

County Council of Howard County, Maryland

2025 Legislative Session

Legislative Day No. 9

Resolution No. 114-2025

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 2, 2025.

By order Michelle Harrod
Michelle Harrod, Administrator

Read for a second time at a public hearing on June 16, 2025.

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 7, 2025.

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 ____ day of _____, 2025 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	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037
Activity Centers	672	672	644	600	600	600	600	600	600	600
Other Character Areas	349	348	282	365	365	365	365	365	365	365
Rural West	173	173	140	100	100	100	100	100	100	100
Affordable Housing	605	604	491	340	340	340	340	340	340	340
Total	1,799	1,797	1,557	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
	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
Downtown Columbia	572	570	459	155	155	155	155	154	154	154	906

* 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-2025 (APF Housing Unit Allocations) and CRXX-2025 (School Capacity Chart)*

To: *Brandee Ganz
Chief Administrative Officer*

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

Date: *May 15, 2025*

Council Resolution No. XX-2025 – Housing Unit Allocation Chart for FY 2026

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 2028, as specified in Section 16.1110 of the APF regulations.

Council Resolution No. XX-2025 – School Capacity Chart for FY 2026

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 2028. Nine elementary school districts, no elementary school regions, three middle school districts, and no high school districts are projected to be closed for APF test year 2028.

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

Amendment 1 to Council Resolution No. 114-2025

BY: Deb Jung

Legislative Day 10

Date: July 7, 2025

Amendment No. 1

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

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

2

3 “AND BE IT FURTHER RESOLVED, by the County Council of Howard County, that

4 Activity Center Housing Unit Allocations, as designated in the Adequate Public Facilities

5 Ordinance (APFO) Housing Unit Allocation chart, are not available to be granted by the

6 Department of Planning and Zoning until the Howard County Zoning Regulations are amended

7 to define Activity Centers as established in the County’s General Plan HoCo By Design. The

8 Activity Center definition shall include a list of the underlying zoning districts in each of the

9 designated Activity Center allocation areas.”.

10

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

12 I certify that this a true copy of

Am 1 to CR 114-2025
passed on July 7, 2025

Failed

Michelle Anderson
Council Administrator

**HOWARD COUNTY HOUSING UNIT ALLOCATION CHART
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Other Character Areas	349	348	282	365	365	365	365	365	365	365
Rural West	173	173	140	100	100	100	100	100	100	100
Affordable Housing	605	604	491	340	340	340	340	340	340	340
Total	1,799	1,797	1,557	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.

DOWNTOWN COLUMBIA ALLOCATIONS BASED ON GENERAL PLAN AND ZONING REQUIREMENTS*

	Continuation of Phase II			Phase III							Remaining Phase III & IV
	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	
Downtown Columbia	572	570	459	155	155	155	155	154	154	154	906

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