

Amendment 84 to Council Bill No. 28 -2023

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Amendment No. 84

(This Amendment amends HoCo by Design Chapter 8: Public School Facilities to remove a reference to how a future change in unit type mix will yield fewer new students and substitute that the future change in the housing mix will result in an unknown number of new students.)

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 8: Public School Facilities: 16.

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

6

Future trends

Decreases in Enrollment and Birth Rates

Other noteworthy trends impacting future school capacity include decreasing enrollment post the Covid-19 pandemic and decreases in the national birth rates.

According to the United States Census Bureau, the number of births nationwide has been declining since 2008, which is now impacting kindergarten enrollment and will impact future enrollment growth in Howard County. Annual live birth counts from the Maryland Department of Health and Mental Hygiene have been declining since 2016, with an 11% overall decrease since 2016. The Maryland Department of Planning (MDP) recalculates birth projections for each county in five-year increments. The 2022 MDP birth projection included this recent historical data, leading to a declining birth projection for the County.

Enrollment has declined since the beginning of the Covid-19 pandemic, as some parents shifted their children to private school or homeschool, while some delayed kindergarten enrollment. Table 8-4 from the HCPSS 2022 Feasibility Study illustrates those decreases between 2019 and 2021.

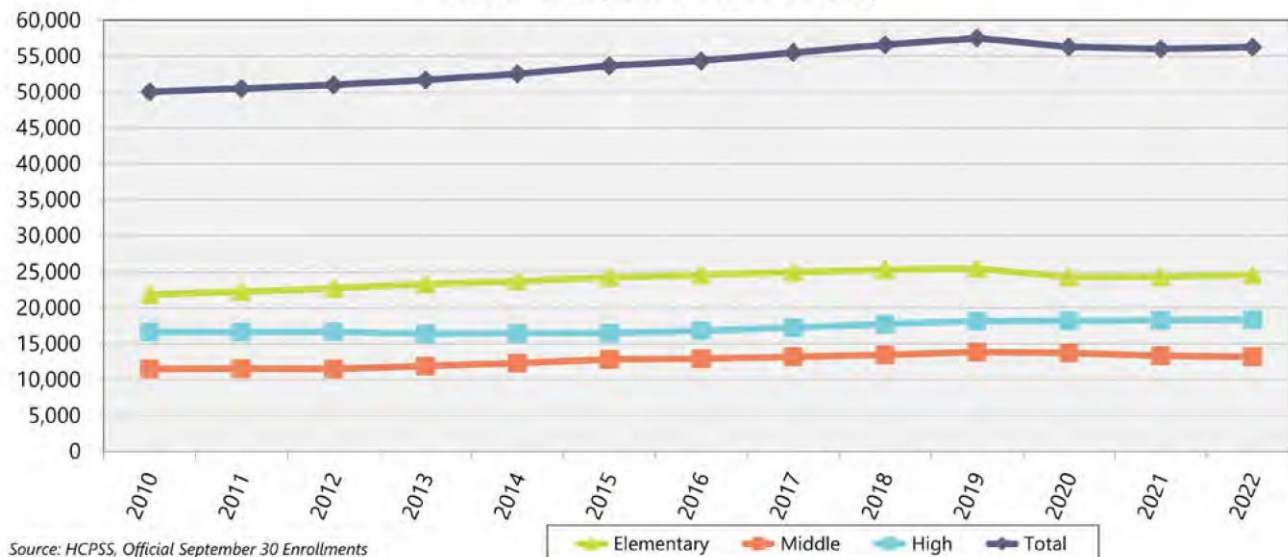
The 2022-2023 school year official enrollment count (September 30, 2022 official enrollment) showed an increase to 57,676 students, the first increase over 2019 enrollment levels. While annual enrollment is projected to increase in the future, the percent of increase may continue

to be below recent historical trends given declining birth rates and until pandemic-related behaviors normalize. Graph 8-1 shows historical enrollment trends and the recent decline in enrollment.

Table 8-4: HCPSS Enrollment Count, 2019 - 2021	
Student Groups	Counts
2019 Total Enrollment	57,518
2020 New Students	6,891
2020 Exiting Students	-8,130
2020 Total Enrollment	56,279
2021 New Students	8,368
2021 Exiting Students	-8,643
2021 Total Enrollment	56,004

Source: Howard County Public School System, Office of School Planning. K-12 enrollment, not including Pre-K.

Graph 8-1: Howard County Public School System Enrollments 2010 to 2022 (official Sept. 30 count)



Source: HCPSS, Official September 30 Enrollments

Smaller Housing Typologies

To meet the growing demand for housing within our limited remaining land area, housing types will need to shift. HoCo By Design emphasizes accommodating future growth within mixed-use activity centers, missing middle housing, and accessory dwelling units—all of which consist of smaller housing typologies than traditional single-family detached homes. For example, new apartment units in Downtown Columbia, many of which are studio and 1-bedroom units, are expected to account for close to 20% of all new housing units built in the County between 2023 and 2040. Based on the official September 30, 2022 enrollment data, there are only 41 students living in the 1,199 new housing units from the Downtown Plan that are built and fully occupied. This is a standing yield rate of 0.034 students per unit, which is less than 5% of the yield rate for a typical new single-family detached home built in the County and less than 9% of a new townhome yield rate. Countywide, new apartment yields are about 14% of new single-family detached yields and 26% of new townhome yields.

The HoCo By Design Future Land Use Map (FLUM) is based on a housing projection model that estimates about 57% will be rental and condominium apartments, 24% townhomes, and 19% single-family detached units. This projection compares to 38% rental and condominium apartments, 29% townhomes, and 33% single-family detached units built in the last 20 years. ~~It is expected that this change in unit type mix into the future will yield relatively fewer new students compared to the last 20 years. It is unknown how many students will result from this housing mix.~~

Table 8-5: Student Yields from New Units Built 2015-2019: All Grade Levels Combined

Planning Areas	Students per Single-Family Detached Unit	Students per Single-Family Attached Unit	Students per Apartment Unit
Columbia	0.7048	0.3417	0.0448
Elkridge	0.6331	0.3633	0.1549
Ellicott City	0.8380	0.6440	0.1867
Rural West	0.7888	NA	NA
Southeast	0.5822	0.2533	0.1062
Countywide Average	0.7135	0.3928	0.1020

Source: Howard County Public School System, Office of School Planning, October 2022