

APFO Chart Methodology (generalized)

1. The Allocation Chart is derived from Figure 6-10 in PlanHoward 2030. The first allocation chart adopted after the adoption of *PlanHoward 2030* in 2012 matched Figure 6-10.¹ All annual allocation charts adopted thereafter are adjusted based on the “rolling average.” The rolling average affects the first 3 years of each chart.

**Figure 6-10
Howard County APFO Allocations Chart**

| Year | Downtown Columbia | Growth and Revitalization | Established Communities | Green Neighborhood | Rural West | Total County |
|-----------------------|-------------------|---------------------------|-------------------------|--------------------|--------------|---------------|
| 2015 | 400 | 1,200 | 400 | 150 | 100 | 2,250 |
| 2016 | 350 | 1,200 | 400 | 150 | 100 | 2,200 |
| 2017 | 300 | 1,200 | 400 | 150 | 100 | 2,150 |
| 2018 | 100 | 1,200 | 400 | 150 | 100 | 1,950 |
| 2019 | 100 | 1,200 | 400 | 150 | 100 | 1,950 |
| 2020 | 96 | 1,200 | 400 | 150 | 100 | 1,946 |
| 2021 | 400 | 1,200 | 400 | 150 | 100 | 2,250 |
| 2022 | 350 | 1,200 | 400 | 150 | 100 | 2,200 |
| 2023 | 300 | 1,200 | 400 | 150 | 100 | 2,150 |
| 2024 | 225 | 1,200 | 400 | 150 | 100 | 2,075 |
| 2025 | 200 | 1,200 | 400 | 150 | 100 | 2,050 |
| 2026 | 200 | 1,200 | 400 | 150 | 100 | 2,050 |
| 2027 | 200 | 1,200 | 400 | 150 | 100 | 2,050 |
| 2028 | 179 | 1,200 | 400 | 150 | 100 | 2,029 |
| 2029 | 175 | 1,200 | 400 | 150 | 100 | 2,025 |
| 2030 | 175 | 1,200 | 400 | 150 | 100 | 2,025 |
| 20 Year Totals | 3,750 | 19,200 | 6,400 | 2,400 | 1,600 | 33,350 |

Source: Howard County DPZ

2. If *less* allocations were granted than available, then these *unused* allocations are divided by 3 and *added* to the first 3 years of the newly adopted chart. If *more* allocations were granted than available, then these *excess* allocations are divided by 3 and subtracted from the first 3 years of the newly adopted chart.²
3. Step 2 is spelled out in the APFO code and is conducted iteratively each year and ensures that the totals in Figure 6-10 of *PlanHoward 2030* are fulfilled over time.
4. The values resulting from the rolling average process are not discretionary and can only change with an Amendment to *PlanHoward 2030*.

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¹ Exact match for all allocation regions except for DT Columbia which incorporated a rolling average into this initial chart given the DT Columbia Plan had been adopted earlier in 2010.

² Per the APFO regulations, up to 120% of available allocations may be granted in the current allocation year. Also, for Downtown Columbia more allocations may be granted than available. In both cases, future year allocations are reduced by the same amount per the rolling average process to maintain the General Plan totals.

APFO Chart Methodology (further details)

1. Begin with the current Allocation Chart (adopted July 2017) (lines 14 thru 19) from which all adjustments are made.
2. Determine how many allocations were granted in previous year for each allocation region. (lines 27 thru 32)
3. If *less* allocations were granted than available last year then “roll up” over the first 3 years in the new chart. Take the amount that was under-allocated and divide by 3 (line 22, derived from lines 28 and 15) and then subtract that resulting amount from each of the first 3 years of the new chart. (result is shown in line 8)

If *more* allocations were granted than available last year then “roll down” over the first 3 years in the new chart. Take the amount that was over-allocated and divide by 3 (line 25, derived from lines 31 and 18) and then subtract that resulting amount from each of the first 3 years of the new chart. (result is shown in line 11)¹

4. For this current year rollover only, given CB 1 (amendments to APFO) effective April 16, 2018, also added the Shared Growth & Revitalization and Established Community allocation region back into the Growth & Revitalization allocation region. This is because all of the unused allocations in the Shared allocation region came from the Growth & Revitalization allocation region. These numbers need to remain in the adopted chart in order to maintain the totals in the APFO Allocations Chart, Figure 6-10 of PlanHoward 2030. (line 7 is added to line 12, combined in line 1)
5. Also for this current year rollover only, given CB 2 (amendment to PlanHoward 2030) effective April 16, 2018, increased the Established Community allocations by 200 for each year in the chart (2021 thru 2030) and reduced the Growth & Revitalization allocations by 200 for each year in the chart. Furthermore, for the 2021 year only increased the Established Community allocations by an additional 200 given CB 2 adjustment begins in 2020 and needs to be accounted for. Similarly, for the 2021 only year decreased the Growth & Revitalization allocations by an additional 200 given CB 2 adjustment begins in 2020 and needs to be accounted for. (these adjustments are accounted for in lines 1 and 2)

- 1 *PlanHoward2030, as amended by Council Bill No. 25-2017, is hereby amended as follows:*
- 2 *1. Amend page 74 as shown in the attached; and*
- 3 *2. Amend the Growth and Revitalization column and the Established Communities*
- 4 *column in figure 6-10, Howard County APFO Allocations Chart, as follows:*
- 5

| Year | Growth and Revitalization | Established Communities |
|-----------------------|---------------------------|-------------------------|
| 2015 | 1,200 | 400 |
| 2016 | 1,200 | 400 |
| 2017 | 1,200 | 400 |
| 2018 | 1,200 | 400 |
| 2019 | 1,200 | 400 |
| 2020 | [[1,200]] 1,000 | [[400]] 600 |
| 2021 | [[1,200]] 1,000 | [[400]] 600 |
| 2022 | [[1,200]] 1,000 | [[400]] 600 |
| 2023 | [[1,200]] 1,000 | [[400]] 600 |
| 2024 | [[1,200]] 1,000 | [[400]] 600 |
| 2025 | [[1,200]] 1,000 | [[400]] 600 |
| 2026 | [[1,200]] 1,000 | [[400]] 600 |
| 2027 | [[1,200]] 1,000 | [[400]] 600 |
| 2028 | [[1,200]] 1,000 | [[400]] 600 |
| 2029 | [[1,200]] 1,000 | [[400]] 600 |
| 2030 | [[1,200]] 1,000 | [[400]] 600 |
| 20 Year Totals | [[19,200]] 17,000 | [[6,400]] 8,600 |

Source: Howard County DPZ

¹ Per the APFO regulations, up to 120% of available allocations may be granted in the current allocation year. Also, for Downtown Columbia more allocations may be granted than available. In both cases, future year allocations are reduced by the same amount per the rolling average process to maintain the General Plan totals.

WORKSHEET FOR PROPOSED ALLOCATION CHART - MAY 2018

ROLLING AVERAGE - POTENTIAL CHART FOR ADOPTION 2018

| Region | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|---------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 1 Growth and Revitalization (1) | 1,479 | 1,582 | 1,345 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 |
| 2 Established Communities (2) | 767 | 588 | 604 | 600 | 600 | 600 | 600 | 600 | 600 | 600 |
| 3 Green Neighborhood | 297 | 244 | 200 | 150 | 150 | 150 | 150 | 150 | 150 | 150 |
| 4 Rural West | 162 | 132 | 122 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| 5 Downtown Columbia | 511 | 347 | 257 | 225 | 200 | 200 | 200 | 179 | 175 | 175 |
| 6 Total | 3,216 | 2,893 | 2,528 | 2,075 | 2,050 | 2,050 | 2,050 | 2,029 | 2,025 | 2,025 |

(1) Placed all unused shared pool allocations into G & R given they all came from G & R in all past years. Reduced G & R by 200 allocations for 2021 through 2030 per CB 2.

Also reduced G & R by a additional 200 in 2021 given CB 2-2018 adjustment begins in 2020 and needs to be accounted for.

(2) Increased Est. Comm. by 200 allocations for 2021 through 2030 per CB2. Also increased Est. Comm. allocations by an additional 200 in 2021 given CB 2 adjustment begins in 2020 and needs to be accounted for.

ROLLING AVERAGE - POTENTIAL CHART FOR ADOPTION 2018 BEFORE ELIMINATION OF SHARED POOL AND G & R AND EST. COMM ADJUSTMENT PER APFO AMENDMENTS

| Region | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 |
|-----------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 7 Growth and Revitalization | 1,408 | 1,408 | 1,408 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 |
| 8 Established Communities | 367 | 388 | 404 | 400 | 400 | 400 | 400 | 400 | 400 | 400 |
| 9 Green Neighborhood | 297 | 244 | 200 | 150 | 150 | 150 | 150 | 150 | 150 | 150 |
| 10 Rural West | 162 | 132 | 122 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| 11 Downtown Columbia | 511 | 347 | 257 | 225 | 200 | 200 | 200 | 179 | 175 | 175 |
| 12 Shared G & R and Est. Comm (1) | 471 | 374 | 137 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13 Total | 3,216 | 2,893 | 2,528 | 2,075 | 2,050 | 2,050 | 2,050 | 2,029 | 2,025 | 2,025 |

(1) For this transition year due to CB 1-2018 APFO amendments eliminating shared pool, did not put unused allocations from Est. Comm. and G & R into shared pool. Did adjust shared pool values, however, per rolling average like all other allocation categories.

Current Adopted 2017 Allocation Chart:

| Region | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 |
|-------------------------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| 14 Growth and Revitalization | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 | 1,200 |
| 15 Established Communities | 350 | 362 | 383 | 400 | 400 | 400 | 400 | 400 | 400 | 400 |
| 16 Green Neighborhood | 300 | 247 | 194 | 150 | 150 | 150 | 150 | 150 | 150 | 150 |
| 17 Rural West | 135 | 139 | 109 | 100 | 100 | 100 | 100 | 100 | 100 | 100 |
| 18 Downtown Columbia | 477 | 553 | 390 | 300 | 225 | 200 | 200 | 200 | 179 | 175 |
| 19 Shared G & R and Est. Comm | 539 | 334 | 237 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 20 Total | 3,021 | 2,835 | 2,513 | 2,150 | 2,075 | 2,050 | 2,050 | 2,050 | 2,029 | 2,025 |

Rolling Average Worksheet

To Calculate:

2021 Rolling Average = 2021 Allocations on the current Allocation Chart - 1/3[2020 Tent. Alloc. Granted + 2019 Tent. Alloc. Granted after 4/30/17

+ exempt recorded lots recorded after 4/30/17 - previous year voids not already captured - 2020 adopted allocations]

| Region | 2021 | 2022 | 2023 |
|-------------------------------|-------|-------|-------|
| 21 Growth and Revitalization | (624) | (208) | (208) |
| 22 Established Communities | (14) | (5) | (4) |
| 23 Green Neighborhood | (150) | (50) | (50) |
| 24 Rural West | (68) | (23) | (22) |
| 25 Downtown Columbia | 128 | 42 | 43 |
| 26 Shared G & R and Est. Comm | (411) | (137) | (137) |

| Region | Tentative Allocations | | | Exempt | |
|-------------------------------|-----------------------|------------------------|-----------------------|---------------------------------|-------------------------|
| | 5/1/2017 to 4/30/2018 | 2019 (1) after 4/30/17 | 2020 (1) thru 4/30/18 | Recorded Lots 5/1/17 to 4/30/18 | Previous Year Voids (2) |
| 27 Growth and Revitalization | 576 | 211 | 365 | 0 | 0 |
| 28 Established Communities | 335 | 0 | 335 | 1 | 0 |
| 29 Green Neighborhood | 150 | 0 | 150 | 0 | 0 |
| 30 Rural West | 67 | 8 | 59 | 0 | 0 |
| 31 Downtown Columbia | 605 | 0 | 605 | 0 | 0 |
| 32 Shared G & R and Est. Comm | 148 | 148 | 0 | 0 | 0 |
| Total | 1,881 | 367 | 1,514 | 1 | 0 |

(1) Includes all voids to date for this range.

(2) Recent voids not captured in previous rolling average charts. Only includes voids for allocation year 2015 and beyond in new areas when first chart based on PlanHoward 2030 was adopted. For this rolling average includes year 2015, 2016, 2017 and 2018 voids after 4/30/17. (Next year will be 2015, 2016, 2017, 2018, and 2019 voids after 4/30/18, etc.)