| Introduced 7 | JU .5 | 1201 | <u>L</u> . | |
|------------------|-------|-------------|------------|-------|
| Public Hearing | m. 1 | 9,20 | 12 | |
| Council Action | Jan. | 7,20 | 213 | - \ - |
| Executive Action | | <u>u. l</u> | 2,0 | 013 |
| Effective Date | 1110 | r. 1 | 4,2 | 013 |

| County Council Of Howa | ard County, Maryland |
|--|---|
| 2012 Legislative Session | Legislative Day No. 14 |
| Bill No. 4 | -2012 |
| Introduced by: The Chairperson at the | ne request of the County Executive |
| AN ACT amending the allocation categories a clarifying certain definitions, providing for relating to adequate public facilities in Hove | or the application of this Act, and generally |
| Introduced and read first time November 5 , 2012. Ordered po | sted and hearing scheduled. Stephen W L Sew Stephen LeGendre, Administrator |
| Having been posted and notice of time & place of hearing & title of Bill has second time at a public hearing on, 2012. | ring been published according to Charter, the Bill was read for a |
| Tabled De Gember 3, 2012 By order This Bill was read the third time on Innary 7, 2017 and Passed, P | Stephen W Lyers Stephen LeGendre, Administrator Cassed with amendments V Failed |
| By order Sealed with the County Seal and presented to the County Executive for app | |

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

Stephen W. Cestenda Stephen LeGendre, Administrator

Ken Iman, County Executive

| 1 | Section 1. B | e It Enacted by the County Council of Howard County, Maryland that the Howard |
|----|--------------|---|
| 2 | County Code | is amended as follows: |
| 3 | | |
| 4 | By amending | |
| 5 | 1. | Title 16- Planning, Zoning and Subdivisions and Land Development Regulations. |
| 6 | | Section 16.1102. Housing unit allocation concept; housing unit allocation chart. |
| 7 | | Subsection (b), as enacted by Council Bill No. 62-2008 |
| 8 | | |
| 9 | 2. | Title 16- Planning, Zoning and Subdivisions and Land Development Regulations. |
| 10 | • | Section 16.1104. Housing unit allocation process. |
| 11 | | Subsections (c), (g), (h) and (i) |
| 12 | | |
| 13 | <i>3</i> . | Title 16 – Planning, Zoning and Subdivisions and Land Development Regulations. |
| 14 | | Section 16. 1110. Definitions. |
| 15 | , | Subsection (o) and (ae). |
| 16 | | |
| 17 | Title 1 | 6. Planning, Zoning and Subdivisions and Land Development Regulations. |
| 18 | | Subtitle 11. Adequate Public Facilities. |
| 19 | | |
| 20 | Section 16.1 | 102 Housing unit allocation concept; housing unit allocation chart. |
| 21 | | Unit Allocation Chart: |
| 22 | (1) | Description. The housing unit allocation chart is a chart indicating the projected number |
| 23 | | of housing unit allocations available to be granted in the County each year for a ten-year |
| 24 | | period. The chart is designed to specify housing unit allocations for the scheduled |
| 25 | | completion year of a project or any phase of a project. The chart divides the available |
| 26 | | housing unit allocations into THE FOLLOWING CATEGORIES BASED ON GEOGRAPHIC |
| 27 | | AREAS AS SET FORTH IN THE GENERAL PLAN: GROWTH AND REVITALIZATION, |
| 28 | | ESTABLISHED COMMUNITIES, THE RURAL WEST AND DOWNTOWN COLUMBIA, AND |
| 29 | | GREEN NEIGHBORHOOD UNITS. [[planning regions, and may provide for a set aside of |
| 30 | | housing unit, allocations for the revitalization of the US Route 1 Corridor, senior housing |

units, affordable housing units, Green Neighborhood and Downtown Columbia units. The set aside for senior housing units and affordable housing units may be assigned to a specific planning region, selected regions or countywide.]]

- (2) Basis. The basis of the housing unit allocation chart is the general plan GEOGRAPHIC targets for residential growth [[by planning region]]. However, if the general plan monitoring report indicates that general plan policies for agricultural preservation[[,]] AND environmental protection [[and affordable housing]] are not being met, the housing unit allocation chart may be adjusted to more effectively achieve these policies.
- (3) Preparation and adoption. The Department of Planning and Zoning shall prepare and update the housing unit allocation chart for consideration and adoption by the County Council. Once each year, and more often if the Council determines that amendments are appropriate, the county council shall adopt the housing unit allocation chart by resolution, after a public hearing. Whenever the housing unit allocation chart is adopted or amended, the open/closed chart shall be adopted or amended concurrently to be consistent.
- (4) Amendments for economic development; grants, etc.: From time to time, the County may be presented with opportunities for economic development r availabilities of state or federal grant moneys which require increasing the number of housing unit allocations for distribution for a given year. In order to take advantage of these opportunities, the County Council may, at any time, amend the housing unit allocation chart for a certain year or years. If the Council makes such an amendment, it shall use the rolling average (see Section 16.1110, "Definitions") to amend the number and/or [[regional]] distribution of allocations for subsequent years.
- [[(5)] Route 1 Revitalization Allocations: To encourage revitalization along the US Route 1 corridor, the number of housing unit allocations shall be increased by 250 additional allocations each year, beginning in Fiscal Year 2004. The Route 1 revitalization housing unit allocations are to be used solely for revitalization purposes in multi-use developments that include residential and office or retail uses. Only projects east of US Interstate 95 shall be eligible to receive Route 1 revitalization allocations. No more than 50% of the allocations shall be granted to a single project. A project or development utilizing Route 1 revitalization allocations must also satisfy the remaining applicable provisions of the Adequate Public Facilities Ordinance, including the Open/Closed Schools Test and the Adequate Road Facilities test.]]

| 1 | [[(6) | Moder | rate income housing allocations. To encourage the construction of more moderate |
|----|---------|----------------|---|
| 2 | , | incom | e housing and to create units that are more affordable to young workers, first-time |
| 3 | | homet | buyers, and retirees, beginning in fiscal year 2007 the number of housing unit |
| 4 | | allocat | tions shall be increased by 100 moderate income housing unit allocations each year |
| 5 | | as foll | ows: |
| 6 | | (i) | Except as provided in subsection (iv), the moderate income housing unit |
| 7 | | | allocations shall be used for moderate income housing units that satisfy the |
| 8 | | | moderate income housing unit provisions of title 13 of this Code; |
| 9 | | (ii) | A development may only receive moderate income housing unit allocations for |
| 10 | | | the number of moderate income housing units that are required by the zoning |
| 11 | | | regulations, except that if a developer proffers more moderate income housing |
| 12 | | ÷ | units than is required by the zoning regulations, the development may receive |
| 13 | | | additional moderate income housing unit allocations for the proffered units; |
| 14 | | (iii) | No more than one-third of all of the units in a development may receive moderate |
| 15 | | | income housing unit allocations; |
| 16 | | (iv) | Moderate income housing unit allocations may be used for market rate housing |
| 17 | | | units if: |
| 18 | | | a. The development is a multiyear phased project; and |
| 19 | | | b. In each phase of construction, the percentage of moderate income |
| 20 | | | housing units is no less than that required by the zoning regulations; and |
| 21 | | (v) | The subdivision or site development plan, including the moderate income |
| 22 | | | housing units, is subject to the tests for adequate road facilities and adequate |
| 23 | | | public school facilities as provided in sections 16.1101 and 16.1103 of this |
| 24 | | | Code.]] |
| 25 | [[(7)]] | (5) <i>Gre</i> | en neighborhood allocations. To encourage sustainable residential planning and |
| 26 | | design | n, to minimize adverse impacts on natural resources, and to promote energy |
| 27 | | efficie | ency, beginning in fiscal year 2008: |
| 28 | | (i) | The annual housing unit allocation chart may move up to 100 allocations per year |
| 29 | | | from other housing allocation categories to be used solely for housing that meets |
| 30 | | | green neighborhood standards adopted by resolution of the County Council; |
| 31 | | (ii) | A development using green neighborhood allocations shall satisfy the remaining |
| 32 | | | applicable provisions of this subtitle[[; and |
| | | | |

| 1 | (iii) | No more than 50 percent of the green neighborhood allocations shall be granted |
|----|----------------|--|
| 2 | | in a given region per year]]. |
| 3 | [[(8)]](6) Dow | entown Columbia Housing allocations. To encourage the revitalization of |
| 4 | Downt | own Columbia, beginning in fiscal year 2011 the number of housing unit |
| 5 | allocat | ions shall be increased to provide allocations consistent with the phasing |
| 6 | progre | ssion in the adopted Downtown Columbia plan as follows: |
| 7 | (i) | For Downtown Columbia revitalization, the housing unit allocation chart adopted |
| 8 | | each year by the County Council shall include the total number of residential |
| 9 | | units allowed in the current phase of the downtown revitalization phasing |
| 10 | | progression, and shall also include the total number of units allowed in the |
| 11 | | downtown revitalization phasing progression for all subsequent phases of |
| 12 | | downtown revitalization. |
| 13 | (ii) | The annual distribution of allocations within each phase shall ensure that |
| 14 | | sufficient allocations are available at the beginning of each phase to take |
| 15 | | advantage of mixed-use market opportunities and ensure timely achievement of |
| 16 | - | phasing progression and CEPPA requirements. |
| 17 | (iii) | The granting of allocations for downtown revitalization is made independent of |
| 18 | | and without reference to the number of allocations for the planning region of |
| 19 | | Columbia. The granting of allocations for development under new Town zoning |
| 20 | • | that is not subject to the downtown revitalization phasing progression continues |
| 21 | | to be based on the allocations for the Columbia Planning Region. |
| 22 | (iv) | Development in Downtown Columbia may not use [[Senior East, MIHU, |
| 23 | | Columbia, or]] Green Neighborhood allocations. |
| 24 | (v) | If the total number of residential units proposed in a final development plan |
| 25 | | application exceeds the number of available allocations for the scheduled |
| 26 | | completion year of either the initial phase or any additional phase(s), the |
| 27 | | developer may request and the department of planning and zoning shall authorize |
| 28 | | the advancing of allocations from future years needed to complete a |
| 29 | | comprehensive final development plan provided that: |
| 30 | | a. The plan complies with phasing progression requirements; |
| 31 | | b. All necessary CEPPA requirements have been met; |
| 32 | | c. All adequate public facilities transportation tests have been passed; and |

| 1 | | d. The adequate public facilities schools tests have been passed. |
|----|-----------------|--|
| 2 | | (vi) Allocations will become permanent upon the recordation of the approved final |
| 3 | | development plan, and will remain valid provided the developer continues to |
| 4 | | meet all required milestones. |
| 5 | | |
| 6 | Section 16.11 | 04 Housing unit allocation process. |
| 7 | (c) Year of All | ocation; Category of Allocation. Except as provided in subsection (h) of this section, the |
| 8 | | Planning and Zoning shall grant housing unit allocations from the housing unit allocation |
| 9 | chart as follow | s: |
| 10 | (1) | Unphased projects. Unphased projects shall be granted housing unit allocations for the |
| 11 | | scheduled completion years of the project. |
| 12 | (2) | Phased projects. Phased projects shall be granted housing unit allocations for the |
| 13 | | scheduled completion years of each phase of the project. |
| 14 | (3) | Comprehensive projects. Comprehensive projects shall receive allocations for the |
| 15 | | scheduled completion year of the project or phases of the project. |
| 16 | (4) | CHANGES TO ALLOCATION CATEGORIES. PHASED PROJECTS SHALL RETAIN ALLOCATIONS |
| 17 | | GRANTED UNDER ALL PREVIOUS ALLOCATION CHARTS, BUT FOR FUTURE PHASES SHALL |
| 18 | | BE ASSIGNED ALLOCATIONS FROM THE APPROPRIATE NEW ALLOCATION CATEGORY |
| 19 | (g) ORDER OF | GRANTING ALLOCATIONS: |
| 20 | [[(1) | Except as provided in paragraph (2) of this subsection, if]] IF a project is eligible for |
| 21 | | allocations from more than one category, an allocation granted under this subtitle shall |
| 22 | | generally be granted from the [[following types of allocations in the following order: |
| 23 | | (i) Route 1; |
| 24 | | (ii) Senior East; |
| 25 | | (iii) Planning region; and |
| 26 | | (iv) Affordable East. |
| 27 | (2)]] | Appropriate geographic area, prior to granting Green Neighborhood |
| 28 | , | ALLOCATIONS. The Department may grant allocations to a project in a different sequence |
| 29 | | if the grant more equitably distributes allocations among all projects waiting for |
| 30 | | allocations. |
| 31 | [[(h) Advanc | ing of Route 1 Revitalization Allocations. Provided that the total number of Route 1 |
| 32 | revitalization | allocations advanced into any given year shall not exceed 250 allocations and the |
| | | 5 |
| | | |

- project is located outside of the portion of the Elkridge Region that is bordered to the northwest
- 2 by Interstate 95 and southwest by an unnamed tributary of Deep Run located at the Howard
- 3 County/Anne Arundel County line, approximately 100 ft. Southwest of Hanover Road, the

- 4 Department of Planning and Zoning may advance Route 1 revitalization allocations as follows:
 - (1) A project that is eligible for Route 1 revitalization allocations may receive up to 125 allocations per year from future allocation years for the Route 1 revitalization allocation region.
 - (2) A project is not eligible for advanced Route 1 revitalization allocations if it has more than a total of 150 allocations in the year to which allocations are to be advanced, regardless of whether the allocations for the year are advanced or current or made up of a combination of allocation types.
 - (3) If Route 1 revitalization allocations are not available in the current year the Department of Planning and Zoning shall process the project as if Route 1 revitalization allocations were granted. However, the Department of Planning and Zoning shall carry the project on the list of project applications waiting for Route 1 revitalization allocations.
 - (4) When Route 1 revitalization allocations become available to serve the project, the Director of Planning and Zoning shall assign Route 1 revitalization allocations to the project. In calculating the rolling average, the project shall not be exempt and its allocations shall be included in the year in which they become available and are assigned.
 - (5) A development using advanced Route 1 revitalization allocations under this subsection shall satisfy the remaining applicable provisions of the adequate public facilities ordinance, including the open/closed schools test and the adequate road facilities test.]]
 - [[(i) Advancing of Route 1 Allocations, Route 1 Public Facility Contribution. Any developer electing to utilize advanced Route 1 allocations shall contribute real property for public facilities serving the portion of Route 1 Corridor in which advanced allocations are permitted, including but not limited to schools, libraries, fire stations and community centers.

| 1 | Contributions | s of real property of real property snall: |
|----|-------------------|--|
| 2 | (1) | Be suitable for the construction of public amenities in the Route 1 corridor; and |
| 3 | (2) | Be acceptable to Howard County Government or the Board of Education of |
| 4 | • | Howard County for a public facility needed by the community; and |
| 5 | (3) | Constitute real property that is not already required to be dedicated to the County |
| 6 | | pursuant to title 16, subtitle 1 of the Howard County Code.]] |
| 7 | | |
| 8 | Section 16.1 | 110. Definitions. |
| 9 | (o) Housing | g unit allocation chart means a chart indicating the projected number of housing unit |
| 10 | allocations a | vailable to be granted in the County each year for a ten-year period. The chart |
| 11 | divides the a | vailable housing unit allocations into [[planning regions]] GEOGRAPHIC AREAS AND |
| 12 | MAY PROVIDI | E FOR GREEN NEIGHBORHOOD AND DOWNTOWN COLUMBIA UNITS [[and may provide |
| 13 | for a set asid | e for elderly housing by region or Countywide]]. IN A GIVEN YEAR, NO MORE THAN |
| 14 | 2535 PERCEN | IT OF THE ALLOCATIONS AVAILABLE IN THE GROWTH AND REVITALIZATION REGION |
| 15 | MAY BE GR | ANTED TO PROJECTS IN A PARTICULAR PLANNING AREA, AS ESTABLISHED BY |
| 16 | <u>PLANHOWARI</u> | D 2030, MAP 6-2 "DESIGNATED PLACE TYPES. The number of housing unit |
| 17 | allocations o | n the chart shall be as follows: |
| 18 | (1) | In the first year after the effective date of this subtitle the number of housing unit |
| 19 | | allocations on the chart for that year and each of the next two years shall equal the |
| 20 | | general plan annual target for residential completions for those years. |
| 21 | (2) | In the second year after the effective date of this subtitle, the number of housing |
| 22 | | unit allocations on the chart for that year and for each of the next two years, based |
| 23 | | on the rolling average, shall be the general plan target for residential completions |
| 24 | | for the year in question minus one-third of the difference between: |
| 25 | | (i) The number of housing unit allocations granted during the prior year plus |
| 26 | | the number of housing units in projects approved during the prior year |
| 27 | | which were exempt from the provisions of this subtitle pursuant to |
| 28 | • | subsections 16.1107(b)(1) and (5) of this subtitle; and |
| 29 | | (ii) The prior year's general plan target. |

| 1 | (3) | In the third and later years after the effective date of this subtitle, the number of |
|----|----------------|---|
| 2 | | housing unit allocations on the chart for the current year and for each of the next |
| 3 | | two years, based on the rolling average, shall be the general plan target for |
| 4 | | residential completions for the year in question minus one-third of the difference |
| 5 | | between: |
| 6 | | (i) The housing unit allocations granted during the two preceding years plus |
| 7 | | the housing units in projects approved during two preceding years which |
| 8 | | were exempt from the provisions of this subtitle pursuant to subsections |
| 9 | | 16.1107(b)(1) and (5) of this subtitle; and |
| 10 | | (ii) The sum of the general plan targets for the two preceding years. |
| 11 | (4) | IN ORDER TO PROVIDE FLEXIBILITY FOR DEVELOPMENT IN AREAS DESIGNATED IN |
| 12 | | THE GENERAL PLAN AS ESTABLISHED COMMUNITIES OR GROWTH AND |
| 13 | | REVITALIZATION AREAS, ANY UNUSED ANNUAL ALLOCATIONS FOR THESE AREAS |
| 14 | | MAY BE COMBINED AND REDISTRIBUTED, USING THE ROLLING AVERAGE, INTO A |
| 15 | | SINGLE ALLOCATION CATEGORY THAT MAY BE USED BY DEVELOPMENT PROJECTS IN |
| 16 | | EITHER GEOGRAPHIC AREA. |
| 17 | {{(ae) Plann | ing region means a geographic area of the County identified in the general plan that |
| 18 | is used for fo | precasting housing growth. |
| 19 | | |
| 20 | Section 2. A | nd Be It Further Enacted by the County Council of Howard County, Maryland that |
| 21 | any allocation | on that has been granted for years up to and including 2015 shall remain a valid |
| 22 | allocation p | ursuant to Section 16.1102(b) of the Howard County Code as that Code provision |
| 23 | existed prior | to December 3, 2012. |
| 24 | | |
| 25 | Section 3. A | nd Be It Further Enacted by the County Council of Howard County, Maryland that |
| 26 | the Departn | nent of Planning and Zoning may administratively assign allocations that were |
| 27 | tentatively g | granted and Route 1 Revitalization Allocations that were advanced on or before |
| 28 | December 3 | 2012 for years 2016 and beyond. |

- 1 Section 4. And Be It Further Enacted by the County Council of Howard County, Maryland that
- 2 this Act shall become effective 61 days after its enactment.

Amended Amendment 1 to Council Bill 41-2012

BY: Jennifer Terrasa

Legislative Day No: 15 Date: December 3, 2012

Amendment No. 1

| 1 | (This amendment would limit the number of allocations that could be granted in a particular |
|----|---|
| 2 | Planning Area to no more than 25% of the total allocations available in the Growth and |
| 3 | Revitalization Region in a given year). |
| 4 | |
| 5 | |
| 6 | |
| 7 | On page 7, in line 13, after the period insert "IN A GIVEN YEAR, NO MORE THAN |
| 8 | 2535 PERCENT OF THE ALLOCATIONS AVAILABLE IN THE GROWTH AND REVITALIZATION |
| 9 | REGION MAY BE GRANTED TO PROJECTS IN A PARTICULAR PLANNING AREA, AS |
| 0 | ESTABLISHED BY PLANHOWARD 2030, MAP 6-2 "DESIGNATED PLACE TYPES.". |
| 1 | |
| 12 | On page 8, in lines 14 and 15, strike the brackets. |
| 13 | |
| 14 | Damary 7, 2013 |
| 15 | |
| 16 | FAILED SIGNATURE StephenWloGendre |
| 17 | |
| 18 | |

Amendment to Amendment #1 Council Bill No. 41-2012

Calvin Ball BY:

Legislative Day No: 1 Date: January 7, 2013

Amendment No. 1 to Amendment #1

(This amendment would limit the number of allocations that could be granted in a particular Planning Area to no more than 35% of the total allocations available in the Growth and Revitalization Region in a given year).

On page 1, in lines 2 and 7, strike "25" and substitute "35". 1

2

3

4

ENDETED Jamay 7,2013
ENTED Stephen Meterde

Amendment to Council Bill 41-2012

BY: Jennifer Terrasa

Amendment No.

| 1 | (This amendment would limit the number of allocations that could be granted in a particular |
|----|---|
| 2 | Planning Area to no more than 25% of the total allocations available in the Growth and |
| 3 | Revitalization Region in a given year). |
| 4 | |
| 5 | |
| 6 | |
| 7 | On page 7, in line 13, after the period insert "IN A GIVEN YEAR, NO MORE THAN 25 |
| 8 | PERCENT OF THE ALLOCATIONS AVAILABLE IN THE GROWTH AND REVITALIZATION REGION |
| 9 | MAY BE GRANTED TO PROJECTS IN A PARTICULAR PLANNING AREA, AS ESTABLISHED BY |
| 10 | PlanHoward 2030, Map 6-2 "Designated Place Types.". |
| 11 | |
| 12 | On page 8, in lines 14 and 15, strike the brackets. |
| 13 | |
| 14 | |
| 15 | |
| 16 | |
| 17 | |
| 18 | |
| | |

- project is located outside of the portion of the Elkridge Region that is bordered to the northwest
- 2 by Interstate 95 and southwest by an unnamed tributary of Deep Run located at the Howard
- 3 County/Anne Arundel County line, approximately 100 ft. Southwest of Hanover Road, the

- 4 Department of Planning and Zoning may advance Route 1 revitalization allocations as follows:
 - (1) A project that is eligible for Route 1 revitalization allocations may receive up to 125 allocations per year from future allocation years for the Route 1 revitalization allocation region.
 - (2) A project is not eligible for advanced Route 1 revitalization allocations if it has more than a total of 150 allocations in the year to which allocations are to be advanced, regardless of whether the allocations for the year are advanced or current or made up of a combination of allocation types.
 - (3) If Route 1 revitalization allocations are not available in the current year the Department of Planning and Zoning shall process the project as if Route 1 revitalization allocations were granted. However, the Department of Planning and Zoning shall carry the project on the list of project applications waiting for Route 1 revitalization allocations.
 - (4) When Route 1 revitalization allocations become available to serve the project, the Director of Planning and Zoning shall assign Route 1 revitalization allocations to the project. In calculating the rolling average, the project shall not be exempt and its allocations shall be included in the year in which they become available and are assigned.
 - A development using advanced Route 1 revitalization allocations under this subsection shall satisfy the remaining applicable provisions of the adequate public facilities ordinance, including the open/closed schools test and the adequate road facilities test.]]
 - [[(i) Advancing of Route 1 Allocations, Route 1 Public Facility Contribution. Any developer electing to utilize advanced Route 1 allocations shall contribute real property for public facilities serving the portion of Route 1 Corridor in which advanced allocations are permitted, including but not limited to schools, libraries, fire stations and community centers.

| 1 | Contribution | ns of real property of real property shall: |
|-----|---------------|--|
| 2 | (1) | Be suitable for the construction of public amenities in the Route 1 corridor; and |
| 3 | (2) | Be acceptable to Howard County Government or the Board of Education of |
| 4 | | Howard County for a public facility needed by the community; and |
| 5 | . (3) | Constitute real property that is not already required to be dedicated to the County |
| . 6 | | pursuant to title 16, subtitle 1 of the Howard County Code |
| 7 | | |
| 8 | Section 16.1 | 110. Definitions. |
| 9 | (o) Housin | g unit allocation chart means a chart indicating the projected number of housing unit |
| 10 | allocations a | available to be granted in the County each year for a ten-year period. The chart |
| 11 | divides the a | evailable housing unit allocations into [[planning regions]] GEOGRAPHIC AREAS AND |
| 12 | MAY PROVID | E FOR GREEN NEIGHBORHOOD AND DOWNTOWN COLUMBIA UNITS [[and may provide |
| 13 | for a set asi | de for elderly housing by region or Countywide]]. The number of housing unit |
| 14 | allocations o | n the chart shall be as follows: |
| 15 | (1) | In the first year after the effective date of this subtitle the number of housing unit |
| 16 | | allocations on the chart for that year and each of the next two years shall equal the |
| 17 | | general plan annual target for residential completions for those years. |
| 18 | (2) | In the second year after the effective date of this subtitle, the number of housing |
| 19 | | unit allocations on the chart for that year and for each of the next two years, based |
| 20 | | on the rolling average, shall be the general plan target for residential completions |
| 21 | | for the year in question minus one-third of the difference between: |
| 22 | | (i) The number of housing unit allocations granted during the prior year plus |
| 23 | | the number of housing units in projects approved during the prior year |
| 24 | | which were exempt from the provisions of this subtitle pursuant to |
| 25 | | subsections 16.1107(b)(1) and (5) of this subtitle; and |
| 26 | | (ii) The prior year's general plan target. |
| 27 | (3) | In the third and later years after the effective date of this subtitle, the number of |
| 28 | | housing unit allocations on the chart for the current year and for each of the next |
| | | · |

two years, based on the rolling average, shall be the general plan target for

| 1 | | residential completions for the year in question minus one-third of the difference |
|----|-----------------|--|
| 2 | | between: |
| 3 | | (i) The housing unit allocations granted during the two preceding years plus |
| 4 | | the housing units in projects approved during two preceding years which |
| 5 | | were exempt from the provisions of this subtitle pursuant to subsections |
| 6 | | 16.1107(b)(1) and (5) of this subtitle; and |
| 7 | | (ii) The sum of the general plan targets for the two preceding years. |
| 8 | (4) | In order to provide flexibility for development in areas designated in |
| 9 | | the General Plan as Established Communities or Growth and |
| 10 | | REVITALIZATION AREAS, ANY UNUSED ANNUAL ALLOCATIONS FOR THESE AREAS |
| 11 | (2) | MAY BE COMBINED AND REDISTRIBUTED, USING THE ROLLING AVERAGE, INTO A |
| 12 | | SINGLE ALLOCATION CATEGORY THAT MAY BE USED BY DEVELOPMENT PROJECTS IN |
| 13 | | EITHER GEOGRAPHIC AREA |
| 14 | [[(ae) Planni | ing region means a geographic area of the County identified in the general plan that |
| 15 | is used for for | recasting housing growth.]] |
| 16 | | |
| 17 | Section 2. A | nd Be It Further Enacted by the County Council of Howard County, Maryland that |
| 18 | any allocatio | on that has been granted for years up to and including 2015 shall remain a valid |
| 19 | allocation pu | rsuant to Section 16.1102(b) of the Howard County Code as that Code provision |
| 20 | existed prior | to December 3, 2012. |
| 21 | | |
| 22 | Section 3. Ar | nd Be It Further Enacted by the County Council of Howard County, Maryland that |
| 23 | the Departm | ent of Planning and Zoning may administratively assign allocations that were |
| 24 | tentatively g | r <mark>a</mark> nted and Route 1 Revitalization Allocations that were advanced on or before |
| 25 | December 3 | 2012 for years 2016 and beyond. |
| 26 | | |
| 27 | Section 4. A | nd Be It Further Enacted by the County Council of Howard County, Maryland that |
| 28 | this Act shall | become effective 61 days after its enactment |

BY THE COUNCIL

| This Bill, having been approved by the Executive and returned to the Council, stands enacted on |
|--|
| Stephen M. LeGendre, Administrator to the County Council |
| Stephen M. LeGendre, Administrator to the County Council |
| |
| BY THE COUNCIL |
| This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on, 2013. |
| |
| Stephen M. LeGendre, Administrator to the County Council |
| BY THE COUNCIL |
| |
| This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on, 2013. |
| |
| Stephen M. LeGendre, Administrator to the County Council |
| |
| BY THE COUNCIL |
| This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on, 2013. |
| |
| Stephen M. LeGendre, Administrator to the County Council |
| |
| BY THE COUNCIL |
| This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on, 2013. |
| |
| Stephen M. LeGendre, Administrator to the County Council |
| BY THE COUNCIL |
| This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on |
| |
| Stephen M. LeGendre, Administrator to the County Council |