

**Amendment 15 to Council Bill No. 58-2009, as amended**

**SPONSORED BY: Calvin Ball  
Mary Kay Sigaty  
Jennifer Terrasa  
and at the request of the County Executive**

**Legislative Day No: 2  
Date: February 1, 2010**

**Amendment No. 15**

*(This amendment clarifies the moderate income housing unit obligation required in downtown.)*

1 In the attachment, on page 8 strike the 5<sup>th</sup> paragraph that begins “As detailed below,” down  
2 through and including the last paragraph on page 10 that begins “As an alternative,” inclusive,  
3 and substitute:

4 **“MIXED-INCOME HOUSING UNIT (MIHU) REQUIREMENT**

5 Downtown Columbia should include a full spectrum of housing options. This Plan recommends  
6 the Howard County Council enact zoning legislation requiring that a minimum of 15 percent of  
7 all new housing units constructed in accordance with the new downtown revitalization process  
8 be moderate-income housing units. Moderate-income housing units must be provided in  
9 accordance with Title 13 of the Howard County Code.

10  
11 The moderate-income housing units will be regulated under Title 13 of the Howard County  
12 Code, which is administered by the Howard County Department of Housing and Community  
13 Development. In order to assure that the moderate-income housing units are available to the  
14 intended beneficiaries, covenants will be recorded against those properties in downtown where  
15 units are to be constructed. Covenants will prohibit the sale or rental of these units except to  
16 eligible individuals or families, the Howard County Housing Commission, the County or an  
17 appropriate designee in accordance with the Housing and Community Development provisions  
18 of the Howard County Code. Limitations on the future sale or rental of each moderate-income  
19 housing unit would also apply as specified in the County Code.

20  
21 The Howard County Department of Housing and Community Development is also encouraged to  
22 explore and consider alternative means of addressing the County’s affordable housing needs in

1 Downtown. One such alternative could provide for the inclusion of incentive-based alternative  
2 compliance options that would encourage the development of low-income as well as moderate  
3 income housing in downtown. The County Council would need to enact supplemental  
4 legislation to implement any alternative mechanism for affordable housing. Any alternative  
5 affordable housing obligation should be met downtown. ”.