



DEPARTMENT OF PLANNING

Self-Assessment - Housing Regulations and Implementation

1. Does your jurisdiction maintain partnerships with housing affordability or community development organizations? How do those partnerships work?
2. Does your jurisdiction have multifamily zoning? Is it allowed by right in certain districts?
3. Does your jurisdiction have zoning for missing middle housing? Single family attached, duplexes, triplexes, etc.? Is it allowed by right in certain districts?
 - a. If it is allowed by right, approximately what percentage of your residentially zoned land allows these uses by right?
4. In your development review or permitting process, do you treat affordable housing projects any differently than market rate housing projects?
5. Does your jurisdiction have a fast track approval and permitting process for affordable housing projects?
6. Have you aligned your housing strategies with county water and sewer plans?
 - a. Including such actions as increased density in areas connected to sewer and extending sewer or increasing wastewater treatment facility capacity for those areas planned for greater residential density?
 - b. For municipalities, do you collaborate with the county on water sewer planning?
 - c. Approximately what percentage of your residentially zoned land is served by sewer?
7. Does your jurisdiction waive or reduce parking requirements for affordable housing projects?
8. Does your jurisdiction enact impact fees for residential development? Are they modified or waived when a development includes affordable or workforce housing?
9. Does your jurisdiction provide density bonuses or other incentives for developments that incorporate affordable or workforce housing? Are density bonuses by right?
10. Does your jurisdiction have an inclusionary zoning ordinance?
 - a. If so, does it provide for an increase in unit density?
11. Does your jurisdiction consider property acquisition as a tool to prepare land for affordable housing development?
12. Do your zoning and/or subdivision ordinances set minimum lot sizes or septic disposal areas for lots on septic systems higher than the requirements of *COMAR 26.04.02.04. Site Evaluation and COMAR 26.04.03.03 Minimum Ownership*?
13. Does your jurisdiction have a DHCD Sustainable Communities designation? If so, does the housing action plan include strategies for affordable or workforce housing?
14. Does your jurisdiction have an adequate public facilities ordinance? If so, has it triggered restrictions on any developments that incorporated affordable or workforce housing?
15. Does your jurisdiction's building code allow for graduated regulatory requirements for rehab construction at different degrees of building alteration?

17. Does your jurisdiction's zoning ordinance or land use regulations permit manufactured housing, as defined in *COMAR 05.03.04.03 Definitions*, by right in residential zoning districts in which similar site-built housing units are permitted?
18. Does your jurisdiction have a consolidated permit process for residential development?
19. Do you believe that your building code provides predictable requirements for those seeking to renovate, alter, or reconstruct a building intended for residential use?
20. Does a change in building occupancy trigger compliance with the building code for new construction?
21. Has your jurisdiction conducted a housing needs study or assessment in the past 5 years?
22. Are you familiar with the Maryland General Assembly's recent adoption of HB 231 (2020), which prohibits housing discrimination based on source of income? Do you have a plan for communicating the new requirement, which is effective on October 1, 2020, to your residents and other housing stakeholders?