



# **Affordable Housing through *Inclusionary Zoning:* The Maryland Model**

## I. DETERMINING THE OBJECTIVES

### A. *Affordable For What Types of Households*

1. Households with working adult (not directly)
2. Minimum size of household (no)
3. First Time Homebuyers (5 years)
4. Income Eligible (Low 30% to Moderate 70% of AMI)

### B. *What Types of Housing: Rental and/or Ownership?*

1. Apartments
2. Condominiums
3. Townhouses
4. Single Family Homes

# I. DETERMINING THE OBJECTIVES.

## C. Integrated (to what degree)

1. Same Size or Mix as development
2. Same Quality or Variable Quality levels

## II. PROGRAM PARAMETERS

### A. Offering the Units (initial and resale)

#### 1. Rents and Sales Prices Determined

by Housing Agency

i). Extensive data to be considered specified In statute

#### 2. Buyers and Renters Certified Eligible by Housing Agency

### B. Restrictions on resale (to assure program objectives)

#### B.. Restricted Use Period

i) Homeownership Units = 30 years (originally 10)

ii) Rental Units = 99 years

### C. Right of First Purchase (to maintain supply)

i) Governmental Housing Agencies (HOC)

ii) Non profit housing providers

## II. PROGRAM PARAMETERS

### D. Required and Incentives

1. 12.5% of units (no density bonus)
2. Scales up to 20% of units (with Density bonuses)

### E. Developer Options for certain Locations and types of housing (high rise)

1. Alternative Locations
2. Alternative Housing Types (Townhomes)
3. Payment to Housing Initiative Fund
  - i) 125% of imputed cost of land

## IV. IMPLEMENTATION MECHANISMS

### A. *Property Restrictions*

1. In the Deed of Conveyance
2. In a Restrictive Covenant that runs with the land
3. Potential Lien to recapture (Enforcement)

## IV. IMPLEMENTATION MECHANISMS

- A. Requirements imposed through
  - 1. (Re)Zoning approval  
(projects of 35 units or more)
  - 2. Site Plan or other land use Approval
  - 3. Building Permits Issued
- B. Incentives (non-Maryland models)
  - 1. *Expedited Approvals*
  - 2. *State Override of Local Zoning*

## V. OPERATIONAL ISSUES

- A. Critical to have staff to “run” the program
- B. Funds to support staff and data collection to provide approvals
- C. Training the staff who approve zoning/building permit/site plan to enforce the requirement
- D. Certifying and Notifying potential buyers/renters
  - 1. Initial Sale
  - 2. Notifying all agencies with Right to Purchase on resale