



Howard County

Internal Memorandum

Subject: Testimony for Council Bill No. ____-2012 (Adequate Public Facilities)

To: Lonnie Robbins
Chief Administrative Officer

From: Marsha McLaughlin, Director *mmc*
Department of Planning and Zoning

Date: October 25, 2012

The Department of Planning and Zoning supports adoption of Council Bill No. ____ - 2012, which proposes amendments to the Adequate Public facilities (APF) housing allocation categories. The intent of these amendments is to:

- Reduce the number of allocation categories from ten to five. Distribution of annual allocations into so many relatively small pools has become very cumbersome, particularly for developments that include apartments.
- Revise the distribution of allocations to implement new housing allocation policies in the County's new General Plan, *PlanHoward 2030*. The five new allocation categories are: Downtown Columbia, Growth and Revitalization areas; Established Communities; the Rural West; and Green Neighborhoods.
- Refine the rolling average process to allow unused allocations for Established Communities or Growth and Revitalization areas to be available in future years, through the rolling average, to development plans in either allocation category. This is intended to provide flexibility for growth to be accommodated under difficult market conditions.

These revisions to the allocation categories will only impact allocations granted for future years, not allocations previously granted.

There are no new anticipated fiscal impacts associated with adoption of this Council Bill. Please contact me if you have any questions at 410-313-4301.

cc: Jessica Feldmark, Chief of Staff
Jennifer Sager, Legislative Coordinator
Paul Johnson, Deputy County Solicitor
Ray Wacks, Budget Administrator
Kimberley Flowers, Deputy Director, DPZ
Jeff Bronow, Chief, Division of Research, DPZ

