



Howard County State Delegation Work Session



HOWARD COUNTY'S APFO

JANUARY 12, 2019





Comprehensive Plans

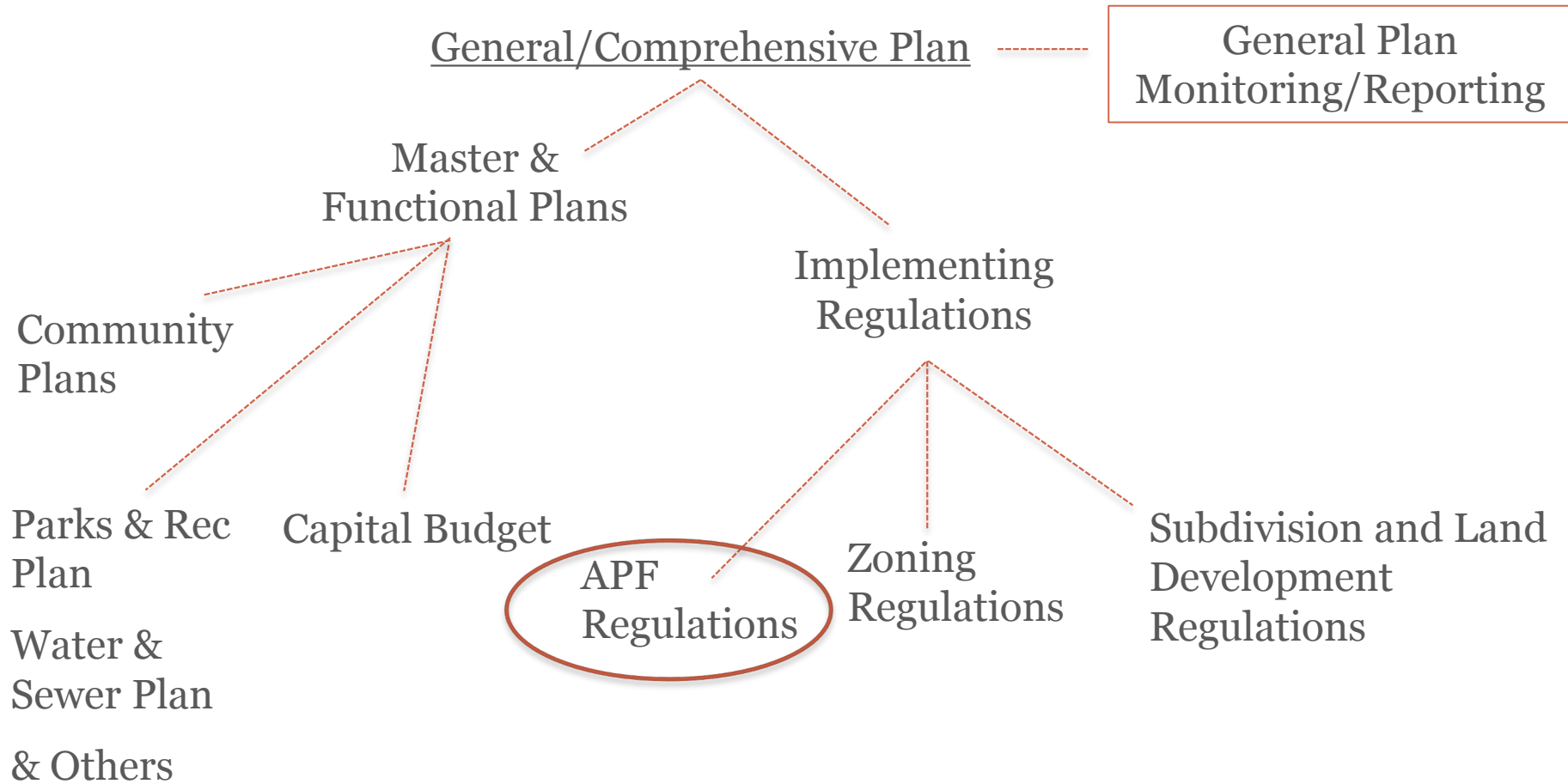
Required every 10 years
(1960, 1971, 1982, 1990, 2000, 2012)

Regular updates are necessary for
guiding decisions on:

- development;
- land preservation;
- changing demographic and employment trends;
- neighborhood sustainability; and
- County services and capital projects



Planning Coordination





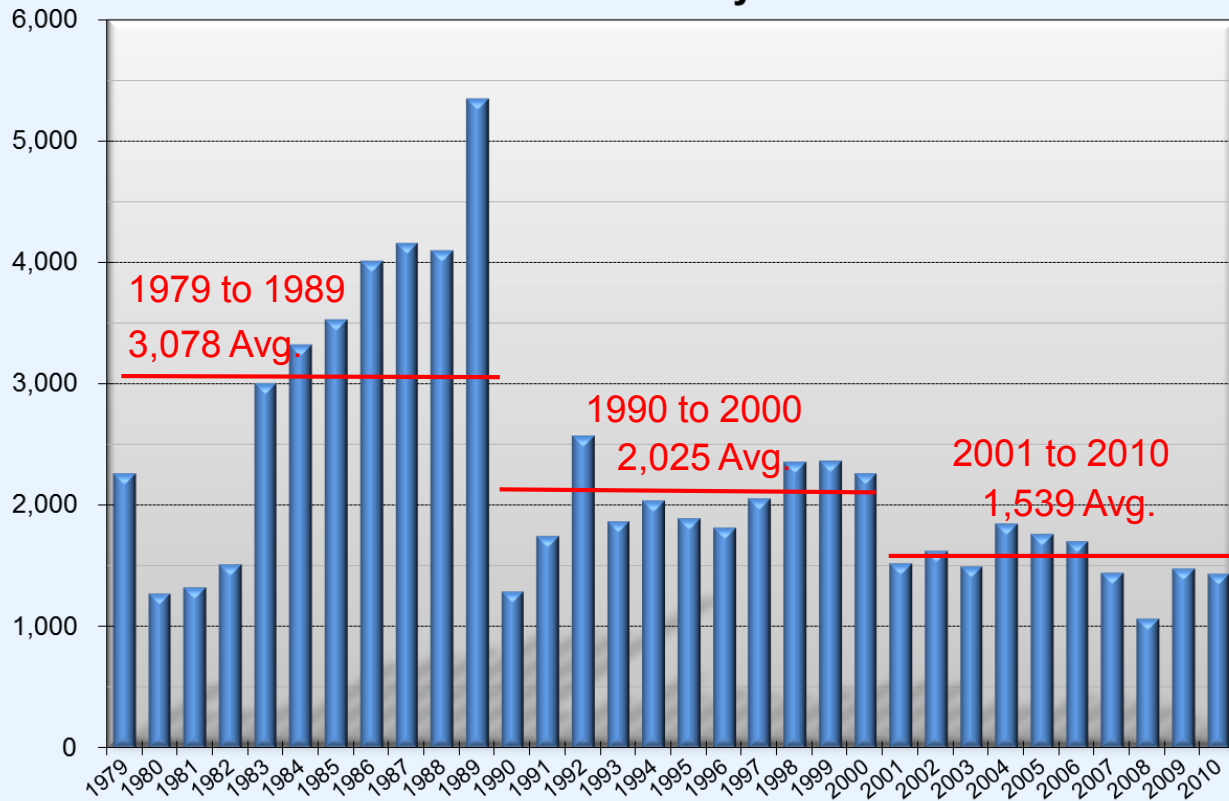
Capital Budget

- Each year a 6-year capital improvement plan (CIP) is adopted by the County Council
- The CIP covers roads, schools, fire, police, parks, libraries, community college, water and sewer, stormwater, and other county facilities
- Based on general plan and individual department plan objectives
- Coordinated with Comp Plan development projections – tied to APF



Adequate Public Facilities Act

**Total Residential Building Permits Issued 1979 to 2010
Howard County**

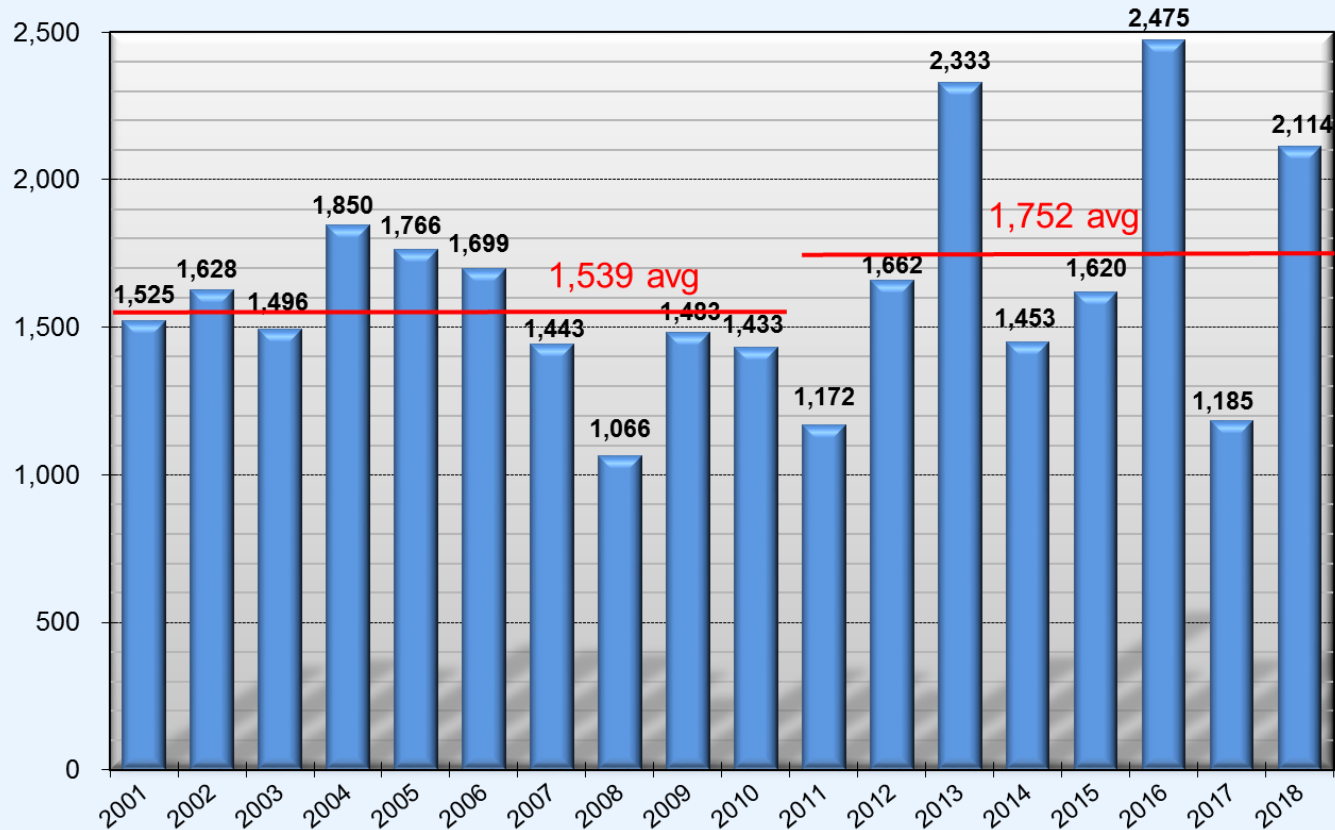


Source: 1990 to 2010 Howard County Department of Inspections, Licenses and Permits, 1979 to 1989 Regional Planning Council



Adequate Public Facilities Act

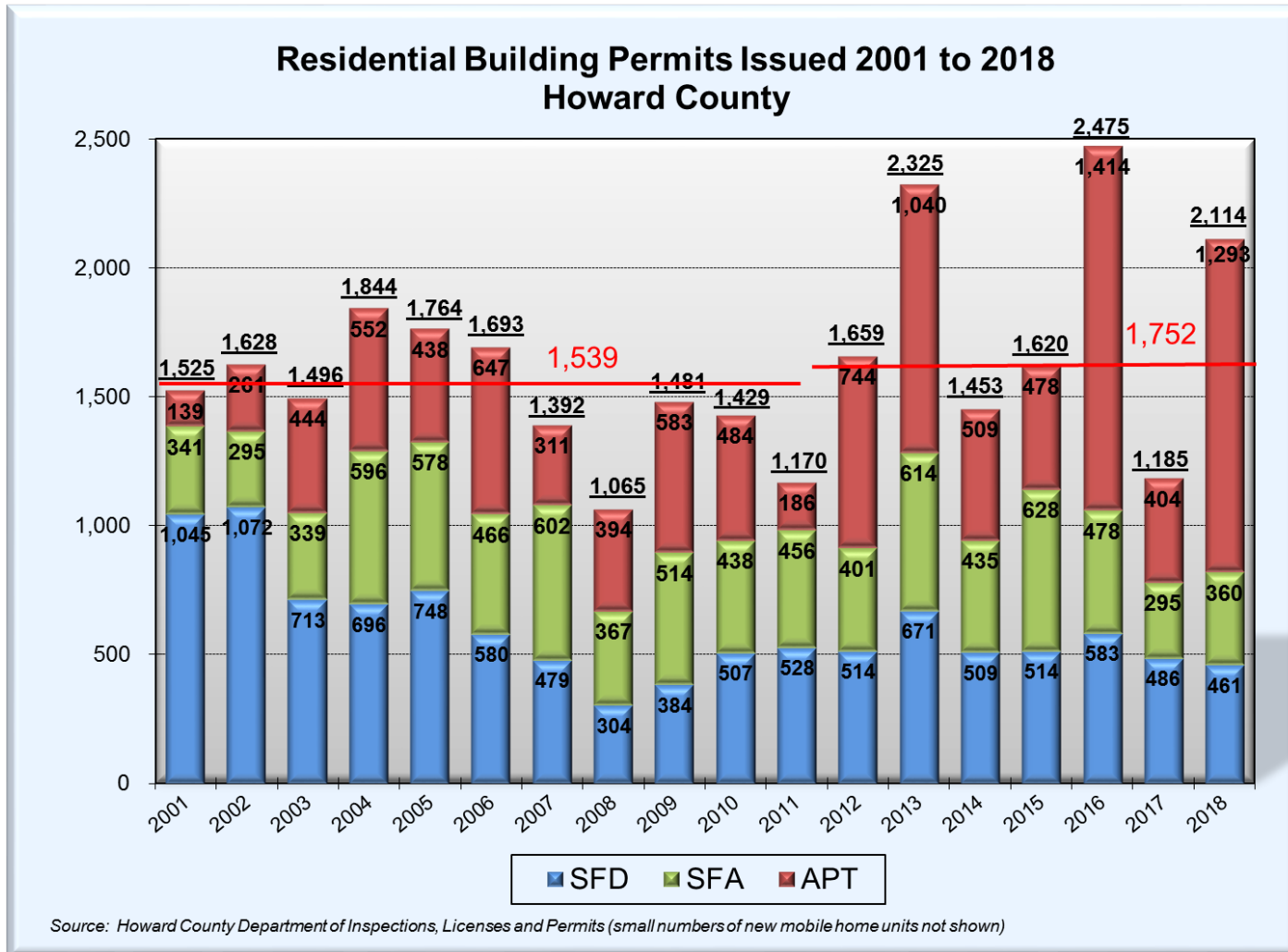
**Residential Building Permits Issued 2001 through 2018
Howard County**



Source: Howard County Department of Inspections, Licenses and Permits



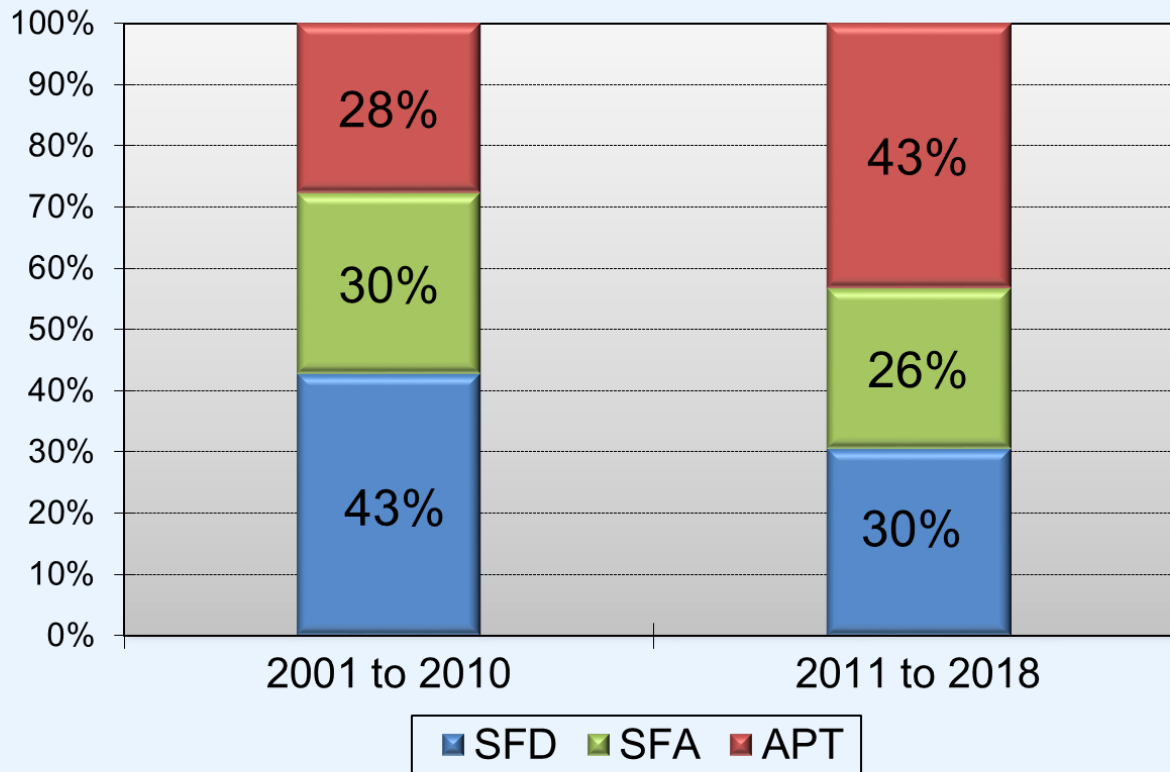
Adequate Public Facilities Act





Adequate Public Facilities Act

**Residential Building Permits Issued - Percentage Unit Type
Howard County**



Source: Howard County Department of Inspections, Licenses and Permits



Adequate Public Facilities Act

- There are 3 test associated with APFO –
1) Allocations, 2) Schools, 3) Roads
- Allocations test is conducted at initial plan stage approval
- Schools test conducted once plan has allocations
- For roads test, traffic study must be conducted, and adverse impacts must be mitigated by developer



Adequate Public Facilities Act

- The annual number of allocations is based on the General Plan – PlanHoward 2030
- 1 allocation = 1 dwelling unit no matter type
- Allocations pace development so county government can plan and provide for capital facilities
- Each year the County Council adopts a new 10 year allocation chart (derived from PlanHoward 2030)
- Allocations are given out by Designated Place Types & other specialty pools



Adequate Public Facilities Act

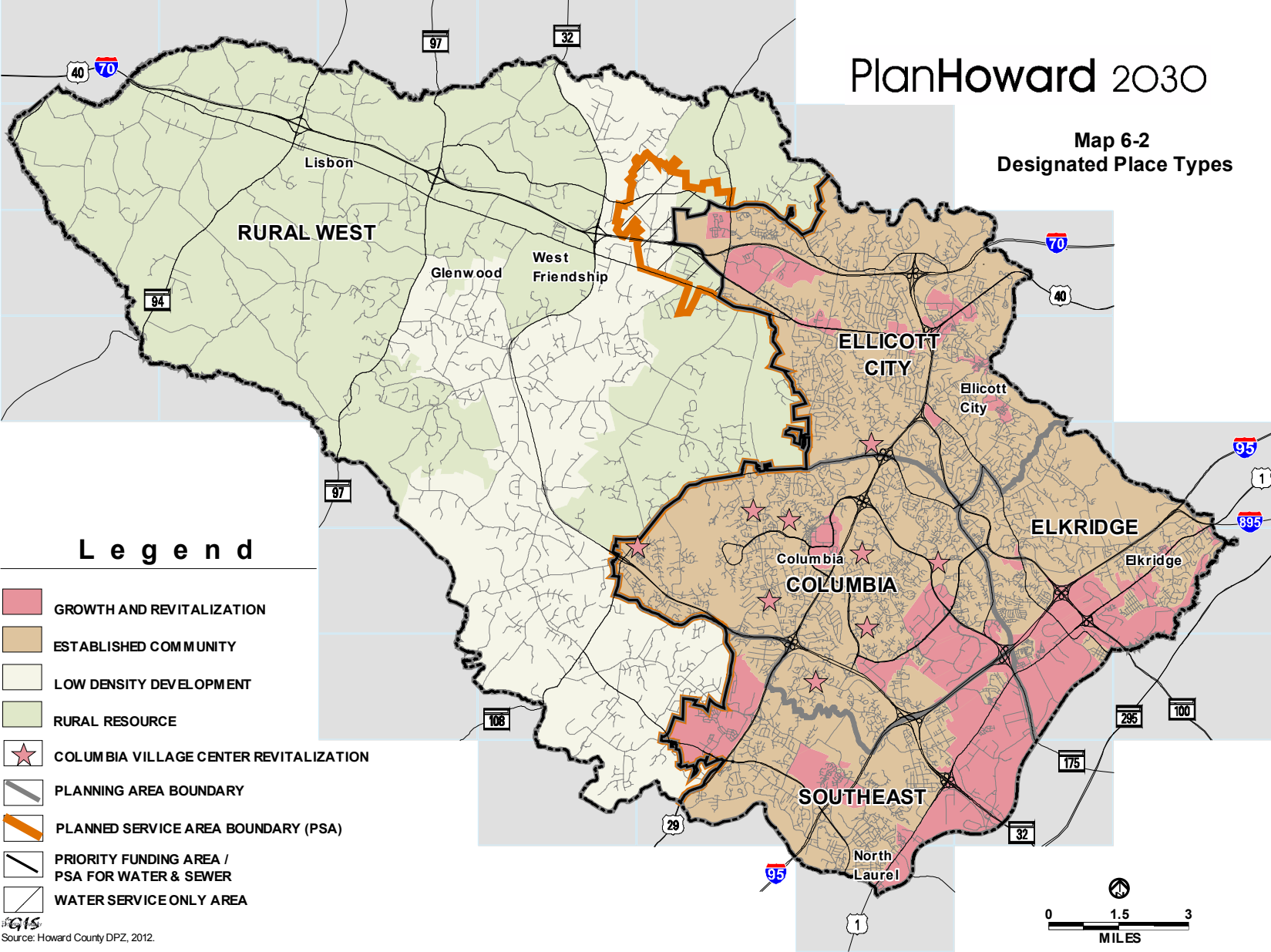
Figure 6-10
Howard County APFO Allocations Chart

Year	Downtown Columbia	Growth and Revitalization	Established Communities	Green Neighborhood	Rural West	Total County
2015	400	1,200	400	150	100	2,250
2016	350	1,200	400	150	100	2,200
2017	300	1,200	400	150	100	2,150
2018	100	1,200	400	150	100	1,950
2019	100	1,200	400	150	100	1,950
2020	96	1,000	600	150	100	1,946
2021	400	1,000	600	150	100	2,250
2022	350	1,000	600	150	100	2,200
2023	300	1,000	600	150	100	2,150
2024	225	1,000	600	150	100	2,075
2025	200	1,000	600	150	100	2,050
2026	200	1,000	600	150	100	2,050
2027	200	1,000	600	150	100	2,050
2028	179	1,000	600	150	100	2,029
2029	175	1,000	600	150	100	2,025
2030	175	1,000	600	150	100	2,025
Total	3,750	17,000	8,600	2,400	1,600	33,350

Source: Howard County DPZ

PlanHoward 2030

Map 6-2
Designated Place Types



Legend

- GROWTH AND REVITALIZATION
- ESTABLISHED COMMUNITY
- LOW DENSITY DEVELOPMENT
- RURAL RESOURCE
- ★ COLUMBIA VILLAGE CENTER REVITALIZATION
- PLANNING AREA BOUNDARY
- PLANNED SERVICE AREA BOUNDARY (PSA)
- PRIORITY FUNDING AREA / PSA FOR WATER & SEWER
- WATER SERVICE ONLY AREA

GIS
Source: Howard County DPZ, 2012.



Closed Status - At sometime before end of allocation year

Allocation Year	Columbia		North	Northeast	Southeast	West
	East	West				
1995	Open	Open	Open	Open	Open	Open
1996	Open	Open	Closed	Closed	Open	Open
1997	Open	Open	Closed	Closed	Open	Open
1998	Open	Open	Closed	Closed	Open	Open
1999	Open	Open	Closed	Closed	Open	Open
2000	Open	Open	Closed	Open	Open	Closed
2001	Open	Open	Closed	Open	Open	Open
2002	Closed	Open	Closed	Open	Open	Open
2003	Open	Open	Closed	Open	Open	Open

GP 2000 Adopted	Columbia	Elkridge	Ellicott City	Rural West	Southeast	Senior East	Route 1	MIHU	Green	DT Columbia
2003	Open	Closed	Closed	Closed	Closed	Closed	NA	NA	NA	NA
2004	Open	Closed	Closed	Closed	Closed	Closed	NA	NA	NA	NA
2005	Open	Closed	Closed	Closed	Closed	Open	NA	NA	NA	NA
2006	Open	Closed	Closed	Closed	Closed	Open	Open	NA	NA	NA
2007	Open	Closed	Closed	Closed	Closed	Closed	Open	NA	NA	NA
2008	Open	Closed	Closed	Closed	Closed	Open	Open	NA	NA	NA
2009	Open	Closed	Open	Closed	Closed	Open	Closed	Open	NA	NA
2010	Open	Closed	Open	Open	Closed	Open	Open	Open	Open	NA
2011	Open	Closed	Open	Open	Open	Open	Open	Open	Open	NA
2012	Open	Closed	Open	Open	Open	Open	Open	Closed	Open	NA
2013	Open	Closed	Open	Open	Open	Open	Closed	Closed	Open	Open
2014	Open	Closed	Open	Open	Open	Open	Closed	Open	Open	Open
2015	Open	Closed	Open	Open	Open	Open	Closed	Open	Open	Open

PlanHoward 2030 Adopted	Established Communities	Growth & Revitalization	Rural West	Green	DT Columbia	Shared ES and G & R
2015	Closed	Open	Open	Open	Open	NA
2016	Closed	Part Closed (1)	Open	Open	Open	NA
2017	Closed	Part Closed (1)	Closed	Open	Open	Closed
2018	Closed (2)	Open	Open	Open	Open	Open
2019	Closed (2)	Open	Open	Open	Open	Open
2020	Open	Open	Open	Open	Open	Open

(1) Elkridge and Southeast Planning Areas Closed for G & R

(2) After this area closed allocations were available in the Shared ES and G & R area, so essentially not closed.



Open/Closed Schools Test

- This test is taken after allocations are received
- There are 3 tests that a project must pass –
 - 1) open elementary school district (<115%)
 - 2) open elementary school region (<115%)
 - 3) open middle school district (added after GP 2000) (<115%)
- Must pass all three or go in waiting bin
- Can be held up for a maximum of 4 years
- Each year the County Council adopts a new open/closed school chart. Failed projects are re-tested
- Chart is created & approved by the HCPSS



=====115%=====

MIDDLE SCHOOLS

0 3 1 1 1 2 0 0 0 0 2 1 2 4 4 4 3 6 3 = # closed

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
<u>Northeastern Region</u>																				
Bonnie Branch		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Elkridge Landing	0	C	0	0	0	0	0	0	0	0	C	0	0	0	0	0	0	0	0	0
Ellicott Mills	0	0	0	0	0	0	0	0	0	0	C	0	0	C	C	C	C	C	C	C
Mayfield Woods	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Thomas Viaduct															0	0	C	C	0	0
<u>Southeastern Region</u>																				
Hammond	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Murray Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	C	0
Patuxent Valley	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<u>Columbia East Region</u>																				
Oakland Mills	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lake Elkhorn	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<u>Columbia West Region</u>																				
Harper's Choice	0	0	0	0	0	0	0	0	0	0	0	0	0	C	C	C	0	C	0	0
Wilde Lake	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0	0	0	0	0
<u>Northern Region</u>																				
Burleigh Manor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0
Dunloggin	0	C	0	0	0	0	0	0	0	0	0	C	C	C	C	C	C	C	C	C
Patapsco	0	C	C	C	C	C	0	0	0	0	0	0	0	0	C	C	0	0	0	0
<u>Western Region</u>																				
Clarksville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Folly Quarter				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Glenwood	0	0	0	0	0	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Lime Kiln	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Mount View	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0	0	0	0



**Total Units on Hold
Allocations & Open/Closed Bin**

Allocation Year	Allocations	Open/Clsd Schools	Total
1995	0	0	0
1996	63	0	63
1997	832	62	894
1998	688	533	1,221
1999	869	0	869
2000	109	0	109
2001	74	51	125
2002	484	154	638
2003	360	0	360
GP 2000 Adopted			
2003	461	75	536
2004	497	376	873
2005	654	706	1,360
2006	676	782	1,458
2007	994	966	1,960
2008	1,002	756	1,758
2009	2,925	363	3,288
2010	553	0	553
2011	261	0	261
2012	248	16	264
2013	211	850	1,061
2014	37	13	50
2015	12	133	145
PlanHoward 2030 Adopted			
2015	17	151	168
2016	111	60	171
2017	485	182	667
2018	0	509	509
2019	0	851	851
2020	0	804	804



Takeaways

- APFO has worked to slow growth in areas of high demand
- New infrastructure can be planned and paid for and built with a known 20 year growth pace
- APFO has granted some relief and has given the HCPSS extra time to plan, redistrict and build schools (26 new schools since 1992) & additions – avg. 1 new school per year



Issues and Considerations

- If a particular school had been closed to development, may have helped, but not necessarily, due to: 1) high birth and yield rates, 2) turnover of existing housing
- Programmatic changes such as reduced class size and full day kindergarten has increased level of service and should be taken into consideration when evaluating crowding
- APFO addresses impacts from new development only – can't control existing house turnover & programmatic changes



**New Students added to the Howard County Public School System
From New Construction & Resales (September enrollments)**

Year	New Construction		Resales		Total	
	Number	Percent	Number	Percent	Number	Percent
2006	601	47%	682	53%	1,283	100%
2007	370	34%	725	66%	1,095	100%
2008	430	47%	482	53%	912	100%
2009	332	42%	452	58%	784	100%
2010	384	42%	530	58%	914	100%
2011	464	38%	763	62%	1,227	100%
2012	396	37%	685	63%	1,081	100%
2013	518	42%	715	58%	1,233	100%
2014	677	50%	670	50%	1,347	100%
2015	590	42%	806	58%	1,396	100%
Subtotal Past	4,762	42%	6,510	58%	11,272	100%
2016	640	46%	749	54%	1,389	100%
2017	770	50%	760	50%	1,530	100%
2018	785	50%	772	50%	1,558	100%
2019	679	46%	785	54%	1,464	100%
2020	696	47%	796	53%	1,492	100%
2021	629	44%	808	56%	1,437	100%
2022	552	40%	819	60%	1,371	100%
2023	524	39%	829	61%	1,353	100%
2024	417	33%	838	67%	1,254	100%
2025	370	30%	845	70%	1,216	100%
2026	354	29%	851	71%	1,205	100%
Subtotal Projected	6,416	42%	8,853	58%	15,268	100%
Grand Total	11,178	42%	15,363	58%	26,540	100%

Source: HCPSS, Office of Planning, September 2016



Issues and Considerations

- APFO can work well as a tool to plan for new schools & additions, however doesn't address renovation & replacement of older schools
- As jurisdictions age this becomes more of a need over time
- And governments generally don't depreciate assets as part of their budget/planning process!



Howard County Public School System Capital Funding (X \$1,000) - PERCENTAGES (1)

Fiscal Year (2)	Replacement		Renovation/			Total
	New	+ Seats	Addition	Addition	Renovation	
2007	47%	0%	13%	15%	25%	100%
2008	13%	0%	15%	22%	49%	100%
2009	3%	0%	20%	18%	59%	100%
2010	0%	0%	5%	27%	68%	100%
2011	2%	0%	9%	17%	72%	100%
2012	4%	0%	2%	2%	91%	100%
2013	26%	0%	4%	0%	69%	100%
2014	38%	1%	6%	1%	53%	100%
2015	12%	3%	12%	13%	59%	100%
2016	5%	32%	4%	15%	44%	100%
Total	18%	4%	9%	12%	57%	100%
2017	21%	20%	0%	29%	30%	100%
2018	29%	2%	0%	28%	41%	100%
2019	21%	0%	0%	2%	77%	100%
2020	53%	0%	0%	5%	42%	100%
2021	53%	0%	0%	29%	19%	100%
2022	67%	0%	0%	8%	25%	100%
2023	40%	0%	1%	0%	60%	100%
2024	7%	0%	7%	0%	87%	100%
2025	26%	0%	0%	0%	74%	100%
2026	26%	0%	0%	0%	74%	100%
2027	28%	0%	0%	0%	72%	100%
Total	34%	2%	1%	9%	55%	100%
Grand Total	27%	3%	4%	10%	56%	100%

(1) Capital dollars include individual project lines (renovations, additions, new schools, replacement schools renovations/additions), roofs, systemic renovations, Full Day K. Does not include projects grouped by type (barrier free, playgrounds, relocatables, site technology, parking lots, planning/design etc.), specific needs (MBR, etc.) special schools (Cedar Lane, etc.)

(2) FY 2007 through FY 2016 are actual expenditures, FY 2007 is funded amount and FY 2018 through FY2027 are funds requested in the Proposed FY2018 Capital Budget.

Source: Howard County Public School System, September, 2016



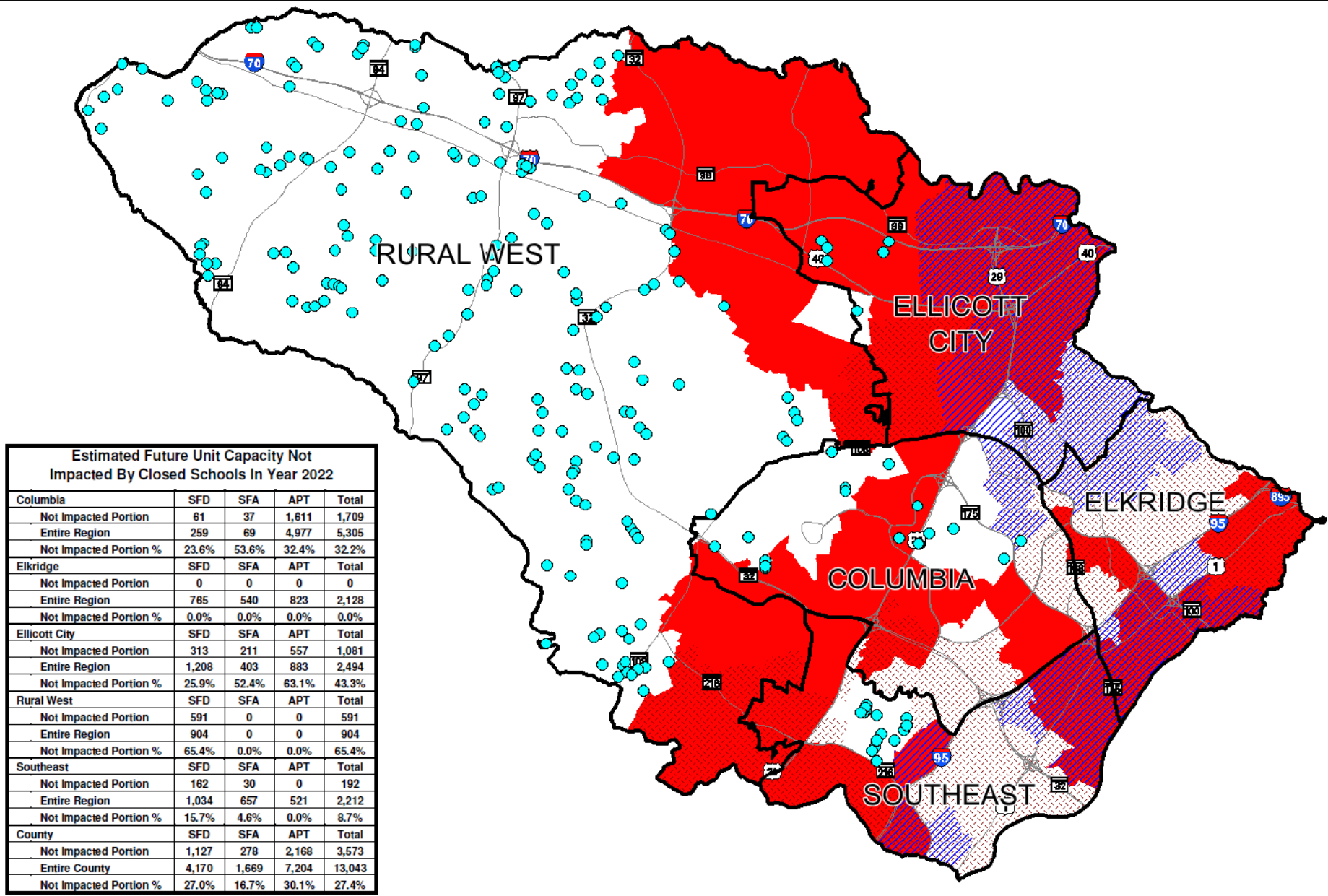
Recent Changes to APFO

- County Executive Kittleman convened task force in 2015
- Task force recommendations and DPZ technical staff report in 2016
- Bill forwarded to Planning Board and County Council in 2017
- Final bill adopted early 2018 – effective date April 16, 2018.



Recent Changes to APFO


- Major change is lowering capacity utilization rate to 105% for ES, 110% for MS, and added HS test at 115% -- effective in July 2019
- Other significant changes include:
 - exempting moderate income housing units from needing allocations
 - a stricter roads test
 - adjusting allocations in the Growth & Revit. and Est. Comm. areas and eliminating shared pool
 - allowing the County Council by resolution to exempt LIHTC projects from Schools Test



Estimated Future Unit Capacity Not Impacted By Closed Schools In Year 2022

Columbia	SFD	SFA	APT	Total
Not Impacted Portion	61	37	1,611	1,709
Entire Region	259	69	4,977	5,305
Not Impacted Portion %	23.6%	53.6%	32.4%	32.2%
Elkridge	SFD	SFA	APT	Total
Not Impacted Portion	0	0	0	0
Entire Region	765	540	823	2,128
Not Impacted Portion %	0.0%	0.0%	0.0%	0.0%
Ellicott City	SFD	SFA	APT	Total
Not Impacted Portion	313	211	557	1,081
Entire Region	1,208	403	883	2,494
Not Impacted Portion %	25.9%	52.4%	63.1%	43.3%
Rural West	SFD	SFA	APT	Total
Not Impacted Portion	591	0	0	591
Entire Region	904	0	0	904
Not Impacted Portion %	65.4%	0.0%	0.0%	65.4%
Southeast	SFD	SFA	APT	Total
Not Impacted Portion	162	30	0	192
Entire Region	1,034	657	521	2,212
Not Impacted Portion %	15.7%	4.6%	0.0%	8.7%
County	SFD	SFA	APT	Total
Not Impacted Portion	1,127	278	2,168	3,573
Entire County	4,170	1,669	7,204	13,043
Not Impacted Portion %	27.0%	16.7%	30.1%	27.4%

Note: Data for demonstrative purposes only. Not a test for APFO.



- Open portion of the county
- Closed elementary district
- Closed middle district
- Closed high district
- Future Unit Capacity Location

Closed Elementary & Middle & High School Districts (2022)
Elementary Districts Closed at 105% capacity (with region test),
Middle at 110% capacity & High at 115% capacity

Department of Planning and Zoning
 Division of Research
 Scale: 1 in = 14,000 ft
 September 17, 2018



Recent Changes to APFO

- Last year's Spending Affordability Advisory Committee recommended a fiscal impact study be conducted to understand fiscal implications of reduced growth and change from PlanHoward 2030
- Urban Analytics currently conducting study
- Anticipate draft results in February and final report in March/April

Questions

