

County Council of Howard County, Maryland

2023 Legislative Session

Legislative Day No. 8

Resolution No. 129-2023

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

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

Introduced and read first time July 5, 2023.

By order Michelle Harrod
Michelle Harrod, Administrator

Read for a second time at a public hearing on July 17, 2023.

By order Michelle Harrod
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on July 31, 2023.

Certified By Michelle Harrod
Michelle Harrod, 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 based on the General Plan
4 geographic targets for residential growth; and

5
6 **WHEREAS**, Section 16.1102(b) also provides that the Housing Unit Allocation
7 Chart shall be adopted by Resolution of the County Council; and

8
9 **WHEREAS**, the Department of Planning and Zoning has prepared the Housing
10 Unit Allocation Chart, attached to this Resolution as Exhibit A, and has submitted it to
11 the Council for adoption.

12
13 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard
14 County, Maryland, this 31 day of July, 2023 that the County Council
15 adopts the Housing Unit Allocation Chart attached to this Resolution as Exhibit A and
16 incorporated herein.

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

Allocation Chart

Region	2026	2027	2028	2029	2030
Growth and Revitalization	1,251	1,218	1,196	1,000	1,000
Established Communities	766	749	741	600	600
Green Neighborhood	214	208	203	150	150
Rural West	131	128	124	100	100
Total	2,362	2,303	2,264	1,850	1,850

DOWNTOWN COLUMBIA ALLOCATIONS BASED ON GENERAL PLAN AND ZONING REQUIREMENTS*

	Phase II					Phase III	Phase IV
	2026	2027	2028	2029	2030		
Downtown Columbia	602	766	401	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

Internal Memorandum

Subject: Testimony for Council Resolutions CRXX-2023 (APF Housing Unit Allocations Chart) and CRXX-2023 (School Capacity Chart)

To: Brandee Ganz, Chief Administrative Officer

From: Mary Kendall, Acting Director, Department of Planning and Zoning 

Date: June 22, 2023

Council Resolution No. XX-2023 – Housing Unit Allocation Chart for FY 2024

The Housing Unit Allocation chart sets the pace for new residential development by geographic region, identified as Designated Place Types in PlanHoward 2030. According to Section 16.1102 of the Howard County Code, the chart must be adopted by resolution annually. The new Housing Unit Allocation Chart implements the PlanHoward 2030 housing allocation categories and covers the PlanHoward 2030 housing unit projections beginning in Adequate Public Facilities (APF) test year 2026, as specified in Section 16.1110 of the APF regulations.

Council Resolution No. XX-2023 – School Capacity Chart for FY 2024

The School Capacity Charts for elementary school districts and regions, for middle school districts, and for high school districts must be adopted with the new Housing Unit Allocation Chart. These charts have been updated to reflect changes in enrollment projections, redistricting, and programmed capacity increases since the last chart was adopted and have been approved by the Howard County Board of Education. These charts cover a ten-year period beginning in the APF test year 2026. The charts were provided to the Department from the Howard County Public School System and were accompanied by a report containing the information required by Section 16.1103(c) of the Code, as amended by Council Bill No. 9-2022

Specifically, the charts approved by the Board of Education projects fifteen elementary school districts, two elementary school regions (which impacts an additional six elementary schools, for a total of 21 elementary school districts), three middle school districts, and zero high school districts to be closed (or constrained) for APF test year 2026. However, DPZ observed that two of the constrained elementary school districts, Rockbun Elementary and Triadelphia Ridge Elementary, technically have a projected enrollment that is below the 105 percent school capacity utilization. Both Rockburn and Triadelphia Ridge are shown in the Chart at a capacity of 584 students and projected enrollment of 613 students. When these raw numbers are calculated, the projected enrollment for each school is 104.966%, which is below the 105% threshold by which County Code defines as “constrained” to new future residential development.

Fiscal Impact

There are no fiscal impacts resulting from the adoption of these resolutions.

CC: Angela Cabellon, Chief of Staff
Brian Shepter, Deputy Chief of Staff
Jennifer Sager, Legislative Coordinator
Jeffrey Bronow, Chief, Division of Research, DPZ