

Office of the County Auditor
Auditor’s Analysis

Council Resolution No. 104-2021

Introduced: June 7, 2021
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. The Department of Planning and Zoning (DPZ) estimates that the demand for development will fall well below the 2,437 units allocated for 2024.

Changes in the Fiscal Year 2024 Housing Unit Allocations from the projected allocations presented in Council Resolution 90-2020 include the remaining unallocated units (318) which are distributed in a three-year rolling average calculation of 106 units.

Region	FY 2024 Adopted by CR90-2020	Rolling Average	Proposed FY 2024
Growth and Revitalization	1,000	34	1,034
Established Communities	600	16	616
Green Neighborhood	150	5	155
Rural West	100	3	103
Downtown Columbia	692	-163	529
Total	2,542	-106	2,437

Purpose:

Per the Adequate Public Facilities Act, DPZ 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 90-2020, was passed by the County Council on July 29, 2020.

Effective July 1, 2020, County Bill 14-2020 eliminated prior unused housing allocations that had been rolled forward into future allocation years and further required that no more than 10 percent of the allocations remaining from the immediately preceding year would be allowed to roll forward. This legislation was not applicable to Downtown Columbia.