

Amendment 123 to Council Bill No. 28-2023

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Amendment No. 123

(This Amendment amends HoCo By Design Chapter 10: Managing Growth to amend the narrative section titled “Adequate Public Facilities Ordinance (APFO)” and the associated Table 10- 1 to reduce the Other Character Areas allocations, remove the Green Neighborhood Allocations, remove the Affordable Housing allocations, substitute “For-Sale Housing Affordable to 80-120% AMI” and “Rental Housing Affordable to 60% AMI” allocations, and amend the total allocations.)

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

6

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~~ 1,440 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~~ 1,440 new residential units per year over the 15 years in the chart, including ~~Green Neighborhood and Affordable Housing units For-Sale Housing Affordable to 80-120% AMI and Rental Housing Affordable to 60% AMI~~. 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 units per year for Green Neighborhood developments. Projects using Green Neighborhood allocations must meet the Green Neighborhood requirements, as specified in the Howard County Subdivision and Land Development Regulations.~~ The total annual average of approximately ~~1,580~~ 1,440 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~~ 1,440 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 Neighborhoods program,~~ HoCo By Design proposes ~~an Affordable Housing~~ set aside ~~asides incentive for For-Sale Housing Affordable to 80-120% AMI and Rental Housing Affordable to 60% AMI~~, 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.

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.

Year	Downtown Columbia (1)	Activity Centers	Other Character Areas	Rural West	Total	Green Neighborhood For-Sale Housing Affordable to 80-120% AMI	Affordable Housing Rental Housing Affordable to 60% AMI	Total
2026	335	600	365 <u>100</u>	100	1,400	<u>125-150</u>	150 <u>300</u>	<u>1,560</u>
2027	335	600	365 <u>100</u>	100	1,400	<u>125-150</u>	150 <u>300</u>	<u>1,560</u>
2028	335	600	365 <u>100</u>	100	1,400	<u>125-150</u>	150 <u>300</u>	<u>1,560</u>
2029	335	600	365 <u>100</u>	100	1,400	<u>125-150</u>	150 <u>300</u>	<u>1,560</u>
2030	335	600	365 <u>100</u>	100	1,400	<u>125-150</u>	150 <u>300</u>	<u>1,560</u>
2031	155	600	365 <u>100</u>	100	1,220	<u>125-150</u>	150 <u>300</u>	<u>1,380</u>
2032	155	600	365 <u>100</u>	100	1,220	<u>125-150</u>	150 <u>300</u>	<u>1,380</u>
2033	155	600	365 <u>100</u>	100	1,220	<u>125-150</u>	150 <u>300</u>	<u>1,380</u>
2034	155	600	365 <u>100</u>	100	1,220	<u>125-150</u>	150 <u>300</u>	<u>1,380</u>
2035	154	600	365 <u>100</u>	100	1,219	<u>125-150</u>	150 <u>300</u>	<u>1,379</u>
2036	154	600	365 <u>100</u>	100	1,219	<u>125-150</u>	150 <u>300</u>	<u>1,379</u>
2037	154	600	365 <u>100</u>	100	1,219	<u>125-150</u>	150 <u>300</u>	<u>1,379</u>
2038	154	600	365 <u>100</u>	100	1,219	<u>125-150</u>	150 <u>300</u>	<u>1,379</u>
2039	154	600	365 <u>100</u>	100	1,219	<u>125-150</u>	150 <u>300</u>	<u>1,379</u>
2040	154	600	365 <u>100</u>	100	1,219	<u>125-150</u>	150 <u>300</u>	<u>1,379</u>
Total	3,219	9,000	5,475 1,500	1,500	19,194	1,875 <u>2,250</u>	2,250 <u>4,500</u>	21,594
Annual Average	215	600	365 <u>100</u>	100	1,280	<u>125-150</u>	150 <u>300</u>	<u>1,440</u>

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