

## Amendment 7 to Council Bill No. 18-2025

BY: Christiana Rigby

Legislative Day: 6

Date: May 5, 2025

### Amendment No. 7

*(This amendment does the following:*

- 1. adds a requirement 25% of all dwelling units constructed under the bill be built according to either the Uniform Federal Accessibility Standards or International Code Council Guidelines;*
- 2. requires 5% of dwelling units to be Disability income housing units, and 15% of housing units as moderate income housing units, low income housing units, or disability income housing units;*
- 3. establishes a sunset provision of 2033;*
- 4. and adds reporting requirements)*

On page 3, line 28 strike “and PGCC (Planned Golf Course Community)”.

On page 4, strike lines 1-6 and substitute the following:

“(1) NOTWITHSTANDING ANY OTHER PROVISION OF THIS SUBTITLE, A DEVELOPER OF A TOD (TRANSIT ORIENTED DEVELOPMENT) DISTRICT SITE SHALL INCORPORATE UNIVERSAL DESIGN FEATURES FROM THE DEPARTMENT OF PLANNING AND ZONING GUIDELINES FOR ALL UNITS DESCRIBED IN THIS SECTION, WITH 25% OF THE DISABILITY INCOME HOUSING UNITS ADHERING TO EITHER THE UNIFORM FEDERAL ACCESSIBILITY STANDARDS (UFAS) OR INTERNATIONAL CODE COUNCIL (ICC) 117.1-2009-TYPE A GUIDELINES, AND SHALL PROVIDE EITHER:

- (i) MODERATE INCOME HOUSING UNITS REQUIRED UNDER THE ZONING REGULATIONS, OR DISABILITY INCOME HOUSING UNITS OR LOW INCOME HOUSING UNITS AS PART OF AN OPTIONAL METHOD OF COMPLIANCE, AS PART OF THE DEVELOPMENT ON THE SITE OF THE DEVELOPMENT PROJECT; OR

(ii) 5% OF THE TOTAL UNITS BUILT SHALL BE DISABILITY INCOME HOUSING UNITS AND AN ADDITIONAL 15% OF THE TOTAL UNITS BUILT SHALL BE A MIX OF MODERATE INCOME HOUSING UNITS, LOW INCOME HOUSING UNITS, OR DISABILITY INCOME HOUSING UNITS PER SECTION 13.402(E)(4)(I), (II), AND (III) AND 13.402B.

On page 4 in line 13, strike “DISABILITY INCOME HOUSING UNITS;”.

On page 4, in line 16 after “ARTICLE” strike “IF 15% OF THE DWELLING UNITS ARE DISABILITY INCOME HOUSING UNITS” and substitute “. A PROJECT THAT HAS BEEN APPROVED FOR A PAYMENT IN LIEU OF TAXES (PILOT) AGREEMENT WITH THE COUNTY SHALL PROVIDE 5% OF THE TOTAL UNITS BUILT TO BE DISABILITY INCOME HOUSING UNITS AND SHALL PROVIDE 15% OF THE TOTAL UNITS BUILT TO BE A MIX OF MODERATE INCOME HOUSING UNITS, LOW INCOME HOUSING UNITS, OR DISABILITY INCOME HOUSING UNITS PER SECTION 13.402(E)(4), (I), (II) AND (III) AND 13.402B.”

(4) REPORTING REQUIREMENT – THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT SHALL BY JANUARY 1, 2029 AND JANUARY 1, 2032 PREPARE AND SUBMIT A REPORT TO THE COUNTY COUNCIL PROVIDING FOR THE NUMBER OF MODERATE INCOME HOUSING UNITS, LOW INCOME HOUSING UNITS, AND DISABILITY INCOME HOUSING UNITS CREATED UNDER THIS SECTION INCLUDING THE BEDROOM RATIO OF THE UNITS CREATED AND THE STUDENT GENERATION YIELDS OF EACH BUILDING CONSTRUCTED AND FULLY LEASED AT THE TIME OF THE REPORT.”.

On page 4, in line 19 insert the following:

“(O) PGCC (PLANNED GOLF COURSE COMMUNITY) — MODERATE INCOME HOUSING UNIT REQUIREMENTS.

(1) NOTWITHSTANDING ANY OTHER PROVISION OF THIS SUBTITLE, A DEVELOPER OF A PGCC (PLANNED GOLF COURSE COMMUNITY) DISTRICT SITE SHALL PROVIDE THE MODERATE INCOME HOUSING UNITS REQUIRED UNDER THE ZONING REGULATIONS, OR DISABILITY INCOME HOUSING UNITS OR LOW INCOME HOUSING UNITS AS PART OF AN OPTIONAL

METHOD OF COMPLIANCE, AS PART OF THE DEVELOPMENT ON THE SITE OF THE  
DEVELOPMENT PROJECT.

(2) THE DEVELOPER SHALL NOT:

(I) PROVIDE THE MODERATE HOUSING INCOME UNITS AT A DIFFERENT LOCATION;

(II) PAY A FEE-IN-LIEU OF TO THE DEPARTMENT OF HOUSING AND COMMUNITY  
DEVELOPMENT;

(III) USE AN OPTIONAL METHOD AS PROVIDED UNDER SUBSECTION (E)(1)(I) OF THIS  
SECTION; OR

(IV) USE ALTERNATIVE COMPLIANCE TO OPTIONAL METHODS AS PROVIDED UNDER  
SUBSECTION (F) OF THIS SECTION.”.

On page 9, in line 22 after “APPROVAL” insert “IF APPROVED UNDER SECTION 13.402(N)(1)(II)”.

On page 11, in line 29, after “ZONING”, insert “IF APPROVED UNDER SECTION 13.402(N)(1)(II)”.

On page 12, immediately after line 4, insert the following:

**“Section 2. And Be it Further Enacted by the County Council of Howard County, Maryland that  
this Act shall remain effective for the period of eight years and, with no further action by the  
County Council, this Act shall be abrogated and of no further force and effect.”.**

On page 12, in line 5, strike “2” and insert “3”.