

**HB1406/770819/1**

BY: Environment and Transportation Committee

AMENDMENTS TO HOUSE BILL 1406

(First Reading File Bill)

AMENDMENT NO. 1

On page 1, in line 2, strike “Development” and substitute “Comprehensive Plan”; in line 3, strike “(Modest Home Choices Act of 2020)” and substitute “(Planning for Modest Homes Act of 2020)”; strike beginning with “local” in line 4 down through “extension;” in line 15 and substitute “a local jurisdiction to address middle housing as a component of the housing element of a certain plan; requiring the housing element of a certain plan to state the number of additional housing units the local jurisdiction will need by a certain point in time based on certain forecasts; providing for the effective date of this Act;”; in line 19, strike “1-401(b)(20) through (25) and 10-103(b)(19) and (20)” and substitute “3-114”; after line 21, insert:

“(As enacted by Chapters 713 and 714 of the Acts of the General Assembly of 2019)”;

and strike in their entirety lines 22 through 27, inclusive.

AMENDMENT NO. 2

On pages 2 through 6, strike in their entirety the lines beginning with line 3 on page 2 through line 17 on page 6, inclusive.

On page 2, after line 2, insert:

“3-114.

(a) (1) In this section the following words have the meanings indicated.

(Over)

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(2) “Area median income” has the meaning stated in § 4–1801 of the Housing and Community Development Article.

(3) “COTTAGE CLUSTER” MEANS A GROUPING OF NOT FEWER THAN FOUR DETACHED HOUSING UNITS PER ACRE WITH A FOOTPRINT OF LESS THAN 900 SQUARE FEET EACH AND THAT INCLUDES A COMMON COURTYARD.

(4) “Low-income housing” means housing that is affordable for a household with an aggregate annual income that is below 60% of the area median income.

(5) “MIDDLE HOUSING” MEANS:

(I) DUPLEXES;

(II) TRIPLEXES;

(III) QUADPLEXES;

(IV) COTTAGE CLUSTERS; AND

(V) TOWN HOUSES.

(6) “TOWN HOUSE” MEANS A DWELLING STRUCTURE CONSTRUCTED IN A ROW OF TWO OR MORE ATTACHED UNITS, WHERE EACH DWELLING UNIT:

(I) IS LOCATED ON AN INDIVIDUAL LOT OR PARCEL; AND

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**(II) SHARES AT LEAST ONE COMMON WALL WITH AN ADJACENT DWELLING UNIT.**

**[(4)] (7)** “Workforce housing” has the meaning stated in § 4–1801 of the Housing and Community Development Article.

**(b)** A housing element may include goals, objectives, policies, plans, and standards.

**(c)** A housing element shall address the need for affordable housing within the local jurisdiction, including:

**(1)** workforce housing; [and]

**(2)** low-income housing; AND

**(3)** MIDDLE HOUSING.

**(D) TO THE EXTENT PRACTICABLE, A HOUSING ELEMENT SHALL ESTIMATE THE NUMBER OF ADDITIONAL HOUSING UNITS THE LOCAL JURISDICTION WILL NEED OVER THE NEXT 10 YEARS TO MANAGE CHANGES IN ITS POPULATION AS PROJECTED IN POPULATION FORECASTS.”.**

On page 6, in line 19, strike “October 1, 2020” and substitute “June 1, 2020, the effective date of Chapters 713 and 714 of the Acts of the General Assembly of 2019. If the effective date of Chapters 713 and 714 is amended, this Act shall take effect on the taking effect of Chapters 713 and 714”.