

County Council Of Howard County, Maryland

2012 Legislative Session

Legislative Day No. 14

Resolution No. 170 -2012

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

A RESOLUTION adopting the Housing Unit Allocation Chart for Fiscal Year 2013 pursuant to the Adequate Public Facilities Act of Howard County; and providing for a certain effective date.

Introduced and read first time _____, 2012.

By order _____
Stephen LeGendre, Administrator

Read for a second time at a public hearing on _____, 2012.

By order _____
Stephen LeGendre, Administrator

This Resolution was read the third time and was Adopted___, Adopted with amendments___, Failed___, Withdrawn___, by the County Council on _____, 2012.

Certified By _____
Stephen LeGendre, 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
2 Public Facilities Act of Howard County, requires the Department of Planning and Zoning
3 to prepare and update a Housing Unit Allocation Chart that incorporates General Plan
4 projections for the number of housing unit allocations available to be granted in the
5 County each year; and

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

9
10 **WHEREAS**, the Department of Planning and Zoning has prepared the Housing
11 Unit Allocation Chart, attached to this Resolution as Exhibit A, to reflect new allocation
12 categories in accordance with the recently adopted *PlanHoward 2030* and has submitted
13 it to the Council for adoption.

14
15 **WHEREAS**, for Fiscal Year 2013, the Housing Unit Allocation Chart, as
16 attached to this Resolution, shall replace the Chart approved by the passage of Council
17 Resolution No. 116-2012.

18
19 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard
20 County, Maryland, this ____ day of _____, 2012 that the County Council
21 adopts the Housing Unit Allocation Chart attached to this Resolution as Exhibit A and
22 incorporated herein.

23
24 **AND BE IT FURTHER RESOLVED** that this Resolution shall be effective
25 when Council Bill No.____-2012 is effective.

**HOWARD COUNTY HOUSING UNIT ALLOCATION CHART
SUMMARY OF PLANNING REGIONS**

Allocation Chart

Region	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Growth and Revitalization	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Established Communities	400	400	400	400	400	400	400	400	400	400
Green Neighborhood	150	150	150	150	150	150	150	150	150	150
Rural West	100	100	100	100	100	100	100	100	100	100
Total	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850

NOTE: In a given year, no more than 35 percent of the allocations available in the Growth and Revitalization region may be granted to projects in a particular Planning Area, as established by PlanHoward 2030, Map 6-2 "Designated Place Types".

DOWNTOWN COLUMBIA ALLOCATIONS BASED ON ZONING PERFORMANCE REQUIREMENTS**

	Phase I						Phase II				Remaining Phase II	Phase III
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		
Downtown Columbia Revitalization	643	592	375	100	100	96	400	350	300	225	1,129	800

**Implementation of the residential component of the Downtown Columbia Plan will extend beyond the horizon of this housing unit allocation chart. Includes rolling average from previously adopted allocations chart to maintain downtown revitalization phasing progression as adopted in the Downtown Columbia Plan. Note that 390 allocations have already been granted in 2013 allocation year. Including those and the allocations above the total adds up 5,500 units.

Footnote:

The chart below summarizes tentative housing unit allocations granted from past allocation years beginning in 2008 that do not yet have permanent allocations. Permanent allocations will be granted once the subdivision or site plans are approved. After plan approval building permits can be issued and the units can then be constructed. Many projects have been delayed due to the downturn in the economy that began in 2008 and will likely be built in the near future as the economy recovers and the demand for housing increases.

The intent of showing this information is to indicate the extent of the unbuilt housing units still in the pipeline at the time of this allocation chart adoption. These units can then be tracked over time to determine when they are likely to be built and to help gauge the increase in housing demand as the economy continues to recover.

Tentative Allocations Minus Permanent Allocations

Region	2008	2009	2010	2011	2012	2013	2014	Total
Downtown Columbia	0	0	0	0	0	390	0	390
Growth and Revitalization	0	5	1	108	195	786	816	1,911
Established Community	0	21	109	14	61	113	592	910
Green Neighborhood	0	0	0	0	0	129	91	220
Rural West	7	0	39	24	7	14	91	182
Total	7	26	149	146	263	1,432	1,590	3,613

As of January 2, 2013