

**Amendment 51 to Council Bill No. 28 -2023**

**BY: The Chairperson at the Request  
of the County Executive**

**Legislative Day 11  
Date: October 2, 2023**

**Amendment No. 51**

*(This Amendment corrects typographical errors in Table 10-3, Tentative Allocations  
Granted Since 2010 Allocation Year.)*

- 1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following  
2 pages as indicated in this Amendment:
- 3 • Chapter 10, Managing Growth – page 19
- 4
- 5 Correct all page numbers, numbering, and formatting within this Act to accommodate this  
6 amendment.

## Leading Indicators of Future Development Activity

New residential construction is expected to continue to slow in Howard County in the immediate years ahead. The following leading indicators show current residential construction trends holding steady over the next three to five years.

### APFO Allocations

APFO allocations provide an indication of near-term residential building activity since they are issued three years in advance. Table 10-3 shows the allocations granted since the 2010 allocation year for Downtown Columbia (a major redevelopment location in Howard County with separate APFO requirements) and the rest of Howard County. In general, the number of allocations granted has slowed in more recent years, and this slower pace is expected to occur in the years ahead given limited land supply for new residential construction.

### Presubmission Community Meetings

Another important leading indicator of future development activity is the number of presubmission community meetings held. Presubmission community meetings are required for all new development in Howard County. These meetings are held by the project applicant to inform the community that they intend to submit a development plan to the Department of Planning and Zoning (DPZ) for review. Once the meetings are held, the applicant has up to a year to submit their plans to DPZ.

Since July 2019, when the reduced capacity utilizations for elementary and middle schools, and the new high school test became effective, the number of presubmission community meetings and total units for new residential development have dropped significantly. Graphs 10-3 and 10-4 summarize this reduction. Similar to the trend of less allocations being granted, the slowing number and amount of units proposed in presubmission community meetings is also an indication that new residential construction will continue to slow in the immediate years ahead. While this slowdown will impact the amount of

**Table 10-3: Tentative Allocations Granted Since 2010 Allocation Year**

Year	Total	Downtown Columbia	Rest of Howard County
2010	1,051	0	1,051
2011	1,275	0	1,275
2012	989	0	989
2013	1,980	390	1,590
2014	1,685	0	1,685
2015	1,885	267	1,618
2016	1,510	160	1,350
2017	1,616	0	1,616
2018	2,124	300	1,824
2019	2,167	509	1,658
2020	1,183	205	978
2021	922	13	909
2022	165	0	165
2023	<del>558</del> 58	36	522
2024	<del>1375</del> 75	675	700
<b>2025</b>	<b>826</b>	<b>470</b>	<b>356</b>
<b>2026</b>	<b>359</b>	<b>327</b>	<b>32</b>
<b>2027</b>	<b>327</b>	<b>327</b>	<b>0</b>
<b>2028</b>	<b>677</b>	<b>677</b>	<b>0</b>
<b>2029</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2030</b>	<b>254</b>	<b>254</b>	<b>0</b>

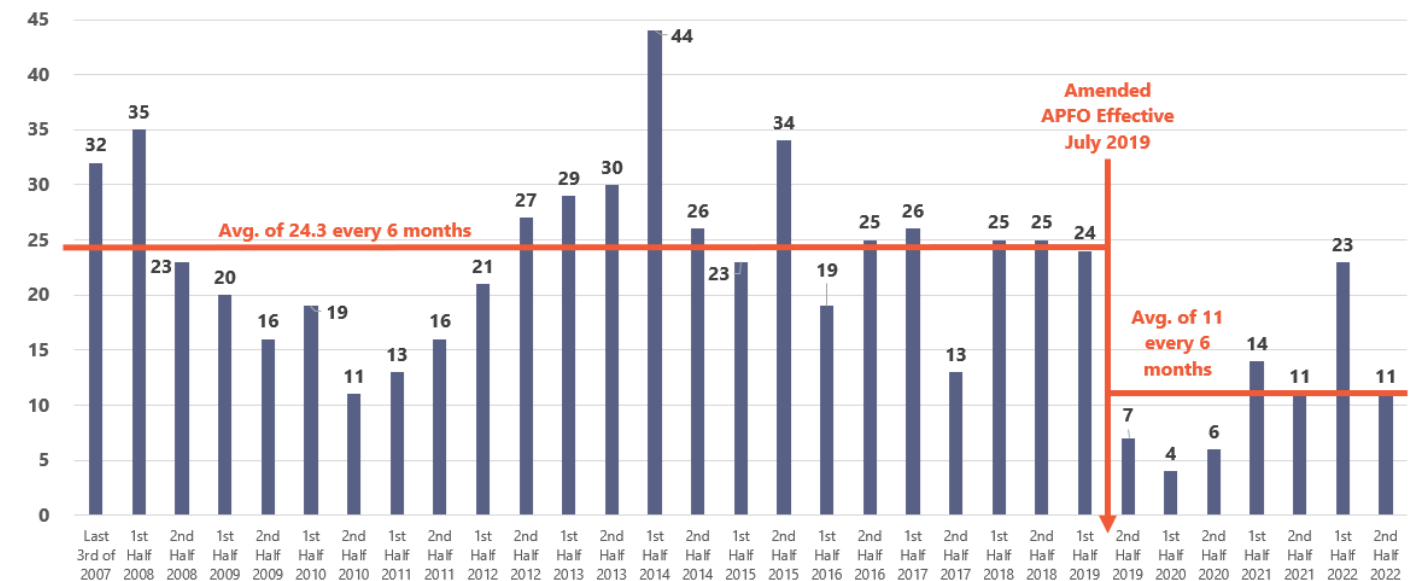
**Current Allocation Year**

**Future Allocation Years**

revenue generated for school infrastructure, it will give HCPSS some time to build new capacity in the areas of the County where needed.

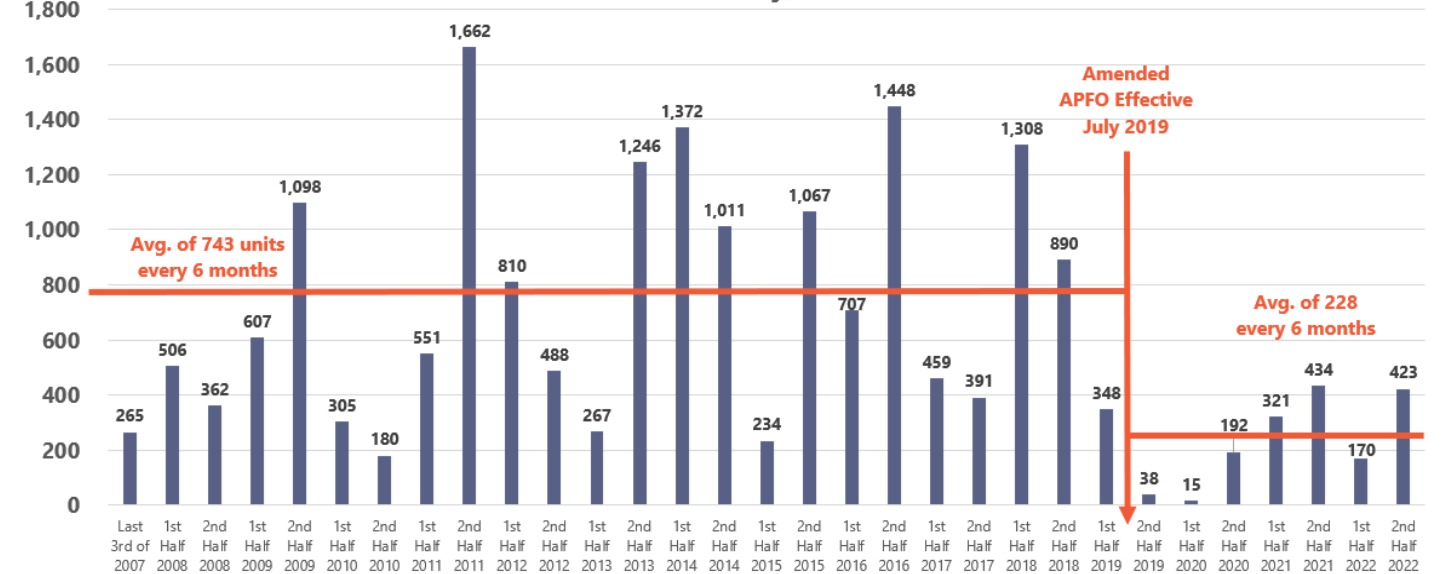
The HoCo By Design housing allocation chart reflects these slowing residential development trends resulting from the lack of available land and the change in unit types. Accordingly, the allocation chart establishes a moderately slower pace of growth to 2040, with most units to be built in Downtown Columbia and other Activity Centers. This pace of growth allows for continued fiscal stability and sustainability of service levels, and considers the need to ensure housing supply meets demand.

**Graph 10-3: Number of Presubmission Community Meetings for New Residential Development Howard County, MD**



Source: DPZ-DPW Database, Presubmission Community Meetings (residential infill with R Codes), Jan. 26, 2021 (Note: Dorsey Overlook Presub Meeting occurred in Feb, 2020, however this is a repeat meeting from 2018 as plan had been voided and is now coming in again.) Presubmissions first entered in DPZ database beginning Sept 2007.

**Graph 10-4: New Units Proposed in Presubmission Community Meetings Howard County, MD**



Source: DPZ-DPW Database, Presubmission Community Meetings (residential infill with R Codes), Jan. 26, 2021 (Note: Dorsey Overlook Presub Meeting occurred in Feb, 2020, however this is a repeat meeting from 2018 as plan had been voided and is now coming in again.) Presubmissions first entered in DPZ database beginning Sept 2007.