

County Council of Howard County, Maryland

2024 Legislative Session

Legislative Day No. 7

Resolution No. 77-2024

Introduced by: The Chairperson at the request of the County Executive

Short Title: Adopting the Housing Unit Allocation Chart

Title: A RESOLUTION adopting the Housing Unit Allocation Chart pursuant to the Adequate Public Facilities Act of Howard County.

Introduced and read first time June 3, 2024.

By order Michelle Harrod
Michelle Harrod, Administrator

Read for a second time at a public hearing on June 18, 2024.

By order Michelle Harrod
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on July 1, 2024.

Certified By Michelle Harrod
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
2 Public Facilities Act of Howard County, requires the Department of Planning and Zoning
3 to prepare and update a Housing Unit Allocation Chart based on the General Plan’s
4 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**, the Department of Planning and Zoning has prepared the Housing
10 Unit Allocation Chart, attached to this Resolution as Exhibit A, and has submitted it to
11 the Council for adoption.

12
13 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard
14 County, Maryland, this 1 day of July, 2024 that the County Council
15 adopts the Housing Unit Allocation Chart attached to this Resolution as Exhibit A and
16 incorporated herein.

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

Allocation Chart

Region	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Activity Centers	628	627	627	600	600	600	600	600	600	600
Other Character Areas	432	432	431	365	365	365	365	365	365	365
Rural West	132	132	132	100	100	100	100	100	100	100
Affordable Housing	454	453	453	340	340	340	340	340	340	340
Total	1,646	1,644	1,643	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
	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Downtown Columbia	447	447	446	335	155	155	155	155	154	154	1,060

* 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-2024 (APF Housing Unit Allocations) and CR9XX-2024 (School Capacity Chart)*

To: *Brandee Ganz
Chief Administrative Officer*

From: *Lynda Eisenberg, Director
Department of Planning and Zoning*

Date: *May 14, 2024*

Council Resolution No. XX-2024 – Housing Unit Allocation Chart for FY 2025

A new Housing Unit Allocation Chart to implement the *HoCo By Design* housing allocation categories and covers a ten-year period beginning in APF test year 2027, as specified in Section 16.1110 of the APF regulations.

Council Resolution No. XX-2024 – School Capacity Chart for FY 2025

The School Capacity Charts for elementary school districts and regions, for middle school districts, and for high school districts must be adopted with the new Housing Allocation Chart. These charts have been updated to reflect changes in enrollment projections and programmed capacity since the last chart was adopted and have been approved by the Howard County Board of Education. These charts cover a ten-year period beginning in the APF test year 2027. Fifteen elementary school districts, one elementary school regions, six middle school districts, and no high school districts are projected to be closed for APF test year 2027.

There are no fiscal impacts resulting from the adoption of these resolutions.

Please contact me if you have any questions at x4301.

cc: Angela Cabellon, Chief of Staff
Jennifer Sager, Legislative Coordinator
Holly Sun, Budget Administrator
Jeff Bronow, Chief, Division of Research, DPZ

Office of the County Auditor
Auditor's Analysis

Council Resolution No. 77-2024

Introduced: June 3, 2024

Auditor: Maya Cameron

Fiscal Impact:

This legislation has no fiscal impact to the County.

There are no units held in the Housing Unit Allocations Waiting Bin at this time. The Department of Planning and Zoning stated that the demand is not anticipated to reach the 1,646 total units provided in the current allocation year.

Purpose:

This legislation updates the Housing Unit Allocation Chart based on the HoCo By Design General Plan. Section 16.1102(b) of the County Code requires that this chart be adopted by resolution of the County Council.

Other Comments:

Concurrent with the Housing Allocation Unit Chart proposed in this legislation, Council Resolution 76-2024 (relating to the School Capacity Chart) was also introduced.

Amendment 1 to Council Resolution No. 77-2024

BY: Deb Jung

Legislative Day # 8

Date: July 1, 2024

Amendment No. 1

(This Amendment prohibits Activity Center allocations from being granted by DPZ until Activity Centers are defined in the Zoning Regulations)

1 On page 1, immediately following line 16, insert:

2 **“AND BE IT FURTHER RESOLVED, by the County Council of Howard County, that**
3 **Activity Center Housing Unit Allocations, as designated in the Adequate Public Facilities**
4 **Ordinance Housing Allocation chart, are not available to be granted by the Department of**
5 **Planning and Zoning until the Howard County Zoning Regulations are amended to define**
6 **Activity Centers as established in HoCo By Design: The General Plan. The Activity Center**
7 **definition shall include a list of the zoning districts in which Activity Centers are permitted.”.**

8

9 Substitute the attached Exhibit A for the Exhibit A attached to the resolution.

10

I certify that this a true copy of

~~passed on~~ Am 1 CR 77-2024
July 1 2024
Michelle Dawson
Council Administrator

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Rural West	132	132	132	100	100	100	100	100	100	100
Affordable Housing	454	453	453	340	340	340	340	340	340	340
Total	1,646	1,644	1,643	1,405	1,405	1,405	1,405	1,405	1,405	1,405

* ACTIVITY CENTER ALLOCATIONS SHALL NOT BE GRANTED UNTIL THE ZONING REGULATIONS ARE AMENDED TO DEFINE ACTIVITY CENTERS AS ESTABLISHED IN HoCo BY DESIGN: THE GENERAL PLAN.

DOWNTOWN COLUMBIA ALLOCATIONS BASED ON GENERAL PLAN AND ZONING REQUIREMENTS*

	Continuation of Phase II				Phase III						Remaining Phase III & IV
	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
Downtown Columbia	447	447	446	335	155	155	155	155	154	154	1,060

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