



# Managing Growth Howard County's APFO



## HOUSING OPPORTUNITIES MASTER PLAN TASK FORCE

**APRIL 29, 2020**





# Comprehensive Plans

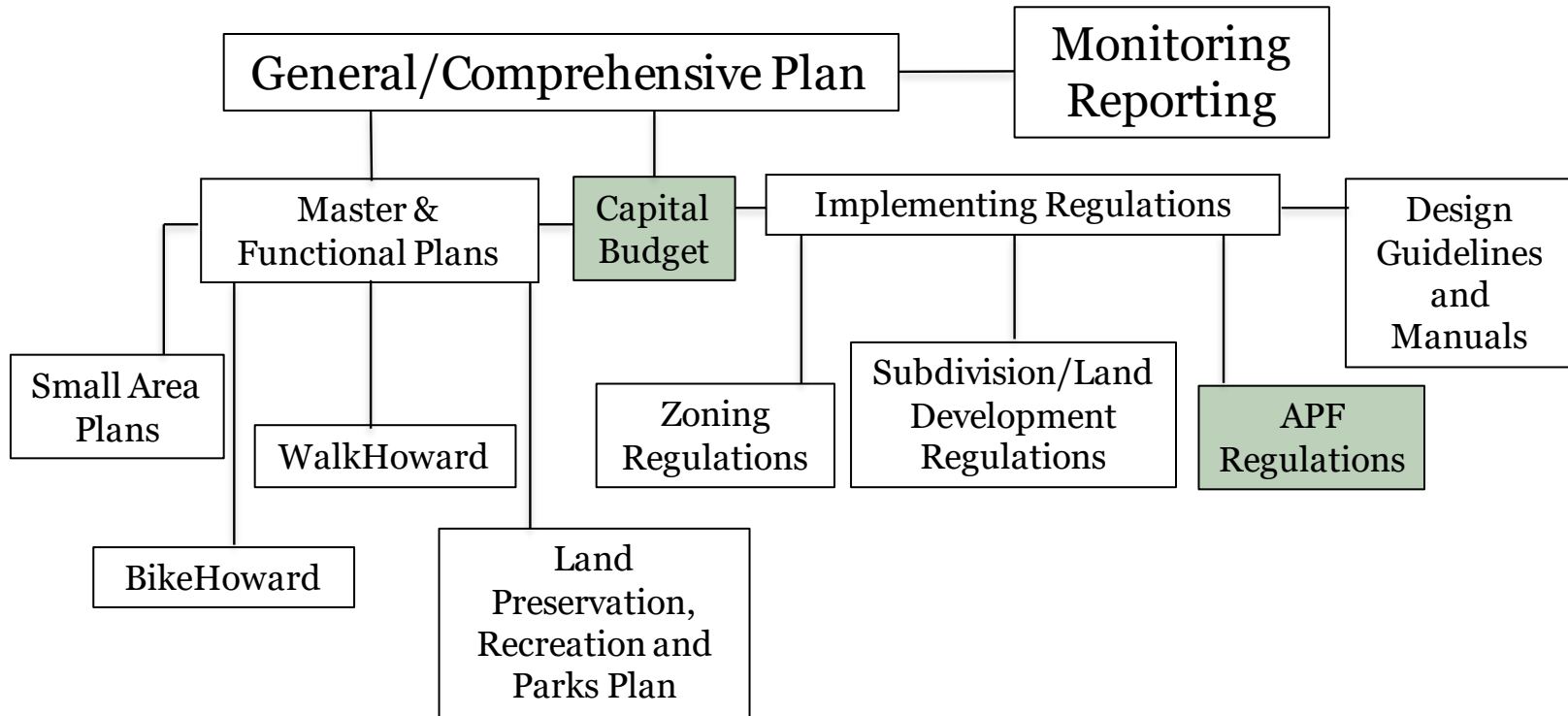
Required every 10 years  
(1960, 1971, 1982, 1990, 2000, 2012)

**Regular updates** are necessary for  
**guiding decisions** on:

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

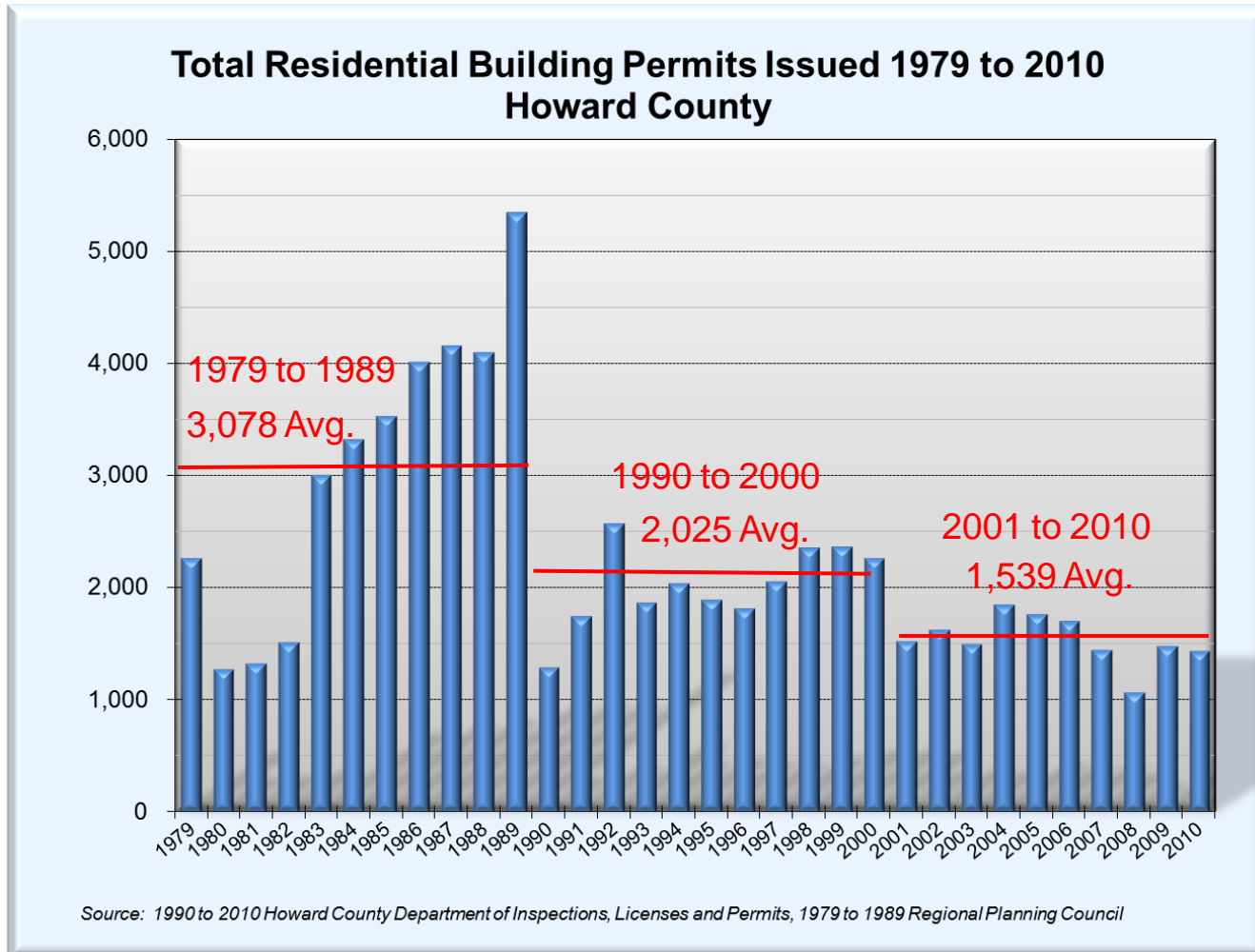


# Planning Coordination





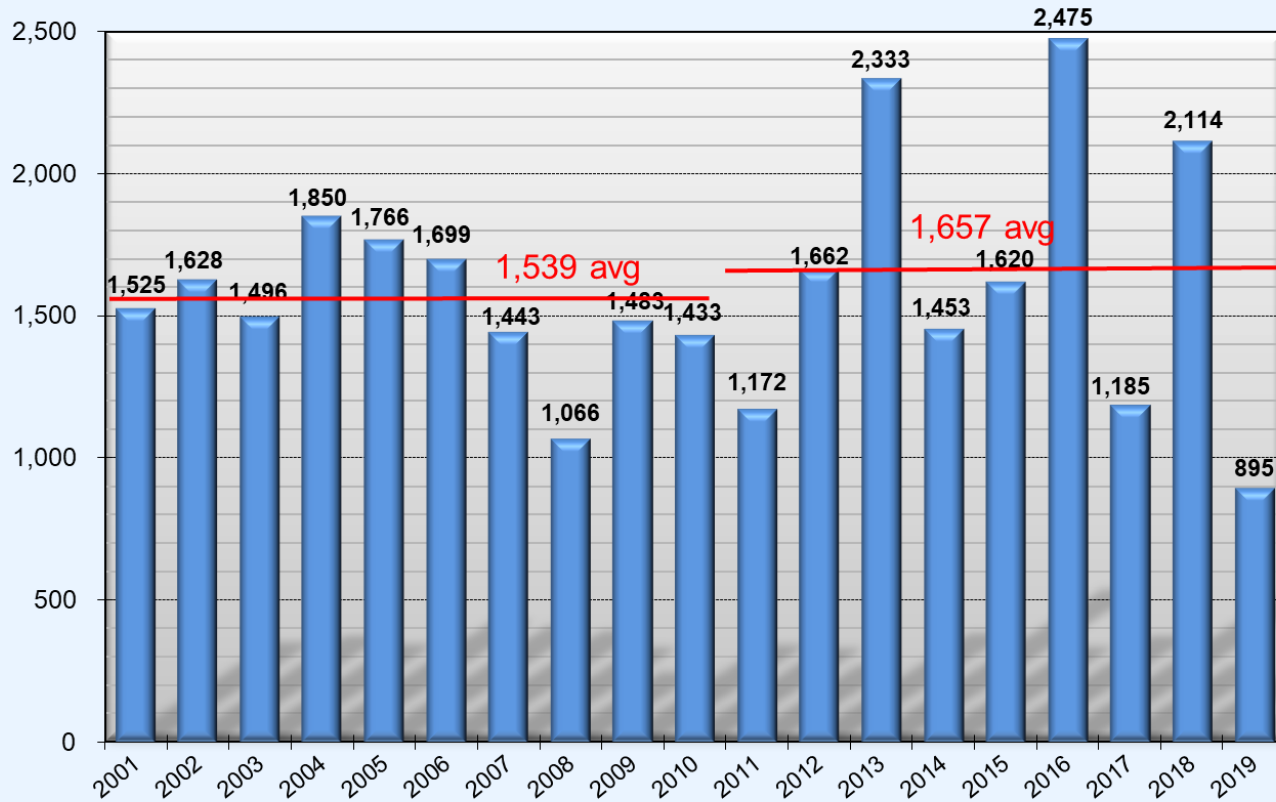
# Adequate Public Facilities Act





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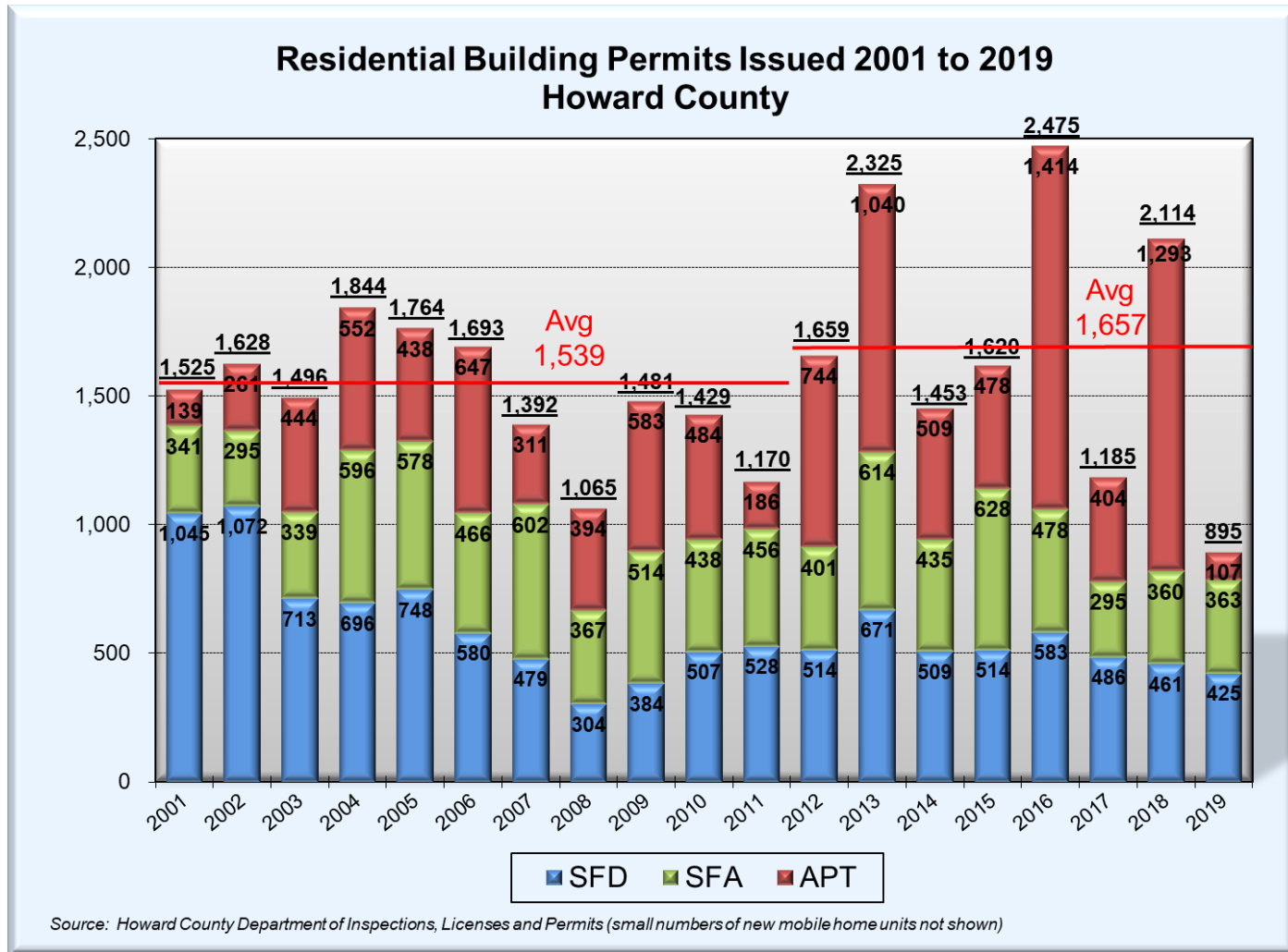
**Residential Building Permits Issued 2001 through 2019  
Howard County**



Source: Howard County Department of Inspections, Licenses and Permits



# Adequate Public Facilities Act





# 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
- School test conducted once plan has allocations
- For roads test, traffic study must be conducted, and adverse impacts must be mitigated by developer



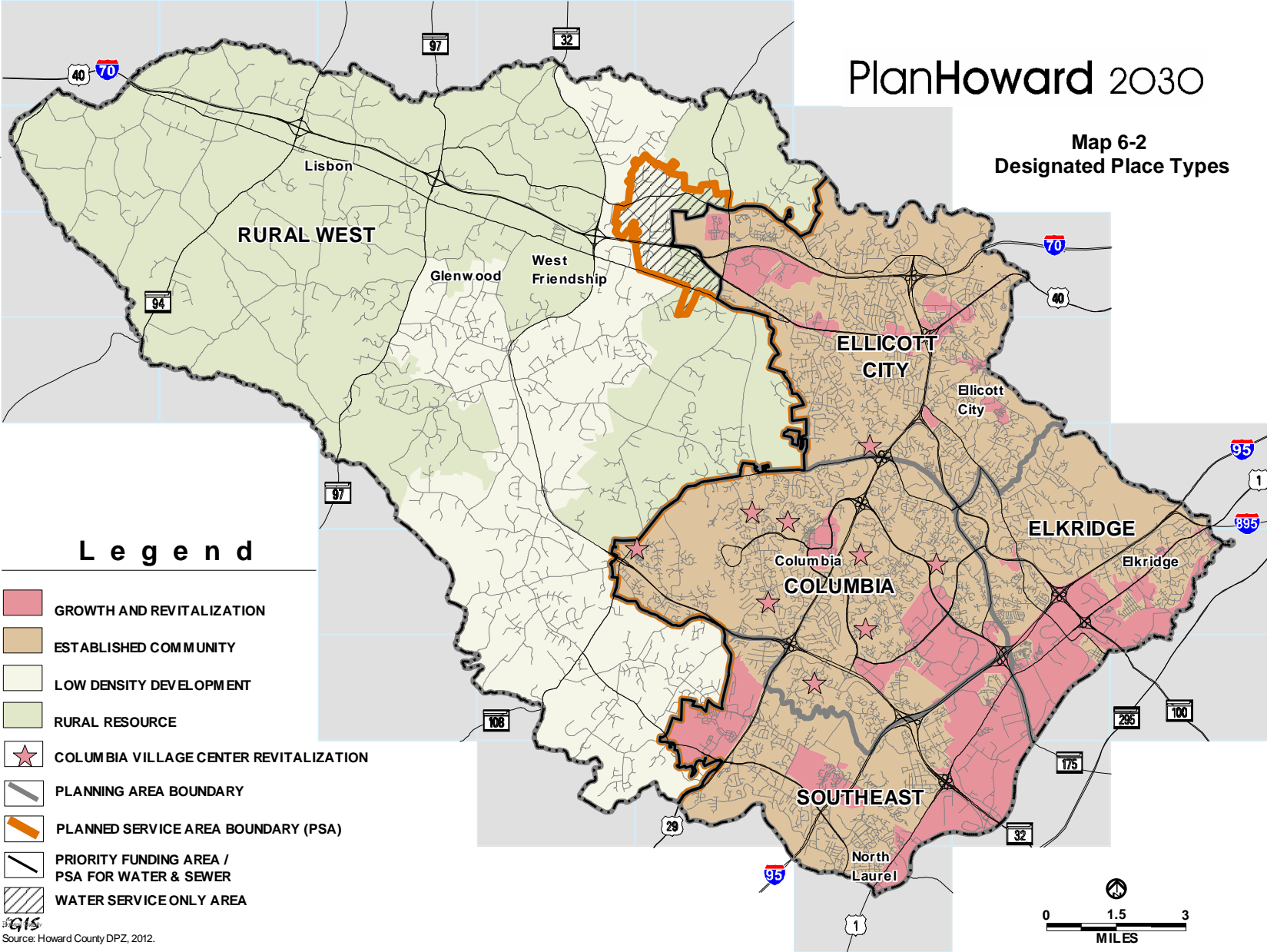
# Adequate Public Facilities Act

- Annual housing allocations based on PlanHoward 2030
- 1 allocation = 1 dwelling unit, type doesn't matter
- Allocations – cap and pace growth to plan for and provide capital facilities
- Allocations by Designated Place Types and other specialty pools



# 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

Source: Howard County DPZ, 2012.



# 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
<b>Total</b>	<b>3,750</b>	<b>17,000</b>	<b>8,600</b>	<b>2,400</b>	<b>1,600</b>	<b>33,350</b>

Source: Howard County DPZ

**Closed Status - At sometime before end of allocation year**

Allocation Year	Columbia					
	East	West	North	Northeast	Southeast	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									
	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		Growth & Revitalization			Shared ES and G & R
	Communities	Revitalization	Rural West	Green	DT Columbia	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
2021	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.



# School Capacity Test

- Taken after allocations received
- Must pass four tests:
  - 1) open elementary school district <105% (reduced in July 2019)
  - 2) open elementary school region <105% (reduced in July 2019)
  - 3) open middle school district <110% (added after GP 2000)
  - 4) open high school district <115% (added in July 2019)
- Unless all 4 passed, project goes into waiting bin
- Project can be held up to maximum 4 years (recent bill failed to extend to 7 years)
- County Council annually adopts a new School Capacity chart
- Chart created and approved by the HCPSS
- Failed projects re-tested annually







### MIDDLE SCHOOLS - MAY 2019 APFO School Capacity Chart

Capacity Utilization Rates with Board of Education's Requested FY 2020 Capital Budget Projects  
 Chart reflects May 2018 Projections and the Board of Education's Requested FY 2020 capacities.

	Capacity				2022-23		2023-24		2024-25		2025-26		2026-27		2027-28		2028-29		2029-30		2030-31		2031-32		
	2022	2023	2024	2025	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	
<b>Columbia - East</b>	2022	2023	2024	2025	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	
Lake Elkhorn MS	643	643	643	643	596	92.7	564	87.7	567	88.2	543	84.4	557	86.6	552	85.8	557	86.6	564	87.7	577	89.7	581	90.4	
Oakland Mills MS	506	506	506	506	497	98.2	515	101.8	514	101.6	518	102.4	524	103.6	502	99.2	503	99.4	500	98.8	519	102.6	525	103.8	
<b>Region MS Totals</b>	<b>1149</b>	<b>1149</b>	<b>1149</b>	<b>1149</b>	<b>1093</b>	<b>95.1</b>	<b>1079</b>	<b>93.9</b>	<b>1081</b>	<b>94.1</b>	<b>1061</b>	<b>92.3</b>	<b>1081</b>	<b>94.1</b>	<b>1054</b>	<b>91.7</b>	<b>1060</b>	<b>92.3</b>	<b>1064</b>	<b>92.6</b>	<b>1096</b>	<b>95.4</b>	<b>1106</b>	<b>96.3</b>	
<b>Columbia - West</b>																									
Harpers Choice MS	506	506	506	506	509	100.6	522	103.2	506	100.0	512	101.2	500	98.8	505	99.8	514	101.6	515	101.8	526	104.0	531	104.9	
Wilke Lake MS	760	760	760	760	695	91.4	749	98.6	815	107.2	867	114.1	C 882	116.1	C 919	120.9	C 948	124.7	C 1005	132.2	C 1044	137.4	C 1068	140.5	C
<b>Region MS Totals</b>	<b>1266</b>	<b>1266</b>	<b>1266</b>	<b>1266</b>	<b>1204</b>	<b>95.1</b>	<b>1271</b>	<b>100.4</b>	<b>1321</b>	<b>104.3</b>	<b>1379</b>	<b>108.9</b>	<b>1382</b>	<b>109.2</b>	<b>1424</b>	<b>112.5</b>	<b>1462</b>	<b>115.5</b>	<b>1520</b>	<b>120.1</b>	<b>1570</b>	<b>124.0</b>	<b>1599</b>	<b>126.3</b>	
<b>Northeastern</b>																									
Bonnie Branch MS	701	701	701	701	787	112.3	C 805	114.8	C 796	113.6	C 774	110.4	C 775	110.6	C 793	113.1	C 821	117.1	C 836	119.3	C 853	121.7	C 877	125.1	C
Elkridge Landing MS	779	779	779	779	711	91.3	733	94.1	728	93.5	707	90.8	720	92.4	758	97.3	794	101.9	814	104.5	851	109.2	864	110.9	C
Ellicott Mills MS A	701	857	857	857	846	120.7	C 844	98.5	810	94.5	811	94.6	811	94.6	805	93.9	816	95.2	847	98.8	917	107.0	952	111.1	C
Mayfield Woods MS	798	798	798	798	807	101.1	821	102.9	860	107.8	888	111.3	C 919	115.2	C 947	118.7	C 980	122.8	C 994	124.6	C 1019	127.7	C 1029	128.9	C
Thomas Viaduct MS	701	701	701	701	883	126.0	C 863	123.1	C 915	130.5	C 964	137.5	C 1040	148.4	C 1085	154.8	C 1118	159.5	C 1124	160.3	C 1151	164.2	C 1157	165.0	C
<b>Region MS Totals</b>	<b>3680</b>	<b>3836</b>	<b>3836</b>	<b>3836</b>	<b>4034</b>	<b>109.6</b>	<b>4066</b>	<b>106.0</b>	<b>4109</b>	<b>107.1</b>	<b>4144</b>	<b>108.0</b>	<b>4265</b>	<b>111.2</b>	<b>4388</b>	<b>114.4</b>	<b>4529</b>	<b>118.1</b>	<b>4615</b>	<b>120.3</b>	<b>4791</b>	<b>124.9</b>	<b>4879</b>	<b>127.2</b>	
<b>Northern</b>																									
Burleigh Manor MS	779	779	779	779	770	98.8	757	97.2	769	98.7	777	99.7	786	100.9	780	100.1	776	99.6	784	100.6	793	101.8	800	102.7	
Dunloggin MS A	565	565	662	662	675	119.5	C 670	118.6	C 658	99.4	658	99.4	668	100.9	676	102.1	676	102.1	700	105.7	720	108.8	728	110.0	C
Patapsco MS	643	643	643	643	714	111.0	C 716	111.4	C 705	109.6	712	110.7	C 721	112.1	C 741	115.2	C 745	115.9	C 757	117.7	C 752	117.0	C 749	116.5	C
<b>Region MS Totals</b>	<b>1987</b>	<b>1987</b>	<b>2084</b>	<b>2084</b>	<b>2159</b>	<b>108.7</b>	<b>2143</b>	<b>107.9</b>	<b>2132</b>	<b>102.3</b>	<b>2147</b>	<b>103.0</b>	<b>2175</b>	<b>104.4</b>	<b>2197</b>	<b>105.4</b>	<b>2197</b>	<b>105.4</b>	<b>2241</b>	<b>107.5</b>	<b>2265</b>	<b>108.7</b>	<b>2277</b>	<b>109.3</b>	
<b>Southeastern</b>																									
Hammond MS	604	604	604	604	631	104.5	633	104.8	659	109.1	665	110.1	C 690	114.2	C 694	114.9	C 705	116.7	C 719	119.0	C 753	124.7	C 789	130.6	C
Murray Hill MS	662	662	662	662	748	113.0	C 774	116.9	C 800	120.8	C 822	124.2	C 775	117.1	C 758	114.5	C 724	109.4	741	111.9	C 741	111.9	C 739	111.6	C
Patuxent Valley MS	760	760	760	760	689	90.7	656	86.3	664	87.4	639	84.1	681	89.6	677	89.1	713	93.8	716	94.2	731	96.2	742	97.6	
<b>Region MS Totals</b>	<b>2026</b>	<b>2026</b>	<b>2026</b>	<b>2026</b>	<b>2068</b>	<b>102.1</b>	<b>2063</b>	<b>101.8</b>	<b>2123</b>	<b>104.8</b>	<b>2126</b>	<b>104.9</b>	<b>2146</b>	<b>105.9</b>	<b>2129</b>	<b>105.1</b>	<b>2142</b>	<b>105.7</b>	<b>2176</b>	<b>107.4</b>	<b>2225</b>	<b>109.8</b>	<b>2270</b>	<b>112.0</b>	
<b>Western</b>																									
Clarksville MS	643	643	643	643	630	98.0	633	98.4	644	100.2	642	99.8	620	96.4	631	98.1	664	103.3	684	106.4	682	106.1	677	105.3	
Folly Quarter MS	662	662	662	662	651	98.3	651	98.3	645	97.4	654	98.8	655	98.9	660	99.7	668	100.9	683	103.2	697	105.3	701	105.9	
Glenwood MS	545	545	545	545	485	89.0	487	89.4	469	86.1	479	87.9	499	91.6	526	96.5	546	100.2	560	102.8	567	104.0	566	103.9	
Lime Kiln MS	701	701	701	701	680	97.0	701	100.0	731	104.3	729	104.0	739	105.4	752	107.3	763	108.8	767	109.4	752	107.3	743	106.0	
Mount View MS	798	798	798	798	828	103.8	821	102.9	796	99.7	793	99.4	838	105.0	898	112.5	C 919	115.2	C 938	117.5	C 936	117.3	C 953	119.4	C
<b>Region MS Totals</b>	<b>3349</b>	<b>3349</b>	<b>3349</b>	<b>3349</b>	<b>3274</b>	<b>97.8</b>	<b>3293</b>	<b>98.3</b>	<b>3285</b>	<b>98.1</b>	<b>3297</b>	<b>98.4</b>	<b>3351</b>	<b>100.1</b>	<b>3467</b>	<b>103.5</b>	<b>3560</b>	<b>106.3</b>	<b>3632</b>	<b>108.5</b>	<b>3634</b>	<b>108.5</b>	<b>3640</b>	<b>108.7</b>	
<b>Countywide Totals</b>	<b>13457</b>	<b>13613</b>	<b>13710</b>	<b>13710</b>	<b>13832</b>	<b>102.8</b>	<b>13915</b>	<b>102.2</b>	<b>14051</b>	<b>102.5</b>	<b>14154</b>	<b>103.2</b>	<b>14400</b>	<b>105.0</b>	<b>14659</b>	<b>106.9</b>	<b>14950</b>	<b>109.0</b>	<b>15248</b>	<b>111.2</b>	<b>15581</b>	<b>113.6</b>	<b>15771</b>	<b>115.0</b>	

A: Includes additions as reflected in FY 2020 CIP for Grades 6-8

C: Constrained for future residential development.



## HIGH SCHOOLS - MAY 2019 APFO School Capacity Chart

Capacity Utilization Rates with Board of Education's Requested FY 2020 Capital Budget Projects

Chart reflects May 2018 Projections and the Board of Education's Requested FY 2020 capacities.

		Capacity				2022-23		2023-24		2024-25		2025-26		2026-27		2027-28		2028-29		2029-30		2030-31		2031-32	
		2022	2023	2024	2025	Proj	% UHL	Proj	% UHL	Proj	% UHL	Proj	% UHL	Proj	% UHL	Proj	% UHL	Proj	% UHL	Proj	% UHL	Proj	% UHL	Proj	% UHL
<b>Columbia - East</b>		1400	1400	1400	1400	1361	97.2	1379	98.5	1383	98.8	1382	98.7	1362	97.3	1377	98.4	1377	98.4	1363	97.4	1355	96.8	1356	96.9
<b>Oakland Mills HS</b>																									
<b>Columbia - West</b>																									
<b>Wilde Lake HS</b>		1424	1424	1424	1424	1381	97.0	1399	98.2	1382	97.1	1386	97.3	1429	100.4	1444	101.4	1482	104.1	1523	107.0	1522	106.9	1567	110.0
<b>Northeastern</b>																									
<b>Howard HS</b>		1420	1420	1420	1420	2047	144.2 C	2075	146.1 C	2086	146.9 C	2090	147.2 C	2075	146.1 C	2084	146.8 C	2066	145.5 C	2062	145.2 C	2064	145.4 C	2112	148.7 C
<b>Long Reach HS</b>		1488	1488	1488	1488	2056	138.2 C	2133	143.3 C	2126	142.9 C	2147	144.3 C	2123	142.7 C	2166	145.6 C	2270	152.6 C	2364	158.9 C	2458	165.2 C	2546	171.1 C
<b>Region HS Totals</b>		2908	2908	2908	2908	4103	141.1	4208	144.7	4212	144.8	4237	145.7	4198	144.4	4250	146.1	4336	149.1	4426	152.2	4522	155.5	4658	160.2
<b>Northern</b>																									
<b>Centennial HS</b> A		1360	1360	1360	1360	1782	131.0 C	1772	130.3 C	1775	130.5 C	1766	129.9 C	1755	129.0 C	1743	128.2 C	1742	128.1 C	1736	127.6 C	1731	127.3 C	1745	128.3 C
<b>Marriotts Ridge HS</b>		1615	1615	1615	1615	1518	94.0	1499	92.8	1491	92.3	1503	93.1	1475	91.3	1462	90.5	1452	89.9	1453	90.0	1520	94.1	1568	97.1
<b>Mt Hebron HS</b>		1400	1400	1400	1400	1701	121.5 C	1679	119.9 C	1694	121.0 C	1674	119.6 C	1659	118.5 C	1659	118.5 C	1656	118.3 C	1649	117.8 C	1660	118.6 C	1691	120.8 C
<b>Region HS Totals</b>		4375	4375	4375	4375	5001	114.3	4950	113.1	4960	113.4	4943	113.0	4889	111.7	4864	111.2	4850	110.9	4838	110.6	4911	112.3	5004	114.4
<b>Southeastern</b>																									
<b>Hammond HS</b> A		1220	1420	1420	1420	1517	124.3 C	1585	111.6	1634	115.1 C	1654	116.5 C	1621	114.2	1648	116.1 C	1675	118.0 C	1689	118.9 C	1749	123.2 C	1780	125.4 C
<b>Western</b>																									
<b>Atholton HS</b>		1460	1460	1460	1460	1604	109.9	1654	113.3	1637	112.1	1647	112.8	1683	115.3 C	1705	116.8 C	1769	121.2 C	1804	123.6 C	1808	123.8 C	1837	125.8 C
<b>Glennelg HS</b>		1420	1420	1420	1420	1147	80.8	1155	81.3	1161	81.8	1135	79.9	1122	79.0	1122	79.0	1135	79.9	1175	82.7	1194	84.1	1226	86.3
<b>Reservoir HS</b>		1551	1551	1551	1551	1786	115.2 C	1836	118.4 C	1850	119.3 C	1874	120.8 C	1914	123.4 C	1925	124.1 C	1973	127.2 C	1972	127.1 C	1957	126.2 C	1953	125.9 C
<b>River Hill HS</b>		1488	1488	1488	1488	1419	95.4	1454	97.7	1423	95.6	1407	94.6	1412	94.9	1411	94.8	1411	94.8	1424	95.7	1435	96.4	1450	97.4
<b>Region HS Totals</b>		5919	5919	5919	5919	5956	100.6	6099	103.0	6071	102.6	6063	102.4	6131	103.6	6163	104.1	6288	106.2	6375	107.7	6394	108.0	6466	109.2
<b>Countywide Totals</b>		17246	17446	17446	17446	19319	112.0	19620	112.5	19642	112.6	19665	112.7	19630	112.5	19746	113.2	20008	114.7	20214	115.9	20453	117.2	20831	119.4

\*A: Includes additions as reflected in FY 2020 CIP for Grades 9-12

C: Constrained for future residential development.



Elementary Schools	120%												115%												105%						
	1995	1996	1997	1998	1999	2000	2001	2002	2003	2003	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
Centennial Lane	0	0	0	0	0	0	0	0	0	0	0	C	0	0	C	0	0	0	0	0	0	0	0	0	C	C	C	C	0	C	
Hollifield Station							0	C	0	0	0	C	C	C	C	0	0	0	0	0	0	0	0	0	0	0	C	C	0	C	
Manor Woods				0	0	0	0	0	0	0	C	0	C	C	C	C	C	0	0	0	0	0	C	0	0	0	0	0	0	0	
Northfield	0	0	C	C	0	0	0	0	0	0	C	0	C	C	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
St. John's Lane	C	0	C	0	0	0	0	0	0	0	0	C	0	0	C	0	0	0	0	0	0	0	0	0	0	C	C	C	C		
Waverly	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	
<b>Northern Region</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>C</b>
Bushy Park	0	0	0	0	0	0	0	0	C	C	C	0	C	C	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Dayton Oaks																															
Clarksville	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Fulton																															
Lisbon	0	0	0	0	0	0	0	0	C	C	C	C	C	C	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pointers Run	0	0	0	0	0	0	0	C	C	C	C	C	C	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Triadelphia Ridge																															
West Friendship	0	0	0	0	0	0	0	0	0	0	0	C	C	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Western Region</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>C</b>	<b>C</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Cradlerock (Dasher Green)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0	
Jeffers Hill	0	0	0	0	0	0	0	0	0	0	0	0	C	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Phelps Luck	0	0	0	0	0	0	0	0	0	0	0	0	C	0	C	0	0	0	0	0	C	0	0	0	0	0	0	0	0	0	
Stevens Forest	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Talbot Springs	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	C	0	0	0	0	C	C	0	
Thunder Hill	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0	0	0	0	C	0	0	0	
<b>Columbia East Region</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Bryant Woods	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Clemens Crossing	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0	0	0	0	0	0	0	0	
Longfellow	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Running Brook	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Swansfield	0	0	0	C	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0	0	0	0	0	
<b>Columbia West Region</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>C</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Bellows Spring																															
Deep Run	0	0	0	C	0	0	0	C	0	C	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Ducketts Lane																															
Elkridge	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0	0	0	C	0	0	0	0	0	0	0	0	0	
Hanover Hills																															
Ilchester					0	0	C	C	0	C	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Rockburn					0	0	0	C	0	C	C	0	0	0	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Veterans																															
Waterloo	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0	0	0	0	0	0	
Worthington	0	0	0	0	0	0	0	0	0	C	C	0	C	0	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
<b>Northeast Region</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
Atholton	0	0	C	0	0	0	0	0	C	C	C	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bollman Bridge	C	0	C	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	C	0	0	0	0	0	
Forest Ridge	0	0	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	C	0	0	C	0	0	0	0	0	
Gorman Crossing																															
Guilford	C	0	C	0	0	0	0	0	0	0	0	C	0	0	0	0	0	0	0	0	C	0	C	0	0	0	0	C	0	0	
Hammond	0	0	C	0	0	0	0	0	0	0	C	C	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Laurel Woods	0	C	C	0	0	C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	C	0	0	0	0	0	0	0	
<b>Southeastern Region</b>	<b>0</b>	<b>0</b>	<b>C</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

19 = # closed including totals in closed regions





MIDDLE SCHOOLS	=====115%=====																			110%	6 = # closed
Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	
<b>Northeastern Region</b>																					
Bonnie Branch		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	C
Elkridge Landing	0	C	0	0	0	0	0	0	0	0	C	0	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	C
Mayfield Woods	0	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		C
<b>Southeastern Region</b>																					
Hammond	0	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	0	C	C	C
Patuxent Valley	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>Columbia East Region</b>																					
Oakland Mills	0	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	0
<b>Columbia West Region</b>																					
Harper's Choice	0	0	0	0	0	0	0	0	0	0	0	0	0	C	C	C	0	C	0	0	0
Wilde Lake	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0	0	0	0	0	0
<b>Northern Region</b>																					
Burleigh Manor	0	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	C
Patapsco	0	C	C	C	C	C	0	0	0	0	0	0	0	0	C	C	0	0	0	0	C
<b>Western Region</b>																					
Clarksville	0	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	0
Glenwood	0	0	0	0	0	C	0	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	0
Mount View	0	0	0	0	0	0	0	0	0	0	0	0	0	C	0	0	0	0	0	0	0

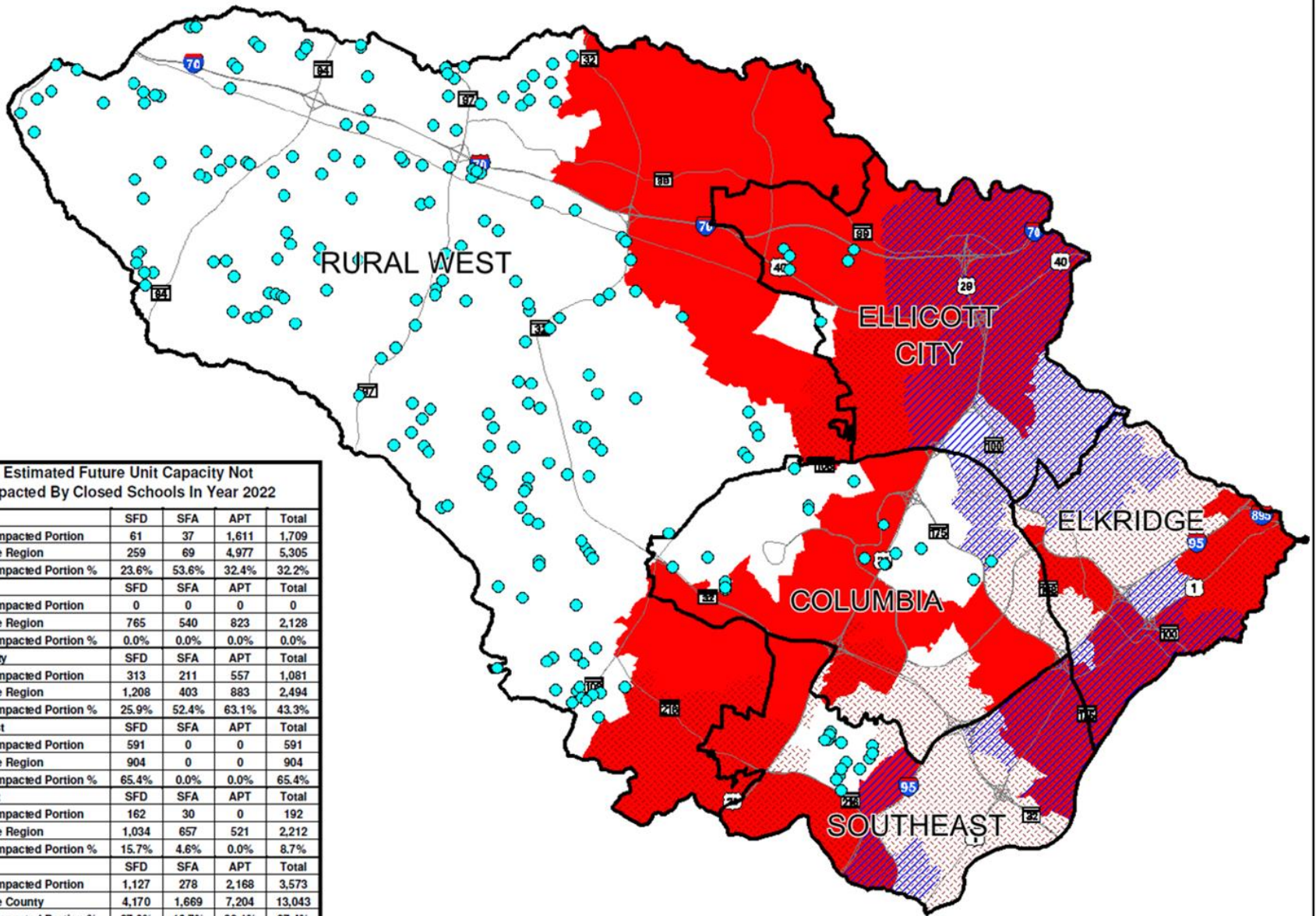


|115%|

**HIGH SCHOOLS**


**6 = # closed**

Year	2022
<b><u>Northeastern Region</u></b>	
Howard	<b>C</b>
Long Reach	<b>C</b>
<b><u>Southeastern Region</u></b>	
Hammond	<b>C</b>
<b><u>Columbia East Region</u></b>	
Oakland Mills	O
<b><u>Columbia West Region</u></b>	
Wilde Lake	O
<b><u>Northern Region</u></b>	
Centennial	<b>C</b>
Marriotts Ridge	O
Mt Hebron	<b>C</b>
<b><u>Western Region</u></b>	
Atholton	O
Glenelg	O
Reservoir	<b>C</b>
River Hill	O



Estimated Future Unit Capacity Not Impacted By Closed Schools In Year 2022				
	SFD	SFA	APT	Total
<b>Columbia</b>				
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%
<b>Elkridge</b>				
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%
<b>Ellicott City</b>				
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%
<b>Rural West</b>				
Not Impacted Portion	591	0	0	591
Entire Region	904	0	0	904
Not Impacted Portion %	65.4%	0.0%	0.0%	65.4%
<b>Southeast</b>				
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%
<b>County</b>				
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**

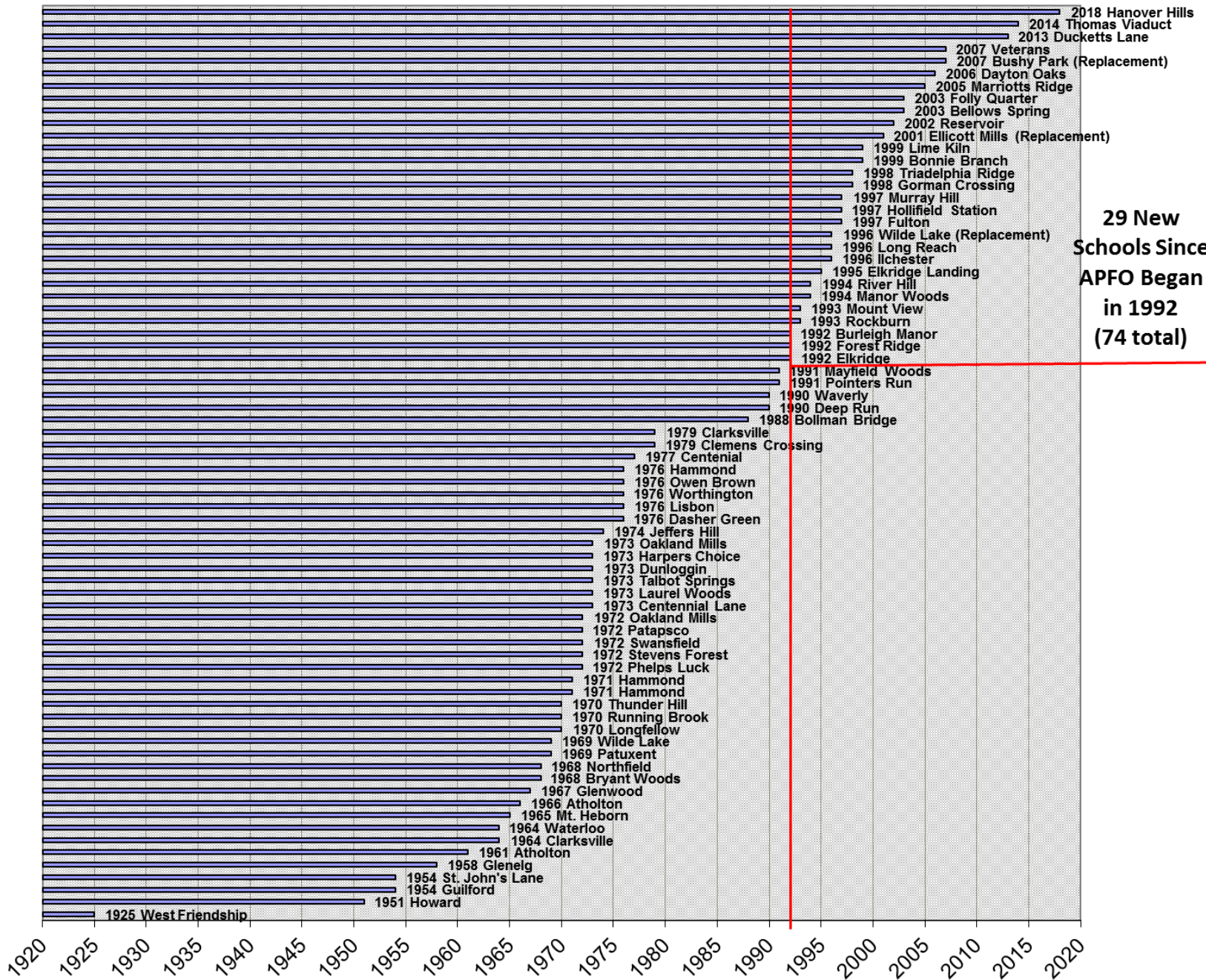
Department of Planning  
and Zoning  
Division of Research  
Scale: 1 in = 14,000 ft  
September 17, 2018



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

<b>Allocation Year</b>	<b>Allocations</b>	<b>Open/Clsd Schools</b>	<b>Total</b>
1995	0	0	<b>0</b>
1996	63	0	<b>63</b>
1997	832	62	<b>894</b>
1998	688	533	<b>1,221</b>
1999	869	0	<b>869</b>
2000	109	0	<b>109</b>
2001	74	51	<b>125</b>
2002	484	154	<b>638</b>
2003	360	0	<b>360</b>
<b>GP 2000 Adopted</b>			
2003	461	75	<b>536</b>
2004	497	376	<b>873</b>
2005	654	706	<b>1,360</b>
2006	676	782	<b>1,458</b>
2007	994	966	<b>1,960</b>
2008	1,002	756	<b>1,758</b>
2009	2,925	363	<b>3,288</b>
2010	553	0	<b>553</b>
2011	261	0	<b>261</b>
2012	248	16	<b>264</b>
2013	211	850	<b>1,061</b>
2014	37	13	<b>50</b>
2015	12	133	<b>145</b>
<b>PlanHoward 2030 Adopted</b>			
2015	17	151	<b>168</b>
2016	111	60	<b>171</b>
2017	485	182	<b>667</b>
2018	0	509	<b>509</b>
2019	0	851	<b>851</b>
2020	0	804	<b>804</b>
2021	0	662	<b>662</b>





**29 New  
Schools Since  
APFO Began  
in 1992  
(74 total)**



# Summary

- 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 (29 new schools since 1992) & additions.



# 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 impacts new development only – can't control existing house turnover & programmatic changes.



# Issues and Considerations

- APFO can work well as a tool to plan for new infrastructure, however doesn't address replacement / renovation of existing infrastructure.
- As jurisdictions age this becomes an increasing need over time.
- Limited capital dollars are needed for both replacement/renovation and new capacity.





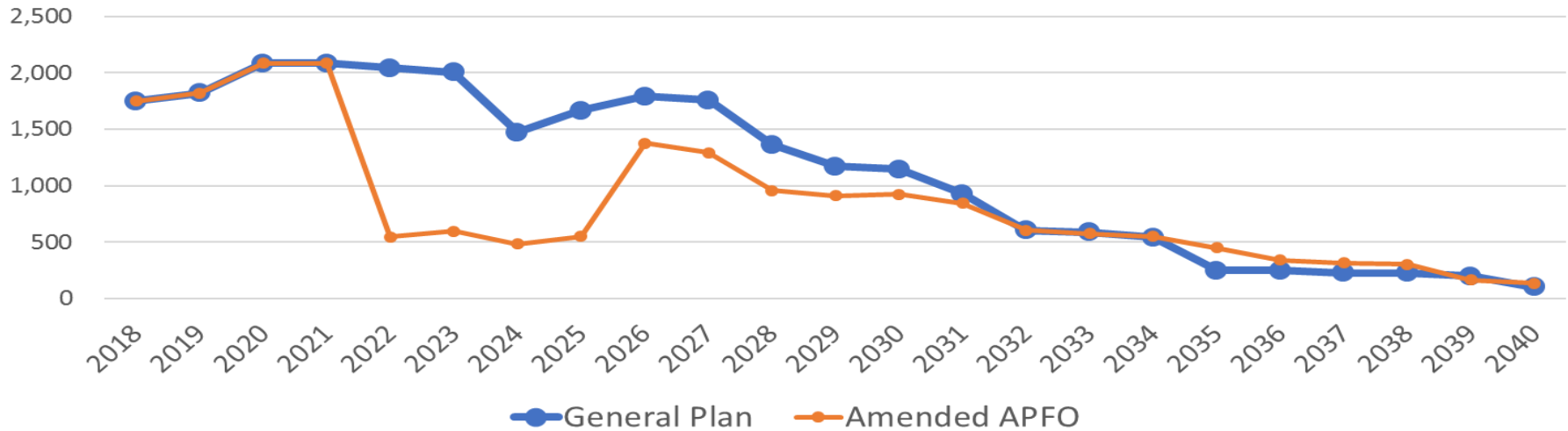
# APFO Fiscal Study

- 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 completed the study last year, reviewing operating and capital costs and revenues, including one-time revenue such as Road Excise tax and School Surcharge.



# Recent Changes to APFO

**Countywide New Housing Units  
General Plan Scenario Versus Amended APFO Scenario**





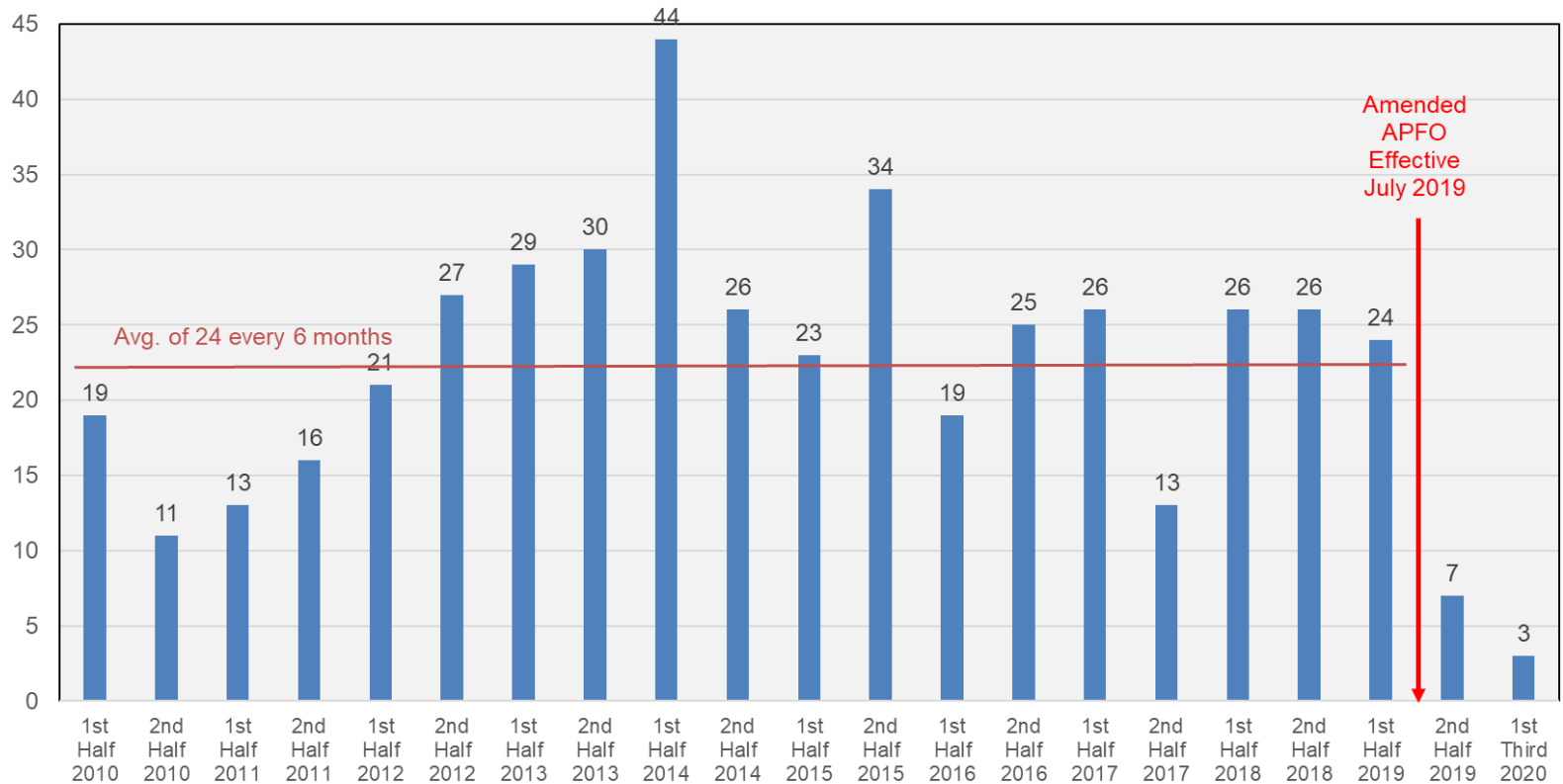
# Urban Analytics Fiscal Study

- The net fiscal impact of the 2018 APFO amendments is a projected reduction of \$63 million in net revenues to the County during the first six years and a projected \$152 million reduction over 20 years.
- According to the study, the reduction in net revenues occurs because new development generates more in revenues than expenditures incurred, and less new development will result in less net revenue to the County.
- Both residential and non-residential development generate net revenues in Howard County.



# Recent Changes to APFO

**Number of Presubmission Community Meetings** for New Residential Development  
Howard County, MD

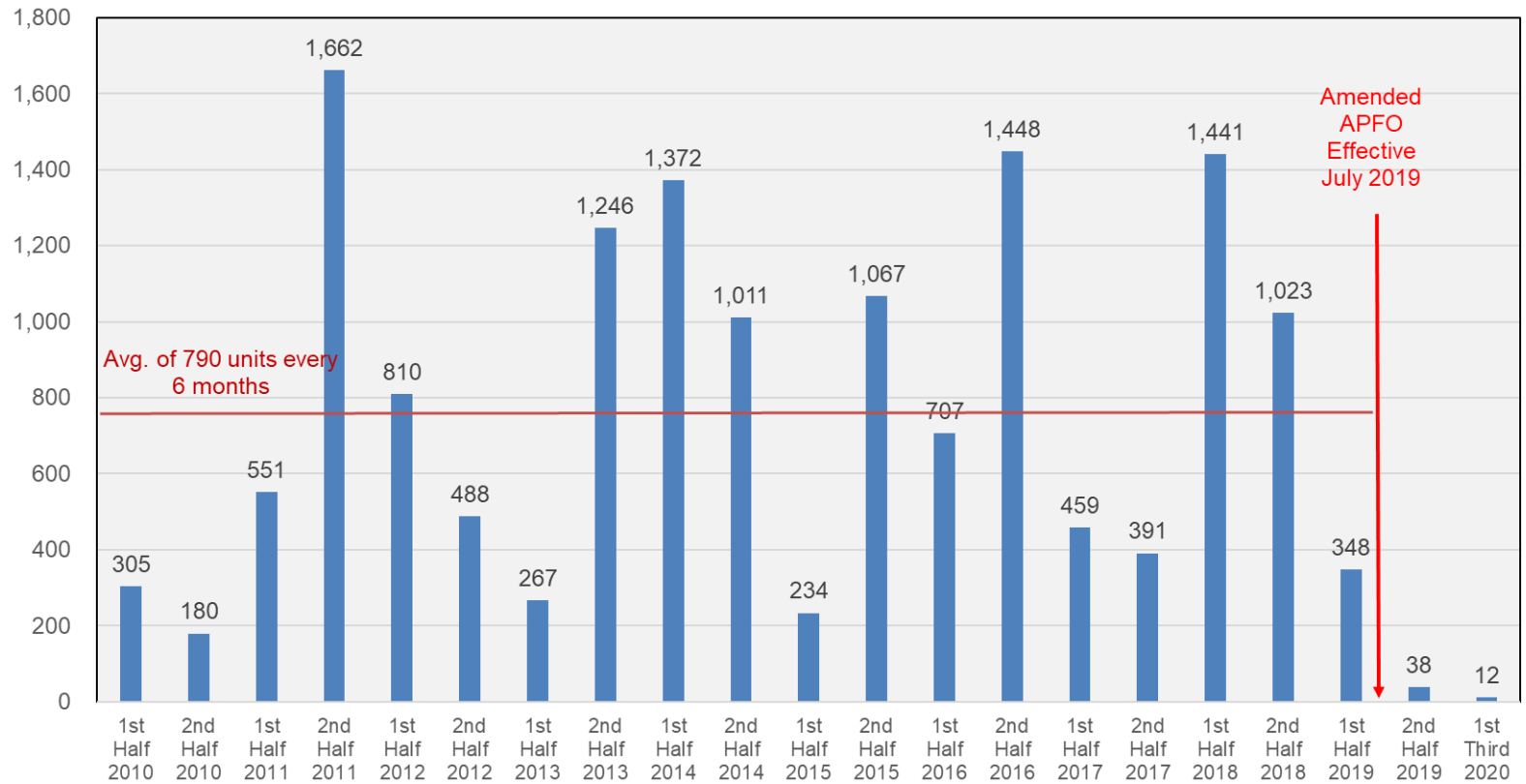


Source: DPZ-DPW Database, Presubmission Community Meetings (residential infill with R Codes), March 4, 2020 (Note: Dorsey Overlook Presub Meeting occurred in Feb, 2020, however this is a repeat meeting from 2018 as plan had been voided and is now coming in again.)



# Recent Changes to APFO

**New Units Proposed** in Presubmission Community Meetings  
Howard County, MD



Source: DPZ-DPW Database, Presubmission Community Meetings (residential infill with R Codes), March 4, 2020 (Note: Dorsey Overlook Presub Meeting occurred in Feb, 2020, however this is a repeat meeting from 2018 as plan had been voided and is now coming in again.)



# Growth Management



Recent school surcharge increase (\$1.32 to \$7.50 per SF of new construction)

Proposed recordation tax increase (0.5% to graduated rate of 0.4% to 2.2% of value)

Revenues & Capital Budget

Redistricting

Planning & APFO

Recent systemwide redistricting effective fall 2020

Next large redistricting effective fall 2023 with high school 13

APFO recently amended & new General Plan underway to be completed by 2022

# Questions

