



**BOARD OF EDUCATION OF HOWARD COUNTY
MEETING AGENDA ITEM**

TITLE: Adequate Public Facilities Ordinance (APFO) Chart **DATE:** May 8, 2025

PRESENTER(S): TIMOTHY ROGERS, MANAGER, SCHOOL PLANNING

STRATEGIC PLAN ALIGNMENT

Mission: HCPSS creates an innovative and accountable learning community where we expand opportunities and access, remove barriers, and foster an inclusive environment.

Key Commitment: Creating innovative learning and working environments

Priority Area: Priority 4: Enhance Systemic Planning & Procedures.

Goal: Goal 3: Ensure equitable distribution of resources to schools.

OVERVIEW

This report includes the Adequate Public Facilities Ordinance (APFO) Schools Charts and associated required data, directly supporting Priority 4: Enhance Systemic Planning & Procedures, the commitment to create innovative learning and working environments and aligned with the goal to ensure equitable distribution of resources to schools.

The APFO School Capacity charts are utilized as part of the growth management process of Howard County for new residential developments. The test year for the 2025 APFO School Capacity Charts is SY 2028-29. For SY 2028-29, there are nine elementary, three middle, and no high schools listed as constrained (see Attachment 2).

Attachments:

- 1 – Report
 - 2 – School Capacity Charts
 - 3 – County Council Bills 1-2018 and 9-2022 Supplemental Data
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RECOMMENDATION/FUTURE DIRECTION:

Approve the School Capacity charts and attached supplemental data for submittal to the Howard County Council.

SUBMITTED BY:

APPROVAL/CONCURRENCE:

Timothy Rogers
Manager, School Planning

William J. Barnes
Superintendent

Daniel Lubeley
Executive Director, Capital Planning and Construction

Karalee Turner-Little, Ph.D.
Deputy Superintendent

Cornell S. Brown, Jr.
Chief Operating Officer

ATTACHMENT 1

The Adequate Public Facilities Ordinance (APFO) School Capacity charts are utilized as part of the growth management process of Howard County for new residential developments. County code requires that the school system provide an annual report identifying the capacity utilization for each elementary school (Grade K-5), elementary school region, middle school (Grade 6-8) and high school (Grade 9-12).

The attached School Capacity charts list schools and elementary regions as “C” (constrained) to new future residential development if the capacity utilization developed for the FY 2025 Capital Budget and Capital Improvement Program/Redistricting Process exceeds:

- 105 percent for elementary schools,
- 105 percent for elementary regions,
- 110 percent for middle schools, or
- 115 percent for high schools.

These calculations are based on the capacities listed in the most recent Board Requested Capital Improvement Program and the projections developed in the Spring of 2024. Individual schools or elementary regions that show a capacity utilization less than the percentage noted above are considered “open” for new residential development. Constrained schools are indicated in the chart with the letter “C” and open schools are left blank. For SY 2028-29, there are nine elementary, three middle, and no high schools listed as constrained.

Since 2019, CB-1-2018 specifically requires the following information to be provided to the County Council for each school:

- State and local capacities of the facility;
- The date of the last redistricting which impacted the attendance area of that school;
- For any projected increase in enrollment, an indication of what portions of the increase are attributed to sales or rental turnover of existing residential units, new development, and other factors; and
- For any school designated as open on the school capacity chart based on a capital improvement project or proposed redistricting associated with a capital improvement project:
 - a. Current and future funding assumptions for the capital improvement project(s);
 - b. Future redistricting assumptions associated with the capital improvement project; and
 - c. An explanation of any capacity utilization changes based on (a) or (b).

The Ordinance also stipulates that the County Council and Board of Education hold a joint special work meeting regarding schools or school regions that have reached 95 percent capacity utilization and are projected to exceed 110 percent capacity utilization within five years.

The Howard County Council recently adopted an updated General Plan, HoCo By Design. As a twenty year planning document, the changes to development patterns recommended in this plan will be implemented over many years. Additionally, a committee is currently reviewing the Adequate Public Facilities Ordinance and plans to provide a recommendation to the county Council this fall.

I. State and Local Capacities of the Facilities

ATTACHMENT 3

Note: The State Rated Capacities (SRC) are current as of the writing of this report. Review and update of SRCs occur individually on an as needed basis (ex. after additions, new schools). Additionally, the Interagency Commission on School Construction has a committee reviewing SRCs statewide. As of March 2020, updated SRCs for the elementary level were released and are reflected below. The methodology to calculate SRCs and/or the SRCs for middle and high schools may also be updated in the future.

State and Local Capacity Chart for SY 2024/25

Elementary	Local	State
Atholton ES	424	463
Bellows Spring ES	726	767
Bollman Bridge ES	609	775
Bryant Woods ES	289	438
Bushy Park ES	732	727
Centennial Lane ES	603	731
Clarksville ES	543	517
Clemens Crossing ES	521	525
Cradlerock ES	398	573
Dayton Oaks ES	754	793
Deep Run ES	719	798
Ducketts Lane ES	650	709
Elkridge ES	713	842
Forest Ridge ES	647	662
Fulton ES	700	762
Gorman Crossing ES	719	902
Guilford ES	465	464
Hammond ES	653	681
Hanover Hills ES	810	958
Hollifield Station ES	732	727
Ilchester ES	509	686
Jeffers Hill ES	377	412
Laurel Woods ES	609	680
Lisbon ES	527	513
Longfellow ES	490	556
Manor Woods ES	681	593
Northfield ES	700	731
Phelps Luck ES	597	617
Pointers Run ES	744	780
Rockburn ES	609	716
Running Brook ES	449	582
St Johns Lane ES	612	593
Stevens Forest ES	330	450
Swansfield ES	650	681
Talbott Springs ES	490	434
Thunder Hill ES	509	532
Triadelphia Ridge ES	584	614
Veterans ES	799	914
Waterloo ES	603	660
Waverly ES	788	948
West Friendship ES	414	422
Worthington ES	414	562

Middle	Local	State
Bonnie Branch MS	701	732
Burleigh Manor MS	721	795
Clarksville MS	643	619
Dunloggin MS	565	619
Elkridge Landing MS	779	760
Ellicott Mills MS	701	816
Folly Quarter MS	662	732
Glenwood MS	545	640
Hammond MS	604	679
Harpers Choice MS	506	619
Lake Elkhorn MS	643	765
Lime Kiln MS	682	732
Mayfield Woods MS	798	773
Mount View MS	798	760
Murray Hill MS	662	685
Oakland Mills MS	506	598
Patapsco MS	643	598
Patuxent Valley MS	760	770
Thomas Viaduct	740	754
Wilde Lake MS	740	590

High	Local	State
Atholton HS	1530	1811
Centennial HS	1360	1530
Glenelg HS	1420	1675
Guilford Park HS	1658	0
Hammond HS	1445	1434
Howard HS	1400	1051
Long Reach HS	1488	1434
Marriotts Ridge HS	1615	1434
Mt Hebron HS	1400	1408
Oakland Mills HS	1400	1135
Reservoir HS	1573	1339
River Hill HS	1488	1483
Wilde Lake HS	1424	1434

II. The date of the last redistricting which impacted the attendance area of that school

Most Recent Redistricting

	In effect		In effect
Atholton ES	2012	Bonnie Branch MS	2020
Bellows Spring ES	2020	Burleigh Manor MS	2020
Bollman Bridge ES	2012	Clarksville MS	2018
Bryant Woods ES	2020	Dunloggin MS	2020
Bushy Park ES	2002	Elkridge Landing MS	2020
Centennial Lane ES	2007	Ellicott Mills MS	2023
Clarksville ES	2020	Folly Quarter MS	2020
Clemens Crossing ES	2020	Glenwood MS	2004
Cradlerock ES	2020	Hammond MS	2020
Dayton Oaks ES	2012	Harpers Choice MS	2020
Deep Run ES	2018	Lake Elkhorn MS	2020
Ducketts Lane ES	2020	Lime Kiln MS	2018
Elkridge ES	2020	Mayfield Woods MS	2020
Forest Ridge ES	2012	Mount View MS	2020
Fulton ES	2020	Murray Hill MS	2020
Gorman Crossing ES	2012	Oakland Mills MS	2023
Guilford ES	2020	Patapsco MS	2020
Hammond ES	2020	Patuxent Valley MS	2023
Hanover Hills ES	2018	Thomas Viaduct MS	2023
Hollifield Station ES	2020	Wilde Lake MS	2020
Ilchester ES	2020		
Jeffers Hill ES	2020		
Laurel Woods ES	2012		
Lisbon ES	1998		
Longfellow ES	2020		
Manor Woods ES	2020		
Northfield ES	2020		In effect
Phelps Luck ES	2020	Atholton HS	2020
Pointers Run ES	2020	Centennial HS	2020
Rockburn ES	2018	Glenelg HS	2020
Running Brook ES	2020	Guilford Park HS	2023
St Johns Lane ES	2020	Hammond HS	2023
Stevens Forest ES	2020	Howard HS	2023
Swansfield ES	2020	Long Reach HS	2023
Talbott Springs ES	2020	Marriotts Ridge HS	2020
Thunder Hill ES	2020	Mt Hebron HS	2023
Triadelphia Ridge ES	2020	Oakland Mills HS	2020
Veterans ES	2020	Reservoir HS	2023
Waterloo ES	2020	River Hill HS	2020
Waverly ES	2020	Wilde Lake HS	2004
West Friendship ES	2020		
Worthington ES	2007		

III. For any projected increase in enrollment, an indication of what portions of the increase are attributed to sales or rental turnover of existing residential units, new development, and other factors

These charts are based on the projection developed in the spring of 2024 using the 2024-25 boundaries and are displayed here. New projections are developed each year in the spring with new birth, housing, and student yield data and all approved boundaries.

Elementary Schools

	Official 2023 Enrollment	Projected 2024 Enrollment	Projected Enrollment Change	Projected 2024 Utilization	Projected 2024 Student Yield			
					Apt Turnover	Resale	New Construction	Other Factors
Atholton ES	482	472	-10	111%	8	12	0	-31
Bellows Spring ES	766	789	23	109%	7	11	2	4
Bollman Bridge ES	668	664	-4	114%	51	11	2	-67
Bryant Woods ES	333	324	-9	103%	22	3	1	-35
Bushy Park ES	581	567	-14	77%	0	33	2	-49
Centennial Lane ES	707	709	2	118%	35	26	3	-62
Clarksville ES	557	560	3	103%	25	20	1	-43
Clemens Crossing ES	506	501	-5	108%	7	10	1	-22
Cradlerock ES	438	430	-8	108%	8	11	0	-26
Dayton Oaks ES	704	722	18	96%	0	36	7	-25
Deep Run ES	617	584	-33	83%	19	7	0	-59
Ducketts Lane ES	543	548	5	84%	28	7	2	-32
Elkridge ES	746	752	6	105%	24	23	4	-46
Forest Ridge ES	634	641	7	99%	15	13	3	-23
Fulton ES	820	804	-16	115%	4	24	2	-45
Gorman Crossing ES	670	652	-18	89%	1	16	4	-38
Guilford ES	453	465	12	100%	25	12	2	-27
Hammond ES	739	762	23	117%	4	29	22	-32
Hanover Hills ES	789	835	46	97%	26	7	19	-5
Hollifield Station ES	721	702	-19	96%	48	14	6	-88
Ilchester ES	469	461	-8	91%	11	17	3	-39
Jeffers Hill ES	379	384	5	102%	14	6	0	-15
Laurel Woods ES	543	581	38	95%	23	11	0	5
Lisbon ES	460	463	3	88%	0	20	3	-20
Longfellow ES	396	394	-2	80%	13	10	1	-25
Manor Woods ES	675	660	-15	97%	6	28	7	-55
Northfield ES	749	750	1	107%	1	28	1	-29
Phelps Luck ES	670	645	-25	108%	19	20	1	-64
Pointers Run ES	783	767	-16	103%	0	31	4	-50
Rockburn ES	621	605	-16	104%	0	17	1	-34
Running Brook ES	330	328	-2	73%	31	2	5	-40
St Johns Lane ES	657	650	-7	106%	10	12	2	-31
Stevens Forest ES	300	297	-3	90%	7	7	0	-17
Swansfield ES	553	565	12	87%	15	13	2	-18
Talbott Springs ES	416	419	3	86%	9	11	0	-18
Thunder Hill ES	454	464	10	91%	24	8	0	-22
Triadelphia Ridge ES	606	599	-7	107%	0	29	21	-57
Veterans ES	825	815	-10	102%	33	27	3	-73
Waterloo ES	573	580	7	99%	28	13	0	-34
Waverly ES	797	790	-7	100%	5	43	17	-72
West Friendship ES	370	375	5	91%	0	22	2	-18
Worthington ES	368	336	-32	79%	1	9	3	-45

Additional factors contributing to a school’s enrollment projection: size of cohort rising to next level, cohort survival rates, births (5 years ago) in attendance area, birth to kindergarten survival rate, out of district students (can be +/-), students who moved into an attendance area between birth and 5 years old, and adjustments based on prior year’s projection accuracy. For enrollment projection purposes, new construction is based on the first year of occupancy only; after the first year housing units are integrated into the existing housing resale, pre-K move-in, and apartment turnover calculations.

Middle Schools

	Official 2023 Enrollment	Projected 2024 Enrollment	Projected Enrollment Change	Projected 2024 Utilization	Projected 2024 Student Yield			
					Apt Turnover	Resale	New Construction	Other Factors
					Bonnie Branch MS	711	739	28
Burleigh Manor MS	776	774	-2	107%	8.0	14.6	2.5	-27.1
Clarksville MS	643	670	27	104%	4.2	12.3	1.0	9.4
Dunloggin MS	638	641	3	113%	-2.0	3.0	0.5	1.5
Elkridge Landing MS	681	715	34	92%	-0.7	12.7	2.6	19.4
Ellicott Mills MS	722	679	-43	97%	-1.4	13.8	1.5	-56.9
Folly Quarter MS	684	670	-14	101%	0.0	16.8	6.9	-37.6
Glenwood MS	492	490	-2	90%	0.0	20.3	0.7	-23.0
Hammond MS	582	616	34	102%	-1.0	12.6	6.1	16.4
Harpers Choice MS	469	484	15	96%	-5.2	6.5	0.3	13.4
Lake Elkhorn MS	624	609	-15	95%	-2.0	7.0	0.4	-20.4
Lime Kiln MS	650	684	34	95%	0.8	15.3	2.1	15.8
Mayfield Woods MS	695	718	23	90%	-8.6	-1.0	0.3	32.3
Mount View MS	876	850	-26	107%	-1.2	20.2	8.5	-53.5
Murray Hill MS	600	582	-18	88%	-4.7	8.0	0.4	-21.7
Oakland Mills MS	428	416	-12	82%	-2.7	-0.3	0.2	-9.2
Patapsco MS	639	667	28	104%	-4.5	12.6	4.9	15.0
Patuxent Valley MS	844	852	8	112%	9.1	13.1	1.6	-15.7
Thomas Viaduct MS	764	759	-5	103%	1.0	0.0	6.8	-12.8
Wilde Lake MS	619	639	20	86%	-5.3	6.0	2.1	17.1

High Schools

	Official 2023 Enrollment	Projected 2024 Enrollment	Projected Enrollment Change	Projected 2024 Utilization	Projected 2024 Student Yield			
					Apt Turnover	Resale	New Construction	Other Factors
					Atholton HS	1509	1522	13
Centennial HS	1371	1381	10	102%	-2	12	3	-2
Glenelg HS	1367	1359	-8	96%	0	18	2	-28
Guilford Park HS	787	1228	441	74%	-10	15	5	432
Hammond HS	1179	1277	98	88%	-6	9	1	94
Howard HS	1536	1507	-29	108%	0	11	2	-42
Long Reach HS	1464	1441	-23	97%	-9	4	0	-19
Marriotts Ridge HS	1708	1734	26	107%	11	18	5	-8
Mt Hebron HS	1567	1445	-122	103%	-3	9	2	-130
Oakland Mills HS	1446	1505	59	108%	-9	7	4	58
Reservoir HS	1738	1569	-169	100%	-7	8	1	-171
River Hill HS	1464	1430	-34	96%	3	15	1	-53
Wilde Lake HS	1289	1226	-63	86%	-31	6	4	-42

Additional factors contributing to a school's enrollment projection: size of cohort rising to next level, cohort survival rates, out of district students (can be +/-), and adjustments based on prior year's projection accuracy. Larger projected enrollment changes in this chart are the result of redistricting exemptions and addition of a third cohort (grade) of students at Guilford Park HS. For purposes of projecting enrollment, new construction is based on the first year of occupancy only; after the first year housing units are integrated into the existing housing resale, pre-K move-in, and apartment turnover calculations.

IV. For any school designated as open on the school capacity chart based on a capital improvement project or proposed redistricting associated with a capital improvement project:

- A. Current and future funding assumptions for the capital improvement project(s);**
- B. Future redistricting assumptions associated with the capital improvement project**
- C. An explanation of any capacity utilization changes based on (a) or (b).**

The Board Requested FY 2026 – 2035 Long Range Master Plan (below) is scheduled for approval by the Board on May 22, 2025.

FY 2026-2035 Long-Range Master Plan																			
Board of Education's Requested																	3/4/2025		
(In Thousands)																			
Capacity	Project	County Project	Occupancy	Active Project Prior Year Appropriations	TOTAL FY 2026 Request	FY26 Local	State CIP	State BTL	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	Total Approp. plus FY26-FY35 Request	
195	Oakland Mills MS Renovation/Addition	E1036	Sept 2029	16,386	\$ 22,631	\$ 12,631	\$ -	\$ 10,000	\$ 30,395	\$ 10,197	\$ 1,969	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 81,578	
PK	Faulkner Ridge Center	E1060	Sept 2027	23,056	-	-	-	-	-	-	-	-	-	-	-	-	-	23,056	
	Applications and Research Lab Renovation	E1062	Sept 2027	14,000	-	-	-	-	-	-	-	-	-	-	-	-	-	14,000	
136	Dunloggin MS Renovation/Addition	E1049	Sept 2030	6,478	\$ 6,694	6,694	-	-	\$ 31,654	\$ 25,666	\$ 11,550	3,511	-	-	-	-	-	85,553	
260	Oakland Mills HS Renovation/Addition	E1053	Sept 2031	-	-	-	-	-	13,937	23,228	74,329	46,455	23,228	4,646	-	-	-	185,823	
58	Patapsco MS Renovation/Addition	E1056	Sept 2033	-	-	-	-	-	-	5,937	9,894	31,662	19,789	9,894	1,979	-	-	79,155	
253	Murray Hill MS Renovation/Addition	E1061	Sept 2034	-	-	-	-	-	-	-	7,541	12,568	40,216	25,135	12,568	2,514	100,542		
490	New ES #43 (Southeast)	E1039	Sept 2034	-	-	-	-	-	-	-	-	4,836	24,182	25,794	8,061	1,612	64,485		
113	Bryant Woods ES Renovation/Addition	TBD	Sept 2034	-	-	-	-	-	-	-	-	-	9,204	4,602	15,646	7,823	8,744	46,019	
340	Centennial HS Renovation/Addition	E1025	Sept 2036	-	-	-	-	-	-	-	-	-	-	10,672	17,786	56,917	35,573	120,948	
195	Thomas Viaduct MS Addition	E1063	Sept 2034	-	-	-	-	-	-	-	-	-	-	1,189	10,302	4,358	-	15,849	
	Mayfield Woods MS Renovation	E1064	Sept 2036	-	-	-	-	-	-	-	-	-	-	-	7,147	11,912	38,117	57,176	
	Systemic Renovations/Modernizations	E1058		95,657	52,532	35,286	17,246	-	29,953	37,020	24,520	38,170	22,520	25,000	20,000	20,000	20,000	385,372	
	Roofing Projects	E1059		5,283	13,306	6,653	6,653	-	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	63,589	
	Playground Equipment	E0990		4,555	1,492	1,492	-	-	600	600	600	600	600	600	600	600	600	11,447	
	Relocatable Classrooms	E1045		13,000	1,500	1,500	-	-	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	28,000	
	Site Acquisition & Construction Reserve	E1047		1,000	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000	
	Technology	E1048		25,120	1,889	1,889	-	-	6,520	6,520	6,520	6,520	6,520	6,520	6,520	6,520	6,520	85,689	
	School Parking Lot Expansions	E1012		6,600	600	600	-	-	600	600	600	600	600	600	600	600	600	12,600	
	Planning and Design	E1038		2,150	-	-	-	-	300	300	300	300	300	300	300	300	300	4,850	
	Barrier Free	E0989		6,753	-	-	-	-	200	200	200	200	200	200	200	200	200	8,553	
TOTALS					\$ 220,038	\$ 100,644	\$ 66,745	\$ 23,899	\$ 10,000	\$ 120,659	\$ 110,831	\$ 133,025	\$ 120,291	\$ 118,738	\$ 145,016	\$ 146,424	\$ 138,338	\$ 121,280	\$ 1,475,284

This is a long-range master plan that evolves annually and changes based on need and funding availability. State CIP and BTL funding are draft estimations and are subject to review, approval, and allocation by the IAC.

Ten-Year Long-Range Master Plan = \$1,255,246

Bryant Woods ES capacity will increase by 113 seats due to a renovation and addition for SY 2034-35, as shown in the LRMP above. Based on the projection, capacity utilization is expected to decrease to 101% in the year of project completion.

Thomas Viaduct MS capacity will increase by 195 seats due to an addition scheduled to open for SY 2034-35. This change in capacity is expected to result in a decrease in capacity utilization to 95%.

V. Upon receiving written notification from the Howard County Public School System that a school or school region has reached 95 percent capacity utilization and is projected to exceed 110 percent capacity utilization within five years as well as the Board of Education's proposed solution to address the projected overcrowding, the County Council shall hold a joint special work meeting.

Schools that have reached 95 percent capacity utilization and are projected to exceed 110 percent capacity utilization within five years are listed below. Staff’s assessment of these enrollment projections was presented in the 2024 Feasibility Study, which influenced the FY2026 Capital Budget. Both the Feasibility Study and all versions of the Superintendent’s and Board’s capital budgets were provided to the County Council.

The actual 2024 or projected 2029 capacity utilization does not include the temporary capacity gained by the use of relocatable classrooms. The relocatable counts do not include the Board approved placement of additional relocatable classrooms during the summer of 2025. The potential solutions listed are from the 2024 Feasibility Study and capital planning process, which informed the Board Requested Long-Range Master Plan (LRMP) shown on the previous page.

95% or greater capacity utilization in 2024 and projected to be 110% capacity utilization by 2029

School	2024 Capacity	2024 K12 Actual	2024 Utilization	2029 Capacity	2029 K-12 Projection	2029 Utilization	2024 Relos	Potential Solutions
Bollman Bridge ES	609	692	113.6%	609	724	118.9%	7	New Southeastern ES with boundary review
Bryant Woods ES	289	349	120.8%	289	375	129.8%	6	Boundary review
Centennial Lane ES	603	719	119.2%	603	688	114.1%	6	New Northern ES, boundary review
Hammond ES	653	763	116.8%	653	758	116.1%	7	New Southeastern ES, boundary review
St Johns Lane ES	612	636	103.9%	612	688	112.4%	7	New Northern ES, boundary review
Burleigh Manor MS	721	777	107.8%	721	801	111.1%	2	DMS addition, boundary review
Hammond MS	604	605	100.2%	604	729	120.7%	3	OMMS/MHMS additions with boundary review
Patuxent Valley MS	760	841	110.7%	760	853	112.2%	4	MHMS addition with boundary review
Thomas Viaduct MS	740	758	102.4%	740	882	119.2%	4	OMMS addition/boundary review, TVMS addition