

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

**Council Resolution No. 99-2022**

Introduced: June 6, 2022  
Auditor: Michael A. Martin

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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 below the 2,638 units allocated for Fiscal Year 2025, given recent trends.

Changes in the FY 2025 Housing Unit Allocations (from the projected allocations presented in Council Resolution 104-2021) include the remaining unallocated units (1,149), which are distributed in a three-year rolling average calculation of 384 units.

| <b>Region</b>             | <b>FY 2025<br/>Adopted by<br/>CR104-2021</b> | <b>Rolling<br/>Average</b> | <b>Proposed<br/>FY 2025</b> |
|---------------------------|--|----------------------------|-----------------------------|
| Growth and Revitalization | 1,033  | 22                         | 1,055                       |
| Established Communities   | 616  | 9                          | 625                         |
| Green Neighborhood        | 155  | 5                          | 160                         |
| Rural West                | 103  | 3                          | 106                         |
| Downtown Columbia         | 347  | 345                        | 692                         |
| <b>Total</b>              | <b>2,254</b>                                 | <b>384</b>                 | <b>2,638</b>                |

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 shall be adopted by resolution of the County Council.

Other Comments:

Prior year Housing Unit Allocation legislation, Council Resolution 104-2021, was passed by the County Council on July 6, 2021.

Effective July 1, 2020, Council 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.