

County Council of Howard County, Maryland

2017 Legislative Session

Legislative Day No. 9

Resolution No. 96-2017

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

A RESOLUTION adopting the Housing Unit Allocation Chart for Fiscal Year 2018 pursuant to the Adequate Public Facilities Act of Howard County.

Introduced and read first time June 5, 2017.

By order Jessica Feldmark, Administrator

Read for a second time at a public hearing on June 19, 2017.

By order Jessica Feldmark, Administrator

This Resolution was read the third time and was Adopted, Adopted with amendments, Failed, Withdrawn, by the County Council on

July 3, 2017.

Certified By Jessica Feldmark, 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, and has submitted it to
12 the Council for adoption.

13
14 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard
15 County, Maryland, this 3rd day of July, 2017 that the County Council
16 adopts the Housing Unit Allocation Chart attached to this Resolution as Exhibit A and
17 incorporated herein.

EXHIBIT A

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

Allocation Chart

Region	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
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	350	362	383	400	400	400	400	400	400	400
Green Neighborhood	300	247	194	150	150	150	150	150	150	150
Rural West	135	139	109	100	100	100	100	100	100	100
Shared G & R and Est.Comm (1)	559	334	237	0	0	0	0	0	0	0
Total	2,544	2,282	2,123	1,850	1,850	1,850	1,850	1,850	1,850	1,850

(1) Per Sec. 16.1110(o)(4) of APFO any unused allocations from the Growth & Revitalization and the Established Communities areas may be combined and redistributed using the rolling average into a single allocation category that may be used by development projects in either geographic area.

DOWNTOWN COLUMBIA ALLOCATIONS BASED ON GENERAL PLAN AND ZONING REQUIREMENTS**

	Remaining	Phase									Remaining	Phase	Phase
	Phase I	II									Phase II	III	IV
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029			
Downtown Columbia	477	553	390	300	225	200	200	200	179	175	175	800	744

**Implementation of the residential component of the Downtown Columbia Plan extends beyond the horizon of this housing unit allocation chart. It includes the rolling average from previously adopted allocation charts to maintain downtown revitalization phasing progression as adopted in the Downtown Columbia Plan. Note that 390 allocations have already been granted in the 2013 allocation year, 267 in the 2015 allocation year, 160 in the 2016 allocation year, 300 in the 2018 allocation year, and 509 in the 2019 allocation year. Including those and the allocations above the total adds up to 6,244 units.

ALREADY HAVE ALLOCATIONS AND ARE RE-TAKING OPEN/CLOSED SCHOOLS TEST - As of 6/26/2017

	File Number	File Name	Elementary District		School Region		Middle District		Open/Closed Test	Allocations	Failure Number
1	F-13-116	Ellicott Woods	Worthington	Pass	Northeast	Pass	Ellicott Mills	Fail	Fail	2	4th failed test
2	F-14-074	Acra Property	Waterloo	Pass	Northeast	Pass	Ellicott Mills	Fail	Fail	2	4th failed test
3	F-15-014	Sunset View	Waterloo	Pass	Northeast	Pass	Ellicott Mills	Fail	Fail	2	4th failed test
4	SDP-14-074 (1)(2)	Long Gate Overlook	Veterans	Pass	Northeast	Pass	Ellicott Mills	Fail	Pass	73	5th failed test - PASSED
5	F-15-005	Gladys Woods	Waterloo	Pass	Northeast	Pass	Ellicott Mills	Fail	Fail	2	3rd failed test
6	F-15-024	Sunset Plains	Waterloo	Pass	Northeast	Pass	Ellicott Mills	Fail	Fail	1	3rd failed test
7	SP-15-013	Lacey Property	Veterans	Pass	Northeast	Pass	Dunloggin	Fail	Fail	12	2nd failed test
8	S-17-007	The Towns at Court Hill	Veterans	Pass	Northeast	Pass	Dunloggin	Fail	Fail	8	2nd failed test
9	SP-15-016	Hampton Hills	Worthington	Pass	Northeast	Pass	Ellicott Mills	Fail	Fail	13	3rd failed test
10	S-17-004	Dorsey Center	Ducketts Lane	Pass	Northeast	Pass	Thomas Viaduct	Fail	Fail	230	2nd failed test
11	S-17-006	Dorsey's Ridge	Veterans	Pass	Northeast	Pass	Ellicott Mills	Fail	Fail	54	2nd failed test
12	SP-16-013 (3)	Taylor Place	Worthington	Pass	Northeast	Pass	Ellicott Mills	Fail	Fail	252	3rd failed test
13	F-14-082	Dunwoody Property	Centennial Lane	Fail	North	Fail	Burleigh Manor	Fail	Fail	1	4th failed test
14	SP-14-004 (4)	Kings Forest	Centennial Lane	Fail	North	Fail	Burleigh Manor	Fail	Fail	37	4th failed test
15	F-16-095	Goldberg Property	Hollifield Station	Fail	North	Fail	Dunloggin	Fail	Fail	1	2nd failed test
16	S-16-004	Dorsey Overlook	Northfield	Pass	North	Fail	Dunloggin	Fail	Fail	75	2nd failed test
17	F-14-078	Jett Property	Waverly	Pass	North	Fail	Patapsco	Pass	Fail	1	4th failed test
18	F-14-112	Centennial Choice	Northfield	Pass	North	Fail	Dunloggin	Fail	Fail	2	3rd failed test
19	F-14-045	Goins Property	St. John's Lane	Fail	North	Fail	Patapsco	Pass	Fail	3	4th failed test
20	F-13-106 (2)	Melvin Property	Hollifield Station	Fail	North	Fail	Dunloggin	Fail	Pass	5	5th failed test - PASSED
21	SP-13-013 (2)	Tiber Woods	Northfield	Pass	North	Fail	Dunloggin	Fail	Pass	33	5th failed test - PASSED
22	F-15-057	Crestleigh Property	Northfield	Pass	North	Fail	Dunloggin	Fail	Fail	1	3rd failed test
23	F-16-034	Van Stone Property	Northfield	Pass	North	Fail	Dunloggin	Fail	Fail	1	3rd failed test
24	F-17-084	Harbin Property	Waverly	Pass	North	Fail	Mount View	Pass	Fail	1	2nd failed test
25	F-17-021	Honrao's Property	Northfield	Pass	North	Fail	Dunloggin	Fail	Fail	1	2nd failed test
26	SP-15-002	Sunell Property	Hollifield Station	Fail	North	Fail	Patapsco	Pass	Fail	38	3rd failed test

(1) This plan fails the school test for the fifth time (37 for year 2017 and 36 for year 2018).

(2) This project reached maximum failures so can now move forward.

(3) This plan fails the school test for the 3rd time (248 for 2018 and 4 for 2019)

(4) This plan fails for the fourth time (33 units for year 2017 and 4 units for 2018).

SUMMARY TOTAL IN OPEN/CLOSED SCHOOLS BIN

School Region	In Bin	Get Out	% Get Out
Northeast	651	73	11%
North	200	38	19%
West	0	0	0%
Columbia Wesst	0	0	0%
Total	851	111	13%

SUMMARY TOTAL FOR ALLOCATION AND O/C BINS

	In Bin	Get Out	Percent
Total units	851	111	13%
Total plans	26	3	12%

CR 96-2017



Howard County

Internal Memorandum

Subject: Testimony for Council Resolutions 96 -2017 (APF Housing Unit Allocation Chart) and 97 -2017 (Open/Closed Chart)

To: Lonnie Robbins
Chief Administrative Officer

From: W Valdis Lazdins, Director
Department of Planning and Zoning

Date: May 25, 2017

The Department of Planning and Zoning supports adoption of the FY 2018 Adequate Public Facilities Council Resolutions:

Council Resolution No. 96 -2017 – Housing Unit Allocation Chart for FY 2018

A new Housing Unit Allocation Chart implements the *PlanHoward 2030* housing allocation categories and covers a ten-year period beginning in APF test year 2019, as specified in Section 16.1110 of the APF regulations.

Council Resolution No. 97 -2017 – Open/Closed School Charts for FY 2018

The Open/Closed School Charts for elementary school districts and regions and for middle school districts must be adopted with the new Housing Allocation Chart. It has been updated to reflect changes in enrollment projections and programmed capacity increases since the last chart was adopted. These charts cover a ten-year period beginning in the APF test year 2020. Six elementary school districts, one elementary school region, and six middle school districts are projected to be closed for APF test year 2020.

There are no new anticipated fiscal impacts associated with adoption of these Council resolutions. Please contact me if you have any questions at x4301.

cc: B. Diane Wilson, Chief of Staff
Jennifer Sager, Legislative Coordinator
Holly Sun, Budget Administrator
Jeffrey Bronow, Chief, Division of Research, DPZ