

County Council of Howard County, Maryland

2020 Legislative Session

Legislative Day No. 9

Resolution No. 90-2020

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

A RESOLUTION adopting the Housing Unit Allocation Chart for Fiscal Year 2021 pursuant to the Adequate Public Facilities Act of Howard County.

Introduced and read first time June 1, 2020.

By order Diane Schwartz Jones, Administrator

Read for a second time at a public hearing on June 15, 2020.

By order Diane Schwartz Jones, Administrator

This Resolution was read the third time and was Adopted X Adopted with amendments, Failed, Withdrawn, by the County Council on July 29, 2020.

Certified By Diane Schwartz Jones, 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 29th day of July, 2020 that the County Council
16 adopts the Housing Unit Allocation Chart attached to this Resolution as Exhibit A and
17 incorporated herein.

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

Allocation Chart

Region	2023	2024	2025	2026	2027	2028	2029	2030
Growth and Revitalization	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Established Communities	600	600	600	600	600	600	600	600
Green Neighborhood	150	150	150	150	150	150	150	150
Rural West	100	100	100	100	100	100	100	100
Total	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850

DOWNTOWN COLUMBIA ALLOCATIONS BASED ON GENERAL PLAN AND ZONING REQUIREMENTS*

	Phase II								Phase III	Phase IV
	2023	2024	2025	2026	2027	2028	2029	2030		
Downtown Columbia	725	692	510	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 averages from previously adopted allocation charts to maintain the downtown revitalization phasing progression as adopted in the Downtown Columbia Plan.



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Voice/Relay

Amy Gowan, Director

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Subject: Planning Board Recommendation for the General Plan Guidelines

To: Deb Jung, Council Chair
Liz Walsh, Council Vice-Chair
Christiana Mercer Rigby, Council Member
Opel Jones, Council Member
David Yungmann, Council Member

DocuSigned by:
Erica Roberts
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From: Erica Roberts, Chair, Howard County Planning Board

Date: May 19, 2020

General Plan Background

The current General Plan, PlanHoward 2030, was adopted December 31, 2012, and serves as the comprehensive long-range plan for all of Howard County. It guides decisions related to development, land preservation, changing demographic and employment trends, neighborhood sustainability, capital projects, County services and other key issues. The Plan is the basis for land use decisions made by the Planning Board, County Council, and Zoning Board.

General Plan Guidelines

Title 16, Subtitle 9, Section 16.900(j)(4) of the Howard County Code requires the Planning Board to prepare general guidelines for preparing and/or revising the County's General Plan. The clause states:

(4) General plan guidelines:

- (i) Preparation of guidelines. Within five years from the adoption of this comprehensive rezoning plan, the Planning Board shall prepare general guidelines to be used by the Department of Planning and Zoning in the preparation and/or revision of the general plan.
- (ii) Adoption of guidelines. The County Council shall adopt the guidelines by resolution prior to the formulation of the general plan utilizing these guidelines.

Mr. Matt Noonkester, City Explained, Inc., the County's consultant for the General Plan Update, presented the draft General Plan Guidelines. Mr. Noonkester explained that the Guidelines are focused on establishing a planning process at a very early stage, rather than establishing a specific set of policy objectives. They provide a framework for collecting and organizing information to develop the County's new General Plan. They also emphasize a comprehensive strategy to stakeholder engagement; highlight the value of data and analysis to promote more informed decision making; and encourage strategies that sustain the flow of information to stakeholders throughout the planning process.

The Guidelines were developed based upon examination of: community input from the development regulations assessment; stakeholder interviews; existing Howard County plans and policies; best practices used around the country; and recommendations provided by the Planning Board at a workshop held on April 9, 2020.

Planning Board Recommendations for the General Plan Guidelines

The Department of Planning and Zoning (DPZ) posted the draft Guidelines on their website on April 23, 2020, two weeks prior to the Planning Board meeting. On May 7, 2020, the draft General Plan Guidelines were presented to the Planning Board. At that meeting, the Planning Board members received public testimony and held a work session following public testimony. A recording of the proceeding is available at <https://www.howardcountymd.gov/Departments/Planning-and-Zoning/Boards-and-Commissions/Planning-Board>.

During the work session, the Planning Board commented that they were pleased with the strategic framework approach, the positive comments from the public during public testimony and the public engagement strategy. The Board recommended that the General Plan include a graphic, or set of graphics, that highlight the roles of the Planning Board and Council in Planning and Zoning processes and where there are opportunities for the public to provide input. One Board member suggested that the General Plan focus on both redevelopment and revitalization and noted some concerns with the tagline "Every Voice, One Vision". Several Board members emphasized the need to educate the public about growth and development.

Based on the information presented, and the Board's discussion, Mr. McAliley made a motion that the Board recommend the County Council approve the General Plan Guidelines as presented at the May 7, 2020 Planning Board Meeting. Mr. Engelke seconded the motion, which passed 5-0.

Office of the County Auditor
Auditor's Analysis

Council Resolution No. 90-2020

Introduced: June 1, 2020
Auditor: Michael A. Martin

Fiscal Impact:

This legislation has no fiscal impact to the County.

Currently, there are no units held in the Housing Unit Allocations Waiting Bin and, according to the Department of Planning and Zoning (DPZ), demand for development will fall well below the 1,850 units allocated for 2023.

Changes in the Fiscal Year 2023 Housing Unit Allocations from the projected allocations presented in Council Resolution 98-2019 include the remaining unallocated units (930) for Downtown Columbia, which are distributed in a three-year rolling average calculation of 310 units.

Purpose:

Per the Adequate Public Facilities Act, the Department of Planning and Zoning is required to update the Housing Allocation Chart each year to establish the maximum number of housing units available for development. Section 16.1102(b) of the County Code states that this chart be adopted by Resolution of the County Council.

Other Comments:

Prior year Housing Unit Allocation legislation, County Resolution 98-2019, was unanimously tabled by the County Council on July 1, 2019.

Effective July 1, 2020, County Bill 14-2020 states that all prior available allocations are expired and shall be excluded from the rolling average. This provision does not apply to Downtown Columbia housing unit allocations.