

THE MAYOR'S REPORT

"What's Happening Servant Leader?"



9 NOVEMBER 2015

"I can do all things through Christ who strengthens me"

"Valuing People Over Position" – Walter Lee James, Jr.

Mayor Walter Lee James, Jr. November 2015 Community Report

Substantive Meetings/Hearings

B5 Business Roundtable

Many kudos must go to the B5 Committee for hosting a wonderful and very informative business roundtable with many of the businesses in our community. As we move forward as a town and build an even stronger economic base, these type of discussions must happen. We are truly appreciative of the businesses who came out and want to see the attendance to grow even larger and we continue to have this dialogue on a bi-monthly basis. It was great to have Mr. David Harrington to be the keynote speaker for the meeting. It is important that we have our businesses actively involved with the Chamber. There are many resources and assistance that can benefit our business and community. Thanks for Shaun Rinehart for working with our IT representative in setting up the Skype feature to allow me to be a part of the meeting.

BLADENSBURG COMMONS DEVELOPMENT

Plans are to begin construction in November 2015. The construction will take 16 months. Parking issues are resolved by formalizing commitment with Elizabeth Seton High School for use of parking spaces. Here's another development that will increase our tax base in the community. A wonderful state-of-the-art 100 unit multi-family complex. *(no change from last month)*

INTRODUCTORY DEVELOPMENT MEETING

Had a very informal introductory meeting with Mr. Howard Ervin of Parallax Development Group LLC and a representative of Osprey Property Company who were very interested in the Town of Bladensburg and are consider developing 60 townhomes in our community. This benefits the Town because it brings more home ownership and tax revenue to the community. I followed up with Mr. Ervin and he stated that the project is on hold right now, but really wants to be in Bladensburg and is seeking opportunities to develop housing stock in our community.

LEGISLATIVE ITEMS

New Bladensburg Library

- This is long overdue. We have in the past been working very closely with the Friends of the Bladensburg Library as well as the County to have funding set aside in the County's CIP Budget for new construction. We could also consider legislation for a Bond Bill to build the new library as well. The library is a great source for our community as we need the community as a whole to advocate for the new library at both the County and State levels.

Anacostia River Clean Up

- The clean-up of the Anacostia River that flows into our beautiful Bladensburg Waterfront Park must remain a priority if we want to massive economic develop taking place in our community. Again, this has been a fight that has been going on for decades. We need our federal, state and county elected and non-elected partners to continue the strong advocacy for cleaning up the

river, so that we can develop what was coined as the “Peoples Harbor” and develop something in line with the River Walk in San Antonio Texas.

Transportation Reimbursement

- The cost to use public transportation can for some in our community to be quite taxing. Therefore, I will be working with our State Representatives to craft legislation that will allow for the reimbursement of money spent in using Metro Access for those who are on Medicaid and Medicare. The District of Columbia has this in place and I feel that it will be beneficial to many of our residents.

Affordable Housing (Extended Leases)

- There has been great strides that have been made in this area. We have been fighting for years to have some legislation to address the cost of living by many of those in our community who are on fixed income. Council Member Deni Taveras has proposed legislation that addresses this matter. It has passed out of committee and should be brought before the full Council in November 2015. *(Please see attached legislation)*

Support for the Eco-District Designation

- This designation can be used to attract more green and environmental friendly businesses to our community, which will expand and further diversify our business base in our community.

GRANT/FUNDING OPPORTUNITIES

- ❖ Neighborhood Business Works Funding (Offered through the State)
 - This grant opportunity is available for new and existing small Businesses

EVENTS

I attended the National League of Cities Conference in November which will be held in Nashville Tennessee.

- Inspiring a Green and Active City (Mobile Workshop)
 - The City of Nashville has partnered with several conservation groups in the community and with Tennessee State University to do energy audits to put in rain gardens to transform the landscape to address storm water management. On the active side we got a chance to experience many of their trails and bike paths. I am always excited when I attend a workshop and can share what we are already doing. City of Nashville started doing this work in 2014. It is just so amazing to see how we as a community are making more progress in this area versus cities who are much larger. One of the reason they sited to have the programs student led is for sustainability. It was a though the speaker was reading my notes.

- Urban Transformations: From Vacant to Vibrant (Mobile Workshop)
 - This workshop was the most beneficial I believe for our community; because it really got down to dealing with real transformation and how that takes place in a community. One of the key points was made to ask the question, what makes your city unique. When we were doing our strategic planning meeting with the community; if you remember the group of residents that I was partnership with came up with a vision statement, which states that Bladensburg is a destination that offers superior services and opportunities to our residents and the community at-large in a clean and safe environment. In order for us to be a “destination” we need to think with the mind set of what can we bring to Bladensburg, whether that retail or residential that separate us from the pack. For example, when we talk about grocery stores; just don’t think Shoppers, Safeway, and Giant..... (the norm).
 - The next question is what are you doing to attract business to the community? Are you reaching out to development and potential businesses? One point that was driven home was are you going out and engaging these businesses when they meet. It was stated that you cannot just sit in your city waiting for the businesses to come to you. It was stated that cities/towns need to put together a marketing packet and take it to the annual retail conference.
 - Going from vacant to vibrant has a lot to do with how you market your community. What is the word on the street? What is your website communicating? Your town website should not be a community notification site, but rather a tool to draw.

- City-County Consolidation: A Historic Decision (Mobile Workshop)
 - This would be a majoring undertaking for our community. I don’t know how it would be rolled out in our community. However, here are some of the possible benefits to consolidating the two entities:
 - Fiscal efficiency in the administration and delivery of government
 - A consistency of services to county residents
 - Low rate for local taxes
 - Fewer hurdles to take advantage of public opportunities involving government
 - Culturally unifying residents in a single community

Compact of Mayors

I am now part of a group of Mayors around the Country who have committed to make the effort to address climate change in our community. I have attached a sheet that informs you of what this entails. President Obama will be in Paris for the Climate Change Summit, and Bladensburg will be mentioned. It believe this is in line with our direction we have been discussing and is also in line with the spirit of the creating an Eco-District and moving towards a more environmental friendly community. I had the opportunity to share with many of my fellow colleagues what we are doing from an environmental perspective as a town, and they were impressed. (*see attachment*)

SCF (SeeClickFix)

A Citizen Request Management Tool that I believe we should give serious consideration when it comes to address citizen concerns. But also, will allow us to collect valuable data that can be used in our decision making process. *(see attachment)*



COMPACT of MAYORS

HOW TO PARTICIPATE:



1. Register and make a commitment. Register your pledge to take all of the steps under the Compact at carbonn Climate Registry or CDP, the two recognized reporting platforms. Or email a letter of intent to become Compact compliant to info@compactofmayors.org.



2. Assess the current situation. Within one year of pledging, the city must take stock of the current emissions and impacts of climate change in the city. To do so, they city must (1) Build and complete an inventory of overall greenhouse gas emissions using the Compact standard; (2) Identify its climate risks; and (3) Report via either the CDP or Carbonn Climate Registry date platforms.



3. Create reduction targets and establish a system of measurement. With two years, the city must update its GHG inventory to include a breakdown of emissions by sources and sectors; set a target to reduce its GHG emissions using the Compact standard; conduct a "climate change vulnerability assessment" using a Compact standard; and report in its chosen platform.



4. Establish an action plan. Within three years, the city must publish a climate action plan that shows how it will deliver on its commitment to reduce greenhouse gas emissions and increase local climate resilience.

5. Report on progress annually.
To continue to be Compact of Mayors compliant, cities must report on their progress annually.



SCF Citizen Request Management

SeeClickFix Turns Citizen Complaints into Productive Workflow

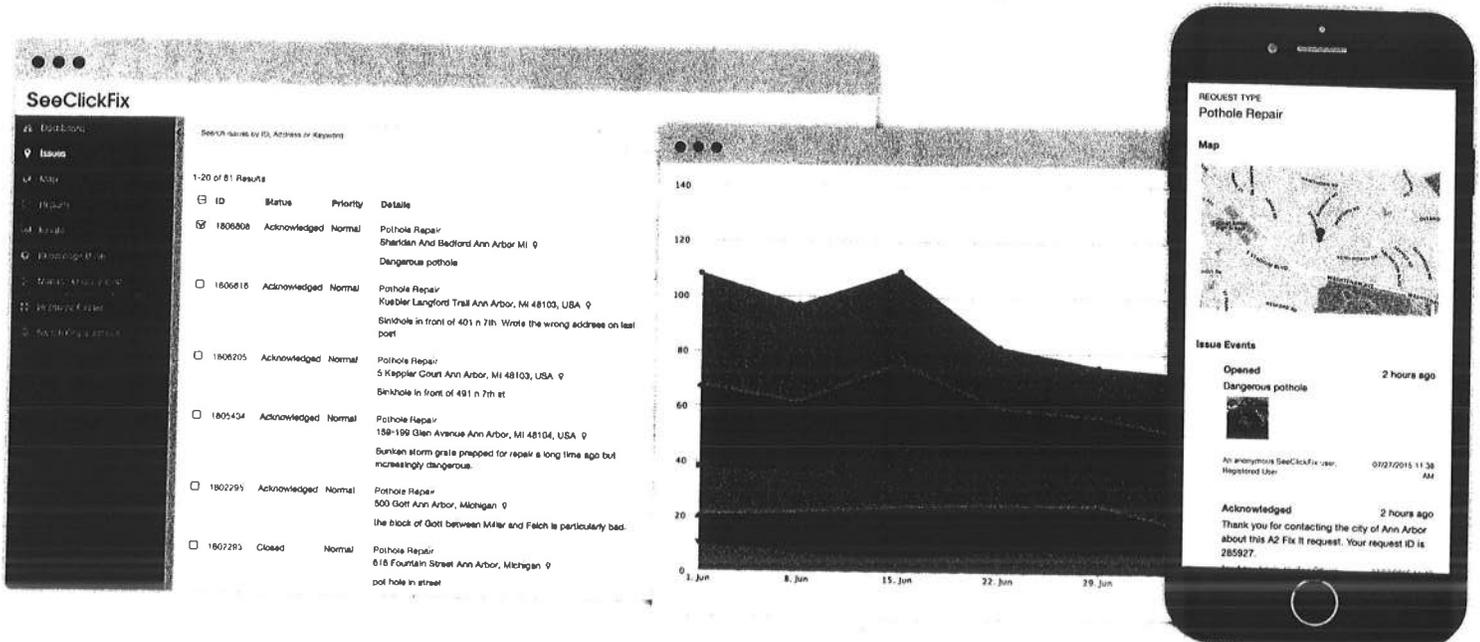
Citizens use SeeClickFix to connect with local government

Citizens use mobile apps and website tools to submit service requests, find information, and receive targeted notifications in real-time.



Municipalities route requests, assign work, and engage with citizens

Officials use SeeClickFix hosted tools to set up automatic routing, manage workflow, and seamlessly engage with citizens. SeeClickFix also integrates with your current work order systems, allowing for automatic and synchronized communication between city officials and residents.



Fractured communication damages service quality and increases cost

For citizens, reporting neighborhood problems is inconvenient, confusing, and opaque. For governments, misinformation is costly and closing the loop is infeasible.

Citizen Problem

For many citizens, reporting neighborhood problems can be difficult, confusing, and opaque. Connecting with the correct agency is tedious and once you have, receiving updates on your concern is even more difficult. For professionals, city hall hours can be inconvenient. For many, this process is difficult enough that they simply give up. This means that there are entire groups of people whose concerns are not reaching local government. The young, poor, and busy simply do not have the time to call city hall.

Government Problem

For governments, routing problems to the right place with the right information is tedious. Typically, this process involves a handful of departments, phone calls, sticky notes, and excel spreadsheets. Inevitably, problems fall through the cracks. If the problem does get to the right place, it is even more difficult to update the citizen on progress. Thus, frustrated citizens often escalate concerns to elected officials who put further pressure on officials to improve service.

Tools that connect citizens directly with public services

SeeClickFix is a central communication hub that connects citizens directly with public services. This allows cities to seamlessly update citizens on work status based on workflow automation.

Self Service

Mobile and web tools allow citizens to self serve information and services — reducing call volume and increasing access for citizens.

Data Quality

The SeeClickFix mobile app and website widgets make reporting easy and accurate for citizens — improving the quality of data and reducing costly errors.

Automated Communication

SeeClickFix reduces the cost of communication by connecting city workflow with automated citizen updates and asynchronous communication.

Request management tools improve service and reduces cost

SeeClickFix reduces the cost of high quality citizen services — allowing towns throughout the country to offer a level of service that was previously only available to some of the largest metropolitan areas.



Detroit, MI



Ann Arbor, MI



Utah DOT



Albuquerque, NM



Oklahoma City, OK



Greensboro, NC



Massachusetts



Minneapolis, MN



Pinellas County, FL



Howard County, MD



Vermont DOT



Winston Salem, NC

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2015 Legislative Session

Bill No. CB-54-2015

Chapter No.

Proposed and Presented by Council Members Lehman and Taveras

Introduced by

Co-Sponsors

Date of Introduction

BILL

1 AN ACT concerning
2 Moderately Priced Housing Program
3 For the purpose of establishing a Moderately Priced Housing Program for the County; providing
4 for the applicability of the program, requirements and alternative methods of compliance; and
5 generally relating to moderately priced housing program in Prince George's County.

6 BY repealing and reenacting with amendments:
7 SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.
8 Sections 13-247 – 13-260,
9 The Prince George's County Code
10 (2011 Edition, 2014 Supplement).

11 SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
12 Maryland, that Sections 13-247 – 13-260 of the Prince George's County Code be and the same
13 are hereby repealed and reenacted with amendments:

14 SUBTITLE 13. HOUSING AND PROPERTY STANDARDS.
15 DIVISION 8. MODERATELY PRICED HOUSING.

16 Sec. 13-247. Statement of Public Policy.
17 It is the public policy of Prince George's County to promote housing choices, conveniently
18 located in a suitable living environment, for all ages, income levels, and family sizes
19 [constellations] as adopted in the County's housing policy and programs and to meet the
20 County's general plan goals.

21 Sec. 13-248. Legislative findings.

1 The County Council finds that there is a continuing shortage of quality low and moderate-
 2 income affordable housing units in the County, that the County also finds that it seeks to stabilize
 3 and preserve housing opportunities for low and moderate-income households and that there is
 4 sufficient basis for the establishment of a Moderately Priced Housing Program in the County.

5 **Sec. 13-249. Definitions.**

6 (a) Definitions in Subtitle 27 of this Code (the Zoning Ordinance) shall apply to this
 7 Division unless the word or phrase is defined in this Section.

8 (b) The following words and phrases, as used in this Division, have the following
 9 meanings:

10 (1) **Applicant** means any person, firm, partnership, association, joint venture,
 11 corporation, or any other entity or combination of entities, and any transferee of all or part of the
 12 land at one location within Comprehensive Design Zones (CDZ), Mixed Use Town Center Zone
 13 (M-U-TC), Mixed Use Transportation Oriented Zone (M-X-T), Mixed Use Community (M-X-
 14 C), Mixed Use – Infill (M-U-I), Transit District Overlay Zone (T-D-O), Residential Planned
 15 Community (R-P-C), R-80, R-55, R-35, R-20, R-T, R-30, R-30C, R-18, R-18C, R-10A, R-10
 16 and R-H Zones and C-O Zone (Commercial Office), C-S-C Zone (Commercial Shopping
 17 Center), and C-M Zone (Commercial Miscellaneous) who submits for approval a preliminary
 18 plan of subdivision, or detailed site plan that is not pursuant to an approved preliminary plat of
 19 subdivision, for the development of fifteen (15) or more dwelling units.

20 (2) **At one location** means all adjacent land of the applicant if:

21 (A) the property lines are contiguous or nearly contiguous at any point, or

22 (B) the property lines are separated only by a public or private street, road,
 23 highway or utility right-of-way or other public or private right-of-way at any point, or

24 (C) the property lines are separated only by other land of the applicant which is
 25 not subject to this Division at the time the applicant submits for approval a preliminary plan of
 26 subdivision.

27 (3) **Department** means the Prince George's County Department of Housing and
 28 Community Development.

29 (4) **Director**, except as otherwise indicated, means the Director of the Department of
 30 Housing and Community Development, or the Director's designee.

31 (5) **Eligible person** means a person or household whose income qualifies the person

1 or household to participate in the moderately priced housing unit program.

2 (6) **Housing Authority** means the Housing Authority of Prince George's County.

3 (7) **Housing Investment Trust Fund** means the fund established in Division 19 of
4 Subtitle 10 of the County Code.

5 (8) **Moderately priced housing unit** or "MPHU" means a dwelling or housing unit
6 which is constructed, sold under the requirements of this Division at or below eighty percent
7 (80%) of the Median Family Income (MFI), or rented at or below sixty percent (60% of the
8 Median Family Income.

9 (9) **Optional density bonus** means any increase in density allowed under Subtitle 27,
10 Part 4A of the Zoning Code

11 (10) **Redevelopment Authority** means the Redevelopment Authority of Prince George's
12 County.

13 **Sec. 13-250. Establishment of Moderately Priced Housing Program; percentage of**
14 **moderately priced housing units; determination of eligibility standards.**

15 (a) There is hereby established the Moderately Priced Housing (MPH) Program.

16 (b) The goal of the MPH Program is to require, within applicable construction and
17 development of housing units covered under the program, a minimum of, subject to an optional
18 density bonus:

19 (1) for For-Sale units:

20 (A) at least twelve and a half percent (12.5%) of density for households with an
21 income within sixty to eighty percent (60%-80%) of the Median Family Income; or

22 (B) at least seven and a half percent (7.5%) of density of households with an
23 income at or below sixty percent (60%) of the Median Family Income; or

24 (2) for rental units:

25 (A) at least twelve and a half percent (12.5%) of density for households with an
26 income within forty to sixty percent (40%-60%) of the Median Family Income; or

27 (B) at least seven and a half percent (7.5%) of density of households with an
28 income at or below forty percent (40%) of the Median Family Income.

29 (c) Applicants in the MPH Program shall be eligible for an optional density bonus as
30 permitted under Subtitle 27, Part 4A of the Zoning Ordinance. Pursuant to the regulations
31 adopted in accordance with Section 13-258, the Director shall prescribe a process for applicants

1 to apply for such optional density bonuses.

2 (d) Standards of eligibility for the Moderately Priced Housing Program shall be established
 3 by program regulations adopted in accordance with Section 13-258.

4 **Sec. 13-251. Applicability, MPHU agreement and requirements.**

5 (a) This Division applies to all construction or development on a lot size of one (1) acre or
 6 less with fifteen (15) or more dwelling units within Comprehensive Design Zones (C-D-Z),
 7 Mixed Use Town Center Zones (M-U-TC), Mixed Use Transportation Oriented Zones (M-X-T),
 8 Mixed Use Community Zones (M-X-C), Mixed Use – Infill Zones (M-U-I), Residential Planned
 9 Community (R-P-C), R-80, R-55, R-35, R-20, R- T, R-30, R-30C, R-18, R-18C, R-10A, R-10,
 10 and R-H Zones and C-O Zone (Commercial Office), C-S-C Zone (Commercial Shopping
 11 Center), and C-M Zone (Commercial Miscellaneous). This Division shall not apply to any
 12 construction or development of dwelling units within any property placed within a designated
 13 Historic District.

14 (b) Any applicant shall enter into a written MPHU agreement with the Director. This
 15 agreement shall include:

- 16 (1) The number, type, location and plan for staging construction of all dwelling units;
- 17 (2) a specific number of MPHUs must be constructed on an approved time schedule;
- 18 (3) in single-family dwelling unit subdivisions, each MPHU must have three (3) or more
 19 bedrooms, provided that an applicant may indicate units with fewer bedrooms in proportion to
 20 the market rate units with similar bedroom sizes;
- 21 (4) in multi-family dwelling unit subdivision, each MPHU must have two (2) or more
 22 bedrooms, provided that an applicant may indicate the number or efficiency and one (1) bedroom
 23 units as long as it does not exceed the ratio of market-rate efficiency and one (1) bedroom units
 24 in the subdivision;
- 25 (5) any such other information as may be required to determine the applicant's
 26 compliance with this Subtitle, or a statement that the applicant may utilize the alternative
 27 methods of compliance set forth in Sec. 13-252; and
- 28 (6) An affidavit signed by the applicant and all other parties whose signatures are
 29 required by law for effective and binding execution of contracts covering real property, attesting
 30 the truth and accuracy of the information submitted by the applicant.

31 (c) Any applicant, in order to obtain a building permit, must submit to the Department of

1 Permitting, Inspection and Enforcement, with the application for a permit, a written MPHU
 2 agreement approved by the Director.

3 **[Sec. 13-252.] [Capturing Housing Opportunities in Communities Everywhere**
 4 **("CHOICE") Special Revenue Fund Advisory Board created; membership; terms.**

5 (a) There is hereby created the Capturing Housing Opportunities in Communities
 6 Everywhere ("CHOICE") Revenue Advisory Board.

7 (b) The Board shall consist of seven (7) County residents who shall be appointed by the
 8 County Executive and confirmed by the County Council.

9 (c) The Board shall be chaired by the Director. The remaining members shall consist of
 10 one (1) representative of each of the following: development community; financial community;
 11 a religious and a nonprofit organization concerned with the need for affordable housing; the
 12 Prince George's County Municipal Association; and a member from the community at large.

13 (d) Except for the Chairman, the terms of the members shall be for three (3) years. Terms
 14 of the members shall be staggered. Members shall continue to serve until their successors are
 15 appointed and qualified.

16 (e) The Board shall review and make recommendation to the County Executive and
 17 County Council concerning the purposes for which the revenues in the Capturing Housing
 18 Opportunities in Communities ("CHOICE") Special Revenue Fund may be used.]

19 **Sec. 13-252. Alternative methods of compliance.**

20 (a) Under this Section, instead of building the required number of moderately priced
 21 housing units onsite, an applicant may offer to do any combination of the following alternatives
 22 that will produce at least one hundred and twenty five percent (125%) of the number of
 23 moderately priced housing units that would have been built on-site:

24 (1) convey land to the Department, Redevelopment or Housing Authority, suitable in
 25 size, location and physical condition for construction of moderately priced housing units, or for
 26 sale by the Housing Authority, the proceeds of which shall be deposited into the Housing
 27 Investment Trust Fund; or

28 (2) contribute to the Housing Investment Trust Fund an amount based on the economic
 29 equivalent of the cost of constructing units required to fulfill the off-site construction alternatives
 30 by the County; or

31 (3) build or provide moderately priced housing units at one or more other sites in the

1 same or an adjoining planning area; or

2 (4) do any combinations of these alternatives that will result in provide at least one
 3 hundred and twenty five percent (125%) of the number of moderately priced housing units that
 4 would have been built on-site.

5 (b) The Director may accept the offer made by the applicant if the Director demonstrates in
 6 a notification to the County Council that:

7 (1) in the project or subdivision originally proposed by the applicant, an indivisible
 8 package of resident services and facilities to be provided to all households would cost the
 9 occupants of the moderately priced housing units so much that it is likely to make the moderately
 10 priced housing units effectively unaffordable by eligible households;

11 (2) an offer made by an applicant under this Section will achieve at least one hundred
 12 and twenty five percent (125%) of the number of moderately priced housing units that would
 13 have been built on-site;

14 (3) the public benefits outweigh the benefit of constructing moderately priced housing
 15 units in each subdivision throughout the County, and acceptance of the applicant's offer will
 16 achieve the objective of providing a broad range of housing opportunities throughout the County;

17 (4) the environmental constraints at a particular site would render the building of all
 18 required MDHUs at the site economically infeasible; or

19 (5) the number of MPHUs to be created is not economically feasible.

20 (c) The procedures for considering and implementing alternative offers shall be established
 21 by program regulations adopted pursuant to Section 13-258.

22 (d) Notwithstanding any other provisions of this Section, the Director may reject a
 23 proposal by an applicant to utilize alternative methods of compliance in whole or in part
 24 whenever the public interest would best be served thereby.

25 **Sec. 13-253. Proceeds of alternative compliance moneys.**

26 (a) All payments made for alternative compliance to the requirement to construct
 27 moderately priced dwelling units shall be made to the Housing Investment Trust Fund [CHOICE
 28 Special Revenue Fund]. These proceeds may be utilized by the Department, Redevelopment or
 29 Housing Authority for any purpose consistent [with those set forth in Section 10-261.01 of] this
 30 [Code] Division.

31 (b) Once such payments have been received, the Director [of the Department of Housing

1 and Community Development] shall notify the Planning Board for its consideration of all
 2 applicable [subdivision] applications.

3 **Sec. 13-254. Maximum prices and rents of moderately priced housing units; adjustments**
 4 **for energy efficiency and transit oriented development units.**

5 (a) Moderately priced housing units may not be sold or rented at prices or rents that exceed
 6 the maximum prices or rents established in the program regulations adopted pursuant to Section
 7 13- 258.

8 (b) An applicant shall qualify for an adjustment in the maximum sale price or rental rate up
 9 to five percent (5%) if the MPHU is:

10 (1) Energy Star certified; or

11 (2) built to Leadership in Energy and Environmental Design – New Construction
 12 (LEED-NC) standards; or

13 (3) has an on-site renewable energy system of two kilowatts (2KW) or greater; or

14 (4) will be purchased through an Energy Efficient Mortgage.

15 (c) An applicant shall qualify for an adjustment in the maximum sale price or rental rate up
 16 to five percent (5%) if the MPHUs are within one-half mile (1/2) of the platform of a Metrorail
 17 station or one-quarter (1/4) mile of a platform of a Maryland Area Regional Commuter (MARC)
 18 or light rail station.

19 (d) The Director shall establish the procedures and requirements for applying for the
 20 adjustments in the regulations adopted pursuant to Section 13- 258.

21 **Sec. 13-255. Sale of moderately priced housing units.**

22 (a) The Department, Redevelopment or Housing Authority shall have the right of first
 23 refusal to buy for its own program or programs administered by it, thirty (30) percent of all
 24 moderately priced housing units produced in a development under this Division. Any remaining
 25 units, up to thirty (30) percent of the total, shall be made available to any nonprofit corporation
 26 designated in accordance with the program regulations adopted in Section 13-258, prior to public
 27 offering.

28 (b) The Department, Redevelopment or Housing Authority shall have the right of first
 29 refusal to buy for its own program or programs a moderately priced housing unit to be sold or
 30 resold after its date of original sale prior to public offering in accordance with the program
 31 regulations adopted in Section 13-258. The moderately priced housing unit to be sold or resold

1 after its date of original sale shall be made available to any nonprofit corporation designated in
2 accordance with the program regulations adopted in Section 13-258, prior to public offering.

3 **Sec. 13-256. Control of rents and subsequent sale prices.**

4 (a) Except for in foreclosure proceedings or other court ordered sales, MPHUs constructed
5 or offered for sale under this Division shall not be resold after the date of original sale at a price
6 greater than as provided by the program regulations. Date of original sale means the date of
7 settlement for purchase of a moderately priced housing unit.

8 (b) MPHUs built or offered for rent under this Division shall not be rented after the date of
9 original rent at a rent greater than that established by the program regulations. The date of
10 original rental means the date the lease agreement for the MPHU takes effect.

11 (c) If a MPHU is sold or resold after its date of original sale, the maximum sale price
12 determined by the Department shall include the following factors:

13 (1) inflation of the Median Family Income (MFI) since the original sale; or

14 (2) any eligible improvements made to the MPHU as established by the program
15 regulations.

16 (d) This section does not prohibit the bulk transfer or sale of all or some of the rental
17 moderately priced housing units in a development within ninety-nine (99) years after the original
18 rental if the buyer is bound by all covenants and controls on the moderately priced housing units.

19 (e) Program regulations shall provide restrictions which provide compliance with this
20 section and prevent practices that evade controls on rents and sales of moderately priced housing
21 units.

22 **Sec. 13-257. Enforcement.**

23 (a) Owners and renters of moderately priced housing units who falsely swear or execute an
24 affidavit knowing the statements contained therein to be false shall be guilty of a misdemeanor
25 and shall be subject to a fine of One Thousand Dollars (\$1,000.00). Fines levied pursuant to this
26 section shall become liens upon the real property.

27 (b) Renters of moderately priced housing units who falsely swear or execute an affidavit
28 knowing the statements contained therein to be false, shall also be subject to lease termination
29 and eviction procedures.

30 (c) Owners of moderately priced housing units who falsely swear that they continue to
31 occupy their unit as their domicile shall be subject to mandamus or other suit, action or