

**Office of the County Auditor**  
**Auditor's Analysis**

**Council Bill No. 14-2020**

Introduced: March 2, 2020

Auditor: Monica Kearns

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Fiscal Impact:

This legislation is not expected to have a near-term fiscal impact.

Since July 2015, there have been sufficient housing allocations to meet the number of units requested. The Department of Planning and Zoning (DPZ) expects a trend of slowed development to continue.

Therefore, it is expected that development projects would receive their allocations without experiencing a wait period and County revenues would not be delayed.

If development trends change and requests for housing units exceed the authorized allocations, projects would wait to receive allocations and County construction-related revenue would be delayed.

Purpose:

Beginning on July 1, 2020, the legislation would eliminate prior unused housing allocations that have been rolled forward into future allocation years.

Also, beginning July 1, 2020, no more than 10 percent of the allocations remaining from the immediately preceding year would be allowed to roll forward.

The legislation does not apply to Downtown Columbia.

The rolling average calculation specified in Section 16.1110(o) is unchanged by the legislation. Therefore, each carryforward allocation is divided across the next three years.

Other Comments:

Under the proposed legislation, we estimate that unused allocations will be about 500 units per year, resulting in a rollover of approximately 17 units allocated to each of the following three allocation years.

These estimates are based on current conditions and exclude Downtown Columbia. According to data provided by the DPZ, tentative allocations are assumed to be 1,400 units per year.

The DPZ has begun the process to develop a new General Plan to govern growth, and the department has reported that the new plan will likely re-set the housing allocation amounts that are currently in effect.

Housing allocations granted in any given year are for proposed buildout three years later, per Section 16.1104(a)(3) of the County Code.

The Housing Allocation Chart currently in effect is represented by Council Resolution 82-2018 and is for units that will begin construction in July 2021 (Fiscal Year 2022) or later. The chart for units that will begin construction in July 2022 (Fiscal Year 2023) or later is represented by Council Resolution 98-2019, which is currently tabled.