

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

**Amendment No. 1**  
**Council Bill No. 4-2024**

Amendment Proposed by: Liz Walsh

Introduced: January 2, 2024

Auditor: Lori Buchman

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Fiscal Impact:

If this amendment passes, the Community Renewal Fund will continue to receive fee-in-lieu revenue for certain developments seeking alternatives to moderate income housing unit (MIHU) obligations but will no longer receive revenue from fees-in-lieu related to age-restricted adult housing (ARAH) or planned senior communities. The resulting future decrease in revenue cannot be estimated, as it is dependent upon future development activities that we cannot predict.

To illustrate the potential revenue impact, two ARAH communities identified by the Department of Housing and Community Development (DHCD), Eden Brook and the Villas (Gates) at Maple Lawn, paid fees-in-lieu totaling approximately \$806,000 between Fiscal Years 2021 and 2024.

Purpose:

This amendment would restore all text that was proposed to be redacted in CB4-2024 except for the certain provisions of County Code Section 13.402(C) that permit alternatives to moderate income housing unit obligations for age-restricted adult housing and planned senior communities.

Other Comments:

None.