

**Amendment 82 to Council Bill No. 28 -2023**

**BY: Deb Jung**

**Legislative Day 11**

**Date: 10/02/2023**

**Amendment No. 82**

*(This Amendment makes the following changes to HoCo by Design Chapter 10: Managing Growth:*

- *Amends the narrative section titled “Adequate Public Facilities Ordinance (APFO)” and Table 10-1 to:
  - *Remove the Green Neighborhood column;*
  - *Removes the Affordable Housing column and substitutes an Affordable For Purchase Units column and a Affordable Rental Housing Units column;*
  - *Increases the Affordable For Purchase and the Affordable Rental Units allocation from 150 to 250 annually; and*
  - *Reduces the Activity Center allocations from 600 to 400.)**

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: 7 and 8.  
4

5 Correct all page numbers, numbering, and formatting within this Act to accommodate this  
6 amendment.  
7

# Adequate Public Facilities Ordinance (APFO)

## Housing Unit Allocations

APFO sets the pace of new residential development through an annual housing allocation chart, which caps the number of new units that can be built each year by geographic region. Once the annual cap is reached, subdivision plans are placed “on hold” until the next year when more allocations are made available.

The allocation chart for HoCo By Design is shown in Table 10-1 and includes the years 2026-2040. This allocation chart is based on the approximately 1,580 housing units targeted per year over the 15-year timeframe of this chart. Allocations are granted, if available, once the initial subdivision or site development plan is approved. Given that it typically takes several years for the development review process to be completed (to final plat recordation and site development plan approval), allocations are granted three years ahead of when the new units are expected to be built. Since HoCo By Design has been presented for adoption in 2023, the first year on the allocation chart is 2026.

There are four geographic regions in the HoCo By Design allocation chart: Downtown Columbia, Activity Centers, Other Character Areas, and Rural West. Allocations amount to an average total of approximately 1,580 new residential units per year over the 15 years in the chart, including ~~Green Neighborhood and Affordable Housing units Affordable For Purchase Units and Affordable Rental Units~~. The number of units in each region is tied to the future land use capacity as modeled and estimated in the Future Land Use Map (FLUM). In addition to the four geographic regions, the allocation chart for HoCo By Design maintains the set-aside incentive of ~~150 250~~ units per year for ~~Green Neighborhood developments Affordable For Purchase Units (listed in Table 10-1 as Affordable For Purchase Units)~~. Projects using ~~Green Neighborhood Affordable for Purchase Units~~ allocations must meet the ~~Green Neighborhood~~ requirements, as ~~will be~~ specified in the Howard County Subdivision and Land Development Regulations. The total annual average of approximately 1,580 units is significantly less than the 2,084 units targeted in the allocation chart of the previous General Plan, PlanHoward 2030. However, since the County has only realized an annual average of about 1,500–1,600 units per year over the past decade, the revised target of 1,580 units is a realistic measure given the remaining land available and multiple factors influencing growth.

Just as the housing allocation chart offers a set aside incentive for the ~~Green Neighborhood Affordable For Purchase Units~~ program, HoCo By Design proposes an Affordable ~~Rental Units Housing~~ set aside incentive as well. These additional allocations could help increase the supply of affordable housing units above and beyond what is required under the County’s Moderate Income Housing Unit (MIHU) program, and could assist the County with reaching the affordability and accessibility targets recommended in the Housing Opportunities Master Plan. ~~As noted in the Dynamic Neighborhoods chapter, ideal locations for these set-asides could be in mixed-use activity centers, redeveloped multi-family communities, and within the Affordable Housing Overlay Zoning District.~~

**Table 10-1: Howard County APFO Allocations Chart - HoCo By Design**

Year	Downtown Columbia (1)	Activity Centers	Other Character Areas	Rural West	Total	Green-Neighborhood Affordable For Purchase Units	Affordable Rental Units Housing
2026	335	400 600	365	100	1,200 1,400	250 150	250 150
2027	335	400 600	365	100	1,200 1,400	250 150	250 150
2028	335	400 600	365	100	1,200 1,400	250 150	250 150
2029	335	400 600	365	100	1,200 1,400	250 150	250 150
2030	335	400 600	365	100	1,200 1,400	250 150	250 150
2031	155	400 600	365	100	1,020 1,220	250 150	250 150
2032	155	400 600	365	100	1,020 1,220	250 150	250 150
2033	155	400 600	365	100	1,020 1,220	250 150	250 150
2034	155	400 600	365	100	1,020 1,220	250 150	250 150
2035	154	400 600	365	100	1,019 1,219	250 150	250 150
2036	154	400 600	365	100	1,019 1,219	250 150	250 150
2037	154	400 600	365	100	1,019 1,219	250 150	250 150
2038	154	400 600	365	100	1,019 1,219	250 150	250 150
2039	154	400 600	365	100	1,019 1,219	250 150	250 150
2040	154	400 600	365	100	1,019 1,219	250 150	250 150
<b>Total</b>	<b>3,219</b>	<b>6,000 9,000</b>	<b>5,475</b>	<b>1,500</b>	<b>16,194 19,194</b>	<b>3,750 2,250</b>	<b>3,750 2,250</b>
<b>Annual Average</b>	<b>215</b>	<b>400 600</b>	<b>365</b>	<b>100</b>	<b>1,080 1,280</b>	<b>250 150</b>	<b>250 150</b>

(1) The allocations for Downtown Columbia align with the phasing chart in the approved and adopted 2010 Downtown Columbia Plan.

As indicated earlier, HoCo By Design envisions future development in the Gateway Regional Activity Center. Once a master plan for Gateway is completed, and the number and pacing of residential units for Gateway determined, the allocation chart can be amended to include annual allocations for Gateway or a separate chart for Gateway can be adopted. However, these units are not likely to be built in the near-term, as zoning changes will follow the master plan and units will take several years after zoning to be constructed.