

The Economic and Fiscal Impacts of the Proposed Adequate Public Facilities Ordinance on Howard County Report

JFI-VPA Presentation to the Howard County
Council Legislative Work Session

1/22/18



Comprehensive Valuation & Advisory Services



Two Analyses Prepared

Economic Impact Analysis

1. Foregone Construction Activity
 - ▶ Less Development = Less Construction Activity
2. Foregone Residential Development
 - ▶ Less Development = Lower Population and Personal Income Growth

Used IMPLAN Input/Output Model

Fiscal Impact Analysis

Foregone Residential Development

- ▶ Less Population and Personal Income Growth = Lower Tax Revenues
- ▶ Revenue and Expense Analysis

Used High Level Fiscal Model for the County

1. Estimated County Property, Income, Fire Taxes
2. Estimated County Expenses
3. Estimated Key One-Time Revenues

Data Inputs - Foregone Residential Units

- ▶ APFO Limits Development in 80-90% of County
- ▶ Estimated # of Impacted Units
- ▶ Data Provided by HCDPZ

Table 1: Reduction in Housing Unit Development Activity Under Proposed APFO Legislation

Planning Area/Unit Type/Year	2022	2023	2024	2025	Total
Total Housing Units	1,711	1,784	1,672	1,687	6,854
Single Family Detached	440	437	427	460	1,764
Townhouse	298	301	298	250	1,147
Condominium	155	172	164	168	659
Rental Apartment	818	874	783	809	3,284
Columbia	484	540	424	625	2,073
Single Family Detached	42	46	36	54	178
Townhouse	10	12	9	13	44
Condominium	43	48	38	56	185
Rental Apartment	389	434	341	502	1,666
Elkridge	282	388	408	296	1,374
Single Family Detached	15	39	43	45	142
Townhouse	69	94	98	70	331
Condominium	34	54	58	47	193
Rental Apartment	164	201	209	134	708
Ellicott City	425	358	367	310	1,460
Single Family Detached	198	167	171	144	680
Townhouse	123	104	106	90	423
Condominium	31	26	27	23	107
Rental Apartment	73	61	63	53	250
Rural West	100	100	100	100	400
Single Family Detached	100	100	100	100	400
Southeast	420	398	373	356	1,547
Single Family Detached	85	85	77	117	364
Townhouse	96	91	85	77	349
Condominium	47	44	41	42	174
Rental Apartment	192	178	170	120	660

Source: Howard County Planning Department

Estimated Construction Expenditures and Resident Incomes Associated With the Impacted Units

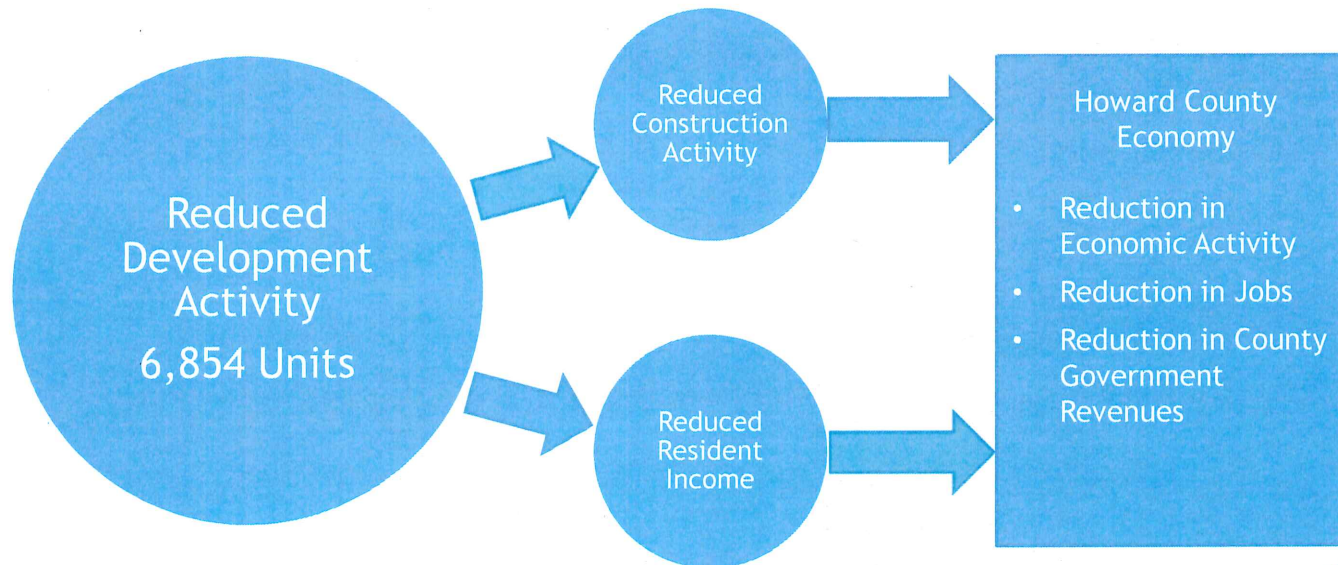
Driven by Data on New Home Sales Provided by HCDPZ

- ▶ Sales Price for New Homes - 2015-2016
- ▶ Construction Costs
 - ▶ For-Sale - 55.6% of Sales Price
 - ▶ Rental - \$192/s.f. - 1,000 s.f.
- ▶ Residential Income
 - ▶ For-Sale - 28% of income on PITI with a 20% down payment
 - ▶ Rental - 30% of income on rent - rent data from Census ACS

Tables 2 and 3 in report - Pages 8-9

Data Inputs			
Planning Area/Unit Type/Year	Estimated Housing Sale Price ¹ or Monthly Rent	Estimated Cost of Construction	Estimated Homeowner or Rental Tenant Household Income
Columbia			
Single Family Detached	\$949,000	\$528,000	\$215,606
Townhouse	\$555,000	\$309,000	\$126,148
Condominium	\$406,195	\$226,000	\$92,337
Rental Apartment	\$1,627	\$192,000	\$65,067
Elkridge			
Single Family Detached	\$545,000	\$303,000	\$123,907
Townhouse	\$438,000	\$244,000	\$99,580
Condominium	\$460,000	\$256,000	\$104,458
Rental Apartment	\$1,673	\$192,000	\$66,912
Ellicott City			
Single Family Detached	\$756,000	\$420,000	\$171,826
Townhouse	\$506,000	\$281,000	\$115,089
Condominium	\$310,000	\$172,000	\$70,516
Rental Apartment	\$1,618	\$192,000	\$64,739
Rural West			
Single Family Detached	\$973,000	\$541,000	\$221,107
Southeast			
Single Family Detached	\$764,000	\$425,000	\$173,585
Townhouse	\$614,000	\$341,000	\$139,615
Condominium	\$294,000	\$163,000	\$66,915
Rental Apartment	\$1,673	\$192,000	\$66,912

Economic Impact Analysis



Economic Impact Results - Construction

Table 6: Estimated Annual Economic Impacts Associated with the Foregone Construction Activity Associated with the Proposed APFO Legislation

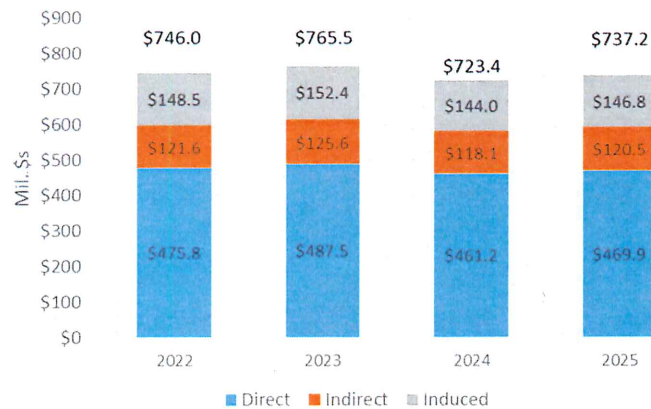
Item	Direct	Indirect	Induced	Total
2022 Construction Impacts				
Output (\$s)	\$475,802,000	\$121,642,995	\$148,541,627	\$745,986,622
Employment (Jobs)	2,778	823	981	4,582
Labor Income (\$s)	\$190,749,889	\$49,316,278	\$47,860,747	\$287,926,914
Estimated County Revenues	n.c.	n.c.	n.c.	\$14,022,112
2023 Construction Impacts				
Output (\$s)	\$487,493,000	\$125,581,465	\$152,400,415	\$765,474,880
Employment (Jobs)	2,841	850	1,006	4,698
Labor Income (\$s)	\$195,442,210	\$50,863,154	\$49,104,080	\$295,409,444
Estimated County Revenues	n.c.	n.c.	n.c.	\$14,371,323
2024 Construction Impacts				
Output (\$s)	\$461,245,000	\$118,127,633	\$144,042,434	\$723,415,067
Employment (Jobs)	2,692	800	951	4,442
Labor Income (\$s)	\$184,915,129	\$47,880,257	\$46,411,091	\$279,206,477
Estimated County Revenues	n.c.	n.c.	n.c.	\$13,594,125
2025 Construction Impacts				
Output (\$s)	\$469,914,000	\$120,540,803	\$146,792,147	\$737,246,950
Employment (Jobs)	2,741	816	969	4,526
Labor Income (\$s)	\$188,391,662	\$48,848,265	\$47,297,064	\$284,536,991
Estimated County Revenues	n.c.	n.c.	n.c.	\$13,850,573

Source: JFI and IMPLAN

Construction Accounts for 6% of County Jobs

2,800 Direct Construction Jobs Foregone Annually = 19% of Sector Employment

Figure 2: Estimated Annual Economic Impacts Associated with the Reduction of Construction Activity Associated with the Proposed APFO Legislation



Data are from Page 12 of the Report

Economic Impact Results - Residential Income

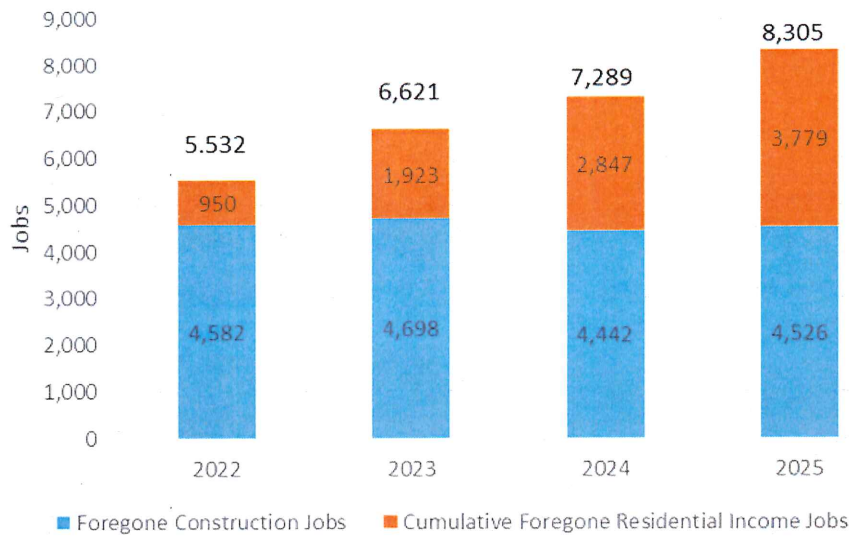
Table 8: Estimated Cumulative Economic Impacts Associated with the Reduction of Residential Incomes Associated with the Proposed APFO Legislation

Cumulative Residential Income Loss Impacts	2022	2023	2024	2025
Output (\$s)	\$145,425,527	\$294,555,953	\$436,111,314	\$578,748,518
Employment (Jobs)	950	1,923	2,847	3,779
Labor Income (\$s)	\$46,718,168	\$94,591,820	\$140,047,873	\$185,859,576
Estimated County Revenues	\$8,093,562	\$16,373,981	\$24,236,928	\$32,194,430

Source: JFI and IMPLAN

Economic Impact Results - Combined

Figure ES-1: Total Job Impacts of Proposed APFO Legislation



Other Economic Impacts to Consider

1. Economic Development Impacts

- ▶ Change in Real Estate Preferences Favoring more Urban Development
- ▶ Impact on Downtown Development
- ▶ Impact on Business Attraction - Will Businesses Locate in a Jurisdiction that Makes it Difficult for their Employees to Purchase a Home?

2. Development Process Impacts

- ▶ Current Process Provided “Consistency and Predictability”

3. Housing Affordability and Inclusion Impacts

- ▶ Increased Housing Cost = Reduction in Affordability
- ▶ Lower Generation of MIHUs

Inputs & Foregone Housing/Population

Table 10: Inputs for Computing Fiscal Impact FY2018

Demographics	2017	2022	Annual Rate
Population	322,360	348,512	1.57%
Persons per HH - ACS Count Average	2.76	2.77	
Persons per HH - Single Family Detached	3.19		
Persons per HH - Single Family Attached	2.66		
Persons per HH - Apartment/Condominium	2.07		
Households	116,281	125,177	1.49%
Median HH Income	\$112,531	\$120,888	1.44%

County General Fund			
Property Tax Rate	\$1.014 /\$100 of Assessed Real Property Value		
Income Tax Rate	3.20%		
Fire & Rescue Tax Rate	\$0.176 /\$100 of Assessed Real Property Value		
Projected Revenue	\$1,098,746,451	\$1,212,810,496	
Revenue Per Capita	\$3,408	\$3,480	
Revenue Per Household	\$9,449	\$9,689	

Foregone Development	2022		2023		2024		2025		Total	
	Dwelling Units	Population	Dwelling Units	Population	Dwelling Units	Population	Dwelling Units	Population	Dwelling Units	Population
TOTAL	1,711	4,722	1,784	4,924	1,672	4,615	1,687	4,656	6,854	18,917
Single Family Detached	440	1,214	437	1,206	427	1,179	460	1,270	1,764	4,869
Townhouse	298	822	301	831	298	822	250	690	1,147	3,166
Condominium	155	428	172	475	164	453	168	464	659	1,819
Rental Apartment	818	2,258	874	2,412	783	2,161	809	2,233	3,284	9,064
Columbia	484	1,055	540	1,176	424	923	625	1,362	2,073	4,516
Single Family Detached	42	134	46	147	36	115	54	172	178	568
Townhouse	10	27	12	32	9	24	13	35	44	117
Condominium	43	89	48	99	38	79	56	116	185	383
Rental Apartment	389	805	434	898	341	706	502	1,039	1,666	3,449
Elkridge	282	641	388	902	408	951	296	704	1,374	3,199
Single Family Detached	15	48	39	124	43	137	45	144	142	453
Townhouse	69	184	94	250	98	261	70	186	331	880
Condominium	34	70	54	112	58	120	47	97	193	400
Rental Apartment	164	339	201	416	209	433	134	277	708	1,466
Ellicott City	425	1,174	358	989	367	1,014	310	856	1,460	4,033
Single Family Detached	198	632	167	533	171	545	144	459	680	2,169
Townhouse	123	327	104	277	106	282	90	239	423	1,125
Condominium	31	64	26	54	27	56	23	48	107	221
Rental Apartment	73	151	61	126	63	130	53	110	250	518
Rural West	100	319	100	319	100	319	100	319	400	1,276
Single Family Detached	100	319	100	319	100	319	100	319	400	1,276
Southeast	420	1,021	398	973	373	909	356	913	1,547	3,816
Single Family Detached	85	271	85	271	77	246	117	373	364	1,161
Townhouse	96	255	91	242	85	226	77	205	349	928
Condominium	47	97	44	91	41	85	42	87	174	360
Rental Apartment	192	397	178	368	170	352	120	248	660	1,366

Source: Howard County Government; ESRI; Compiled by Valbridge 2017

- ✓ Demographic data estimates from the American Community Survey
- ✓ Tax Rates and Projected Revenue from FY2018 Howard County Operating Budget
- ✓ Housing Unit Allocations Based on Model From HCDPZ

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Revenues

- Property Tax, Income Tax and Fire & Rescue Tax make up 88.8% of the General Fund
- The total budget exceeds the General Fund by \$483 million.
- This assumes straight-line inflation of budget and housing growth.
- On these three key taxes alone, the projected foregone revenue could be \$59 million over the four year moratorium period.
- These revenues are limited and therefore conservative.

Table 11: Estimated General Fund Revenue Not Realized as a Result of the Proposed APFD Legislation

	Foregone Units	Property Tax Revenue	Fire & Rescue Tax Revenue	Income Tax Revenue	2022 Total Revenue	Weighted Averages / Dwelling Unit				2023 Total Revenue	2024 Total Revenue	2025 Total Revenue	Total Foregone Units	Total Foregone Revenue
						Property Tax Revenue	Fire & Rescue Tax Revenue	Income Tax Revenue	Total Revenue					
Total Housing Units	1,711	\$7,218,139	\$1,252,853	\$5,894,504	\$14,365,496	\$4,219	\$732	\$3,445	\$8,396	\$14,949,840	\$14,589,979	\$15,130,160	6,854	\$59,035,476
Single Family Detached	440	\$3,650,005	\$633,531	\$2,617,633	\$6,901,169	\$8,295	\$1,440	\$5,949	\$15,684	\$6,944,797	\$6,909,012	\$7,666,337	1,764	\$28,421,315
Townhouse	298	\$1,591,514	\$276,239	\$1,142,128	\$3,009,880	\$5,341	\$927	\$3,833	\$10,100	\$3,072,827	\$3,097,572	\$2,698,958	1,147	\$11,879,237
Condominium	155	\$573,259	\$99,501	\$411,298	\$1,084,057	\$3,698	\$642	\$2,654	\$6,994	\$1,284,003	\$1,259,797	\$1,318,287	659	\$4,946,145
Rental Apartment	818	\$1,403,363	\$243,582	\$1,723,446	\$3,370,390	\$1,716	\$298	\$2,107	\$4,120	\$3,648,214	\$3,323,598	\$3,446,577	3,284	\$13,788,779
Columbia	484	\$1,279,075	\$222,009	\$1,267,152	\$2,768,235	\$2,643	\$459	\$2,618	\$5,719	\$3,138,072	\$2,505,585	\$3,773,783	2,073	\$12,185,675
Single Family Detached	42	\$404,160	\$70,150	\$289,774	\$764,085	\$9,623	\$1,670	\$6,899	\$18,192	\$857,776	\$688,086	\$1,057,932	178	\$3,367,878
Townhouse	10	\$56,277	\$9,768	\$40,367	\$106,412	\$5,628	\$977	\$4,037	\$10,641	\$130,887	\$100,620	\$148,973	44	\$486,892
Condominium	43	\$177,109	\$30,741	\$127,056	\$334,906	\$4,119	\$715	\$2,955	\$7,789	\$383,194	\$310,946	\$469,693	185	\$1,498,739
Rental Apartment	389	\$641,528	\$111,350	\$809,954	\$1,562,832	\$1,649	\$286	\$2,082	\$4,018	\$1,766,214	\$1,405,934	\$2,097,186	1,666	\$6,832,166
Elkridge	282	\$855,064	\$148,413	\$744,152	\$1,747,630	\$3,032	\$526	\$2,639	\$6,197	\$2,597,875	\$2,803,623	\$2,189,280	1,374	\$9,338,408
Single Family Detached	15	\$82,895	\$14,388	\$59,475	\$156,758	\$5,526	\$959	\$3,965	\$10,451	\$417,760	\$472,122	\$506,433	142	\$1,553,073
Townhouse	69	\$306,451	\$53,191	\$219,873	\$579,514	\$4,441	\$771	\$3,187	\$8,399	\$809,221	\$864,747	\$633,118	331	\$2,886,600
Condominium	34	\$158,590	\$27,526	\$113,650	\$299,766	\$4,664	\$810	\$3,343	\$8,817	\$488,002	\$537,254	\$446,245	193	\$1,771,267
Rental Apartment	164	\$307,129	\$53,308	\$351,154	\$711,591	\$1,873	\$325	\$2,141	\$4,339	\$882,893	\$929,500	\$603,484	708	\$3,127,468
Ellicott City	425	\$2,393,566	\$415,451	\$1,762,862	\$4,571,879	\$5,632	\$978	\$4,148	\$10,757	\$3,947,046	\$4,139,674	\$3,579,197	1,460	\$16,238,697
Single Family Detached	198	\$1,517,836	\$263,451	\$1,088,690	\$2,869,977	\$7,666	\$1,331	\$5,498	\$14,495	\$2,481,153	\$2,604,096	\$2,247,746	680	\$10,202,972
Townhouse	123	\$631,093	\$109,539	\$452,990	\$1,193,623	\$5,131	\$891	\$3,683	\$9,704	\$1,034,473	\$1,080,726	\$940,537	423	\$4,249,358
Condominium	31	\$97,445	\$16,914	\$69,952	\$184,311	\$3,143	\$546	\$2,257	\$5,946	\$158,448	\$168,656	\$147,261	107	\$658,676
Rental Apartment	73	\$147,191	\$25,548	\$151,230	\$323,969	\$2,016	\$350	\$2,072	\$4,438	\$273,873	\$286,197	\$243,653	250	\$1,127,691
Rural West	100	\$986,622	\$171,248	\$707,542	\$1,865,412	\$9,866	\$1,712	\$7,075	\$18,654	\$1,912,048	\$1,959,849	\$2,008,845	2,059	\$7,746,154
Single Family Detached	100	\$986,622	\$171,248	\$707,542	\$1,865,412	\$9,866	\$1,712	\$7,075	\$18,654	\$1,912,048	\$1,959,849	\$2,008,845	400	\$7,746,154
Southeast	420	\$1,703,813	\$295,731	\$1,412,796	\$3,412,340	\$4,057	\$704	\$3,364	\$8,125	\$3,353,899	\$3,181,248	\$3,579,054	1,547	\$13,526,541
Single Family Detached	85	\$658,492	\$114,294	\$472,151	\$1,244,937	\$7,747	\$1,345	\$5,555	\$14,646	\$1,276,061	\$1,184,860	\$1,845,381	364	\$5,551,238
Townhouse	96	\$597,692	\$103,741	\$428,897	\$1,130,331	\$6,226	\$1,081	\$4,468	\$11,774	\$1,098,246	\$1,051,480	\$976,330	349	\$4,256,387
Condominium	47	\$140,115	\$24,320	\$100,640	\$265,074	\$2,981	\$517	\$2,141	\$5,640	\$254,359	\$242,941	\$255,088	174	\$1,017,463
Rental Apartment	192	\$307,515	\$53,375	\$411,107	\$771,997	\$1,602	\$278	\$2,141	\$4,021	\$725,234	\$701,967	\$502,255	660	\$2,701,453

Source: Valbridge Analysis of Howard County Fiscal Year 2018 Approved Operating Budget

One-Time Fee Revenue

Table 14: Total Foregone Revenue from Certain One-Time Fees

	Total Foregone Units	Transfer Tax Revenue	Recordation Tax Revenue	Road Excise Tax	School Surcharge	2022-5 Total Revenue
Total Housing Units	6,854	\$28,586,432	\$14,293,216	\$21,659,249	\$23,678,332	\$88,217,230
Single Family Detached	1,764	\$14,824,388	\$7,412,194	\$11,375,507	\$12,435,935	\$46,048,024
Townhouse	1,147	\$5,194,627	\$3,097,313	\$3,500,048	\$3,826,323	\$16,618,311
Condominium	659	\$2,579,605	\$1,289,803	\$1,133,770	\$1,239,460	\$6,242,638
Rental Apartment	3,284	\$4,987,817	\$2,493,906	\$5,649,925	\$6,176,613	\$19,308,256

Planning Area/Unit Type	Total Foregone Units	Transfer Tax Revenue	Recordation Tax Revenue	Road Excise Tax	School Surcharge	2022-5 Total Revenue
Columbia	2,073	\$4,933,029	\$2,466,515	\$4,466,668	\$4,883,052	\$16,749,264
Single Family Detached	178	\$1,756,832	\$878,416	\$1,147,869	\$1,254,873	\$5,037,990
Townhouse	44	\$253,941	\$126,971	\$134,265	\$146,781	\$661,959
Condominium	185	\$781,640	\$390,820	\$318,281	\$347,952	\$1,838,692
Rental Apartment	1,666	\$2,140,616	\$1,070,308	\$2,866,253	\$3,133,446	\$9,210,623
Elkridge	1,374	\$4,547,045	\$2,273,523	\$3,475,872	\$3,799,894	\$14,096,333
Single Family Detached	142	\$809,935	\$404,968	\$915,715	\$1,001,079	\$3,131,697
Townhouse	331	\$1,505,378	\$752,689	\$1,010,040	\$1,104,196	\$4,372,303
Condominium	193	\$924,141	\$462,070	\$332,045	\$362,958	\$2,081,254
Rental Apartment	708	\$1,307,592	\$653,796	\$1,218,072	\$1,331,621	\$4,511,080
Flinnct City	1,460	\$8,377,773	\$4,188,886	\$6,290,089	\$6,876,453	\$25,733,202
Single Family Detached	680	\$5,321,515	\$2,660,758	\$4,385,116	\$4,793,898	\$17,161,287
Townhouse	423	\$2,215,705	\$1,107,853	\$1,290,776	\$1,411,103	\$6,025,436
Condominium	107	\$343,435	\$171,717	\$184,087	\$201,248	\$900,487
Rental Apartment	250	\$497,118	\$248,559	\$430,110	\$470,205	\$1,645,992
Rural West	2,059	\$4,040,398	\$2,020,199	\$2,579,480	\$2,819,940	\$11,460,017
Single Family Detached	400	\$4,040,398	\$2,020,199	\$2,579,480	\$2,819,940	\$11,460,017
Southeast	1,547	\$6,688,188	\$3,344,094	\$4,847,140	\$5,298,992	\$20,178,414
Single Family Detached	364	\$2,895,708	\$1,447,854	\$2,347,327	\$2,566,145	\$9,257,034
Townhouse	349	\$2,219,602	\$1,109,801	\$1,064,967	\$1,164,243	\$5,558,613
Condominium	174	\$530,391	\$265,195	\$299,357	\$327,263	\$1,422,205
Rental Apartment	660	\$1,042,487	\$521,244	\$1,135,490	\$1,241,341	\$3,940,562

Source: Valbridge Analysis of Howard County Fiscal Year 2018 Approved Operating Budget

- One-Time fees are significant and generate approximately \$22 million per annum.
- School Surcharge, Road Excise, Transfer Tax, Recordation.
- These fees and taxes are used to offset debt service for capital improvements and school construction.
- These fees are part of the 11.2% of the General Fund that is not attributed to property and income tax.
- Other revenues from construction are used to fund enterprise funds and service funds, such as water and sewer.

Other Revenues

- The General Fund is \$1.1 billion
- Other Revenues total \$483 million outside of the General Fund.
- Some revenue funds are directly sourced from new residential construction.
- Revenues and allocations are unequal across the budget - Some funds will persist and others would decline.
- The impact of development on these revenue funds was not studied, and thus represent a conservative summary.

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Table 12: Other Revenue

Subtotal Other Revenue	\$	483,190,182
Special Revenue Funds	\$	208,990,049
<i>Ag Preservation</i>	\$	12,536,434
Commercial BAN	\$	2,330,000
<i>Community Renewal Program</i>	\$	5,112,374
Environmental Services	\$	26,355,098
<i>Fire & Rescue Tax</i>	\$	102,230,763
<i>Forest Conservation</i>	\$	682,251
Grants	\$	23,800,861
Program Revenue	\$	11,376,135
Recreation & Parks Fund	\$	20,973,978
Special Tax District	\$	1,025,000
Speed Enforcement	\$	1,258,155
<i>TIF District</i>	\$	1,257,000
Trust and Agency Multifarious	\$	52,000
Enterprise Funds	\$	157,582,118
County Broadband Initiative	\$	638,517
Non-County Broadband Initiative	\$	1,541,298
Private Sector Broadband Initiative	\$	385,526
Recreation Special Facilities	\$	2,153,710
<i>Shared Septic Systems</i>	\$	779,815
<i>W&S Operating</i>	\$	92,218,059
<i>W&S Special Benefits Charges</i>	\$	44,473,893
Watershed Protection & Restoration	\$	15,391,300
Internal Service Funds	\$	116,618,015
Employee Benefits	\$	60,904,219
Fleet Operations	\$	19,701,900
Risk Management	\$	10,580,814
Technology & Communications	\$	25,431,082

Source: Valbridge Analysis of Howard County Fiscal Year 2018 Approved Operating Budget 13

Costs

Table 16: General Fund Allocations FY2018-FY2025

	County Government	Education	Public Safety	Public Facilities	Community Services	Legislative & Judicial	General Government	Non-Departmental Expenses	Total
2018	General Fund	\$627,146,166	\$134,812,893	\$70,864,978	\$69,648,002	\$28,288,054	\$29,003,806	\$138,982,552	\$1,098,746,451
2022	General Fund	\$692,252,022	\$148,608,209	\$78,221,676	\$76,878,362	\$31,224,719	\$32,014,775	\$153,410,732	\$1,212,810,496
	2018 Per Capita	\$1,945	\$418	\$220	\$216	\$88	\$90	\$431	\$3,408
	2022 Per Capita	\$1,986	\$427	\$224	\$221	\$90	\$92	\$440	\$3,480
2022	2018 Per Household	\$5,393	\$1,159	\$609	\$599	\$243	\$249	\$1,195	\$9,449
	2022 Per Household	\$5,530	\$1,189	\$625	\$614	\$249	\$256	\$1,226	\$9,689
	New Development Allocation	\$9,380,059	\$2,016,361	\$1,059,909	\$1,041,707	\$423,097	\$433,802	\$2,078,725	\$16,433,660
	General Fund	\$709,558,323	\$152,528,414	\$80,177,218	\$78,800,321	\$32,005,337	\$32,815,144	\$157,246,001	\$1,243,130,759
	Per Capita	\$2,004	\$431	\$226	\$223	\$90	\$93	\$444	\$3,512
2023	Per Household	\$5,585	\$1,201	\$631	\$620	\$252	\$258	\$1,238	\$9,785
	New Development Allocation	\$9,869,811	\$2,121,639	\$1,115,249	\$1,096,096	\$445,188	\$455,452	\$2,187,260	\$17,291,695
	General Fund	\$727,297,281	\$156,341,625	\$82,181,649	\$80,770,330	\$32,805,470	\$33,635,523	\$161,177,151	\$1,274,209,028
	Per Capita	\$2,023	\$435	\$229	\$225	\$91	\$94	\$448	\$3,544
2024	Per Household	\$5,641	\$1,213	\$637	\$626	\$254	\$261	\$1,250	\$9,883
	New Development Allocation	\$9,334,879	\$2,006,649	\$1,054,804	\$1,036,689	\$421,059	\$431,713	\$2,068,713	\$16,354,505
	General Fund	\$745,479,713	\$160,250,165	\$84,236,190	\$82,789,588	\$33,625,607	\$34,475,411	\$165,206,580	\$1,306,064,253
	Per Capita	\$2,041	\$439	\$231	\$227	\$92	\$94	\$452	\$3,576
2025	Per Household	\$5,697	\$1,225	\$644	\$633	\$257	\$263	\$1,263	\$9,981
	New Development Allocation	\$9,504,864	\$2,043,189	\$1,074,011	\$1,055,567	\$428,726	\$439,574	\$2,106,383	\$16,652,315

Source: Howard County FY2018 Approved Operating Budget

- ❖ General Fund Allocations spread across 7 broad categories.
- ❖ Total cost liberally averages \$16.7 million per annum.
- ❖ Calculated on a per capita basis.

Reconciliation

Table 17: Reconciliation of General Fund and Foregone Development

	2022 Total	Per Capita	Per Household	2023 Total	Per Capita	Per Household	2024 Total	Per Capita	Per Household	2025 Total	Per Capita	Per Household
Foregone Revenue	\$14,365,496	\$3,042	\$8,396	\$14,949,840	\$3,036	\$8,380	\$14,589,979	\$3,162	\$8,726	\$15,130,160	\$3,250	\$8,969
Allocated Expense	\$16,433,660	\$3,480	\$9,689	\$17,291,695	\$3,512	\$9,785	\$16,354,505	\$3,544	\$9,883	\$16,652,315	\$3,576	\$9,981
Net Surplus/Deficit	-\$2,068,164	-\$438	-\$1,293	-\$2,341,854	-\$476	-\$1,405	-\$1,764,525	-\$382	-\$1,156	-\$1,522,155	-\$327	-\$1,012

Table 18: Other Revenue Sources and Allocations Directly From New Development

Other General Fund Revenues	Type of Fund	Total Revenue	Per Capita	Per Household	Foregone Revenue
Agricultural Preservation	Special Revenue	\$12,536,434	\$39	\$108	\$184,466
Community Renewal Program	Special Revenue	\$5,112,374	\$16	\$44	\$75,225
Forest Conservation	Special Revenue	\$682,251	\$2	\$6	\$10,039
TIF Districts	Special Revenue	\$1,257,000	\$4	\$11	\$18,496
Shared Septic Systems	Enterprise Fund	\$779,815	\$2	\$7	\$11,474
Water & Sewer Operations	Enterprise Fund	\$92,218,059	\$286	\$793	\$1,356,929
Water & Sewer Special Benefits Charges	Enterprise Fund	\$44,473,893	\$138	\$382	\$654,405
Total Revenues		\$157,059,826	\$487	\$1,351	\$2,311,034

Other Allocations	Total Allocation	Per Capita	Per Household	Foregone Allocation
Fire & Rescue Reserve Fund	\$102,230,763	\$317	\$879	\$1,504,260
Agricultural Preservation	\$7,350,000	\$23	\$63	\$108,151
Environmental Services Fund	\$22,614,000	\$70	\$194	\$332,750
Shared Septic	\$535,845	\$2	\$5	\$7,885
Water & Sewer Special Benefit	\$38,473,893	\$119	\$331	\$566,119
Water & Sewer Operating Fund	\$65,158,500	\$202	\$560	\$958,765
Forest Conservation Fund	\$678,751	\$2	\$6	\$9,987
TIF Districts	\$232,000	\$1	\$2	\$3,414
Community Renewal Program	\$610,000	\$2	\$5	\$8,976
Fire Service Building & Equipment	\$4,100,000	\$13	\$35	\$60,329
School Construction & Site Acquisition	\$7,200,000	\$22	\$62	\$105,943
General Improvement Capital Projects Fund	\$7,367,780	\$23	\$63	\$108,412
Recreation & Parks Capital Projects Fund	\$7,648,000	\$24	\$66	\$112,535
Highway Projects	\$526,000	\$2	\$5	\$7,740
Total Expenditures	\$264,725,532	\$821	\$2,277	\$3,895,266

Source: Howard County FY2018 Approved Operating Budget

- ✓ Based on property and income tax revenue, there is a \$1,300 per house unit shortfall per annum.
- ✓ Other Revenue Sources (Special Revenue Funds, Enterprise Funds and Internal Service Funds) directly associated with new construction total \$157 million, far in excess of the General Fund shortfall.
- ✓ Some development related funds would be required to be funded regardless of a moratorium.

Pages 33 and 34 of the Report ¹⁵