

County Council of Howard County, Maryland

2026 Legislative Session

Legislative Day No. 8

Resolution No. 107 -2026

Introduced by: The Chairperson at the request of the County Executive

Short Title: Adopting the Housing Unit Allocation Chart

Title: A RESOLUTION adopting the Housing Unit Allocation Chart pursuant to the Adequate Public Facilities Act of Howard County.

Introduced and read first time June 1, 2026.

By order

Michelle Harrod
Michelle Harrod, Administrator

Read for a second time at a public hearing on June 15, 2026.

By order

Michelle Harrod
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted ☒, Adopted with amendments___, Failed___, Withdrawn___, by the County Council on

July 6, 2026.

Certified By

Michelle Harrod
Michelle Harrod, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **WHEREAS**, Section 16.1102(b) of the Howard County Code, the Adequate Public
2 Facilities Act of Howard County, requires the Department of Planning and Zoning to
3 prepare and update a Housing Unit Allocation Chart based on the General Plan's targets
4 for residential growth; and

5
6 **WHEREAS**, Section 16.1102(b) also provides that the Housing Unit Allocation
7 Chart shall be adopted by Resolution of the County Council; and

8
9 **WHEREAS**, the Department of Planning and Zoning has prepared the Housing
10 Unit Allocation Chart, attached to this Resolution as Exhibit A, and has submitted it to the
11 Council for adoption.

12
13 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard
14 County, Maryland, this 16 day of July, 2026 that the County Council adopts
15 the Housing Unit Allocation Chart attached to this Resolution as Exhibit A and
16 incorporated herein.

**HOWARD COUNTY HOUSING UNIT ALLOCATION CHART
SUMMARY OF ALLOCATION AREAS**

Allocation Chart

Region	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
Activity Centers	843	815	770	600	600	600	600	600	600	600
Other Character Areas	399	332	415	365	365	365	365	365	365	365
Rural West	226	192	152	100	100	100	100	100	100	100
Affordable Housing	806	693	541	340	340	340	340	340	340	340
Total	2,274	2,032	1,878	1,405	1,405	1,405	1,405	1,405	1,405	1,405

DOWNTOWN COLUMBIA ALLOCATIONS BASED ON GENERAL PLAN AND ZONING REQUIREMENTS*

	Continuation of Ph. II		Phase III								Remaining Phase III & IV
	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	
Downtown Columbia	736	624	320	155	155	155	154	154	154	154	787

* Implementation of the residential component of the Downtown Columbia Plan extends beyond the horizon of this housing unit allocations chart. It includes the rolling averages from previously adopted allocation charts to maintain the downtown revitalization as adopted in the Downtown Columbia Plan.



Howard County

Internal Memorandum

Subject: *Testimony for Council Resolutions CRXX-2026 (APF Housing Unit Allocations) and CRXX-2026 (School Capacity Chart)*

To: *Brandee Ganz
Chief Administrative Officer*

From: *Lynda Eisenberg, Director
Department of Planning and Zoning*

Date: *May 20, 2026*

Council Resolution No. XX-2026 – Housing Unit Allocation Chart for FY 2027

A new Housing Unit Allocation Chart to implement the *HoCo By Design* housing allocation categories and covers a ten-year period beginning in APF test year 2029, as specified in Section 16.1110 of the APF regulations.

Council Resolution No. XX-2026 – School Capacity Chart for FY 2027

The School Capacity Charts for elementary school districts and regions, for middle school districts, and for high school districts must be adopted with the new Housing Allocation Chart. These charts have been updated to reflect changes in enrollment projections and programmed capacity since the last chart was adopted and have been approved by the Howard County Board of Education. These charts cover a ten-year period beginning in the APF test year 202. Seven elementary school districts, no elementary school regions, four middle school districts, and no high school districts are projected to be closed for APF test year 2029.

There are no fiscal impacts resulting from the adoption of these resolutions.

Please contact me if you have any questions at x4301.

cc: Felix Facchine, Chief of Staff
Jennifer Sager, Legislative Coordinator
Holly Sun, Budget Administrator
Jeff Bronow, Chief, Division of Research, DPZ