

Introduced 07.07.2025
Public Hearing 07.21.2025
Council Action _____
Executive Action _____
Effective Date _____

County Council of Howard County, Maryland

2025 Legislative Session

Legislative Day No. 10

Bill No. 56-2025

Introduced by: Liz Walsh

SHORT TITLE: On-site MIHU, LIHU & DIHU requirement for Age-Restricted Adult Housing developments.

AN ACT amending the Howard County Code to require that Moderate Income, Low Income, and Disability Income Housing Units that are developed in an Age Restricted Adult Housing development, be developed on-site; and generally relating to Moderate, Low, and Disability Income Housing Units.

Introduced and read first time July 7, 2025. Ordered posted and hearing scheduled.
By order Michelle Harrod
Michelle Harrod, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on July 21, 2025.

By order Michelle Harrod
Michelle Harrod, Administrator

This Bill was read the third time on September 2, 2025 and Passed ____, Passed with amendments ____, Failed *X.

* Motion to Approve Failed
to receive a 2nd

By order Michelle Harrod
Michelle Harrod, Administrator

Sealed with the County Seal and presented to the County Executive for approval this ____ day of ____, 2025 at ____ a.m./p.m.

By order _____
Michelle Harrod, Administrator

Approved by the County Executive _____, 2025

Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **WHEREAS**, since 2005, when age-restricted housing construction first started being
2 reported, only 14% (3,921) of the total housing units built in Howard County as of December 31,
3 2023 (27,866), have been age-restricted units; and

4
5 **WHEREAS**, according to the 2024 Howard County Rental Survey, just 9.3% of the
6 2,199 senior households in Howard County, with incomes between 30 percent and 60 percent of
7 area median income (AMI), are afforded the option to utilize low cost, subsidized age restricted
8 housing; and

9
10 **WHEREAS**, the Howard County General Plan states that only 4% of the County’s
11 housing mix is age-restricted (55 years and older); and

12
13 **WHEREAS**, of the 187 total age-restricted units built from January 2020 to December
14 2024, only 7 (3.7%) of those units are Moderate Income Housing Units (MIHUs); none were
15 Low Income Housing Units (LIHUs) or Disability Income Housing Units (DIHUs); and

16
17 **WHEREAS**, the Howard County General Plan outlines an affordability target that 20%
18 of all new net housing units should be available to households making less than 60% of AMI.

19
20 **NOW, THEREFORE,**

21
22 ***Section 1. Be It Enacted*** by the County Council of Howard County, Maryland, that the Howard
23 *County Code is hereby amended as follows:*

24
25 *By Amending:*

26 *Title 13. “Housing and Community Development”*

27 *Subtitle 4. “Moderate Income Housing Units”*

28 *Section 13.402. “Development procedures; moderate income housing unit agreement;*
29 *alternative.”*

30 *Subsection (o): “PGCC (Planned Golf Course Community)—Moderate Income Housing Unit*
31 *Requirements”*

1
2 *By Amending:*

3 *Title 13. "Housing and Community Development"*

4 *Subtitle 4. "Moderate Income Housing Units"*

5 *Section 13.402C. "Alternatives to moderate income housing unit obligation in certain zones"*

6 *Subsection (a). "Application"*
7
8

9 **HOWARD COUNTY CODE**

10 **Title 13. Housing and Community Development**

11 **Subtitle 4. Moderate Income Housing Units**

12 **Section 13.402. Development procedures; moderate income housing unit agreement;**
13 **alternative.**
14

15 *(o)* PGCC (Planned Golf Course Community) AND AGE-RESTRICTED ADULT HOUSING —
16 Moderate Income Housing Unit Requirements.

17 (1) Notwithstanding any other provision of this subtitle, a developer of a PGCC
18 (Planned Golf Course Community) district site OR AN AGE-RESTRICTED ADULT HOUSING USE
19 shall provide the moderate income housing units required under the zoning regulations, or
20 disability income housing units or low income housing units[[],] REQUIRED UNDER THE
21 ZONING REGULATIONS OR as part of an optional method of compliance, as part of the
22 development on the site of the development project.
23

24 (2) The developer shall not:

- 25 (i) Provide the moderate housing income units at a different location;
26 (ii) Pay a fee-in-lieu of to the Department of Housing and Community
27 Development;
28 (iii) Use an optional method as provided under subsection (e)(1)(i) of this section;
29 or

- 1 (iv) Use alternative compliance to optional methods as provided under subsection
2 (f) of this section.
3

4 **Sec. 13.402C. - Alternatives to moderate income housing unit obligation in certain zones.**

5 (a) *Application.* This section shall apply only to:

6 (1) Residential developments of single-family detached homes offered for sale in the RC,
7 RR, R-ED, R-20, R-12, and R-SC zoning districts;

8 [[(2) Age-restricted adult housing and planned senior communities;]]

9 ([[3]] 2) Single-family attached homes in R-H-ED; and

10 ([[4]] 3) Mixed use developments in MXD.
11

12 ***Section 2. And Be It Further Enacted by the County Council of Howard County, Maryland that***
13 ***this Act shall become effective 61 days after its enactment.***

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on _____, 2025.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on _____, 2025.

Michelle R. Harrod, Administrator to the County Council


BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on _____, 2025.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on September 2, 2025.



Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on _____, 2025.

Michelle R. Harrod, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on _____, 2025.

Michelle R. Harrod, Administrator to the County Council