

## COUNTY LOCAL LAWS

Authority or to any other designated housing development agency or corporation; to provide for control of re-sales and re-rental prices of moderately priced dwelling units for a period of five (5) years; and to establish provisions for enforcement of the Act.

BE IT ENACTED BY THE COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND, that -

Sec. 1. There is hereby added to the Montgomery County Code 1972, a new Chapter 25A, title "Housing, Moderately Priced", to read as follows:

## Chapter 25A

## Housing, Moderately Priced.

## 25A-1. DECLARATION OF LEGISLATIVE FINDINGS.

THE COUNTY COUNCIL FOR MONTGOMERY COUNTY HEREBY FINDS THAT A SEVERE HOUSING PROBLEM EXISTS WITHIN THE COUNTY WITH RESPECT TO THE SUPPLY OF HOUSING RELATIVE TO THE NEED FOR HOUSING FOR RESIDENTS WITH LOW AND MODERATE INCOMES. SPECIFICALLY, THE COUNTY COUNCIL FINDS THAT:

(1) THE COUNTY IS EXPERIENCING A RAPID INCREASE IN RESIDENTS OF OR APPROACHING RETIREMENT AGE, WITH CONSEQUENT FIXED OR REDUCED INCOMES; YOUNG ADULTS OF MODEST MEANS FORMING NEW HOUSEHOLDS; GOVERNMENT EMPLOYEES IN MODERATE INCOME RANGES; AND MERCANTILE AND SERVICE PERSONNEL NEEDED TO SERVE THE EXPANDING INDUSTRIAL BASE AND POPULATION GROWTH OF THE COUNTY;

(2) A RISING INFLUX OF RESIDENTS INTO HIGHER PRICED HOUSING IN THE COUNTY WITH RESULTANT DEMANDS FOR PUBLIC UTILITIES, GOVERNMENTAL SERVICES AND RETAIL AND SERVICE BUSINESSES HAS CREATED AN INCREASED NEED FOR HOUSING FOR PERSONS OF LOW AND MODERATE INCOME WHO ARE EMPLOYED IN THE STATED CAPACITIES;

(3) THE SUPPLY OF MODERATELY PRICED HOUSING WAS INADEQUATE IN THE MID-1960'S AND HAS GROWN SINCE THEN AT A RADICALLY SLOWER PACE THAN THE DEMAND FOR SUCH HOUSING;

(4) THE INADEQUATE SUPPLY OF HOUSING IN THE COUNTY FOR PERSONS OF LOW AND MODERATE INCOME RESULTS IN LARGE SCALE COMMUTING FROM OUTSIDE THE COUNTY TO PLACES OF EMPLOYMENT WITHIN THE COUNTY, THEREBY OVERTAXING EXISTING ROADS AND TRANSPORTATION FACILITIES, SIGNIFICANTLY CONTRIBUTING TO AIR AND NOISE POLLUTION, AND ENGENDERING GREATER THAN NORMAL PERSONNEL TURNOVER IN THE BUSINESS, INDUSTRY, AND PUBLIC AGENCIES OF THE COUNTY, ALL ADVERSELY AFFECTING THE HEALTH, SAFETY AND WELFARE OF, AND RESULTING IN, AN ADDED FINANCIAL BURDEN ON THE