

# Affordable Housing Community Equity Development Commission



## Zoning Legislation Recommendation

# HACA Consent Decree

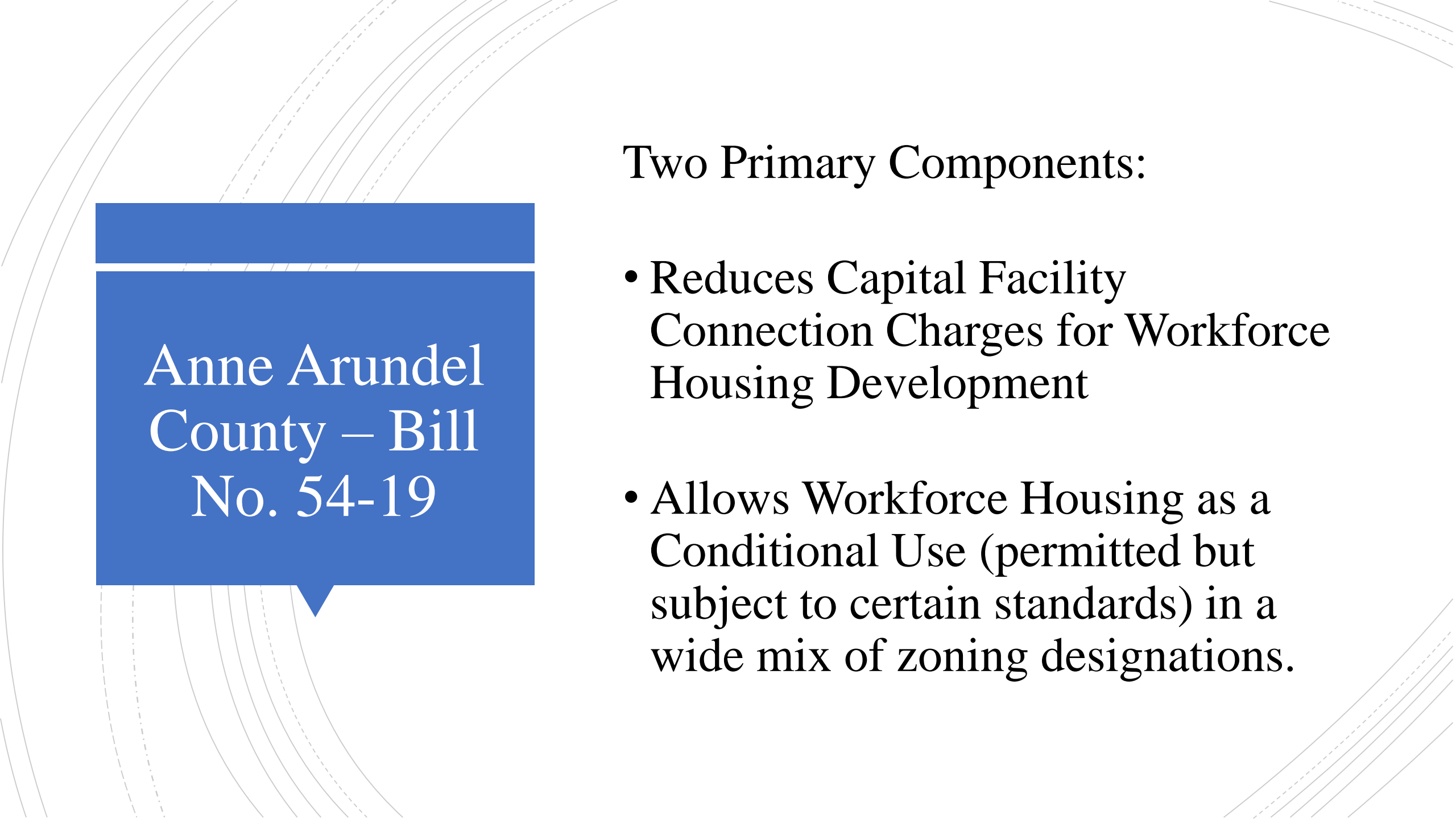
*The City Agrees to a Good Faith Review of the Potential for Affordable and Workforce Housing Legislation in the City of Annapolis*

- 32.) Within ninety (90) days of the Effective Date of this Consent Decree, the City agrees to explore the possibility of adopting Affordable and Workforce Housing Legislation.
- 33.) The City agrees that the Housing and Human Welfare Committee will review and consider the Affordable and Workforce Housing Legislation passed by Anne Arundel County, a copy of which is attached hereto and incorporated herein, as Attachment 1 as a starting point for their discussion.
- 34.) The City agrees that the Housing and Human Welfare Committee will report back to the full City Council on their good faith efforts to consider adopting

# Draft Comprehensive Plan

Recognize  
Comprehensive Plan is  
in progress which may  
result in zoning  
changes

Upon completion  
AHCEDC may have  
additional  
recommendations

The background of the slide features a series of thin, curved lines in shades of gray, creating a sense of motion and depth. These lines are more prominent on the left side and fade towards the right.

## Anne Arundel County – Bill No. 54-19

### Two Primary Components:

- Reduces Capital Facility Connection Charges for Workforce Housing Development
- Allows Workforce Housing as a Conditional Use (permitted but subject to certain standards) in a wide mix of zoning designations.



## Applicability of County Legislation to City

- County has more vacant land available for development; whereas the City has more infill development opportunities
- City does not provide for development by Condition Use instead uses Planned Development Code

# **City Planned Development Chapter 21.24.020**

## **Planned Developments are allowed as a use, subject to standards with approval by the Planning Commission**

### **Residential Planned Development:**

- Uses that are allowed as permitted uses, uses subject to standards or special exception uses in any residential district.
- Up to ten percent of the ground area or gross floor area of a residential planned development may consist of uses that are allowed as permitted uses or as uses subject to standards in the B1 District.
- No more than thirty percent of the ground area or of the gross floor area of the development may be devoted to planned development uses

### **Business Planned Development:**

- Uses allowed as a permitted use, use subject to standards, or special exception use in the zoning district
- Developments located in the B1, B2, B3, BCE, P, and MX districts may include all uses allowed in any residential district as a permitted use, use subject to standards, or as a special exception.
- No more than fifteen percent of the ground area or of the gross floor area of the development may be devoted to planned development uses

### **Special Mixed Planned Development:**

- All uses allowed as a permitted use, use subject to standards, or as a special exception in any zoning district.
- No more than thirty percent of the ground area or of the gross floor area of the development may be devoted to planned development uses.

# Zoning Districts eligible for Planned Development

B1	Convenience Shopping
B2	Community Shopping
B3	General Commercial
BCE	Business Corridor Enhancement
I1	Light Industrial
MX	Mixed Use
P	Professional Office
R1	Single Family Residence
R1-A	Single Family Residence
R1-B	Single Family Residence
R2	Single Family Residence
R2-NC	Single Family Residence - Neighborhood Conserv
R3	General Residence
R3-NC	General Residence - Neighborhood Conservation
R3-NC2	General Residence - Neighborhood Conservation
R3-R	General Residence - Neighborhood Revitalization
R4	General Residence
R4-R	General Residence - Neighborhood Revitalization

# Recommendation #1

Create a new Planned Development under Chapter 21.24 of Annapolis City Code with bulk regulations that provide for an increase in allowable density and height, a decrease in lot and yard restrictions, and flexibility in open space requirements, for development of affordable/workforce housing (defined next), using form-based design ensuring scale and massing appropriate to neighborhood character.



# Definition of Affordable/Workforce Housing

- Rental housing in which at least 60% of units are restricted to 60% of Area Median Income or less for a period of at least 40 years
- Homeownership units in which at least 40% of the homes developed as part of a subdivision consisting of 10 homes or more or 100% of the homes developed as part of a subdivision consisting of 9 homes or fewer, restricted to 100% of Area Median Income or less for a period of at least 15 years.

*Proposed income restrictions are similar to Anne Arundel County's. The rental restrictions match the requirements of the Low Income Housing Tax Credit Program*

# Recommendation #2

The City should adopt a “Missing Middle” housing policy and amend zoning bulk regulations that facilitate the development of high quality, small scale, lower cost housing typologies such as duplexes, triplexes and quadplexes using a thoughtful form-based process and methodology.

# Recommendation #3

## Reduce City fees for affordable/workforce housing

- Streamline the permitting process and reduce the costs of developing and operating affordable/workforce housing.
- Offer a Payment in Lieu of Tax (PILOT) for rent restricted properties under a streamlined approval process.