

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 November 5, 2012.

By order Stephen LeGendre, Administrator

Read for a second time at a public hearing on November 17, 2012.

Tabled December 3, 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This Resolution was read the third time and was Adopted, Adopted with amendments, Failed, Withdrawn, by the County Council on January 7, 2013.

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

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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.

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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.

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19           **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard  
20 County, Maryland, this 7<sup>th</sup> day of January, 201~~2~~<sup>3</sup> that the County Council  
21 adopts the Housing Unit Allocation Chart attached to this Resolution as Exhibit A and  
22 incorporated herein.

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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
<b>Total</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>

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		
<b>Downtown Columbia Revitalization</b>	<b>643</b>	<b>592</b>	<b>375</b>	<b>100</b>	<b>100</b>	<b>96</b>	<b>400</b>	<b>350</b>	<b>300</b>	<b>225</b>	<b>1,129</b>	<b>800</b>

\*\*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**

Planning Area	2008	2009	2010	2011	2012	2013	2014	Total
Downtown Columbia	0	0	0	0	0	390	0	390
Columbia	0	0	0	5	29	0	258	292
Elkridge	0	0	0	0	121	422	446	989
Ellicott City	0	21	97	7	0	221	103	449
Southeast	0	5	13	110	106	385	692	1,311
Rural West	7	0	39	24	7	14	91	182
<b>Total</b>	<b>7</b>	<b>26</b>	<b>149</b>	<b>146</b>	<b>263</b>	<b>1,432</b>	<b>1,590</b>	<b>3,613</b>

*As of January 2, 2013*





# Howard County

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## Internal Memorandum

**Subject:** Testimony for Council Resolutions \_\_\_\_-2012 (APF Housing Unit Allocation Chart) and \_\_\_\_-2012 (Open/Closed Chart)

**To:** Lonnie Robbins  
Chief Administrative Officer

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

**Date:** October 15, 2012

The Department of Planning and Zoning supports adoption of the FY 2013 Adequate Public Facilities Council Resolutions:

**Council Resolution No. \_\_\_\_-2012 – Housing Unit Allocation Chart for FY 2012**

Council Bill No. \_\_\_\_-2012 proposes to amend the Adequate Public Facilities housing allocations categories to comply with recently adopted *PlanHoward 2030*. CR \_\_\_\_-2012 adopts a new Housing Unit Allocation Chart to implement the new housing allocation categories and covers a ten-year period beginning in APF test year 2015, as specified in Section 16.1110 of the APF regulations.

**Council Resolution No. \_\_\_\_-2012 – Open/Closed School Charts for FY 2012**

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 in February 2012. These charts cover a ten-year period beginning in the APF test year 2015. Five elementary schools and two middle school are projected to be closed for APF test year 2015.

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: Jessica Feldmark, Chief of Staff  
Jennifer Sager, Legislative Coordinator  
Ray Wacks, Budget Administrator  
Kimberley Flowers, Deputy Director, DPZ  
Jeffrey Bronow, Chief, Division of Research, DPZ



AMENDED Amendment 1 to Council Resolution 170-2012

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 from the Growth  
2 and Revitalization allocation pot in a particular Planning Area to no more than 25% of the total  
3 in a given year).  
4  
5  
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7 In Exhibit A attached to the resolution, immediately below the first chart entitled  
8 "Allocation Chart", insert "NOTE: In a given year, no more than 2535 percent of the  
9 allocations available in the Growth and Revitalization region may be granted to projects  
10 in a particular Planning Area, as established by PlanHoward 2030, Map 6-2 "Designated  
11 Place Types".".  
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ADOPTED January 7, 2013

FAILED \_\_\_\_\_

SIGNATURE Stephen M. Gerke





**Amendment to Amendment # 1  
Council Resolution No. 170-2012**

**BY: Calvin Ball**

**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).*

1 On page 1, in lines 2 and 8, strike "25" and substitute "35".

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ADOPTED January 7, 2013

PALED

SIGNATURE Stephen M. Hendre



**Amendment to Council Resolution 170-2012**

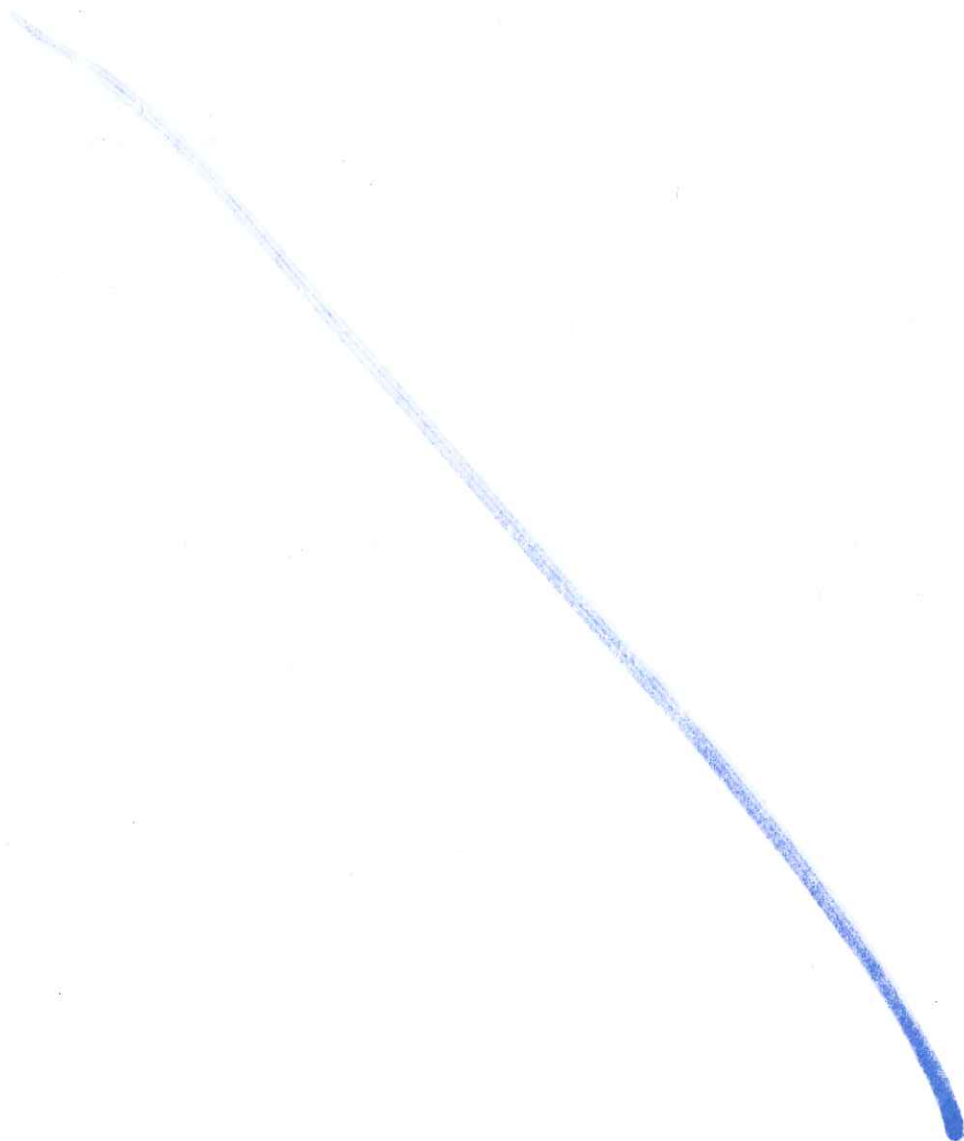
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7 In Exhibit A attached to the resolution, immediately below the first chart entitled  
8 “Allocation Chart”, insert “NOTE: In a given year, no more than 25 percent of the  
9 allocations available in the Growth and Revitalization region may be granted to projects  
10 in a particular Planning Area, as established by PlanHoward 2030, Map 6-2 “Designated  
11 Place Types”.”  
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AMENDED Amendment 2 to Council Resolution 170-2012

BY: Courtney Watson

Legislative Day No: 1  
Date: January 7, 2013

**Amendment No. 2**

1        *(This amendment would substitute the proposed Allocation Chart with a new chart which*  
2        *footnotes the existing tentative allocations reserved under prior allocation charts for projects in*  
3        *the review pipeline).*

7                    Substitute the attached for Exhibit A attached to the resolution.

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APPROVED January 7, 2013  
DATED \_\_\_\_\_  
SIGNATURE Steph M. Lewis



**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
<b>Total</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>

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		
<b>Downtown Columbia Revitalization</b>	<b>643</b>	<b>592</b>	<b>375</b>	<b>100</b>	<b>100</b>	<b>96</b>	<b>400</b>	<b>350</b>	<b>300</b>	<b>225</b>	<b>1,129</b>	<b>800</b>

\*\*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	<b>390</b>
Growth and Revitalization	0	5	1	108	195	786	816	<b>1,911</b>
Established Community	0	21	109	14	61	113	592	<b>910</b>
Green Neighborhood	0	0	0	0	0	129	91	<b>220</b>
Rural West	7	0	39	24	7	14	91	<b>182</b>
<b>Total</b>	<b>7</b>	<b>26</b>	<b>149</b>	<b>146</b>	<b>263</b>	<b>1,432</b>	<b>1,590</b>	<b>3,613</b>

*As of January 2, 2013*





**Amendment 1 to Amendment 2  
Council Resolution 170-2012**

**BY: Courtney Watson**

**Legislative Day No: 1  
Date: January 7, 2013**

**Amendment No. 1 to Amendment No. 2**

1        *(This amendment would substitute the proposed Allocation Chart with a new chart which*  
2        *footnotes the existing tentative allocations reserved under prior allocation charts for projects in*  
3        *the review pipeline and uses the new categories in the "Tentative Allocations Minus Permanent*  
4        *Allocations" chart).*

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Substitute the attached for Exhibit A attached to the amendment.

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APPROVED: *January 7, 2013*  
DATE: \_\_\_\_\_  
BY: *[Signature]*

**HOWARD COUNTY HOUSING UNIT ALLOCATION CHART  
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*As of January 2, 2013*

Amendment 2 to Council Resolution 170-2012

BY: Courtney Watson

Legislative Day No: 1  
Date: January 7, 2013

Amendment No. 2

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*(This amendment would substitute the proposed Allocation Chart with a new chart which footnotes the existing tentative allocations reserved under prior allocation charts for projects in the review pipeline).*

Substitute the attached for Exhibit A attached to the resolution.

ADOPTED \_\_\_\_\_  
FAILED \_\_\_\_\_  
SIGNATURE \_\_\_\_\_

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SUMMARY OF PLANNING REGIONS**

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As of January 2, 2013

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

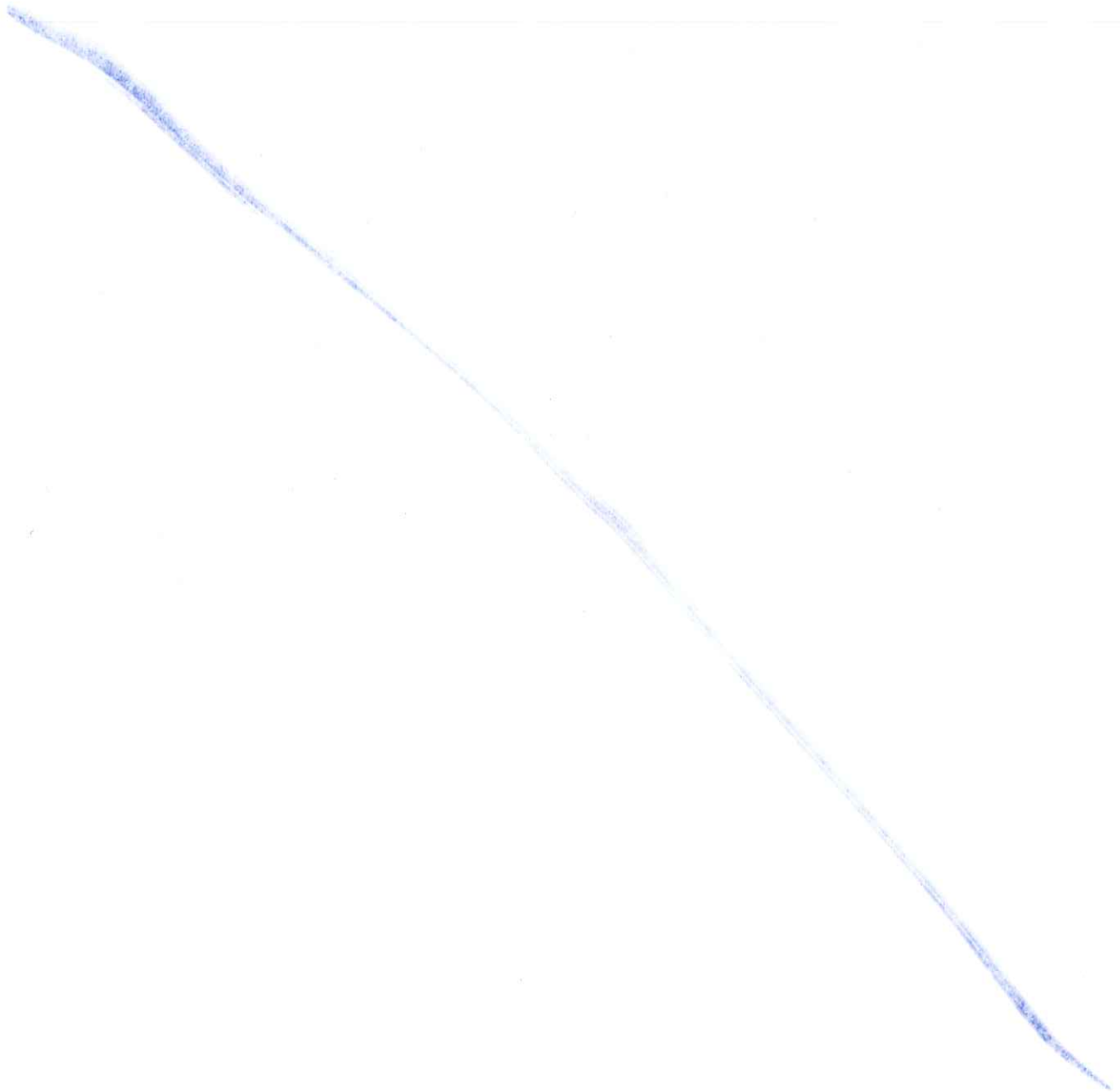
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<b>Region</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>
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Rural West	100	100	100	100	100	100	100	100	100	100
<b>Total</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>	<b>1,850</b>

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\*\*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.

Exhibit A

