rental housing units affordable to low- and moderate-income households and special needs households.</b>		
1. Continue to support the Housing Opportunities Trust Fund to expand the number of income-restricted rental and homeownership units produced. Explore the feasibility of establishing a dedicated funding source for this fund.	DHCD Elected Officials OOB	Ongoing
2. Evaluate opportunities to co-locate income-restricted housing and community facilities on county-owned land.	DPW DPZ DHCD	Long-term
3. Establish criteria for flexible use and disposition of county real estate assets that are near amenities and would promote development of affordable missing middle and multi-family housing for low- and moderate-income households where appropriate.	DHCD HCHC DPW	Mid-Term
4. Offer additional incentives to encourage the production of more Moderate Income Housing Units than required, and/or deeper levels of income targeting in the form of Low Income Housing Units or Disability Income Housing Units.	DHCD DPZ Non-profit Partners	Ongoing
5. Continue to provide and increase downpayment assistance funding to income-eligible households through the County's Settlement Downpayment Loan Program.	DHCD	Ongoing
6. <u>Expand funding and partnerships for the Live Where You Work program. Evaluate expanding the program for home ownership opportunities.</u>	DHCD EDA HCHC	Mid-Term

**Amendment 42 to Council Bill No. 28 -2023**

**BY: The Chairperson at the Request  
of the County Executive**

**Legislative Day 11  
Date: October 2, 2023**

**Amendment No. 42**

*(This Amendment adds a statement that the working group tasked with establishing the feasibility of a targeted incentive program for affordable and accessible housing shall run concurrent with the evaluation of APFO and specifies the appointment of the members of the working group.*

*This amendment also makes a technical correction to use the term “affordable” instead of “attainable” to low- and moderate-income and special needs households.*

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 – page 51
- 4 • Chapter 11, Implementation – page 39

5

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

**I certify this is a true copy of**

Am 42 CB28-2023

**passed on**

10/11/2023

Michelle Dazord

**Council Administrator**

### DN-5 Policy Statement



Increase the supply of for-sale and rental housing units in all new developments attainable-affordable to low- and moderate-income households and special needs households.

#### Implementing Actions

1. Reevaluate the County's inclusionary zoning policies to ensure they are meeting their intended objectives. Expand Moderate Income Housing Unit (MIHU) requirements in areas with a disproportionately lower share of housing options affordable to low- or moderate-income households.
2. Ensure that any corridor, neighborhood, redevelopment, or area plan includes clear policies for meeting affordable housing goals.
3. Update MIHU rules and fee structures, with the goal of producing more units throughout the County that are integrated within communities. Seek opportunities to amend the Zoning Regulations to enable housing types more conducive to on-site MIHU provision across a broader area.
4. Establish a working group that consists of members appointed by the County Executive and the County Council and is concurrent with the evaluation of APFO, to evaluate the feasibility of a targeted incentive program for affordable and accessible housing, including:
  - a. The creation of a definition of affordable and accessible housing, including physical factors such as unit type, size, or physical accessibility design criteria; and/or income factors through tools such as deed restrictions.
  - b. A zoning overlay targeting locations for affordable and accessible housing where there is limited existing supply of affordable and accessible units.
  - c. Incentives related to development, such as density bonuses or relief to setback or other development standards.
  - d. Incentives related to the development process, such as the creation of a specific housing allocation pool for affordable and/or accessible units, exemptions from school requirements in the Adequate Public Facilities Ordinance, or other means of reducing other regulatory barriers.

### DN-6 Policy Statement



Provide various incentives that encourage the development of for-sale and rental housing units affordable to low- and moderate-income households and special needs households.

#### Implementing Actions

1. Continue to support the Housing Opportunities Trust Fund to expand the number of income-restricted rental and homeownership units produced. Explore the feasibility of establishing a dedicated funding source for this fund.
2. Evaluate opportunities to co-locate income-restricted housing and community facilities on county-owned land.
3. Establish criteria for flexible use and disposition of county real estate assets that are near amenities and would promote development of affordable missing middle and multi-family housing for low- and moderate-income households where appropriate.
4. Offer additional incentives to encourage the production of more Moderate Income Housing Units than required, and/or deeper levels of income targeting in the form of Low Income Housing Units or Disability Income Housing Units.
5. Continue to provide and increase downpayment assistance funding to income-eligible households through the County's Settlement Downpayment Loan Program.

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>DN-5 - Increase the supply of for-sale and rental housing units in all new developments attainable affordable to low- and moderate-income households and special needs households.</b>		
1. Reevaluate the County's inclusionary zoning policies to ensure they are meeting their intended objectives. Expand Moderate Income Housing Unit (MIHU) requirements in areas with a disproportionately lower share of housing options affordable to low- or moderate-income households.	DHCD DPZ	Mid-Term
2. Ensure that any corridor, neighborhood, redevelopment, or area plan includes clear policies for meeting affordable housing goals.	DPZ DHCD	Long-term
3. Update MIHU rules and fee structures, with the goal of producing more units throughout the County that are integrated within communities. Seek opportunities to amend the Zoning Regulations to enable housing types more conducive to on-site MIHU provision across a broader area.	DHCD DPZ	Long-term
4. Establish a working group <u>that consists of members appointed by the County Executive and the County Council and is concurrent with the evaluation of APFO</u> , to evaluate the feasibility of a targeted incentive program for affordable and accessible housing, including: <ul style="list-style-type: none"> <li>a. The creation of a definition of affordable and accessible housing, including physical factors such as unit type, size, or physical accessibility design criteria; and/or income factors through tools such as deed restrictions.</li> <li>b. A zoning overlay targeting locations for affordable and accessible housing where there is limited existing supply of affordable and accessible units.</li> <li>c. Incentives related to development, such as density bonuses or relief to setback or other development standards.</li> <li>d. Incentives related to the development process, such as the creation of a specific housing allocation pool for affordable and/or accessible units, exemptions from school</li> </ul>	DPZ DHCD Non-profit Partners	Mid-Term

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>DN-6 - Provide various incentives that encourage the development of for-sale and rental housing units affordable to low- and moderate-income households and special needs households.</b>		
1. Continue to support the Housing Opportunities Trust Fund to expand the number of income-restricted rental and homeownership units produced. Explore the feasibility of establishing a dedicated funding source for this fund.	DHCD Elected Officials OOB	Ongoing
2. Evaluate opportunities to co-locate income-restricted housing and community facilities on county-owned land.	DPW DPZ DHCD	Long-term
3. Establish criteria for flexible use and disposition of county real estate assets that are near amenities and would promote development of affordable missing middle and multi-family housing for low- and moderate-income households where appropriate.	DHCD HCHC DPW	Mid-Term
4. Offer additional incentives to encourage the production of more Moderate Income Housing Units than required, and/or deeper levels of income targeting in the form of Low Income Housing Units or Disability Income Housing Units.	DHCD DPZ Non-profit Partners	Ongoing
5. Continue to provide and increase downpayment assistance funding to income-eligible households through the County's Settlement Downpayment Loan Program.	DHCD	Ongoing



**Amendment 1 to Amendment No. 42 to Council Bill No. 28 -2023**

**BY: Deb Jung**

**Legislative Day 12**

**Date: 10/11/2023**

*(This Amendment to Amendment 42 amends DN-5 Policy Statement Implementing Action 4 and DN-5 Policy and Implementing Action 4 by specifying the appointment of the members of a working group to evaluate the feasibility of a certain targeted incentive program and provides that the working group is concurrent with the evaluation of APFO.)*

1 Substitute page 1 of the Amendment with the attachment to this Amendment to Amendment.

2

3 Substitute the page DN-51 attached to Amendment 42 with the page DN-51 attached to this  
4 Amendment to Amendment.

5

6 Substitute the page IMP-39 attached to Amendment 42 with the page IMP-39 attached to this

7 Amendment to Amendment.

I certify this is a true copy of  
Am 1 Am 42 CB28-2023  
passed on 10/11/2023  
Michelle Stodart  
**Council Administrator**

Amendment \_\_\_ to Council Bill No. 28 -2023

BY: The Chairperson at the Request  
of the County Executive

Legislative Day \_\_\_  
Date: \_\_\_

Amendment No. \_\_\_

*(This Amendment adds a statement that the working group tasked with establishing the feasibility of a targeted incentive program for affordable and accessible housing shall run concurrent with the evaluation of APFO, and specifies the appointment of the members of the working group.*

*This amendment also makes a technical correction to use the term “affordable” instead of “attainable” to low- and moderate-income and special needs households )*

- 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 – page 51
  - 4 • Chapter 11, Implementation – page 39
- 5
- 6 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 7 amendment.

### DN-5 Policy Statement



Increase the supply of for-sale and rental housing units in all new developments attainable to low- and moderate-income households and special needs households.

#### Implementing Actions

1. Reevaluate the County's inclusionary zoning policies to ensure they are meeting their intended objectives. Expand Moderate Income Housing Unit (MIHU) requirements in areas with a disproportionately lower share of housing options affordable to low- or moderate-income households.
2. Ensure that any corridor, neighborhood, redevelopment, or area plan includes clear policies for meeting affordable housing goals.
3. Update MIHU rules and fee structures, with the goal of producing more units throughout the County that are integrated within communities. Seek opportunities to amend the Zoning Regulations to enable housing types more conducive to on-site MIHU provision across a broader area.
4. Establish a working group **that consists of members appointed by the County Executive and the County Council and is concurrent with the evaluation of APFO** to evaluate the feasibility of a targeted incentive program for affordable and accessible housing, including:
  - a. The creation of a definition of affordable and accessible housing, including physical factors such as unit type, size, or physical accessibility design criteria; and/or income factors through tools such as deed restrictions.
  - b. A zoning overlay targeting locations for affordable and accessible housing where there is limited existing supply of affordable and accessible units.
  - c. Incentives related to development, such as density bonuses or relief to setback or other development standards.
  - d. Incentives related to the development process, such as the creation of a specific housing allocation pool for affordable and/or accessible units, exemptions from school requirements in the Adequate Public Facilities Ordinance, or other means of reducing other regulatory barriers.

### DN-6 Policy Statement



Provide various incentives that encourage the development of for-sale and rental housing units affordable to low- and moderate-income households and special needs households.

#### Implementing Actions

1. Continue to support the Housing Opportunities Trust Fund to expand the number of income-restricted rental and homeownership units produced. Explore the feasibility of establishing a dedicated funding source for this fund.
2. Evaluate opportunities to co-locate income-restricted housing and community facilities on county-owned land.
3. Establish criteria for flexible use and disposition of county real estate assets that are near amenities and would promote development of affordable missing middle and multi-family housing for low- and moderate-income households where appropriate.
4. Offer additional incentives to encourage the production of more Moderate Income Housing Units than required, and/or deeper levels of income targeting in the form of Low Income Housing Units or Disability Income Housing Units.
5. Continue to provide and increase downpayment assistance funding to income-eligible households through the County's Settlement Downpayment Loan Program.

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>DN-5 - Increase the supply of for-sale and rental housing units in all new developments attainable to low- and moderate-income households and special needs households.</b>		
1. Reevaluate the County's inclusionary zoning policies to ensure they are meeting their intended objectives. Expand Moderate Income Housing Unit (MIHU) requirements in areas with a disproportionately lower share of housing options affordable to low- or moderate-income households.	DHCD DPZ	Mid-Term
2. Ensure that any corridor, neighborhood, redevelopment, or area plan includes clear policies for meeting affordable housing goals.	DPZ DHCD	Long-term
3. Update MIHU rules and fee structures, with the goal of producing more units throughout the County that are integrated within communities. Seek opportunities to amend the Zoning Regulations to enable housing types more conducive to on-site MIHU provision across a broader area.	DHCD DPZ	Long-term
4. Establish a working group <b>that consists of members appointed by the County Executive and the County Council and is concurrent with the evaluation of APFO</b> to evaluate the feasibility of a targeted incentive program for affordable and accessible housing, including: <ul style="list-style-type: none"> <li>a. The creation of a definition of affordable and accessible housing, including physical factors such as unit type, size, or physical accessibility design criteria; and/or income factors through tools such as deed restrictions.</li> <li>b. A zoning overlay targeting locations for affordable and accessible housing where there is limited existing supply of affordable and accessible units.</li> <li>c. Incentives related to development, such as density bonuses or relief to setback or other development standards.</li> <li>d. Incentives related to the development process, such as the creation of a specific housing allocation pool for affordable and/or accessible units, exemptions from school</li> </ul>	DPZ DHCD Non-profit Partners	Mid-Term

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>DN-6 - Provide various incentives that encourage the development of for-sale and rental housing units affordable to low- and moderate-income households and special needs households.</b>		
1. Continue to support the Housing Opportunities Trust Fund to expand the number of income-restricted rental and homeownership units produced. Explore the feasibility of establishing a dedicated funding source for this fund.	DHCD Elected Officials OOB	Ongoing
2. Evaluate opportunities to co-locate income-restricted housing and community facilities on county-owned land.	DPW DPZ DHCD	Long-term
3. Establish criteria for flexible use and disposition of county real estate assets that are near amenities and would promote development of affordable missing middle and multi-family housing for low- and moderate-income households where appropriate.	DHCD HCHC DPW	Mid-Term
4. Offer additional incentives to encourage the production of more Moderate Income Housing Units than required, and/or deeper levels of income targeting in the form of Low Income Housing Units or Disability Income Housing Units.	DHCD DPZ Non-profit Partners	Ongoing
5. Continue to provide and increase downpayment assistance funding to income-eligible households through the County's Settlement Downpayment Loan Program.	DHCD	Ongoing

Amendment 42 to Council Bill No. 28 -2023

BY: The Chairperson at the Request  
of the County Executive

Legislative Day 11  
Date: 10/02/2023

Amendment No. 42

*(This Amendment adds a statement that the working group tasked with establishing the feasibility of a targeted incentive program for affordable and accessible housing shall run concurrent with the evaluation of APFO.*

*This amendment also makes a technical correction to use the term “affordable” instead of “attainable” to low- and moderate-income and special needs households )*

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 – page 51
- 4 • Chapter 11, Implementation – page 39

5

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

### DN-5 Policy Statement



Increase the supply of for-sale and rental housing units in all new developments **attainable affordable** to low- and moderate-income households and special needs households.

### Implementing Actions

1. Reevaluate the County's inclusionary zoning policies to ensure they are meeting their intended objectives. Expand Moderate Income Housing Unit (MIHU) requirements in areas with a disproportionately lower share of housing options affordable to low- or moderate-income households.
2. Ensure that any corridor, neighborhood, redevelopment, or area plan includes clear policies for meeting affordable housing goals.
3. Update MIHU rules and fee structures, with the goal of producing more units throughout the county that are integrated within communities. Seek opportunities to amend the Zoning Regulations to enable housing types more conducive to on-site MIHU provision across a broader area.
4. Establish a working group, **concurrent with the evaluation of APFO**, to evaluate the feasibility of a targeted incentive program for affordable and accessible housing, including:
  - a. The creation of a definition of affordable and accessible housing, including physical factors such as unit type, size, or physical accessibility design criteria; and/or income factors through tools such as deed restrictions.
  - b. A zoning overlay targeting locations for affordable and accessible housing where there is limited existing supply of affordable and accessible units.
  - c. Incentives related to development, such as density bonuses or relief to setback or other development standards.
  - d. Incentives related to the development process, such as the creation of a specific housing allocation pool for affordable and/or accessible units, exemptions from school requirements in the Adequate Public Facilities Ordinance, or other means of reducing other regulatory barriers.

### DN-6 Policy Statement



Provide various incentives that encourage the development of for-sale and rental housing units affordable to low- and moderate-income households and special needs households.

### Implementing Actions

1. Continue to support the Housing Opportunities Trust Fund to expand the number of income-restricted rental and homeownership units produced. Explore the feasibility of establishing a dedicated funding source for this fund.
2. Evaluate opportunities to co-locate income-restricted housing and community facilities on county-owned land.
3. Establish criteria for flexible use and disposition of county real estate assets that are near amenities and would promote development of affordable missing middle and multi-family housing for low- and moderate-income households where appropriate.
4. Offer additional incentives to encourage the production of more Moderate Income Housing Units than required, and/or deeper levels of income targeting in the form of Low Income Housing Units or Disability Income Housing Units.
5. Continue to provide and increase downpayment assistance funding to income-eligible households through the County's Settlement Downpayment Loan Program.

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>DN-5 - Increase the supply of for-sale and rental housing units in all new developments affordable to low- and moderate-income households and special needs households.</b>		
1. Reevaluate the County's inclusionary zoning policies to ensure they are meeting their intended objectives. Expand Moderate Income Housing Unit (MIHU) requirements in areas with a disproportionately lower share of housing options affordable to low- or moderate-income households.	DHCD DPZ	Mid-Term
2. Ensure that any corridor, neighborhood, redevelopment, or area plan includes clear policies for meeting affordable housing goals.	DPZ DHCD	Long-term
3. Update MIHU rules and fee structures, with the goal of producing more units throughout the County that are integrated within communities. Seek opportunities to amend the Zoning Regulations to enable housing types more conducive to on-site MIHU provision across a broader area.	DHCD DPZ	Long-term
4. Establish a working group, <u>concurrent with the evaluation of APFO</u> , to evaluate the feasibility of a targeted incentive program for affordable and accessible housing, including: <ul style="list-style-type: none"> <li>a. The creation of a definition of affordable and accessible housing, including physical factors such as unit type, size, or physical accessibility design criteria; and/or income factors through tools such as deed restrictions.</li> <li>b. A zoning overlay targeting locations for affordable and accessible housing where there is limited existing supply of affordable and accessible units.</li> <li>c. Incentives related to development, such as density bonuses or relief to setback or other development standards.</li> <li>d. Incentives related to the development process, such as the creation of a specific housing allocation pool for affordable and/or accessible units, exemptions from school requirements in the Adequate Public Facilities Ordinance, or other means of reducing other regulatory barriers.</li> </ul>	DPZ DHCD Non-profit Partners	Mid-Term

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>DN-6 - Provide various incentives that encourage the development of for-sale and rental housing units affordable to low- and moderate-income households and special needs households.</b>		
1. Continue to support the Housing Opportunities Trust Fund to expand the number of income-restricted rental and homeownership units produced. Explore the feasibility of establishing a dedicated funding source for this fund.	DHCD Elected Officials OOB	Ongoing
2. Evaluate opportunities to co-locate income-restricted housing and community facilities on county-owned land.	DPW DPZ DHCD	Long-term
3. Establish criteria for flexible use and disposition of county real estate assets that are near amenities and would promote development of affordable missing middle and multi-family housing for low- and moderate-income households where appropriate.	DHCD HCHC DPW	Mid-Term
4. Offer additional incentives to encourage the production of more Moderate Income Housing Units than required, and/or deeper levels of income targeting in the form of Low Income Housing Units or Disability Income Housing Units.	DHCD DPZ Non-profit Partners	Ongoing
5. Continue to provide and increase downpayment assistance funding to income-eligible households through the County's Settlement Downpayment Loan Program.	DHCD	Ongoing

Amendment 43 to Council Bill No. 28 -2023

BY: The Chairperson at the Request  
of the County Executive

Legislative Day 11  
Date: 10/02/2023

Amendment No. 43

*(This Amendment corrects terminology surrounding home sharing.)*

- 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 – page 62
  - 4 • Chapter 11, Implementation – page 43
- 5
- 6 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 7 amendment.

I certify this is a true copy of

Am 43 CB28-2023

~~Person~~ on

10/11/2023

Nicholas Hernandez  
Council Administrator

Not  
Moved



## UNIVERSAL DESIGN

As defined in the Age-Friendly Action Plan, “Universal design, also called barrier-free design, focuses on making the house safe and accessible for everyone, regardless of age, physical ability, or stature. Universal design elements in homes and apartments contribute to age-friendly communities and multi-generational households, and they increase the independence of persons with disabilities.”

As noted previously, only 4% of the County’s residential land is used for 55 years or more age-restricted development. According to the County’s land use database, there are a total of 5,160 age-restricted units consisting of the following housing types: 419 single-family detached, 367 apartments, 1,244 single-family attached condominiums, 1,364 apartments and 1,766 apartment condominiums. However, many of those homes are not financially attainable. The County has limited affordable housing options for older adults, many of whom will have mobility and accessibility needs as they age, and persons with disabilities. Without an adequate supply of these types of homes, some older adults may be unable to find appropriate housing, forcing them to look outside the County if/when they decide to move. While many older adults prefer to age in their homes, that option is not always feasible due to health reasons, mobility issues, changes in finances, or a home not being suitable for modifications. Therefore, housing options for early retirees, empty nesters, or older adults who want to downsize—perhaps because they can no longer maintain a single-family detached dwelling on a large lot (or choose not to)—should be readily available as part of a larger suite of housing typologies catering to changing demands and interests.

### Multi-Generational Neighborhoods

Multi-generational neighborhoods offer a variety of housing types and include units that are designed with older adults in mind but appeal to people of all ages and abilities. While the features of the units for older adults are important—size, number of floors, and universal design—the elements of the neighborhood are also important. The housing mix should contribute to the creation of a community that is conducive to social interaction among neighbors and a level of activity that can minimize feelings of isolation that older adults could experience with changing health and social conditions. When surrounded by a network of support, older adults living in a multi-generational neighborhood have a lower likelihood of depression, as such arrangements can foster an environment of neighbors helping neighbors. In addition, older adults provide a resource to younger neighbors in the form of teaching, mentoring, and sharing personal histories, thus improving interactions among generations and enhancing respect across age, race, ethnicity, and other differences. Neighborhoods that offer a safe system of sidewalk connections to nearby convenience retail and services can help older adults with mobility issues maintain their independence longer while allowing all families to maintain healthy lifestyles. The County in Motion chapter provides more details about plans for multi-modal transportation options.

### DN-11 Policy Statement



Provide a range of affordable, accessible, and adaptable housing options for older adults and persons with disabilities.

### Implementing Actions

1. Use zoning tools and incentives that increase the supply of missing middle housing and accessory dwelling units, as identified in Policy Statements DN-1 and DN-2.
2. Provide flexibility in the Zoning Regulations and the Subdivision and Land Development Regulations for home sharing adult group homes/communal living and for accessibility modifications for persons with disabilities who wish to live independently or older adults who wish to age in place or downsize and age in their community at affordable price points.
3. Encourage Age-Restricted Adult Housing (ARAH) developments to build small- to medium-scale housing units to include apartments, condominiums, townhomes, and missing middle housing types that allow seniors to downsize and are affordable to low- and moderate-income households. Evaluate if current ARAH Zoning Regulations allow sufficient density increases to incentivize missing middle housing types, such as cottage clusters, duplexes, and multiplexes.
4. Explore options for additional Continuing Care Retirement Communities in the County.
5. Update the County’s Universal Design Guidelines to enhance the capacity for individuals to remain safe and independent in the community through universal design in construction.
6. Require builders and homeowners to follow, when practical, the updated Universal Design Guidelines for new and rehabilitated, remodeled, or redesigned age-restricted housing.

### DN-12 Policy Statement



Create greater opportunities for multi-generational neighborhoods, especially in character areas identified as activity centers.

### Implementing Actions

1. Design new activity centers to accommodate the needs of various ages, abilities, and life stages. Ensure design of neighborhoods and their amenities provide accessibility using universal design guidelines with sidewalks, wayfinding, and safe connections.
2. Bring multi-modal transportation options to locations planned for new multi-generational neighborhoods.

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>DN-11 - Provide a range of affordable, accessible, and adaptable housing options for older adults and persons with special needs.</b>		
1. Use zoning tools and incentives that increase the supply of missing middle housing and accessory dwelling units, as identified in Policy Statements DN-1 and DN-2.	DPZ DHCD	Mid-Term
2. Provide flexibility in the Zoning Regulations and the Subdivision and Land Development Regulations for <b>home sharing adult group homes</b> /communal living and for accessibility modifications for persons with disabilities who wish to live independently or older adults who wish to age in place or downsize and age in their community at affordable price points.	DPZ DILP	Mid-Term
3. Encourage Age-Restricted Adult Housing (ARAH) developments to build small- to medium-scale housing units to include apartments, condominiums, townhomes, and missing middle housing types that allow seniors to downsize and are affordable to low- and moderate-income households. Evaluate if current ARAH Zoning Regulations allow sufficient density increases to incentivize missing middle housing types, such as cottage clusters, duplexes, and multiplexes.	DPZ DHCD	Ongoing
4. Explore options for additional Continuing Care Retirement Communities in the County.	DPZ	Mid-Term
5. Update the County's Universal Design Guidelines to enhance the capacity for individuals to remain safe and independent in the community through universal design in construction.	DPZ	Mid-Term
6. Require builders and homeowners to follow, when practicable, the updated Universal Design Guidelines for new and rehabilitated, remodeled, or redesigned age-restricted housing.	DPZ	Mid-Term
<b>DN-12 - Create greater opportunities for multi-generational neighborhoods, especially in character areas identified as activity centers.</b>		
1. Design new activity centers to accommodate the needs of various ages, abilities, and life stages. Ensure design of neighborhoods and their amenities provide accessibility using universal design guidelines with sidewalks, wayfinding, and safe connections.	DPZ	Ongoing
2. Bring multi-modal transportation options to locations planned for new multi-generational neighborhoods.	OOT DPZ	Ongoing

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>DN-13 - Preserve affordability of existing housing stock and create opportunities for context-sensitive infill development, especially in Preservation-Revitalization Neighborhoods.</b>		
1. Identify neighborhoods and properties for preservation.	DPZ DHCD	Mid-Term
2. Continue to support the County's housing preservation programs, which are designed to preserve existing affordable housing and assist low- and moderate-income homeowners and renters to remain in their homes.	DHCD DPZ	Ongoing
3. Explore options and partnerships for an acquisition/rehabilitation program for older single-family homes that would support homeownership opportunities for moderate-income households.	DHCD	Ongoing
4. Encourage the development of missing middle housing types that conform to existing neighborhood character and contribute to the creation of mixed-income communities.	DPZ	Ongoing
5. Develop strategies for employing the right of first refusal policy to ensure no loss of affordable units when there are opportunities for redevelopment of multi-family properties.	DHCD	Mid-Term
<b>DN-14 - Support existing neighborhoods and improve community infrastructure and amenities as needed, especially in older or under-served neighborhoods and multi-family communities.</b>		
1. Assess existing community facilities and the neighborhoods that they serve, and upgrade or retrofit as needed to support changing neighborhood needs. Engage communities in the identification of neighborhood needs.	DPW	Ongoing
2. Identify older communities in need of a comprehensive revitalization strategy and work with those communities to develop revitalization plans to assist those communities.	DPZ	Long-term
3. Work with the multi-family rental community to understand the barriers to reporting and resolving issues related to multi-family property maintenance.	DHCD DILP HCHC	Mid-Term

Amendment 44 to Council Bill No. 28 -2023

BY: The Chairperson at the Request  
of the County Executive

Legislative Day 11  
Date: 10/02/2023

Amendment No. 44

*(This Amendment provides support for mobile home parks as affordable home ownership and rental opportunities. Additionally, should redevelopment opportunities arise, especially in areas close to transit, the County should strive for a minimum of one-to-one replacement of affordable units and relocation assistance should be provided along with strategies to keep social and familial connections together.*

*This Amendment creates a new implementing action to include these goals.)*

- 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 – page 64 and 66
- 4     • Chapter 11, Implementation – page 44
- 5
- 6 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 7 amendment.

I certify this is a true copy of

Am 44 CB 28-2023

~~dated~~ on 10/11/2023

Michelle D...  
Council Administrator

Failed

## ENHANCING EXISTING NEIGHBORHOODS WITH AFFORDABLE HOUSING PRESERVATION, INFRASTRUCTURE, AMENITIES, AND REVITALIZATION

According to the Housing Opportunities Master Plan (HOMP), the preservation of affordable housing—both income-restricted (homes that can only be sold or rented to households that meet specific income requirements, often due to subsidy or regulation) and market-rate (homes that cost less due to market conditions, such as older smaller housing stock or fewer neighborhood amenities, but are not restricted to certain incomes due to a subsidy or regulation)—is a critical part of a comprehensive housing affordability strategy. Preservation is important from an equity standpoint, given the disruption and hardship faced by cost-burdened and displaced households. Research suggests that preservation can be more cost-effective than new development. In addition, the challenges and timelines associated with new development make preservation necessary to maintain affordability while waiting for new units to be placed into service.

A comprehensive preservation strategy requires a combination of policies, programs, and land use. While the policies and actions in this section focus on land use, the HOMP provides guidance on other aspects of this strategy.

The HOMP suggests a goal of zero net loss of existing affordability for households with incomes below 60% AMI. In other words, Howard County should pledge to maintain the number of housing units that are currently in the County while adding new affordable housing units. To meet those goals, the County has the following programs established:

- Right of First Refusal—In 2020, Howard County passed the Affordable Housing Retention Act, which created a legal “window of opportunity” when a market-rate rental property is put up for sale for the Howard County Department of Housing and Community Development or Housing Commission to purchase the rental property.
- Community Development Block Grants (CDBG) and Home Investment Partnership (HOME) funds – The County also receives funding from these two federal programs to advance affordable housing preservation and neighborhood revitalization goals. Some of the efforts these programs support include: downpayment and closing cost assistance for first time homebuyers, grants and loans for home renovations that address code violations and emergency repairs for both homeowners and renters to maintain property values, and public facility construction or rehabilitation in communities without access to these resources.
- Reinvest, Renovate, Restore Program (RRR Program) – To supplement the annual allocations of CDBG and HOME funds, the County also provides low interest loans to existing homeowners to make health and safety improvements to stay in their homes or make modifications to age-in-place. In addition to the RRR Program, the County administers various programs on behalf of the State to support homeowners with upgrades and repairs to their homes.

Some jurisdictions offer acquisition/rehabilitation grant/loan programs that assist low- and moderate-income homebuyers with purchasing a lower cost home in need of improvements and repairs. A combination of grants and loans often assist the homebuyer with both acquisition and renovation costs. Jurisdictions may also work directly with nonprofit partners, such as affordable housing developers, to implement the acquisition and rehabilitation work and then sell the home to an income-eligible homebuyer.

The HOMP also provides guidance for identifying neighborhoods in the County with a higher concentration of affordable housing stock. These areas, referred to as “Preservation-Revitalization” Neighborhoods, are those in which “the age, tenure, quality, and price point of the housing stock enables residency of a wider range of households, and lower-income households in particular.” Many of these neighborhoods offer a more affordable housing stock, such as cape cods, cottages, and ranchers that were built in the early to mid-20th century. However, they lack various amenities and upgraded infrastructure that newer neighborhoods tend to have, such as sidewalks, community parks, modern stormwater management facilities, and streetlights. Some examples include areas within Long Reach, Oakland Mills, and much of the Route 1 Corridor. The HOMP recommends that the County establish a process to help support these neighborhoods and ensure that any future developments contribute to the revitalization or strengthening of these communities.

Therefore, as these neighborhoods experience infill and redevelopment, “policies should work to support mixed-income opportunities over the long-term by preventing concentrations of poverty, preventing displacement, providing supportive services to households with greater needs, and encouraging revitalization of any lower-quality/deteriorating housing stock.” It will also be important to assess their needs for upgraded infrastructure and access to high-quality community facilities and parks.

Mobile homes tend to provide affordable home ownership and rental opportunities. According to the Land Use database maintained by the Department of Planning and Zoning, there are approximately 1,200 mobile homes in the County. The majority, a little more than 800 homes, are located in three mobile home parks in the ElkrIDGE area and the remainder are in three mobile home parks in the southeastern portion of the County.

In 2019, the County passed legislation that repealed the Mobile Home Tax to reduce the tax burden experienced by these residents. Additionally, through the non-profit organization, Rebuilding Together, the County assists residents with repairs to mobile homes. The County should continue to support revitalization and affordable housing opportunities in these areas. HoCo By Design envisions that these communities will maintain their existing character; however, should redevelopment opportunities arise, especially in areas that are in close proximity to transit, such as Transit Activity Centers, the County should strive for a minimum of a one-to-one replacement of affordable units. Any relocation assistance that may be provided by the County should include strategies that keep established social and familial connections together.

Through the planning process, residents of some older multi-family communities expressed concerns with the lack of maintenance of their properties. They shared that their landlords don't keep their units updated, pipes are old with potential lead hazards, and the exteriors need landscaping. While Howard County has requirements for rental housing licenses, maintenance, and inspections, many residents may not be aware of these requirements or know how to report an issue. The County should work with the multi-family rental community to better understand barriers to reporting and resolving property maintenance issues.

For policies and actions that guide the design and character of infill development and redevelopment, see the Quality by Design chapter. Additionally, the Economic Prosperity chapter discusses opportunities in the County for greater or continued revitalization efforts. Finally, the Supporting Infrastructure chapter provides a detailed overview for addressing existing and new infrastructure needs.


— “ —

*Housing affordability is critical to this conversation. As older communities and Village Centers are revitalized, existing residents should not be priced out and there need to be intentional efforts to make these higher-density areas more affordable. More missing middle housing in these targeted revitalization areas is key.*

— “ —

*- HoCo By Design process participant*


### DN-13 Policy Statement

 Preserve affordability of existing housing stock and create opportunities for context-sensitive infill development, especially in Preservation-Revitalization Neighborhoods.

### Implementing Actions

1. Identify neighborhoods and properties for preservation.
2. Continue to support the County's housing preservation programs, which are designed to preserve existing affordable housing and assist low- and moderate-income homeowners and renters to remain in their homes.
3. Explore options and partnerships for acquisition/rehabilitation programs for older single-family homes that would support homeownership opportunities for moderate-income households.
4. Encourage the development of missing middle housing types that conform to existing neighborhood character and contribute to the creation of mixed-income communities.
5. Develop strategies for employing the right of first refusal policy to ensure no loss of affordable units when there are opportunities for redevelopment of multi-family properties.
6. Preserve mobile home parks as affordable housing opportunities when possible and continue to support their revitalization. If redevelopment occurs, the County should strive for a minimum of a one-to-one replacement of affordable units and evaluate ways to provide relocation assistance that maintains social and familial connections.

### DN-14 Policy Statement

 Support existing neighborhoods and improve community infrastructure and amenities as needed, especially in older or under-served neighborhoods and multi-family communities.

### Implementing Actions

1. Assess existing community facilities and the neighborhoods that they serve, and upgrade or retrofit as needed to support changing neighborhood needs. Engage communities in the identification of neighborhood needs.
2. Identify older communities in need of a comprehensive revitalization strategy and work with those communities to develop revitalization plans to assist those communities.
3. Work with the multi-family rental community to understand barriers to reporting and resolving issues related to multi-family property maintenance.



Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>DN-11 - Provide a range of affordable, accessible, and adaptable housing options for older adults and persons with special needs.</b>		
1. Use zoning tools and incentives that increase the supply of missing middle housing and accessory dwelling units, as identified in Policy Statements DN-1 and DN-2.	DPZ DHCD	Mid-Term
2. Provide flexibility in the Zoning Regulations and the Subdivision and Land Development Regulations for adult group homes/communal living and for accessibility modifications for persons with disabilities who wish to live independently or older adults who wish to age in place or downsize and age in their community at affordable price points.	DPZ DILP	Mid-Term
3. Encourage Age-Restricted Adult Housing (ARAH) developments to build small- to medium-scale housing units to include apartments, condominiums, townhomes, and missing middle housing types that allow seniors to downsize and are affordable to low- and moderate-income households. Evaluate if current ARAH Zoning Regulations allow sufficient density increases to incentivize missing middle housing types, such as cottage clusters, duplexes, and multiplexes.	DPZ DHCD	Ongoing
4. Explore options for additional Continuing Care Retirement Communities in the County.	DPZ	Mid-Term
5. Update the County's Universal Design Guidelines to enhance the capacity for individuals to remain safe and independent in the community through universal design in construction.	DPZ	Mid-Term
6. Require builders and homeowners to follow, when practicable, the updated Universal Design Guidelines for new and rehabilitated, remodeled, or redesigned age-restricted housing.	DPZ	Mid-Term
<b>DN-12 - Create greater opportunities for multi-generational neighborhoods, especially in character areas identified as activity centers.</b>		
1. Design new activity centers to accommodate the needs of various ages, abilities, and life stages. Ensure design of neighborhoods and their amenities provide accessibility using universal design guidelines with sidewalks, wayfinding, and safe connections.	DPZ	Ongoing
2. Bring multi-modal transportation options to locations planned for new multi-generational neighborhoods.	OOT DPZ	Ongoing

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>DN-13 - Preserve affordability of existing housing stock and create opportunities for context-sensitive infill development, especially in Preservation-Revitalization Neighborhoods.</b>		
1. Identify neighborhoods and properties for preservation.	DPZ DHCD	Mid-Term
2. Continue to support the County's housing preservation programs, which are designed to preserve existing affordable housing and assist low- and moderate-income homeowners and renters to remain in their homes.	DHCD DPZ	Ongoing
3. Explore options and partnerships for an acquisition/rehabilitation program for older single-family homes that would support homeownership opportunities for moderate-income households.	DHCD	Ongoing
4. Encourage the development of missing middle housing types that conform to existing neighborhood character and contribute to the creation of mixed-income communities.	DPZ	Ongoing
5. Develop strategies for employing the right of first refusal policy to ensure no loss of affordable units when there are opportunities for redevelopment of multi-family properties.	DHCD	Mid-Term
6. <u>Preserve mobile home parks as affordable housing opportunities when possible and continue to support their revitalization. If redevelopment occurs, the County should strive for a minimum of a one-to-one replacement of affordable units and evaluate ways to provide relocation assistance that maintains social and familial connections.</u>	DHCD DCRS Non-profit Sector	Ongoing
<b>DN-14 - Support existing neighborhoods and improve community infrastructure and amenities as needed, especially in older or under-served neighborhoods and multi-family communities.</b>		
1. Assess existing community facilities and the neighborhoods that they serve, and upgrade or retrofit as needed to support changing neighborhood needs. Engage communities in the identification of neighborhood needs.	DPW	Ongoing
2. Identify older communities in need of a comprehensive revitalization strategy and work with those communities to develop revitalization plans to assist those communities.	DPZ	Long-term
3. Work with the multi-family rental community to understand the barriers to reporting and resolving issues related to multi-family property maintenance.	DHCD DILP HCHC	Mid-Term

Amendment 45 to Council Bill No. 28 -2023

BY: The Chairperson at the Request  
of the County Executive

Legislative Day 11  
Date: 10/02/2023

Amendment No. 45

*(This Amendment adds that townhouses and condominiums will be considered when exploring options for acquisition/rehabilitation programs to support homeownership opportunities for moderate income households.)*

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 – page 66
- 4 • Chapter 11, Implementation - page 44

5

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


I certify this is a true copy of  
Am 45 CB28-2023  
passed on 10/11/2023  
Michael A. Harris  
Council Administrator

“  
Housing affordability is critical to this conversation. As older communities and Village Centers are revitalized, existing residents should not be priced out and there need to be intentional efforts to make these higher-density areas more affordable. More missing middle housing in these targeted revitalization areas is key.  
”

- HoCo By Design process participant




#### DN-13 Policy Statement

 Preserve affordability of existing housing stock and create opportunities for context-sensitive infill development, especially in Preservation-Revitalization Neighborhoods.

#### Implementing Actions

1. Identify neighborhoods and properties for preservation.
2. Continue to support the County's housing preservation programs, which are designed to preserve existing affordable housing and assist low- and moderate-income homeowners and renters to remain in their homes.
3. Explore options and partnerships for acquisition/rehabilitation programs for older single-family homes, townhomes and condominiums that would support homeownership opportunities for moderate-income households.
4. Encourage the development of missing middle housing types that conform to existing neighborhood character and contribute to the creation of mixed-income communities.
5. Develop strategies for employing the right of first refusal policy to ensure no loss of affordable units when there are opportunities for redevelopment of multi-family properties.

#### DN-14 Policy Statement

 Support existing neighborhoods and improve community infrastructure and amenities as needed, especially in older or under-served neighborhoods and multi-family communities.

#### Implementing Actions

1. Assess existing community facilities and the neighborhoods that they serve, and upgrade or retrofit as needed to support changing neighborhood needs. Engage communities in the identification of neighborhood needs.
2. Identify older communities in need of a comprehensive revitalization strategy and work with those communities to develop revitalization plans to assist those communities.
3. Work with the multi-family rental community to understand barriers to reporting and resolving issues related to multi-family property maintenance.



**Table 10-1: Implementation Matrix**

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>DN-11 - Provide a range of affordable, accessible, and adaptable housing options for older adults and persons with special needs.</b>		
1. Use zoning tools and incentives that increase the supply of missing middle housing and accessory dwelling units, as identified in Policy Statements DN-1 and DN-2.	DPZ DHCD	Mid-Term
2. Provide flexibility in the Zoning Regulations and the Subdivision and Land Development Regulations for adult group homes/ communal living and for accessibility modifications for persons with disabilities who wish to live independently or older adults who wish to age in place or downsize and age in their community at affordable price points.	DPZ DILP	Mid-Term
3. Encourage Age-Restricted Adult Housing (ARAH) developments to build small- to medium-scale housing units to include apartments, condominiums, townhomes, and missing middle housing types that allow seniors to downsize and are affordable to low- and moderate-income households. Evaluate if current ARAH Zoning Regulations allow sufficient density increases to incentivize missing middle housing types, such as cottage clusters, duplexes, and multiplexes.	DPZ DHCD	Ongoing
4. Explore options for additional Continuing Care Retirement Communities in the County.	DPZ	Mid-Term
5. Update the County's Universal Design Guidelines to enhance the capacity for individuals to remain safe and independent in the community through universal design in construction.	DPZ	Mid-Term
6. Require builders and homeowners to follow, when practicable, the updated Universal Design Guidelines for new and rehabilitated, remodeled, or redesigned age-restricted housing.	DPZ	Mid-Term
<b>DN-12 - Create greater opportunities for multi-generational neighborhoods, especially in character areas identified as activity centers.</b>		
1. Design new activity centers to accommodate the needs of various ages, abilities, and life stages. Ensure design of neighborhoods and their amenities provide accessibility using universal design guidelines with sidewalks, wayfinding, and safe connections.	DPZ	Ongoing
2. Bring multi-modal transportation options to locations planned for new multi-generational neighborhoods.	OOT DPZ	Ongoing

**Table 10-1: Implementation Matrix**

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>DN-13 - Preserve affordability of existing housing stock and create opportunities for context-sensitive infill development, especially in Preservation-Revitalization Neighborhoods.</b>		
1. Identify neighborhoods and properties for preservation.	DPZ DHCD	Mid-Term
2. Continue to support the County's housing preservation programs, which are designed to preserve existing affordable housing and assist low- and moderate-income homeowners and renters to remain in their homes.	DHCD DPZ	Ongoing
3. Explore options and partnerships for an acquisition/rehabilitation program for older single-family homes, townhomes and condominiums that would support homeownership opportunities for moderate-income households.	DHCD	Ongoing
4. Encourage the development of missing middle housing types that conform to existing neighborhood character and contribute to the creation of mixed-income communities.	DPZ	Ongoing
5. Develop strategies for employing the right of first refusal policy to ensure no loss of affordable units when there are opportunities for redevelopment of multi-family properties.	DHCD	Mid-Term
<b>DN-14 - Support existing neighborhoods and improve community infrastructure and amenities as needed, especially in older or under-served neighborhoods and multi-family communities.</b>		
1. Assess existing community facilities and the neighborhoods that they serve, and upgrade or retrofit as needed to support changing neighborhood needs. Engage communities in the identification of neighborhood needs.	DPW	Ongoing
2. Identify older communities in need of a comprehensive revitalization strategy and work with those communities to develop revitalization plans to assist those communities.	DPZ	Long-term
3. Work with the multi-family rental community to understand the barriers to reporting and resolving issues related to multi-family property maintenance.	DHCD DILP HCHC	Mid-Term

Amendment 46 to Council Bill No. 28 -2023

BY: The Chairperson at the Request  
of the County Executive

Legislative Day 11  
Date: 10/02/2023

Amendment No. 46

*(This Amendment adds a statement that the Zoning Regulations and Subdivision and Land Development Regulations shall provide flexibility regarding opportunities to locate housing for the homeless or individuals with special needs in close proximity to jobs, amenities and transportation connections.)*

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 – page 68  
4 • Chapter 11, Implementation – page 45

5

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

I certify this is a true copy of

Am 46 CB28-2023

passed on

10/11/2023

*Mucheli Harrop*  
Council Administrator

# HOMELESSNESS

The Path Home is Howard County's strategic plan to end homelessness, and its implementation requires support from various county agencies and nonprofit organizations. Ending homelessness requires a community-wide commitment to provide housing, transportation, employment, and other wrap around services. This section of HoCo By Design focuses primarily on the housing needs of this population and supplements the policies and actions identified in the "Opportunities to Increase the Supply of Income-Restricted Housing Units" section. The policies and actions in both of these sections are intended to help the County achieve the housing goals identified in The Path Home.

Despite the County's resources and services committed to resolving homelessness, a significant number of residents struggle to maintain housing and are at risk of or are experiencing homelessness. The Point in Time (PIT) count is a nationwide effort to capture the number and characteristics of persons experiencing homelessness in America. According to the County's 2019 PIT count, a total of 201 people identified as being homeless in January 2019. Of these 201 individuals, 129 were sheltered and 72 were unsheltered. Homelessness in Howard County disproportionately affects the African American population, which represents 20% of the general population but makes up 58% of the homeless population.

According to The Path Home:

- Emergency shelter space is often full; clients may wait as long as a year for a shelter bed.
- The system has limited rapid re-housing resources, a practice that has worked well in communities that have shown a significant reduction in homelessness.

The Path Home advocates for a housing first approach to homelessness intervention. One of the key challenges to addressing homelessness is the lack of affordable housing stock that can accommodate the needs of this population. In terms of housing stock, one size does not fit all. Homes serving this population need to vary in size to accommodate both small and large families, incorporate universal design elements for those with physical disabilities, and be close to amenities, jobs, and transportation connections. By increasing the number of affordable homes that can accommodate these various needs, those who are homeless would spend less time in temporary shelters and could be re-housed more quickly.



## DN-15 Policy Statement



Increase access to and availability of affordable housing for people experiencing homelessness in Howard County.

## Implementing Actions

1. Seek out additional opportunities for partnerships on future housing developments to increase the number of homeless preference set-aside units developed in Howard County.
2. Create awareness and advocacy around the needs of those experiencing homelessness whenever new housing developments are being planned and created.
3. Evaluate the need for additional shelter/bed capacity, permanent supportive housing, and expanded public-private partnerships to address the needs of the County's chronically homeless and other individuals with special needs.
4. Explore opportunities for acquisition of blighted or under-utilized properties for the purposes of providing flexible shelter options and services for the homeless population.
5. Seek opportunities to locate housing for the homeless or individuals with special needs in close proximity to jobs, amenities, and transportation connections and ensure that the Zoning Regulations and the Subdivision and Land Development Regulations provide flexibility for these opportunities.

**Table 10-1: Implementation Matrix**

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>DN-15 - Increase access to and availability of affordable housing for people experiencing homelessness in Howard County.</b>		
1. Seek out additional opportunities for partnerships on future housing developments to increase the number of homeless preference set-aside units developed in Howard County.	DCRS DHCD	Ongoing
2. Create awareness and advocacy around the needs of those experiencing homelessness whenever new housing developments are being planned and created.	DCRS DHCD	Ongoing
3. Evaluate the need for additional shelter/bed capacity, permanent supportive housing, and expanded public-private partnerships to address the needs of the County's chronically homeless and other individuals with special needs.	DCRS DHCD Private Partners	Mid-Term
4. Explore opportunities for acquisition of blighted or under-utilized properties for the purposes of providing flexible shelter options and services for the homeless population.	DCRS DHCD	Ongoing
5. Seek opportunities to locate housing for the homeless or individuals with special needs in close proximity to jobs, amenities, and transportation connections <u>and ensure that the Zoning Regulations and the Subdivision and Land Development Regulations provide flexibility for these opportunities.</u>	DCRS DHCD DPZ	Ongoing

**Table 10-1: Implementation Matrix**

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>QBD-1 - Prioritize character and design in future development, recognizing variations in Howard County's unique areas.</b>		
1. Identify areas to investigate character-based zoning concepts and consider the use of pattern books, design guidelines and manuals, or a hybrid approach to establish an intended character and design elements for different character areas in Howard County.	DPZ	Mid-term
2. Build on the 2018 Development Regulations Assessment to update the County's Zoning Regulations and Subdivision and Land Development Regulations and policies. Incorporate opportunities to codify current practices and create regulations and design standards for new developments, infill developments, and redevelopments.	DPZ	Mid-Term
3. Evaluate the existing historic district zones and consider replacing them with new historic zoning district overlays or form-based districts.	DPZ	Mid-Term
4. Review the Design Advisory Panel (DAP) review areas and approved guidelines for updates. Consider whether the role of the DAP should be expanded to other areas within Howard County.	DPZ	Long-term
5. Revise the New Town Zoning District and investigate the use of enhanced design guidelines and character-based or form-based codes in Columbia. <ul style="list-style-type: none"> <li>a. Build upon the preferred development types, patterns, intensities, and design elements described in HoCo By Design's Character Areas technical appendix.</li> <li>b. Take into consideration the design and planning principles illustrated in HoCo By Design's Focus Areas technical appendix.</li> <li>c. Explore rules and requirements for design review by the Design Advisory Panel, or a combination of staff and the DAP.</li> <li>d. Identify the appropriate purpose and timing of design review within the development review process.</li> </ul>	DPZ	Mid-Term

Amendment 47 to Council Bill No. 28 -2023

BY: The Chairperson at the Request  
of the County Executive

Legislative Day 11  
Date: 10/02/2023

Amendment No. 47

*(This Amendment adds language that  
reflects the challenges facing commercial properties on Route 1.)*

- 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 7, Quality by Design – page 7
- 4
- 5 Correct all page numbers, numbering, and formatting within this Act to accommodate this  
6 amendment.

I certify this is a true copy of  
Am 47 CB28-2023  
passed on 10/11/2023  
Nicholas D'Amico  
Council Administrator

## CHARACTER DEFINING ELEMENTS

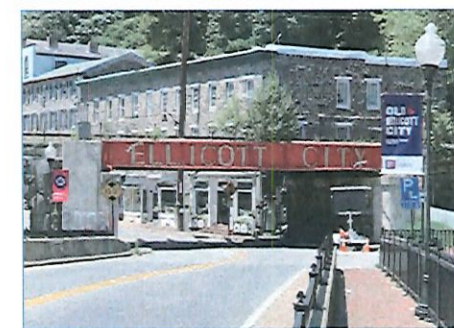
Howard County was, for much of its history, considered a rural county. However, as a result of significant growth over the past 60 years, the County has developed a more diverse and mature community character. This community character is shaped by various influences, including Howard County's location between two major metropolitan areas within the Northeast Corridor, its physical geography, and its historical development as a center for rural industry. River valleys define much of the County's borders. This geography informed the physical patterns of both early and present-day industry, transportation networks, and development. Rapid suburbanization beginning in the mid-20th century—with the creation of Columbia and the ongoing preservation of historic districts and structures—has led to the diverse mix of present-day character areas. Countywide policies and evolving planning principles and practices have also shaped the physical development of the County. Agricultural preservation in the West, mixed-use redevelopment in the East, and environmental stewardship throughout has allowed the County to geographically focus growth and better protect the natural and built features that contribute to a positive community character. Policies to balance competing pressures for growth and conservation will be needed as Howard County continues to mature.

### Transportation Influences and Development Patterns

Historic development in places like Ellicott City, ElkrIDGE, and Savage formed along the rivers. Historic settlements grew as transportation networks expanded, including the railroad, which followed the Patapsco River valley to accommodate trade to the west and between Baltimore and Washington. Early roadways, such as the National Road (Route 144, a portion of which would eventually become part of Route 40) and Route 1, enhanced these same connections. In rural areas, farm buildings were clustered in the center of fields; housing and commerce developed along the roadways in a linear fashion or near river crossings. Additional highways and the interstate systems (Interstate 95, Interstate 70, and Route 29) were developed to meet the increased demand and reliance on automobiles.

As the population rose, a mix of traditional neighborhood and suburban development street patterns were established, with direct access from major corridors (Interstate 95, Interstate 70 and Route 29). A growing network of pathways, sidewalks, and bicycle routes provided an additional layer to the overall vehicular and pedestrian transportation network.

Today, suburban cul-de-sac developments dominate the landscape, with some aging automobile-oriented areas experiencing redevelopment. In an evolution of their character, and as available land becomes sparse, some of these traditional auto-focused areas are transforming into mixed-use walkable communities. Most notable is along the Route 1 Corridor where some single-story retail, industrial, and warehouse sites are being redeveloped into predominantly compact residential communities that have space reserved for commercial uses on the lower level of multi-story buildings. Despite varying degrees of successful development, [challenges filling ground floor commercial spaces in multistory buildings and recent changes in the County's Zoning Regulations that reduced requirements for commercial spaces in the Route 1 corridor in certain zoning districts](#), there continues to be community interest in redevelopment along these traditional transportation corridors. These transportation elements (i.e. roads, sidewalks, etc.) and how people use them across the County help to inform the community's character.



Amendment 1 to Amendment 47 to Council Bill No. 28 -2023

BY: Deb Jung

Legislative Day 12

Date: 10/11/2023

*(This Amendment to Amendment 47 to remove language related to challenges facing commercial properties on Route 1 and substitute language related to a 2021 ZRA.)*

- 1 Substitute page 1 of Amendment 47 with the attachment to this Amendment to Amendment.
- 2
- 3 Substitute the page QBD-7 attached to Amendment 47 with the page QBD-7 attached to this
- 4 Amendment to Amendment.
- 5

Failed

I certify this is a true copy of  
Am 1 A 47 CB 28-2023  
~~signed~~ on 10/11/2023  
Muchelupers  
Council Administrator

Amendment 47 to Council Bill No. 28 -2023

BY: The Chairperson at the Request  
of the County Executive

Legislative Day 12  
Date: 10/11/2023

Amendment No. 47

*(This Amendment adds language ~~that~~  
~~reflects the challenges facing commercial properties on Route 1~~  
~~describing the effects of a 2021 ZRA on Route 1 commercial redevelopment.~~)*

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 7, Quality by Design – page 7

4

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



## Character Defining Elements

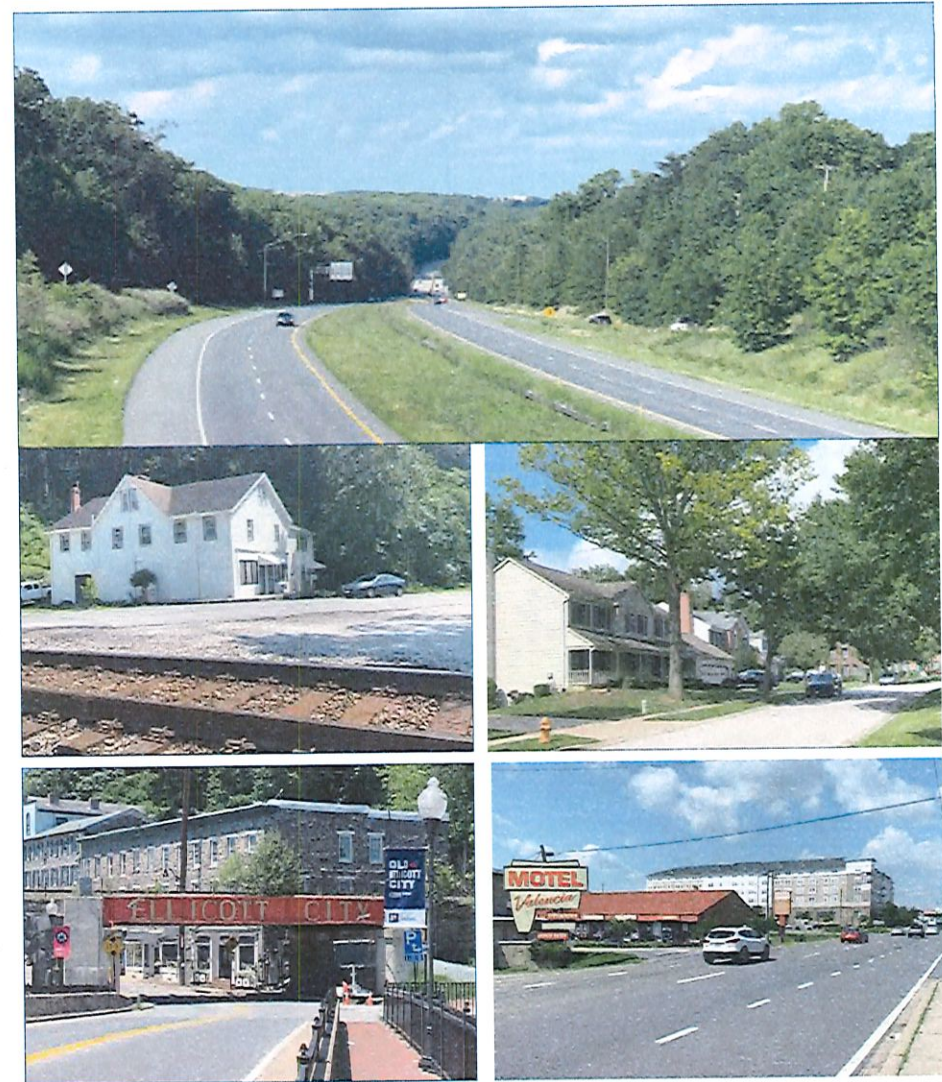
Howard County was, for much of its history, considered a rural county. However, as a result of significant growth over the past 60 years, the County has developed a more diverse and mature community character. This community character is shaped by various influences, including Howard County's location between two major metropolitan areas within the Northeast Corridor, its physical geography, and its historical development as a center for rural industry. River valleys define much of the County's borders. This geography informed the physical patterns of both early and present-day industry, transportation networks, and development. Rapid suburbanization beginning in the mid-20th century—with the creation of Columbia and the ongoing preservation of historic districts and structures—has led to the diverse mix of present-day character areas. Countywide policies and evolving planning principles and practices have also shaped the physical development of the County. Agricultural preservation in the West, mixed-use redevelopment in the East, and environmental stewardship throughout has allowed the County to geographically focus growth and better protect the natural and built features that contribute to a positive community character. Policies to balance competing pressures for growth and conservation will be needed as Howard County continues to mature.

### Transportation Influences and Development Patterns

Historic development in places like Ellicott City, Elkridge, and Savage formed along the rivers. Historic settlements grew as transportation networks expanded, including the railroad, which followed the Patapsco River valley to accommodate trade to the west and between Baltimore and Washington. Early roadways, such as the National Road (Route 144, a portion of which would eventually become part of Route 40) and Route 1, enhanced these same connections. In rural areas, farm buildings were clustered in the center of fields; housing and commerce developed along the roadways in a linear fashion or near river crossings. Additional highways and the interstate systems (Interstate 95, Interstate 70, and Route 29) were developed to meet the increased demand and reliance on automobiles.

As the population rose, a mix of traditional neighborhood and suburban development street patterns were established, with direct access from major corridors (Interstate 95, Interstate 70 and Route 29). A growing network of pathways, sidewalks, and bicycle routes provided an additional layer to the overall vehicular and pedestrian transportation network.

Today, suburban cul-de-sac developments dominate the landscape, with some aging automobile-oriented areas experiencing redevelopment. In an evolution of their character, and as available land becomes sparse, some of these traditional auto-focused areas are transforming into mixed-use walkable communities. Most notable is along the Route 1 Corridor where some single-story retail, industrial, and warehouse sites are being redeveloped into predominantly compact residential communities that have space reserved for commercial uses on the lower level of multi-story buildings. Through a Zoning Regulation Amendment requested by a property owner, CB8-2021 reduced the commercial space requirements per residential unit for Corridor Activity Centers along Route 1. Despite varying degrees of successful development, challenges filling ground floor commercial spaces in multistory buildings and recent changes in the County's Zoning Regulations that reduced requirements for commercial spaces in the Route 1 corridor in certain zoning districts, there continues to be despite community interest in commercial redevelopment along these traditional transportation corridors. These transportation elements (i.e. roads, sidewalks, etc.) and how people use them across the County help to inform the community's character.



Amendment 48 to Council Bill No. 28 -2023

BY: The Chairperson at the Request  
of the County Executive

Legislative Day 11  
Date: 10/02/2023

Amendment No. 48

*(This Amendment adds an action item to develop criteria for zoning changes for suburban commercial character areas adjacent to redeveloping activity centers. )*

- 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 7, Quality By Design – page 34
  - 4 • Chapter 11, Implementation – page 47
- 5
- 6 Correct all page numbers, numbering, and formatting within this Act to accommodate this  
7 amendment.

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Am 48 CB28-2023  
passed on 10/11/2023  
Nicholas D. [Signature]  
Council Administrator

When developing activity centers, integrating transportation design principles creates cohesive, fluid, and engaging experiences for cyclists and pedestrians. Many suburban rights-of-way (ROW) were designed for high-speed, auto-only travel. By narrowing travel lanes and adding on-street parking, sidewalks, and planting strips, streets can be made safer and more walkable, creating a more user-friendly, aesthetically-pleasing public realm. Redevelopment can also address barriers to non-motorized connectivity in places like aging shopping centers by enhancing pedestrian connections and creating internal drives with infill buildings fronting onto them. Rather than having large surface parking lots between the building and the street, this redevelopment approach relocates parking to the rear of buildings, thereby achieving better land use transition patterns.

Many of the activity centers identified in the FLUM are existing suburban shopping centers and office parks that contain large swaths of impermeable areas and often reflect outdated automobile-centric site designs. Retrofitting aging building sites allows developers to take advantage of existing infrastructure and services. Such redevelopment further helps to mitigate the effects of sprawl by providing better connections to transit and mobility corridors.

### Green Redevelopment

Redevelopment of existing shopping centers provides significant environmental benefits by introducing open space, community gathering areas, and stormwater management where none currently exist. Examples of open space elements that can be added in redeveloped centers include small parks, squares, plazas, and community gardens. New or improved stormwater management, which incorporates environmental site design practices, reduces impervious area and adverse impacts to sensitive watersheds. The County currently reviews energy and water efficiency requirements in its Building Code every three years and during the Building Code update process. The County should continue to review these requirements to ensure they reflect the most recent best practices. To further these green initiatives, the County should explore integrating additional environmentally sustainable design standards in future updates for the Zoning Regulations, site design requirements, and environmental programs.

In 2020, Howard County added bird-friendly design standards to its pre-existing Green Building requirements (which apply to new public buildings of 10,000 square feet or larger and new private buildings of 50,000 square feet or larger). The purpose of bird-friendly design is to reduce the likelihood that birds will collide with buildings. Design techniques include use of façade materials that are more visible to birds and reduction of excessive artificial lights that can disorient migrating birds.



### QBD-2 Policy Statement

Use the Future Land Use Map (FLUM) to guide redevelopment in identified activity centers, which present opportunities for mixed-use development, mixed-income housing, small parks or community gathering spaces, increased stormwater management, and multi-modal transportation options.

### Implementing Actions

1. Use the Future Land Use Map (FLUM) during the rezoning process to create activity centers consistent with the character area descriptions.
2. Assess existing Subdivision and Land Development Regulations, Zoning Regulations, and Design Advisory Panel design review policies for opportunities to create or strengthen regulations and design standards for activity center development/redevelopment. Evaluate potential standards for frontage design, main entrance location, and parking calculations. Incorporate accessibility by including standards and guidance to ensure there is direct access to the building from the street.
3. Review the Zoning Regulations and design manuals to identify ways to mitigate the impacts of auto-oriented uses and minimize negative impacts, including odor, noise, light, air pollution, and diesel emissions.
4. Ensure redevelopment of suburban shopping centers and office parks reduces impervious surface, increases open space, and provides adequate stormwater management, where none or little existed before.
5. Explore integrating additional environmentally sustainable design standards in future updates to the Zoning Regulations, site design requirements, and environmental programs to further green initiatives.
6. When retrofitting shopping centers and business parks, investigate opportunities to create mixed-income housing for all residents.
7. [Develop criteria for zoning changes for suburban commercial character areas adjacent to redeveloping activity centers.](#)

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>QBD-2 - Use the Future Land Use Map (FLUM) to guide redevelopment in identified activity centers, which present opportunities for mixed-use development, mixed-income housing, small parks or community gathering spaces, increased stormwater management, and multi-modal transportation options.</b>		
1. Use the Future Land Use Map (FLUM) during the rezoning process to create activity centers consistent with the character area descriptions.	DPZ	Mid-Term
2. Assess existing Subdivision and Land Development Regulations, Zoning Regulations, and Design Advisory Panel design review policies for opportunities to create or strengthen regulations and design standards for activity center development/redevelopment. Evaluate potential standards for frontage design, main entrance location, and parking calculations. Incorporate accessibility by including standards and guidance to ensure there is direct access to the building from the street.	DPZ	Mid-Term
3. Review the Zoning Regulations and design manuals to identify ways to mitigate the impacts of auto-oriented uses and minimize negative impacts, including odor, noise, light, air pollution, and diesel emissions.	DPZ	Mid-Term
4. Ensure redevelopment of suburban shopping centers and office parks reduces impervious surface, increases open space, and provides adequate stormwater management, where none or little existed before.	DPZ	Ongoing
5. Explore integrating additional environmentally sustainable design standards in future updates to the Zoning Regulations, site design requirements, and environmental programs to further green initiatives.	DPZ OCS DILP	Ongoing
6. When retrofitting shopping centers and business parks, investigate opportunities to create mixed-income housing for all residents.	DPZ DHCD	Long-term
7. <u>Develop criteria for zoning changes for suburban commercial character areas adjacent to redeveloping activity centers.</u>	DPZ	Mid-Term

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>QBD-3 - Focus on creating active, walkable, and universally accessible public realms in all new development and redevelopment and include a broad range of community spaces, as appropriate to each character area.</b>		
1. Prioritize the orientation of buildings toward the street in all new development and redevelopment to create more walkable places.	DPZ	Ongoing
2. Work with stakeholders and community members to incorporate policies for diverse and inclusive public art and cultural expression throughout the County. Identify potential partnerships for strengthening public art programs and art education opportunities.	DPZ	Long-term
3. Continue to work with stakeholders of all ages and abilities to identify strategies for universal access to employment centers, stores, parks, and recreation and community amenities.	OOT DRP DCRS DILP	Ongoing
4. Establish goals and guidelines for providing community open spaces and park spaces to create more equitable access across different neighborhoods in Howard County. Ideally, residents should have a variety of open space choices within walking or biking distance of their home.	DRP DPZ	Mid-Term
5. Evaluate the goals described in the Route 1 Manual, Route 40 Design Manual, Clarksville Pike Streetscape Plan and Design Guidelines, and Complete Streets Policy for updates and determine if there are items in these manuals that could be adapted more broadly within the County.	DPZ OOT	Mid-Term
6. Use a holistic approach to incorporating transportation infrastructure into the public realm that focuses on connections and universal user experience.	OOT DPW	Long-term

Amendment 49 to Council Bill No. 28 -2023

BY: The Chairperson at the Request  
of the County Executive

Legislative Day 11  
Date: 10/02/2023

Amendment No. 49

*(This Amendment removes language that highlights the struggles of other communities.)*

- 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 9, Supporting Infrastructure – page 7
- 4
- 5 Correct all page numbers, numbering, and formatting within this Act to accommodate this
- 6 amendment.

I certify this is a true copy of  
Am 49 CB 28-2023  
passed on 10/11/2023  
Michelle Dawson  
Council Administrator

# SUSTAINABLE AND EQUITABLE INFRASTRUCTURE INVESTMENTS

Infrastructure investments require careful long-term fiscal planning and prioritization. ~~Some communities struggle with strategic planning or accounting for the full cost of infrastructure projects, which may include not only the cost of construction or acquisition of the facility or equipment, but also annual operating and maintenance costs. There may also be necessary expenses in the future to eventually rehabilitate or replace the asset once it has reached the end of its useful life. It is important to account for full long-term costs to avoid large unanticipated expenses.~~

## SPENDING AFFORDABILITY ADVISORY COMMITTEE (SAAC)

The Spending Affordability Advisory Committee (SAAC) is tasked with making recommendations to the County Executive on revenue projections, General Obligation bond authorizations, long-term fiscal outlook, and county revenue and spending patterns. SAAC is directed to prepare and present a report to the County Executive, on or before March 1 annually, including:

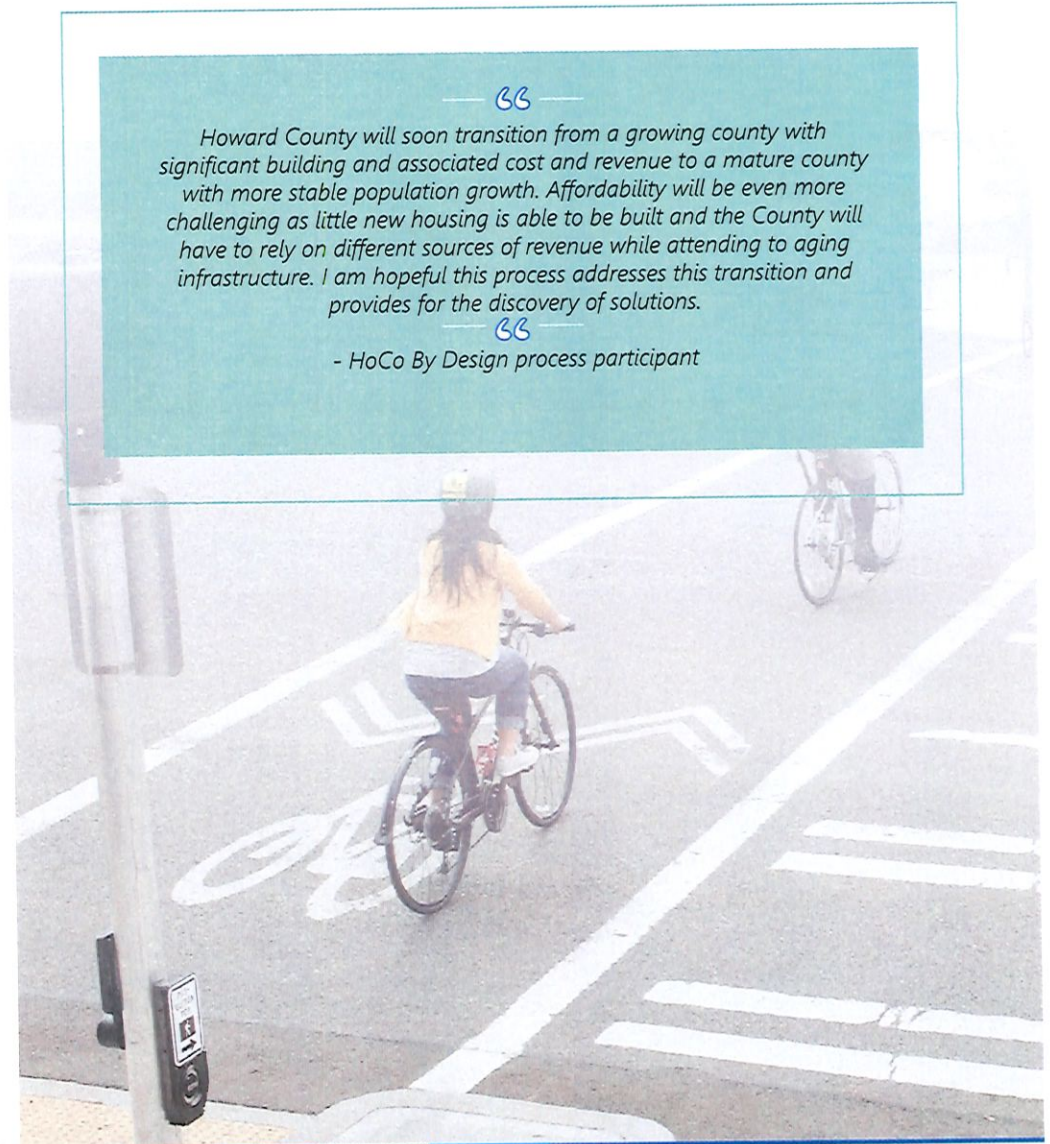
- Projected General Fund revenues for the upcoming fiscal year.
- Recommended new county debt (General Obligation bonds) authorization.
- An analysis of the long-term fiscal outlook including multi-year projections.
- Other findings and/or recommendations that the Committee deems appropriate.

In March 2021, the Howard County Spending Affordability Advisory Committee (SAAC) released their report for Fiscal Year 2022, which identified the need to strengthen long-term strategic planning and fiscal discipline to ensure infrastructure investments are sustainable, with adequate prioritization and full cost accounting.

The SAAC noted that spending requests from all agencies significantly outpaced resources available and that the funding gap was projected to grow in coming years, as slower economic growth has been forecasted compared to prior decades. The magnitude of the funding gap was alarming: requested funds for capital projects by all agencies in Fiscal Years 2022-2027 were approximately double the projected debt capacity and other dedicated resources for the same fiscal years.

— ☺ —  
*Howard County will soon transition from a growing county with significant building and associated cost and revenue to a mature county with more stable population growth. Affordability will be even more challenging as little new housing is able to be built and the County will have to rely on different sources of revenue while attending to aging infrastructure. I am hopeful this process addresses this transition and provides for the discovery of solutions.*

— ☺ —  
- HoCo By Design process participant



**Amendment 50 to Council Bill No. 28 -2023**

**BY: The Chairperson at the Request  
of the County Executive**

**Legislative Day 11  
Date: 10/02/2023**

**Amendment No. 50**

*(This Amendment adds a statement acknowledging the need to partner with organizations that provide critical health care services to the community and adds a policy statement that the County will continue to partner with entities that provide critical services such as higher education and health care facilities. This amendment also adds an implementing action acknowledging the County's support of such organizations.)*

- 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 9, Supporting Infrastructure – pages 32 and 33
  - 4 • Chapter 11, Implementation – page 56
- 5  
6 Correct all page numbers, numbering, and formatting within this Act to accommodate this  
7 amendment.

**I certify this is a true copy of**  
Am 50 CB28-2023  
**passed on** 10/11/2023  
Mitchell Davison  
**Council Administrator**

# ALLIED AGENCY FACILITIES

## Howard County Library System

The Howard County Library System (HCLS) is an allied agency, like the Howard County Public School System and Howard Community College, and is governed by a Board of Trustees. However, HCLS' annual capital and operating budgets are largely funded by and must be approved by the County each year.

Howard County Library consists of six branches. Three of these facilities—the East Columbia, Elkridge, and Savage branches—are approximately 20 years old. The 30-year-old Central Branch in Downtown Columbia was renovated in 2001. The Glenwood Branch was renovated in 2000, and the Miller Library in Ellicott City in 2011.

### INF-7 Policy Statement

Partner with the Howard County Library System to provide training and resources needed in the community.

### Implementing Actions

1. Evaluate the need for additional library capacity in the County to serve planned population and program growth. Provide necessary expansion of resources via additions or new facilities within the Planned Service Area.
2. Enhance the design of existing and any future libraries to both optimize the delivery of service at each library branch and help create a civic focal point. Where feasible, integrate libraries with other complementary public or private facilities.



## Howard Community College

The Howard Community College (HCC) is another allied agency and is governed by a Board of Trustees. However, the HCC's annual capital and operating budgets are largely funded by and must be approved by the County each year.

In addition to serving the varied academic needs of younger students, the college plays a significant role in workforce development by offering a wide range of career training services and professional certification programs. Additionally, lifelong learning programs and personal enrichment courses serve many senior residents. HCC's operating funds come from tuition and fees, Howard County, the State of Maryland, and other sources. Given the limitations on County bond funding, the burden of financing higher education activities cannot fall solely on the County.

HoCo By Design's Future Land Use Map (FLUM) designates HCC as a Campus character area. As more fully described in the Character Areas technical appendix, the Campus character area supports academic, medical, or office buildings; athletic facilities; event spaces; equipment; or other ancillary uses needed to support an educational, medical, or other large institution. This character area provides flexibility in that building uses and intensities may vary widely based on the institution's mission, available space, and site topography.

## HEALTH SERVICES

Howard County residents benefit from a wide variety of high-quality local health care providers and services, and from close proximity to excellent health care facilities and academic medical centers in the Baltimore/Washington region. The health care delivery system is complex and depends upon the resources of many organizations, including the Howard County Health Department, Howard County General Hospital, the Horizon Foundation, Sheppard Pratt, special nursing and assisted-living facilities, hospice services, urgent care clinics, numerous nonprofit providers, and private practitioners. As the Howard County population grows and medical needs evolve and expand, the County should continue to partner and support the entities that provide critical health care services to the community, especially if it furthers equitable access to healthcare.

Recognizing the flexibility needed for large institutional campuses, HoCo By Design's Future Land Use Map includes a Campus character area that applies to Howard County General Hospital. Additional details are provided in the Character Areas technical appendix.



### INF-8 Policy Statement

Continue to support the Howard Community College's expanding abilities to provide higher education for county residents and workers and partner with entities that provide critical services, programs, and infrastructure such as higher education and health care facilities.

### Implementing Actions

1. Continue the County's commitment to fund expansion of the Howard Community College (HCC) to accommodate enrollment and program growth. Support the HCC in obtaining funding from the State of Maryland and others to invest in the campus.
2. Continue to work with the Howard County Economic Development Authority, the private sector, and other institutions of higher education to meet workforce development and re-training needs, especially in science and technology-related fields.
3. Continue to expand non-credit course offerings and cultural programs that promote life-long learning and enhance community life.
4. Continue to support and partner with organizations that play a critical role in the health care delivery system, such as hospitals, to ensure there is adequate capacity.



## DRINKING WATER SUPPLY AND WASTEWATER TREATMENT

### Public Water and Sewer Services

The location of Howard County's public water and sewer services are inextricably linked to the type, location, and intensity of future growth in the County. With these public services, businesses can operate more efficiently and homes can be located on smaller lots.

The County plans for the provision of public water and sewer facilities in the Master Plan for Water and Sewerage (the Master Plan). The Master Plan and any proposed amendments must be consistent with the General Plan. For capital project planning and the orderly extension of facilities, the Master Plan delineates service priority areas within the Planned Service Area (PSA). The County also implements a Water and Sewer Capacity Allocation Program that assigns priorities for new connections to the public water and sewer systems during the development plan review process to ensure demand does not exceed the available system capacity. At times, a developer may want service to a property earlier than specified by the Master Plan and is willing to construct planned facilities in advance of the County's capital project construction schedule. If the proposed development is an orderly extension of the system and is consistent with the General Plan and Subdivision and Land Development Regulations, the County grants a service priority area change so the development can occur. These service priority area changes are reflected in the annual updates to the Master Plan.

Prior to the provision of public water or sewer service, a property in the PSA must enter the County's Metropolitan District. All properties in the Metropolitan District are subject to fees, assessments, and charges that are dedicated to the Enterprise Fund, which pays for the construction, operation, maintenance, and administration of the public water and sewer systems. Maintenance of the existing water and sewer systems is an ongoing concern as portions of each system reach the design life of 50 years.

The County's Capital Budget and ten-year Capital Improvement Program (CIP), the Metropolitan District entry process, the development plan review process, and the Water and Sewer Capacity Allocation Program ensure the orderly expansion of the public water and sewer system. Through the self-sustaining Enterprise Fund, the County pays the construction costs for major facilities in the public water and sewer system and the developer pays the cost for the system extension to their individual development.

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>INF-4 - Minimize loss of life, loss of property, and injury due to fire or medical emergencies.</b>		
1. Construct and staff new and replacement fire stations in the Capital Improvement Program. Renovate and rehabilitate existing fire stations as appropriate to ensure the continued provision of efficient service.	DFRS	Ongoing
2. Continue to construct underground cisterns to support fire suppression in the Rural West. Determine strategic placement locations for water-holding cisterns that allow for improved water supply access and shortened distance for tanker trucks shuttling water for firefighting operations in the Rural West.	DFRS	Ongoing
3. Provide funding to replace fire and rescue vehicles when needed.	DFRS	Ongoing
4. Complete a strategic plan for the fire department that anticipates future year fire station needs based on the type, location, pattern, and intensity of development envisioned on the Future Land Use Map.	DFRS Elected Officials	Mid-Term
5. Consider opportunities to provide shared-use facilities in some locations of the County to provide fire stations where they are most needed and thereby create equitable access, similar to the Merriweather District Fire Station.	DPW DFRS DPZ	Ongoing
<b>INF-5 - Maintain and expand Howard County's park and open space system and recreation facilities and programs to keep pace with future growth and ensure safe, convenient, and equitable access to residents.</b>		
1. Establish land acquisition goals for parks and open space in the Howard County Land Preservation, Parks and Recreation Plan (LPPRP), and prioritize parks and open space acquisition within communities with low park equity.	DRP	Mid-Term
2. Establish countywide goals and priorities in the LPPRP for recreation facilities and programs that are accessible to all residents.	DRP	Mid-Term
3. Build partnerships within county government and with other organizations across the County to efficiently share resources.	DRP All Agencies Non-profit Partners	Ongoing
4. Use flexible designs for parks and open space in more urban areas, such as plazas, pocket parks, and amphitheaters.	DRP	Ongoing
5. Partner with other county departments to link parks, open space, and recreation facilities to surrounding communities through transportation improvements.	DRP OOT DPZ	Ongoing

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
<b>INF-6 - Continue to invest judiciously to maintain and enhance county facilities and assess county agency space needs against the County's portfolio of spaces.</b>		
1. Use the Capital Improvement Program to evaluate and prioritize county building renovations.	DPW	Ongoing
2. Establish county space standards and evaluate the efficiency of county space usage. Assess future county agency needs for space.	DPW	Ongoing
3. Determine whether it is in the County's best interest to continue all or some leases. Consider opportunities to purchase leased space or construct new office and/or mixed-use spaces.	DPW	Ongoing
4. Determine whether it is in the County's best interest to continue to own or surplus various properties. Consider finite land supply and potential future costs of acquisition as part of such evaluation.	DPW	Ongoing
<b>INF-7 - Partner with the Howard County Library System to provide training and resources needed in the community.</b>		
1. Evaluate the need for additional library capacity in the County to serve planned population and program growth. Provide necessary expansion of resources via additions or new facilities within the Planned Service Area.	HCLS	Mid-Term
2. Enhance the design of existing and any future libraries to both optimize the delivery of service at each library branch and help create a civic focal point. Where feasible, integrate libraries with other complementary public or private facilities.	HCLS DPW Private Partners	Long-term
<b>INF-8 - Continue to support the Howard Community College's expanding abilities to provide higher education for county residents and workers; and partner with entities that provide critical services, programs, and infrastructure such as higher education and health care facilities.</b>		
1. Continue the County's commitment to fund expansion of the Howard Community College (HCC) to accommodate enrollment and program growth. Support the HCC in obtaining funding from the State of Maryland and others to invest in the campus.	HCEDA	Ongoing
2. Continue to work with the Howard County Economic Development Authority, the private sector, and other institutions of higher education to meet workforce development and re-training needs, especially in science and technology-related fields.	HCC HCEDA OWD Private Partners	Ongoing
3. Continue to expand non-credit course offerings and cultural programs that promote life-long learning and enhance community life.	HCC	Ongoing
4. <u>Continue to support and partner with organizations that play a critical role in the health care delivery system, such as hospitals, to ensure there is adequate capacity.</u>	HCHD	<u>Ongoing</u>