

County Council of Howard County, Maryland

2023 Legislative Session

Legislative Day No. 13

Resolution No. 179-2023

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 Nov 6, 2023.

By order Michelle Harrod, Administrator

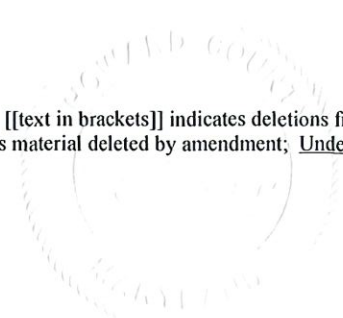
Read for a second time at a public hearing on Nov 20, 2023.

By order Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted ✓, Adopted with amendments, Failed, Withdrawn, by the County Council on Dec 4, 2023.

Certified By 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 Public
2 Facilities Act of Howard County (the “Act”), requires the Department of Planning and
3 Zoning 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**, *HoCo By Design*, when effective, will become the new General Plan for
10 Howard County, supplanting *PlanHoward 2030*; and

11
12 **WHEREAS**, *HoCo By Design* renders obsolete various provisions of the Act that
13 reference “geographic areas” or “Designated Place Types,” established in *PlanHoward 2030*;
14 and

15
16 **WHEREAS**, *HoCo By Design* eliminates the Green Neighborhood allocations and
17 moves away from the “Designated Place Types” outlined in *PlanHoward 2030*, in favor of
18 “Character Areas;” and

19
20 **WHEREAS**, in light of recent changes to allocation categories included in *HoCo By*
21 *Design*, the Department of Planning and Zoning has prepared the Housing Unit Allocation
22 Chart, attached to this Resolution as Exhibit A, and has submitted it to the Council for
23 adoption.

24
25 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard
26 County, Maryland, this 4 day of December, 2023 that the County Council adopts
27 the Housing Unit Allocation Chart attached to this Resolution as Exhibit A and incorporated
28 herein.

29
30 **AND BE IT FURTHER RESOLVED**, that this Resolution shall be effective when
31 Council Bill No. 41-2023 is effective.

**HOWARD COUNTY HOUSING UNIT ALLOCATION CHART
SUMMARY OF ALLOCATION AREAS**

Allocation Chart

Region	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Activity Centers	600	600	600	600	600	600	600	600	600	600
Other Character Areas	365	365	365	365	365	365	365	365	365	365
Rural West	100	100	100	100	100	100	100	100	100	100
Affordable Housing	340	340	340	340	340	340	340	340	340	340
Total	1,405	1,405	1,405	1,405	1,405	1,405	1,405	1,405	1,405	1,405

DOWNTOWN COLUMBIA ALLOCATIONS BASED ON GENERAL PLAN AND ZONING REQUIREMENTS*

	Continuation of Phase II					Phase III					Remaining Phase III & IV
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Downtown Columbia	335	335	335	335	335	155	155	155	155	154	1,214

* Implementation of the residential component of the Downtown Columbia Plan extends beyond the horizon of this housing unit allocations chart. It includes the rolling averages from previously adopted allocation charts to maintain the downtown revitalization 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, Deputy Director, on behalf of Lynda Eisenberg, AICP, Director, Department of Planning and Zoning*

Date: *October 25, 2023*

DS
MK

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

The Housing Unit Allocation chart sets the pace for new residential development by allocation category as indicated in the Howard County General Plan. Attached is the new Housing Unit Allocation Chart to implement the new *HoCo By Design* housing allocation categories and covers the *HoCo By Design* housing unit projections beginning in APF test year 2026, as specified in Section 16.1110 of the APF regulations.

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

The School Capacity Charts for elementary school districts and regions, for middle school districts, and for high school districts must be adopted with each new Housing Allocation Chart. The attached charts are the same as those adopted in CR128-2023 on July 31, 2023. They are to be adopted again concurrent with the adoption of a new Housing Unit Allocation chart per Section 16.1102(b)(3) of the Howard County Code.

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
Jessica Bellah, Deputy Director, DPZ

