2005 General Plan Monitoring Report

Prepared By

Howard County Department of Planning and Zoning
General Plan Monitoring Committee

Howard County
MARYLAND

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Introduction

Howard County's *General Plan 2000* is the County's blueprint for the future. It establishes policies and actions to address future needs and opportunities. These guide County decision-making in many arenas including development, land preservation, environmental protection, community conservation and the delivery of public services.

To focus implementation efforts, the General Plan's final chapter establishes priorities, associated *Implementation Indicators* and *Trends Indicators*, and a process for monitoring implementation every two years.

The first *General Plan Monitoring Report* was prepared in May 2002. The Department of Planning and Zoning deferred preparing the recommended two-year report in 2004 so that the County Administration and County Council could complete the Comprehensive Zoning cycle, a major implementation priority.

The organization of this *2005 General Plan Monitoring Report* reflects the structure of the *Implementation Indicators* and *Trends Indicators* charts in the General Plan (Figures 7-4 and 7-5). For the Implementation Indicators, specific progress measures and the schedule for accomplishments are established in the General Plan. Some tasks were scheduled to be completed in the first reporting period (2000 to 2002); some were not scheduled to be completed or even started until the second reporting period; and others were identified as ongoing actions with progress expected in all reporting periods. This text updates the status presented in the 2002 report and adds information about accomplishments during the current reporting period. This information was expanded upon in response to comments and questions received during the public review process.

The public review process for this report differed somewhat from that of the *2002 General Plan Monitoring Report*. For the 2005 report, members of the original General Plan Task Force were invited to reconvene and review a draft report prior to its submission to the Planning Board for public comment. DPZ staff met with seven members of the General Plan Task Force on March 16, 2005 to review the initial staff draft of the *2005 General Plan Monitoring Report*.

The Department of Planning and Zoning incorporated Task Force comments and recommendations into the draft report that was submitted for review and public comment at the Planning Board's public meeting on May 11, 2005. The Department of Planning and Zoning also solicited the public's suggestions on the monitoring process itself. Written comments received from the Howard County League of Women Voters and from an individual citizen were incorpoarted into the final report.

GP Monitoring Committee Comment:

The Monitoring Committee members identified five challenges to achieving the policy goals of General Plan 2000. These items may need special attention during the next 5 years. They included: requests to extend the water and sewer service area boundary; agricultural land preservation, especially the status of MALPF 25-year properties; housing affordability for many groups; senior housing supply and demand; and forest conservation implementation.

Planning Board Comment:

The Planning Board agrees with the General Plan Monitoring Committee in its assessment of the five topics that will pose challenges and need special attention during the next five years.

League of Women Voters Comment:

Land should be managed as a finite resource not as a commodity. Land use planning should reflect conservation and wise management of resources based on regulation of areas of critical concern.

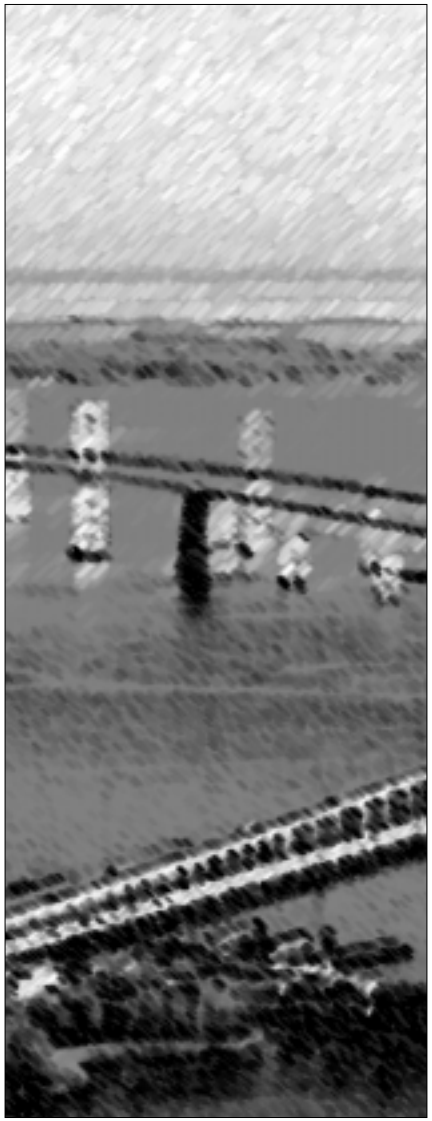
Located throughout this report is a column that provides comments from Task Force members, serving as the General Plan Monitoring Committee, the Planning Board and the public. It notes where each found that progress or a lack of progress deserves special recognition. Monitoring will be an ongoing process. This report serves as a mid-cycle review; a half way point between the adoption of *General Plan 2000* and the initiation of the next general plan. The next monitoring report, expected in 2007 or 2008, will set the stage for the *2010 General Plan.*

Responsible Regionalism

Priority Funding Area

Interjurisdictional Cooperation

Funding for Regional Transportation Improvements



Responsible Regionalism

Priority Funding Area (Policy 2.1)

- **Indicator:** CONFIRMATION THAT PLANNED SERVICE AREA MEETS PRIORITY FUNDING AREA REQUIREMENTS
- **Measure:** APPROVED BY THE MARYLAND DEPARTMENT OF PLANNING
- **When:** COMPLETED OR SIGNIFICANT PROGRESS IN FIRST REPORTING PERIOD

- **Status:**
  - The Planned Service Area boundary was not changed by *General Plan 2000*, and had previously been approved by the MD Department of Planning (MDP) as the County's Priority Funding Area. MDP has indicated that reapproval is not necessary.

Interjurisdictional Cooperation (Policy 2.2)

- **Indicator:** INTERJURISDICTIONAL INITIATIVES EXPANDED
- **Measure:** NUMBER AND TYPES
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS

- **Status:**
  - Continued participation in: the Baltimore Metropolitan Council's (BMC) programs for cooperative forecasting, transportation planning/budgeting, and cooperative purchasing; regional environmental initiatives including the Patuxent River Commission, Patapsco/Back River Tributary Team, and Baltimore and Patuxent Reservoirs watershed protection; the Economic Development Authority's collaboration on regional economic development with the Greater Baltimore Alliance, the Greater Washington Initiative, the BWI Business Partnership; completion of the Baltimore regional Vision 2030 and periodic meetings of the Mayor and County Executives of the State's largest "Big Seven" jurisdictions to discuss issues of common concern. Current issues include funding for school construction as well as reduced funding for local government programs for senior citizens and youth.
  - New initiatives include: coordination with MDOT, MTA, SHA, Prince George's County, City of Laurel and Anne Arundel County on the Central Maryland Mobility Study (CMMS), a pilot project to determine improvements needed to support redevelopment, traffic and transit in the Route 1 Corridor and to visualize the future for North Laurel; BMC cooperation to develop an emission reduction strategy to bring the region into compliance with Clean Air Act requirements; increased regional cooperation on homeland security and emergency planning; and sharing Howard County's housing unit capacity analysis system with BMC and the State.
  - A current initiative underway at BMC is an evaluation of the extent of the jobs/housing imbalance projected at the regional level. Regional projections, which are an aggregate of local projections based on zoning, capacity

(Policy 2.2)

GP Monitoring Committee Comment:

The region needs to develop realistic projections about housing and jobs. Howard County should play a role in formulating these projections. The labor force is aging and the work force is shrinking. Local goals do not necessarily mesh to form appropriate regional projections. The problem becomes compounded when Baltimore and Washington regional projections are combined.

Vision 1: Our actions will complement State and regional initiatives in resource and growth management.

(Policy 2.3)

League of Women Voters Comment:

Regional transit needs better connectivity to increase ridership and address the needs of getting the workforce to work, seniors to health and human services and those with out automobiles to shopping, services and medical offices.

and economic development goals, result in too many jobs for too few residents. This occurs largely because of a shrinking labor force due to the aging of the population. Net commutation assumptions and competition for a more limited labor force from the DC region also plays a role. The BMC's Cooperative Forecasting Group is currently reviewing various factors and assumptions to gain a better understanding of the extent and reasons for this imbalance. The intent is for this to lead to more realistic regional forecasts. Cooperation with WashCog will also be necessary.

Funding for Regional Transportation Improvements (Policy 2.3)

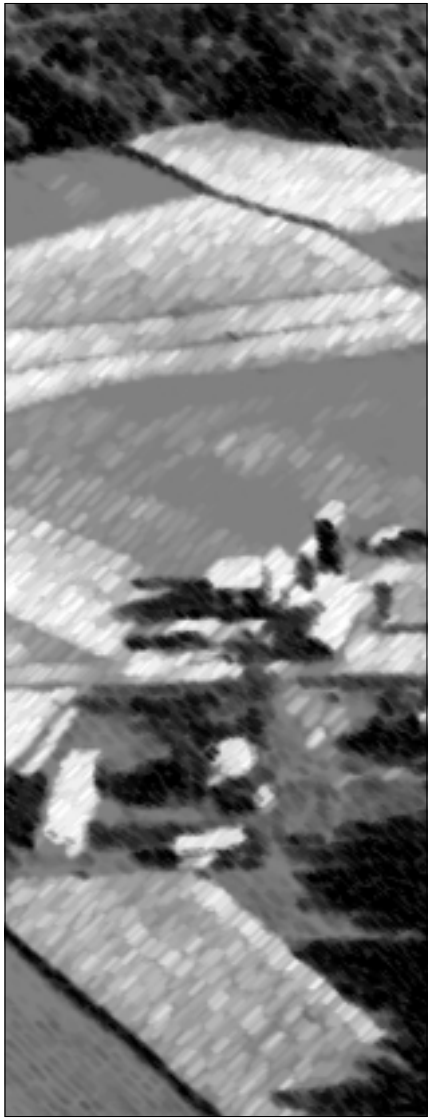
- **Indicator:** FEDERAL AND STATE DOLLARS SPENT FOR REGIONAL HIGHWAY AND TRANSIT IMPROVEMENTS IN THE COUNTY
- **Measure:** HIGHWAY BUDGET AMOUNT
  TRANSIT BUDGET AMOUNT
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS
- **Status:**
  - Federal and State highway funds equaled $42.9 million in FY00, $37.0 million in FY01, $38.5 million in FY02 and $38.1 million in FY03. Federal and State funding have been stable; however, Howard County has been successful at using our FY00-FY04 excise tax revenues totaling $44.3 million to advance highway projects of regional significance, including three interchanges along US 29 and the interchange at MD 175 and Snowden River Parkway.
  - Federal and State funds to support Howard Transit fixed route, paratransit services and ridesharing equaled $2.1 million in FY00, $2.6 million in FY01, $3.4 million in FY02, $3.5 million for FY03 and FY04. Federal and State funding has also been made available for various regional MTA bus and MARC rail services, but information is not available on a County-by-County basis.

Preservation of the Rural West

Rural Land Preservation

Design of Cluster and Density Receiving Subdivisions, and Scenic Road View Protection

Agricultural Marketing Program



Preservation of the Rural West

Rural Land Preservation (Policy 3.1)

- **Indicator:** NUMBER OF ACRES IN PRESERVATION EASEMENTS INCREASES
- **Measure:** 25,000 ACRES OF AGRICULTURAL EASEMENTS AND 30,000 ACRES PROTECTED BY ALL METHODS
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS

- **Status:**
  - As of January 2005, State and County agricultural preservation programs have protected 19,355 acres. Since 2000, the County has purchased permanent agricultural easements totaling 400 acres on the Waterford property. In addition, the Maryland Agricultural Land Preservation Foundation (MALPF) program purchased 3 easements on 60 acres; 80 acres of Rural Legacy easements have also been acquired on 4 properties. The County has added 430 acres through the dedication of agricultural easements from 2001 through 2004.
  - In fall 2003, the County Council approved changes to both the purchase of development rights program and the density sending provisions of the RC-DEO (Rural Conservation – Density Sending Option) Districts. Minimum size requirements were lowered in order to increase the number of properties eligible to sell or to dedicate easements to the Agricultural Land Preservation Program. The maximum price per acre for easement purchase was also increased from $6,600 to $7,200 in 2001 and to $20,000 in 2003.
  - Despite the increase in price per acre offered for easement purchase, the County has recently had difficulty attracting farmers to the program. Reasons for this difficulty include the strong market pressures that support using land in the Rural West for residential development and the high land prices offered by developers for both purchase of land and purchase of development rights. The primary source of future agricultural land preservation easements is expected to be the dedication of preservation parcels using the density sending and cluster provisions in the Zoning Regulations. In recognition of this change in strategy, the County has reduced its expected agricultural easement projection from 25,000 to 21,000-22,000 acres.
  - The County is working with MALPF in anticipation of the earliest easements reaching the 25-year date when owners who wish to terminate their preservation easements for lack of economic viability may apply to be released.

(Policy 3.1)

GP Monitoring Committee Comment:

- *The County is doing well on preservation easements obtained through subdivision dedications, but has not been able to meet goals for purchase of development rights. The 10-year target was 5,000 acres; since 2000, only 400 acres have been purchased. The County should consider, and if possible, implement measures to increase the purchase of development rights. (2002 comment, edited by the 2005 Committee)*
- *The County's achievements in agricultural land preservation could be undermined if MALPF does not recertify the County's preservation program and if easement holders successfully petition to be released from the program under the 25-year termination clause.*

Vision 2: Our rural lands will be productive and rural character will be conserved.

(Policy 3.1 cont.)

Planning Board Comment:

Preserving agriculture land is a concern, especially the possibility of specific MALPF easement owners requesting release from the program. The preservation of rural land is also a cornerstone of the Department of Recreation and Parks' Comprehensive Land Preservation Recreation and Parks Plan.

League of Women Voters Comments:

- *The potential loss of land in the MALPF program is a threat to the County's agricultural preservation efforts. The County must make every effort to maintain these acres in preservation status.*
- *The County should undertake intense efforts in the next 5 years to preserve at least half of the 5,000-acre easement acquisition target in General Plan 2000.*

Design of Cluster and Density Receiving Subdivisions and Scenic Road View Protection (Policy 3.2)

- **Indicator:** REGULATIONS IMPROVED
- **Measure:** CODE REVISIONS ADOPTED
- **When:** COMPLETED OR SIGNIFICANT PROGRESS IN FIRST REPORTING PERIOD
- **Status:**
  - Amendments to the Zoning Regulations for the Rural West were adopted November 7, 2001. Included were amendments to: improve design of cluster and density exchange subdivisions; address conflicts between agricultural and residential uses; and expand farm-related business uses as a permitted use on preservation parcels.

Agricultural Marketing Program (Policy 3.7)

- **Indicator:** ASSISTANCE TO FARMERS THROUGH COUNTY AND STATE PROGRAMS INCREASES
- **Measure:** NUMBER OF FARMERS AND TYPE OF ASSISTANCE
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS
- **Status:**
  - Educational programs included: a "Beginning Farmers" series (52 graduates); a Web site development training session (14 farmers); a six-week course on "Business Skills Training for Successful Alternative Agricultural Enterprises" (16 farmers); and the production of three issues annually of the Howard Ag newsletter. NxLevel Entrepreneurial Training is now being offered to the agriculture community for those planning to start a new business or adding an enterprise to an existing operation (six farmers).
  - Additional Agricultural Marketing Program (AMP) publications to promote agriculture or for educational purposes include: Starting a Specialty Food Processing Business in Maryland (over 150 copies sold); Shares in Success, Forming a Successful Produce Subscription Service (over 50 copies sold). Also produced - the Howard County Farms and Agriculture coloring book (10,000 distributed), two coupon books with promotional coupons to be used on Howard County Farms (over 4,000 distributed to kindergarten students), and an *Agritourism Guide for Teachers* that assist in matching learning activities on host farms with Maryland Standard of Learning criteria.

Preservation of the Rural West

- In 2004, the Howard County Farm-City Celebration Council, in cooperation with several government agencies, launched the first Howard County Farm-City Celebration, an annual eight-day event serving to highlight the importance of agriculture to the Howard County economy and landscape.
- The AMP supports three farmers' markets with 18 different vendors in east and west Columbia and the Glenwood area. Receipts for goods sold exceeded $192,000, from more than 11,000 visitors.
- There are five agritourism operations in the County. The newest, Elioak Petting Farm, opened in fall 2002, and attracts over 40,000 visitors annually, the majority being children under the age of eight.
- State support for the University of Maryland Cooperative Extension has decreased statewide nearly 20% since General Plan 2000. While the Howard County office has not lost any faculty, there has been reduced support from state faculty. There has also been a reduction in funding for Cooperative Extension staff in the Howard County office.

- **Indicator:** VALUE OF AGRICULTURAL PRODUCTION INCREASES
- **Measure:** AMOUNT OR PERCENT OF INCREASE
- **When:** COMPLETED OR SIGNIFICANT PROGRESS IN FIRST REPORTING PERIOD

- **Status:**
  - Although grain production still uses the bulk of County farmland, flat commodity prices and growth in consumer demand for fresh, locally grown produce and specialty crops continue to fuel Howard County's transition to growing high-value, direct marketed produce and horticulture and nursery products. It is difficult to accurately state the resulting net increase to farm profitability in Howard County. In 1997, the USDA Census estimated the sales value of crops and livestock for Howard County farms to be $19.6 million/year, excluding the equine industry. In 2002, the value increased to $21.7 million/year. The 2002 USDA Census reveals that there are now 346 farms in the County, which is an increase from 318 in the previous census. Over 64% of these farms are less than 50 acres, but are producing higher value crops such as horticultural products and fresh produce. The top five farm types in the County are: animal production (112, mostly small animals and horses); other crop farming (53, small grains, silages, specialty crops); hay farming (53); beef farming (45) and greenhouse nursery (36). The Census reported 5,190 horses in the County at 1,200 horse places. The value of the equine inventory (horses) is $61.3 million. Another interesting demographic from the 2002 Census of Agriculture is that 28.9% of farm operators in Howard County are female–the highest of any County in Maryland.
  - The 2001 Economic Profile of the Horticulture, Nursery and Turfgrass Industry estimated that sales of plant materials are $30 million/year and horticultural landscaping & maintenance sales are $45 million/year.

(Policy 3.2)

GP Monitoring Committee Comment:

Sending parcels work well to protect farms, but cluster subdivision design generally does not result in regularly-shaped preservation parcels that are suitable for agriculture, primarily due to the competing need to use prime soils for sewage disposal fields. (2002 Monitoring Report comment, repeated by the 2005 Committee)

League of Women Voters Comment:

The League is concerned about the County strategy to rely on the dedication of preservation parcels using the density sending and cluster provisions. This approach often results in fragmented irregularly shaped preservation parcels that have little suitability for farming.

- The 2003 Howard County Agricultural Production and Market Survey results indicate that agriculture in Howard County's Rural West looks increasingly like a tapestry of small farms involved in direct marketing enterprises such as turf, nursery horticulture products, fruits, vegetables, agritourism and horses. Though small in acreage, these farms vary greatly in the diversity of their production and their total gross sales. There is substantial diversity in the types of farming done in Howard. Farms in Howard County, with the exception of the equine segment, are becoming increasingly multi-functional. Reported future plans for different direct marketing enterprise revealed that Howard County farmers plan to add more farm stands and pick-your-own marketing components to their mix. There is also a high level of interest in pursuing more agritourism activities.

Balanced and Phased Growth

General Plan Housing and Job Growth Forecasts

Land Acquisition and Construction of New Public Facilities

Affordable Housing and Senior Housing

Economic Development

Sewage Treatment Capacity

Transportation Priorities, Road Improvements and Transit Use

School Capacity, School Equity and Lifelong Learning

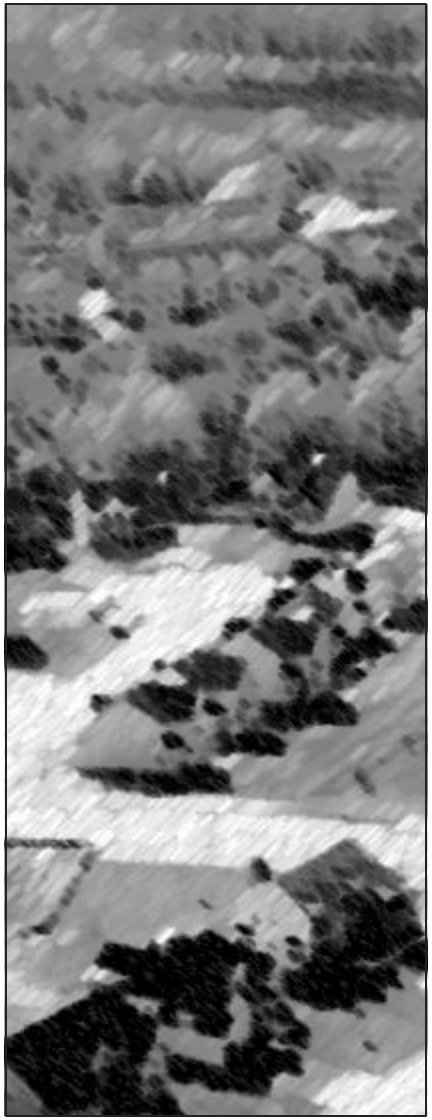
Recreation and Parks

Police Services

Fire and Rescue Services

Health and Human Services

Solid Waste



Balanced and Phased Growth

General Plan Housing and Job Growth Forecasts (Policy 4.27)

- **Indicator:** FORECASTS ARE INCORPORATED INTO ADEQUATE PUBLIC FACILITIES HOUSING ALLOCATION CHART
- **Measure:** CHART AMENDED
- **When:** COMPLETED OR SIGNIFICANT PROGRESS IN FIRST REPORTING PERIOD

- **Status:**
  - To quickly implement the new General Plan planning areas and lower residential growth targets, a midyear amendment to the Adequate Public Facilities (APF) housing unit allocation chart was adopted February 5, 2001. Subsequent charts are adopted on an annual basis in July. In July 2003, the County Council created an additional 250 allocations per year for revitalization of the Route 1 Corridor.
  - A mid-decade review of the residential projections has been undertaken to determine the impact of the 2004 and 2005 Comprehensive Zoning.

- **Indicator:** DEVELOPMENT MONITORING SYSTEM TRACKS DEVELOPMENT ACTIVITY
- **Measure:** REPORT PRODUCED ANNUALLY
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS

- **Status:**
  - This report continues to be produced annually. Subsequent to the adoption of the General Plan, five reports have been produced – January 2001 through January 2005. The latest report is posted on the Department of Planning and Zoning's Web site.
  - Over the last five years, 9,268 housing units have been built. This averages 1,854 units per year, right in line with the General Plan projections. During this same period, 18,718 jobs were created, an average of 3,744 jobs per year. This is slightly lower than the 4,000 new jobs per year projected by the General Plan, but is quite good considering the recent recession.
  - The housing type distribution in the County is shifting. There is a declining supply of land available now for single-family units in the East. Increases in single-family attached housing and apartments are projected, based in large part on the recent changes to zoning which created new mixed use zones along Route 1, additional opportunities to build smaller, but higher density age-restricted units for seniors, and regulations requiring more affordable housing. The demand for senior housing allocations has surpassed expectations. Developers in some areas with closed school districts may be electing to build senior housing because it does not have to pass a schools test for adequate public facilities. This increase in senior housing potentially has both positive and negative effects on both housing and job projections: it provides housing choices for a portion of the population that is growing, reduces pressure on school overcrowding, and generates tax

Vision 3: Our development will be concentrated within a growth boundary, will be served by adequate public facilities and will encourage economic vitality.

(Policy 4.1)

League of Women Voters Comment:

During the Capital Budget process the Planning Board should urge the coordination of facility master plans among agencies and should prioritize categories and projects.

revenue while placing a lesser demand for services. However, it creates housing that doesn't generate the labor force needed for a jobs/housing balance.

- **Indicator:** FORECASTS INCORPORATED INTO OFFICIAL BALTIMORE METROPOLITAN COUNCIL (BMC) REGIONAL FORECASTS
- **Measure:** NEW BMC FORECASTS ADOPTED
- **When:** COMPLETED OR SIGNIFICANT PROGRESS IN FIRST REPORTING PERIOD
- **Status:**
  - New BMC forecasts that incorporate the General Plan household, population and employment projections have been adopted. The latest adopted forecast, which includes updated projections incorporating the 2004 comprehensive rezoning, is known as Round 6B.The projections have been allocated by transportation analysis zone for transportation modeling purposes.

Land Acquisition and Construction of New Public Facilities (Policy 4.1)

- **Indicator:** TEN-YEAR CAPITAL IMPROVEMENT MASTER PLAN BECOMES A MEANINGFUL TOOL FOR COUNTY PLANNING, BUDGET PRIORITY SETTING AND CONSTRUCTION
- **Measure:** PREDICTABLE IMPLEMENTATION SCHEDULE
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS
- **Status:**
  - The County's Ten-Year Capital Improvement Master Plan is not yet fully effective in establishing a predictable implementation schedule for facility construction and maintenance. Projected expenditures for near term years are excessive and out years are very low. Better planning to improve projections of future needs is required for many types of facilities. For all project categories, clear priorities need to be established and adhered to in order to establish predictable phasing for new construction, maintenance, renovation, and other important projects that may lack a strong constituency and are therefore frequently deferred. Projects that have typically been deferred are roads, storm drains, sidewalks, parks and the maintenance of County buildings.
  - Facility master plans have recently been completed for the library system (FY04) and fire and rescue facilities (late 2003). The Howard County Public School System proposed to initiate a study in FY06.

Balanced and Phased Growth

Affordable Housing and Senior Housing (Policies 4.2 and 4.3)

- **Indicator:** 2001 CONSOLIDATED PLAN INCLUDES STRATEGIES TO RETAIN EXISTING ASSISTED HOUSING, MAKE EXISTING UNITS AFFORDABLE TO LOW AND MODERATE INCOME HOUSEHOLDS AND INCLUDE AFFORDABLE HOUSING IN MIXED USE CENTERS.
- **Measure:** PLAN AMENDED
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS
- **Status:**
  - The Consolidated Plan for 2001-2005, which was adopted May 5, 2001, describes the County's diverse affordable housing strategies, including: rehabilitation loan and home repair programs to preserve the supply of more affordable older homes; home ownership assistance; increasing the supply of affordable rental housing through construction partnerships and rental assistance programs, and programs to assist displaced residents and homeless persons. The chart provided shows the amount expended for these various programs. Activities were funded, in part, by Maryland Mortgage Programs, State Community Legacy grants and by the Community Development Block Grant program.

Funding Provided for Home Assistance Activities

Program or Type of Assistance	FY01-02 No.	FY01-02 Amount	FY03-04 No.	FY03-04 Amount
Homeownership Assistance	266	$ 15,600,271	55	$ 3,947,721
Home Repair & Modification	93	$ 74,221	38	$ 62,376
Land Acquisition (for 84 Units)				$ 513,180
TOTAL	**359**	**$ 15,674,492**	**93**	**$ 4,523,277**

  - Moderate Income Housing Units (MIHUs) required by Zoning Regulations are beginning to be produced. Cherrytree Park MXD was the first such development with 17 MIHUs.
  - In 2001 and 2002, zoning amendments were adopted that establish moderate income housing requirements for age-restricted adult housing and for townhouse and apartment developments in the R-MH District.
  - In 2004, Comprehensive Zoning established MIHU requirements for several districts: the R-SA-8, R-A-15, CCT and R-SI require 10% moderate income housing units. In 2004, two mixed use residential districts, the

(Policies 4.2 and 4.3)

GP Monitoring Committee Comment:

The supply of and demand for housing needs to be tracked. Affordability needs to be addressed including condo fee costs.

Planning Board Comments:

- *Continue to monitor the growth of the senior population so that construction of senior housing meets future needs. Identify shortages and/or saturations of the senior housing as well as the types of services or level of care available. Senior housing units should match the varying income range of the senior population in Howard County.*
- *Monitor the need and availability of affordable housing for County employees who desire to live within the County.*

Vision 3: Our development will be concentrated within a growth boundary, will be served by adequate public facilities and will encourage economic vitality.

(Policies 4.2 and 4.3, cont.)

League of Women Voters Comments:

- *Recent gains in financially assisted senior housing is encouraging; however most, pipeline projects will have high value market rates and condos will have high monthly fees.*
- *Senior housing is needed for those over 75 and major attention should focus on universal design features.*
- *Given the explosion in home values, the Howard County community should address housing affordability issues to enable white and blue collar labor force and young professionals the opportunity to live and work in the County. Limited housing is available for those with incomes of $72,000 to $86,000.*

Corridor Activity Center (CAC) and Transit Oriented Development (TOD) created for the Route 1 Corridor require 15% MIHU. The Traditional Neighborhood Overlay (TNC) district proposed for the Route 40 Corridor also requires 15% MIHU. Currently, there are 384 MIHUs in the development process pipeline.

- **Indicator:** MORE SENIOR HOUSING UNITS CONSTRUCTED OR RENOVATED
- **Measure:** MINIMUM OF 250 NEW UNITS/YEAR
- **When:** COMPLETED OR SIGNIFICANT PROGRESS IN FIRST REPORTING PERIOD
- **Status:**
  - Since the General Plan was adopted in November 2000 through the end of the latest DMS reporting period (October 2004), 597 senior housing units have been built, of which 200 units are financially assisted and 397 are market rate units. There are currently 2,541 senior housing units in the development pipeline: 1,536 units have been approved and can begin construction; 645 units are in the development review process; 305 units have recently been approved by the Zoning Board; and 55 units are being reviewed by the Board of Appeals. Development will be phased over a number of years.
  - In response to the demand for senior housing and the competition for housing unit allocations in the planned service area, in 2001 the County amended the housing allocations chart to provide an additional 250 allocations for senior housing in the east. This senior housing set-aside recognizes the fact that senior units place a lesser burden on County services than nonrestricted units.
  - During FY03 and FY04 there was a record 405 referrals to the Aging in Place Program. As a result, 38 seniors received grant-funded home repairs/modifications totaling $41,044 through CDBG; 45 individuals received collaborative services through Rebuilding Together, Christmas in April and the Aging in Place program; and 64 seniors were provided with home repair consultations through telephone and home site visits. The remaining 258 referrals were evaluated for home modification needs through in-home occupational therapy services with 185 individuals receiving minor home modification / assistive devices totaling $17,575.
  - The County's first Senior Housing Master Plan was released in early 2005. As the County ages and land values rise, the availability of housing becomes more acute. The Plan focused on ways to support universal design in new construction, tools for assisting those who want to age in place and ideas for addressing concerns about housing affordability. Various initiatives are expected to emanate from the Plan.

Economic Development (Policies 4.4 and 4.5)

- **Indicator:** ANNUAL JOB TARGET MET OR EXCEEDED
- **Measure:** 4,000 JOBS/YEAR (2000-2010)
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS

Balanced and Phased Growth

- **Status:**
  - An additional 18,718 new jobs were created in Howard County since 2000. This is an average growth rate of 3,744 new jobs per year, less than the 4,000 annual job target, but still considerable growth given the recession that had occurred during this period. *(Source: Maryland Department of Labor, Licensing and Regulation.)*

- **Indicator:** NUMBER OF COUNTY JOBS FILLED BY COUNTY RESIDENTS INCREASES
- **Measure:** COUNTY AGENCIES AND STAKEHOLDERS TO DETERMINE APPROPRIATE QUANTITATIVE MEASURES OF ACHIEVEMENT
- **When:** PROGRESS ANTICIPATED IN SECOND OR LATER REPORTING PERIOD

- **Status:**
  - The percentage of Howard County residents working in Howard County increased from 1980 to 2000. In 1980, 33.8% of working Howard County residents worked in Howard County. In 1990, the percentage rose slightly to 35.8% and by 2000 it increased to 38%. This increase occurred as the number of working residents increased by over 74,000, from 60,839 workers in 1980 to 134,992 in 2000. No information is available showing trends from 2000 to 2004.

- **Indicator:** VALUE OF ASSESSABLE BASE FOR NON-RESIDENTIAL PROPERTY INCREASES
- **Measure:** 2% OVER THE CONSUMER PRICE INDEX
- **When:** COMPLETED OR SIGNIFICANT PROGRESS IN FIRST REPORTING PERIOD.

- **Status:**
  - From July 2000 to July 2004 the non-residential assessable base in Howard County has increased by 33.3%. Over the 2000 to 2004 time period the CPI has increased by 10%. *(Sources: Howard County Budget Office, and US Bureau of Labor Statistics).*

- **Indicator:** STRATEGIES TO ENCOURAGE PRIVATE REINVESTMENT IN UNDERUSED NON-RESIDENTIAL PROPERTY ADOPTED
- **Measure:** NUMBER OR VALUE OF BUILDING PERMITS FOR RENOVATION
- **When:** PROGRESS ANTICIPATED IN SECOND OR LATER REPORTING PERIOD

- **Status:**
  - Five banks (BB & T, Citizens National Bank, Howard Bank, M & T Bank and The Columbia Bank) are participating in a Below Prime Financing Program to promote reinvestment in underutilized properties in the Route 1 Corridor. Since the beginning of this loan program in April 2002, the program has generated more than $21,000,000 in loans for approved revitalization projects.

(Policies 4.2 and 4.3, cont.)

Citizen Comment:

The Department of Planning and Zoning and the County Council should find creative ways to stimulate construction of affordable housing that preserves diversity in Howard County.

Vision 3: Our development will be concentrated within a growth boundary, will be served by adequate public facilities and will encourage economic vitality.

- In early 2005, Citizen's National Bank launched a Below Prime Financing Program for the Route 40 corridor.
- In 2004, a Community Legacy Grant from the State provided funds to initiate a business relocation assistance program for the Route 1 Corridor.

Sewage Treatment Capacity (Policy 4.7)

- **Indicator:** PLANNED EXPANSION OF LITTLE PATUXENT WATER RECLAMATION PLANT CONSTRUCTED
- **Measure:** DATE COMPLETED
- **When:** PROGRESS ANTICIPATED IN SECOND OR LATER REPORTING PERIOD.
- **Status:**
  - Plant expansion to 25 mgd is complete and the plant is currently operating under a discharge permit for 22.5 mgd, which expires at the end of 2006. A permit renewal application to discharge 25 mgd will be submitted to the State in spring 2006. The Capital Project to expand the plant to 29 mgd by 2010 enters the design phase in 2005.

Transportation Priorities (Policies 4.8 and 4.9)

- **Indicator:** TRANSIT DEVELOPMENT PLAN COMPLETED
- **Measure:** PRIORITIES IN 10-YEAR CAPITAL IMPROVEMENT MASTER PLAN
- **When:** COMPLETED OR SIGNIFICANT PROGRESS IN FIRST REPORTING PERIOD
- **Status:**
  - The Transit Development Plan (TDP) was completed in November 2001.
  - Most of the implementation priorities are being funded through the operating budget, which included for FY01 and FY02: $750,000 for 7 additional vehicles to expand service, reduce headways and extend hours or service; $190,000 to improve pedestrian access to bus stops; and $800,000 for the AVL (automatic vehicle locator) system to improve service reliability and quality control. FY04 budget included $850,000 for 3 low floor buses for fixed route service and 10 new bus stop shelters.
  - Preliminary planning has begun for a new transit operations and maintenance facility in cooperation with MTA and Anne Arundel County. Federal funding was requested for this project as part of the proposed six-year (FY06-FY11) Federal transportation funding bill. Approval is needed from MTA, but it is DPZ's intention to use those funds for site acquisition and to apply to MTA for Federal capital funds for design, engineering and construction (normal formula is 80% Federal, 10% State and 10% local - to be divided among the facility users).

- Fixed route service was expanded into the US 1 corridor including Elkridge, Jessup and North Laurel. Interjurisdictional service began to the BWI Airport, BWI Amtrak station and the MTA Light Rail station, funded through Federal, State and County dollars.
- A centralized toll-free telephone number providing Howard Transit, commuter and ridesharing information was created in FY04.
- A bus stop inventory and needs assessment was completed.

- **Indicator:** COMPREHENSIVE TRANSPORTATION PLAN OF HIGHWAYS UPDATED
- **Measure:** PRIORITIES IN 10-YEAR CAPITAL IMPROVEMENT MASTER PLAN
- **When:** PROGRESS ANTICIPATED IN SECOND OR LATER REPORTING PERIOD

- **Status:**
  - The County utilizes General Funds as well as General Obligation Bonds and Excise Tax revenues to fund improvements through the Capital Budget. County funds are prioritized to leverage State funding for improvements on State roads through the Consolidated Transportation Program (CTP). Improvements since 2000 include interchanges at US 29/MD216, US29/Johns Hopkins Road and MD175/Snowden River Parkway; and roadway improvements to MD 216 and US 29, Dorsey Run Road and Sanner Road.

Road Improvements (Policy 4.8)

- **Indicator:** FEDERAL, STATE AND COUNTY DOLLARS SPENT
- **Measure:** AVERAGE OF $35 MILLION PER YEAR
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS

- **Status:**
  - Federal, State and County funding for road capacity improvements totaled $53.7 million in FY00, $54.7 million in FY01, $48.0 million in FY02 and $47.2 million in FY03. This was higher than the General Plan target of an average of $35 million/year due to joint County and State funding of three major interchanges and other projects of regional significance.

Vision 3: Our development will be concentrated within a growth boundary, will be served by adequate public facilities and will encourage economic vitality.

(Policies 4.12 and 4.13)

Planning Board Comments:

- *Continue to monitor youth population growth so that we do not build more school capacity than may actually be needed in the future. Track and refine student projections so that better linkages exist with various County databases.*
- *Portable classrooms can play an important role in providing temporary capacity but if overly relied upon can impact the learning experience and school quality.*
- *Schools should be closely evaluated and specific criteria established in deciding whether it is more appropriate to renovate or replace the structure. It is important to properly maintain the schools that are currently being used.*

Transit Use (Policy 4.9)

- **Indicator:** PASSENGERS SERVED BY FIXED ROUTE AND PARATRANSIT INCREASE
- **Measure:** AMOUNT OF CHANGE OVER PREVIOUS YEAR
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS
- **Status:**
  - Howard Transit fixed route ridership increased over 300% from 184,000 trips in FY00 to 672,000 trips in FY04. In 2001, the Transportation Association of Maryland named Howard Transit Best Locally Operated Fixed Route Bus Service in Maryland.
  - A transit program objective is to have individuals with disabilities and senior citizens use the less expensive fixed route service to the greatest extent possible. Paratransit ridership between FY00 and FY04 decreased 12% from 116,192 to 102,384 trips. Paratransit ridership was reduced by implementing a reduced fare program for passengers with disabilities and senior citizens, a fixed route training program, targeted routing and ensuring that fixed route vehicles are accessible.
  - Park and Ride lot usage increased by 32% from 1400 spaces used in FY00 to 1850 spaces used in FY 04.
  - Applicants for the County rideshare matching program (carpools/vanpools) increased nearly 20% from 366 in FY00 to 437 in FY04.

School Capacity (Policies 4.12 and 4.13)

- **Indicator:** SCHOOL OVERCROWDING REDUCED
- **Measure:** NUMBER OF SCHOOLS OPERATING OVER CAPACITY BY LEVEL
- **When:** PROGRESS ANTICIPATED IN SECOND OR LATER REPORTING PERIOD
- **Status:**
  - Howard County's Adequate Public Facilities (APF) regulations define overcapacity as 115% of a school's program capacity. At this level, a school district is closed to new residential development (at the elementary and middle school levels). The total number of elementary and middle schools operating over 115% capacity decreased over the last five years. In 2000, 28 schools were over 115% capacity compared to 16 schools in 2004. However, while a drop has occurred at the elementary and middle school levels, the number of over capacity high schools has increased from two in 2000 to four in 2004. High schools will be relieved though the fall of 2005 when the northern high school, Marriotts Ridge, opens in fall 2005. The school system relieves overcrowding through redistricting, portables, additions and building more schools. Capacity increases in

conjunction with the County's APF regulations and limiting growth in crowded districts manage capacity needs over time.

Number of Schools over 115% of Program Capacity

Year =>	2000	2001	2002	2003	2004
Elementary	21	17	17	10	9
Middle	5	6	5	3	3
High	2	4	3	4	4
Total	**28**	**27**	**25**	**17**	**16**

Source: Howard County Public School System

- **Indicator:** EXPENDITURES FOR NEW CONSTRUCTION ARE MINIMIZED TO MEET SHORT-TERM NEEDS FOR ADDITIONAL CAPACITY
- **Measure:** BUDGET FOR NEW SCHOOL CONSTRUCTION
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS
- **Status:**
  - The FY01 though FY05 capital budgets approved by the County Council included a total of $102.9 million to increase capacity using portables and additions vs. $120.4 million for new school construction. This results in five year annual averages of $20.6 million and $24.1 million, respectively. The amount expended for new construction varies annually and was at the highest level in FY05.
  - During the same time period, a total of 5,330 permanent seats were added to the school system by building additions to existing schools and building new schools; 85 portable classrooms were added for a total of 2,125 seats.
  - To implement full-day kindergarten by 2007, 87 classrooms will be required. A plan is in place to initially use portables and add new additions over time to fulfill these needs. Implementation and funding of this plan is currently underway.
  - To fill the new Marriotts Ridge High School and better balance capacity throughout the County, high schools were redistricted for the 2005-06 school year. Elementary and middle school redistricting is currently under study.

Vision 3: Our development will be concentrated within a growth boundary, will be served by adequate public facilities and will encourage economic vitality.

Number of Additional Seats (Permanent Capacity)

Year ==>	2000	2001	2002	2003	2004	Total
Elementary	0	0	750	640	250	**1,640**
Middle	0	662	156	662	117	**1,597**
High	0	0	1,818	275	0	**2,093**
Total	**0**	**662**	**2,724**	**1,577**	**367**	**5,330**

Source: Howard County Public School System

School Equity (Policy 4.13)

- **Indicator:** FUNDING IS AVAILABLE FOR SCHOOL EQUITY INITIATIVES
- **Measure:** APPROVED BUDGET
- **When:** COMPLETED OR SIGNIFICANT PROGRESS IN FIRST REPORTING PERIOD

- **Status:**
  - The FY01 and FY02 capital budgets contained a total of $34.0 million to fund technology equalization, renovations, and replacements to upgrade older schools. The capital budgets for FY03 and FY04 were approved with appropriated funds totaling $30.8 million for upgrades throughout the County school system.
  - To address performance differentials, the Comprehensive Plan for Accelerated School Improvement was presented to the Board of Education in March 2002 following the independent school performance review. This report outlines strategies to eliminate achievement gaps; establishes a School Improvement Unit to support, coordinate and monitor progress; defines criteria for designating participating schools; designates 15 schools and identifies performance standards to be achieved. The Plan anticipates that it will take three to five years to achieve substantial and sustained improvements, so multi-year targets are defined.
  - In the short term, projects would be designed to address technological equity. Specifically, from FY02 through FY05, a capital project was included to provide computers and other technological equipment to various schools throughout the school system. Funding during this period totaled $5.0 million with projections indicating appropriations each out year into FY10.

- Future school improvements after the FY05 budget cycle will be designed to measure educational specification standards in relation to systemic facility improvements. As a comprehensive assessment of both educational and physical conditions, older facilities would be compared against newer projects as a basis for future priority setting.
- Implementation of this program will largely be accomplished by reallocating funds in various budget categories. However, $300,000 in new FY02 funds was authorized for equipment and supplies. This funding increase was also approved for FY03.
- As a result of school improvement initiatives, performance has been improving: 36 out of 37 Howard County elementary schools met the local target on the Maryland School Assessment in 2003-04, all 18 middle schools met the local target in reading on the 2003-04 Maryland School Assessment and 10 out of 18 middle schools met the local target in mathematics. All 11 high schools met the local target on the Maryland School Assessment in reading. Five high schools met the local target for MSA Geometry, up from three in 2002-03. Each of the three high schools in the system's School Improvement Unit showed gains on the 2004 High School Assessments. In 2003 all seven Title I schools in Howard County that were in school improvement, as defined by the No Child Left Behind Act, exhibited school improvement in 2004. In 2004, all but two Howard County schools met Adequate Yearly Progress as defined by the No Child Left Behind Act.

Lifelong Learning (Policies 4.16 and 4.17)

- **Indicator:** VOLUME OF COUNTY LIBRARY CIRCULATION/SERVICES PROVIDED INCREASES
- **Measure:** AMOUNT OF INCREASE
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS
- **Status:**
  - There were 2.12 million customer visits in FY04, up 127% from FY01; use of each facility in the system continues to increase. While the circulation at 4.7 million in FY04 was down slightly from an all-time high of 5.1 million in FY03, this was due to a $300,000 midyear cut to the materials budget.
  - Circulation at the end of FY04 was up 55% over FY01. Howard County Library remains in the top four busiest library systems in the state of Maryland
  - Program attendance continues to rise. In FY04 the total was 177,000, which is an increase of 195% from FY01.
  - During FY04, a Library Facility Assessment and Master Plan was developed to address future projected demand for library services.

Vision 3: Our development will be concentrated within a growth boundary, will be served by adequate public facilities and will encourage economic vitality.

(Policy 4.18)

League of Women Voters Comment:

The decrease of State Open Space funding has had an impact on the County's ability to acquire parkland.

- **Indicator:** HOWARD COMMUNITY COLLEGE ENROLLMENT IN CREDIT AND NON-CREDIT CLASSES INCREASES
- **Measure:** AMOUNT OF INCREASE
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS.
- **Status:**
  - In FY04, Howard Community College had 24,267 different students enrolled in classes compared to 20,758 in FY00. For credit enrollment increased from 7,992 in FY00 to 9,545 in FY04. Non-credit enrollment increased from 12,766 to 14,722 over this period. With many students attending part-time, enrollment equated on a full time equivalent (FTE) basis to 4,838 FTE students in FY04 compared to 3,792 in FY00, a 28% increase.

Recreation and Parks (Policy 4.18)

- **Indicator:** COMPREHENSIVE RECREATION, PARKS AND OPEN SPACE PLAN IS UPDATED, INCLUDING SPECIFIC LAND ACQUISITION, GREENWAY AND TRAIL PRIORITIES
- **Measure:** PRIORITIES INCORPORATED INTO 10-YEAR CAPITAL IMPROVEMENT MASTER PLAN
- **When:** PROGRESS ANTICIPATED IN SECOND OR LATER REPORTING PERIODS
- **Status:**
  - The 1999 Comprehensive Recreation, Parks and Open Space Plan must be updated by December 2005. The Department of Recreation and Parks (DRP) received State Guidelines and data from the MD Department of Planning in October 2003. DRP began preparation of a new Land Preservation, Recreation and Parks Plan in July 2004, and expects to have a final plan by the end of 2005.

- **Indicator:** PRIORITY ACTIONS IMPLEMENTED
- **Measure:** NUMBER AND TYPES OF ACTIONS
- **When:** PROGRESS ANTICIPATED IN SECOND OR LATER REPORTING PERIODS
- **Status:**
  - DRP has implemented the following priorities from the 1999 Comprehensive Recreation, Parks and Open Space Plan since *General Plan 2000* was adopted: purchased seven parcels totaling 54 acres to expand Troy Regional Park, Rockburn Branch Regional Park, North Laurel Park, the Middle Patuxent Environmental Area, and the Patuxent Basin Natural Resource Area; acquired over 1,100 acres of open space through subdivision dedication since 2000; restored the historic Ellicott City Colored School, the Pfeiffers Corner Schoolhouse, and the Aaron MacKenzie Barn; completed Holiday Hills Neighborhood Park, Sewells Orchard Community Park, Pleasant Chase Playground, Willowood Playground, Wyndemeer Playground, replacement playgrounds

at Rockburn Branch Regional Park and Centennial Park, an in-line hockey facility at Alpha Ridge Park, a restroom at Kiwanis-Wallas Park, and the four-mile Patuxent Spur Trail from Lake Elkhorn to Savage Park. The first Phase of Western Regional Park and Meadowbrook Community Park are under construction and will open to the public in fall 2005 or spring 2006. The Citizen's Planning Committee for Blandair Regional Park conducted three public meetings and completed a master plan for this 300-acre park in Columbia.

Police Services (Policy 4.20)

- **Indicator:** NUMBER OF CRIMES PER 1,000 POPULATION REMAINS STABLE OR REDUCED
- **Measure:** EQUAL TO OR LESS THAN 1998 LEVEL
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS

- **Status:**
  - The crime rate has steadily decreased from 1998 levels. Part I crimes (more serious offenses such as murder, theft, rape and aggravated assault) decreased 12.5% from 32 to 28 per 1,000 population between 1998 and 2003. Part II & III crimes (simple assault, vandalism, driving while intoxicated, drug offenses) decreased 16.5% from 48 to 40 per 1,000 population over this period. These are significant decreases given an 11% population increase during the same timeframe.

Fire and Rescue Services (Policy 4.21)

- **Indicator:** AVERAGE RESPONSE TIME IN MINUTES
- **Measure:** IMPROVEMENT IN RESPONSE TIME
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS

- **Status:**
  - Average response time for fire and rescue services has slightly decreased from 7:45 minutes in 1998 to 7:34 minutes in 2004. From 1998-2004, the number of incidents increased by 25.6% and the number of incid ents per 1,000 population increased from 88 to 102 (15.9% increase).
  - The Department of Fire and Rescue Services hired a consultant to evaluate future service needs, including facilities and equipment. This study was completed in 2003. Improvements to implement the findings report were included in the FY05 Capital Budget.

Health and Human Services (Policy 4.22)

- **Indicator:** COMPREHENSIVE HEALTH AND HUMAN SERVICES PLAN

Vision 3: Our development will be concentrated within a growth boundary, will be served by adequate public facilities and will encourage economic vitality.

- **Measure:** THE PLAN IS COMPLETED
- **When:** COMPLETED OR SIGNIFICANT PROGRESS IN FIRST REPORTING PERIOD
- **Status:**
  - A series of component studies has been completed. In 2001, the Health Department completed the Health Improvement Plan. The County obtained a planning grant from the Horizon Foundation for a needs assessment related to the Comprehensive Health and Human Services Plan. Phase 1 was completed by January 2002. It assesses how well the existing delivery system for health and human services is meeting citizens' needs, both County-wide and in four sub-areas: Columbia, Ellicott City, the Route 1 Corridor - Hammond Area, and the Rural West.
  - Phase 2, completed in October 2002, developed recommended strategies for enhancing service delivery in one pilot area, the Route 1-Hammond area. Strategies will need to be developed for addressing service needs in the other three areas to complete the Comprehensive Health and Human Services Plan.
  - The Association of Community Services (ACS) and the Howard County Department of Citizen Services are currently developing a Human Services Master Plan (expected to be released in April 2005). The Plan will assess the strengths and weaknesses in the human service delivery system, make recommendations for change, and include linkages to existing plans such as the Consolidated Housing Plan developed by the Department of Housing and Community Development, the Comprehensive Health Improvement Plan, the Mental Health Authority's Operational Plan, and other on-going initiatives that affect human services.
  - Through funding received from The Horizon Foundation and Howard County, FIRN has contracted with the Association for the Study and Development of Community to conduct a needs assessment of the foreign-born population.

- **Indicator:** PRIORITY ACTIONS IMPLEMENTED
- **Measure:** NUMBER AND TYPE
- **When:** PROGRESS ANTICIPATED IN SECOND OR LATER REPORTING PERIOD
- **Status:**
  - In January 2004, The Horizon Foundation made a multi-year grant to Family and Children's Services of Central Maryland for an office in North Laurel to improve access to services in the Southeast. Upcoming planning in 2005 for a North Laurel Community Center will address a more permanent solution to health and human services needs in the Southeast.
  - Since 2002, The Horizon Foundation and the Office on Aging support an Elkridge Aging Alliance Coordinator who provides help to the area's senior citizens.

- The Savage / North Laurel and Elkridge Horizon Councils are meeting regularly with a focus on children's issues.

Solid Waste (Policy 4.26)

- **Indicator:** AMOUNT OF RESIDENTIAL AND NON-RESIDENTIAL WASTE RECYCLED INCREASES
- **Measure:** 40% OF TOTAL VOLUME
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS

- **Status:**
  - The County continues to recycle or reduce more than 40% of the total residential and non-residential waste stream. In 2000, 41% of the County waste stream was recycled or reduced, in 2001 the percentage was 44%, in 2002 it was 42.5%, and in 2003 it was 43%.
  - County recycling includes batteries, oil, and anti-freeze, asphalt roof shingles, electronics, tires, and wood waste, commingled items (metal and aluminum cans, plastic bottles, glass jars and bottles), mixed paper, and cardboard. In FY04, $404,732 in revenue was received by the County from recycling activities, an increase from $147,323 received in FY03. Recycling markets and prices paid to the County for collected materials are forecasted to remain favorable through 2005.

Community Conservation and Enhancement

Regulations for Mixed Use Redevelopment, Special Exceptions and Quality of New Development

Corridor Revitalization Studies and Community Master Plans

Community Conservation

Property Maintenance and Reinvestment

Aging Public Facilities and Infrastructure

School Equity

Crime

Historic Preservation

Regulations for Mixed Use Redevelopment, Special Exceptions and Quality of New Development (Policies 5.3, 5.6, and 5.7)

- **Indicator:** REGULATIONS IMPROVED
- **Measure:** CODE REVISIONS ADOPTED (POLICIES 5.6 AND 5.7)
- **When:** COMPLETED OR SIGNIFICANT PROGRESS IN FIRST REPORTING PERIOD

- **Status:**
  - Major revisions to special exception provisions of the Zoning Regulations were adopted in May 2001 & 2002. Key amendments included: deleting some of the special exception uses authorized in each zoning district and revising the standards for approval to improve compatibility with neighboring land uses; changing the term special exception to conditional use; and requiring a pre-submission community meeting.
  - The Subdivision and Land Development Regulations were amended November 2001. These amendments enhance protection of environmental features by increasing stream buffers in high quality rural watersheds; improve the design of residential infill within the Planned Service Area by allowing smaller lot sizes and requiring increased amounts of open space; and improve the design of rural subdivisions to better protect farmland and rural character by basing receiving density on net, rather than gross, site area. Pre-submission community meetings have been held and are required for all residential infill development in the Planned Service Area. Since February 2002, 354 pre-submission community meetings have been scheduled.
  - The Route 1 Corridor Revitalization Study recommended three new zoning districts to foster mixed use development patterns in the Route 1 Corridor. In 2004 during the Comprehensive Zoning cycle, the Corridor Employment (CE), Transit Oriented Development (TOD) and Corridor Activity Center (CAC) were created and the accompanying Route 1 Manual was adopted which sets design requirements and recommendations for developments in the new zoning districts.
  - The Route 40 Enhancement Study called for the creation of a mixed use district for the Route 40 corridor and recommended other goals and guidelines to improve the quality of development in the corridor. Recommendations for zoning changes in the Route 40 corridor were proposed during the 2004/2005 Comprehensive Zoning (Comp Lite). The new TNC (Traditional Neighborhood Center) District is intended to create vibrant mixed use, pedestrian oriented centers that become gathering places in the corridor.

Vision 4: Our communities will be livable, safe and distinctive.

(Policy 5.19)

League of Women Voters Comments:

- *The County and its Task Forces should be commended for their work on the Route 1 and Route 40 corridor revitalization studies. The private financial institutions should also be recognized for their contributions.*
- *The League supports the development and implementation of community master plans, including: a revision to the Ellicott City Master Plan; downtown Columbia; and a master plan for the Route 99, Marriottsville Road or Turf Valley area.*

Corridor Revitalization Studies and Community Master Plans (Policy 5.19)

- **Indicator:** PLANS UNDERWAY OR COMPLETED
- **Measure:** NUMBER AND TYPES
- **When:** COMPLETED OR SIGNIFICANT PROGRESS IN FIRST REPORTING PERIOD
- **Status:**
  - The Route 1 Corridor Revitalization Study Phase 1 Report was completed in June 2001. Phase 2 was completed in July 2002.
  - The Ellicott City Master Plan (drafted by a citizen based Steering Committee with County staff as resource) was completed in March 2003.
  - The Route 40 Enhancement Study Task Force was created in September 2003 by County Executive James Robey and County Council members Christopher Merdon and Allan Kittleman. The Task Force met with the Department of Planning and Zoning for ten months to develop a vision for the corridor and a comprehensive plan that proposed aesthetic, transportation and land use recommendations. The final report was published in December 2004.
  - The Enterprise Foundation, in conjunction with the Partnership Group (represented by community-based organizations, funders, property owners, local governing bodies Oakland Mills village staff, DPZ and other agencies) brought together residents of Oakland Mills in February 2004 to create a planning process to revitalize the Village. The Partnership finalized the Revitalization Plan in January 2005. A community development officer was hired and four committees were established to help implement many of the plan recommendations.

- **Indicator:** IMPLEMENTATION OF PRIORITY ACTIONS
- **Measure:** NUMBER AND TYPES
- **When:** PROGRESS IN SECOND OR LATER REPORTING PERIOD
- **Status:**
  - Route 1 image enhancing measures were completed in 2001 and 2002, including a GTV cable television special, three “how to” brochures, and a corridor clean up campaign. The North Laurel community identity/gateway sign was completed in June 2004. The three other signs along Route 1 were constructed in fall 2004 with landscaping to be completed in 2005. Construction drawings for streetscape improvements

along certain portions of the Route 1 roadway are now being refined. Two Partnership Planting Programs were organized in 2003 and 2004 with local boy scouts to help beautify the MD 32 / Route 1 interchange.

- Implementation of priority actions in the Route 1 and Route 40 corridors are also described above under Economic Development (Policy 4.5, loan programs), Health and Human Services (Policy 4.22), and Regulations for Mixed Use Redevelopment, etc. (Policies 5.3, 5.6, 5.7, zoning).

Community Conservation (Policy 5.19)

- **Indicator:** COMMUNITY CONSERVATION COMMITTEES ESTABLISHED AND SUPPORTED
- **Measure:** NUMBER AND TYPES
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS
- **Status:**
  - DPZ and DPW provide support to the West Columbia Revitalization Committee, the Bryant Square and Harper's Choice community conservation committees, the Oakland Mills Village Center Committee, and the Highland and Cedar Villa Heights communities.

- **Indicator:** PROJECTS UNDERWAY OR COMPLETED
- **Measure:** NUMBER AND TYPES
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS
- **Status:**
  - The Bryant Square Landscape Maintenance Manual and Revitalization Plan were completed in May of 2003. DPZ and DPW worked with residents of Bryant Square and the Wilde Lake Office to complete implementation projects including: paving of Nightmist and Daystar Court; removal of concrete emergency entrance; installation of curb, gutter and sidewalk; slope regrading to direct runoff; installation of a fence between Roslyn Rise and Bryant Square.
  - The Highland community installed gateway signs and, with assistance from DPZ, developed guidelines for new development and streetscape improvements at the Highland commercial crossroads.

Vision 4: Our communities will be livable, safe and distinctive.

(Policies 5.8 and 5.11)

GP Monitoring Committee Comment:

The County's aging public facilities and infrastructure is a concern. New construction tends to get Capital Budget funding. The Capital Budget should place the maintenance and repair of our infrastructure as a higher priority.

Property Maintenance and Reinvestment (Policies 5.8 and 5.11)

- **Indicator:** REGULATIONS AND/OR INCENTIVES ADOPTED AND FUNDED
- **Measure:** NUMBER OR VALUE OF BUILDING PERMITS FOR RENOVATIONS
- **When:** PROGRESS ANTICIPATED IN SECOND OR LATER REPORTING PERIOD

- **Status:**
  - Since 2000, the number and value of residential additions, alterations and repairs have more than doubled. In 2000, there were 717 building permits for $21 million worth of renovation work. This increased in 2004 to 1,104 permits valued at almost $48 million. (Note that this only includes permits for work valued at more than $10,000.) It is anticipated that this type of reinvestment will continue to increase as the housing stock increases and ages. With the Department of Inspections, Licenses and Permits new Internet-based database system currently under development, it is anticipated that the collection and reporting of information will be better refined. For example, types of alterations and repairs by type of housing stock will be easily reported and analyzed for trends.

Number and Value of Additions, Alterations and Repairs

Year	# of Permits	Value
2000	717	$21,006,189
2001	841	$26,631,587
2002	1,003	$34,381,828
2003	1,140	$40,026,483
2004	1,104	$47,924,842
Total	**4,805**	**$169,970,929**

Includes only AARs with values of $10,000 or more
Source: BMC Building Permit Data System

  - The Department of Housing and Community Development has two programs to assist seniors and disabled persons with needed home maintenance projects. (See Policy 4.3). The Economic Development Authority oversees a Below Prime Financing Program for reinvestment in the Route 1 Corridor (see Policy 4.5).

Community Conservation and Enhancement

Aging Public Facilities and Infrastructure (Policy 5.12)

- **Indicator:** MAINTENANCE AND REPLACEMENT SCHEDULES FOR ALL TYPES OF FACILITIES COMPLETED
- **Measure:** INCORPORATED INTO 10-YEAR CAPITAL IMPROVEMENT MASTER PLAN
- **When:** PROGRESS ANTICIPATED IN SECOND OR LATER REPORTING PERIOD
- **Status:**
  - The FY 2006 Capital Budget identifies 18 projects for the renovation of school facilities, including the comprehensive needs assessment for modernization / equity of all school facilities. To maintain other public buildings, DPW manages a systematic improvement fund for the renovation and replacement of aging facilities, systems and equipment. Other capital projects fund maintenance and / or replacement of public infrastructure such as roads, sidewalks, stormwater management, parks and natural resource areas, and water and sewer lines. It continues to be a challenge to fund maintenance and replacement projects that compete with the demand for new facilities.

School Equity (Policy 5.12)

- **Indicator:** DIFFERENCES BETWEEN SCHOOLS ARE NOT A SIGNIFICANT FACTOR IN HOME PURCHASE DECISIONS
- **Measure:** COUNTY AGENCIES AND STAKEHOLDERS TO DETERMINE APPROPRIATE QUANTITATIVE MEASURES OF ACHIEVEMENT
- **When:** PROGRESS ANTICIPATED IN SECOND OR LATER REPORTING PERIOD
- **Status:**
  - Perceptions are difficult to measure without a survey. Every zip code in Howard County has experienced sharp increases in housing prices. Countywide, from 2000 / 2001 year to 2003 / 2004, the annual average housing sales prices have increased 46%. Increases by zip code range from a 28% increase during this time period for zip code 21075 in Elkridge to a 121% increase in zip code 20723 located in the Rural West. The amount of price increase varies among neighborhoods; however, this may be a function of the type and age of residential units. Demand for dwelling units is strong in all neighborhoods. The County is in the fortunate position where all its schools have excellent reputations that come from either high or improving test scores. (*Source: Development Monitoring System Report)*

Vision 4: Our communities will be livable, safe and distinctive.

Crime (Policy 5.12)

- **Indicator:** PERCEPTIONS OF CRIME ARE NOT A SIGNIFICANT FACTOR IN HOME PURCHASE DECISIONS
- **Measure:** COUNTY AGENCIES AND STAKEHOLDERS TO DETERMINE APPROPRIATE QUANTITATIVE MEASURES OF ACHIEVEMENT
- **When:** PROGRESS ANTICIPATED IN SECOND OR LATER REPORTING PERIOD
- **Status:**
  - As indicated above, housing prices have increased in every zip code in the County. Although perceptions of crime might have an impact on home purchase decisions, it is clear Howard County is not experiencing dramatic impacts in neighborhoods that have more crime. (*Source: Development Monitoring System Report)*

Historic Preservation (Policy 5.18)

- **Indicator:** SITES ADDED TO THE HISTORIC INVENTORY OR UPDATED
- **Measure:** NUMBER OF SITES
- **When:** PROGRESS IN SECOND OR LATER REPORTING PERIOD
- **Status:**
  - The County obtained grants from the Maryland Historical Trust to update and expand the Historic Sites Inventory. County and MHT funds have been used to hire an architectural historian, establish a work program and to update the inventory. As of February 2005, 872 properties are in the Historic Sites Inventory. This is a substantial increase from 640 historic sites on the inventory in November 2000. Currently, Preservation Howard County board members alert the County about buildings that are not surveyed but are worthy of documentation and about historic buildings that are at risk of demolition.

- **Indicator:** USE OF HISTORIC PRESERVATION TAX CREDITS INCREASES
- **Measure:** VALUE OF PROJECTS APPROVED
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS
- **Status:**
  - County property tax credits may be approved for up to 10% of the cost for maintenance and restoration improvements to eligible historic properties. The amount of credits has remained steady. However, there was a drop in 2004. The tax credit program is purely voluntary; thus the number of candidates may vary from year to year. The County, as part of the historic inventory process, has begun acquainting property owners with the property tax credit program.

Community Conservation and Enhancement

Number and Value of Historic Preservation Tax Credits

Year	Properties	Tax Credits
2000	unknown	$17,458
2001	13	$19,217
2002	8	$17,013
2003	9	$20,399
2004	4	$5,252
Total	**34**	**$79,339**

Working with Nature

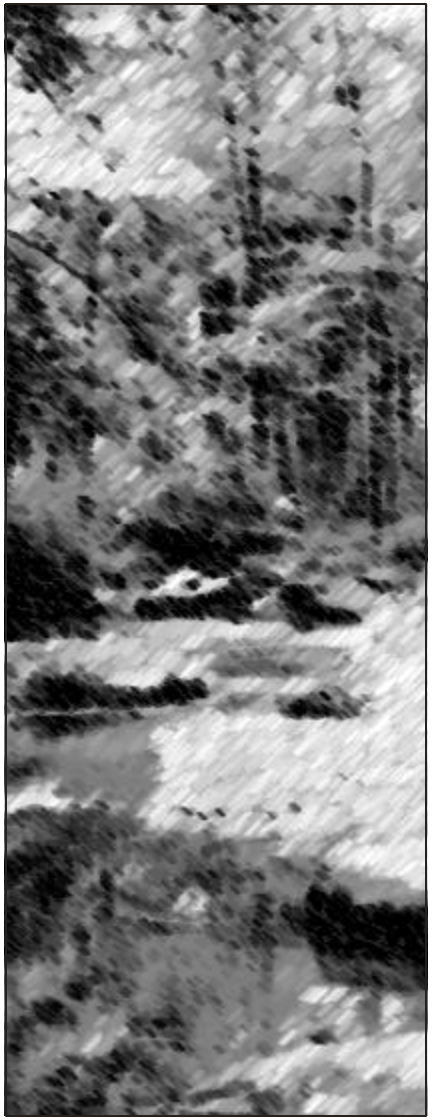
Regulatory Protection of Environmentally Sensitive Features

Environmental Enforcement

Environmental Inventory

Watershed Management Plans

Stormwater Management



Working with Nature

Regulatory Protection of Environmentally Sensitive Features (Policies 6.2 and 6.3)

- **Indicator:** REGULATIONS IMPROVED
- **Measure:** CODE REVISIONS ADOPTED
- **When:** COMPLETED OR SIGNIFICANT PROGRESS IN FIRST REPORTING PERIOD

- **Status:**
  - Amendments to enhance protection of sensitive environmental features were included in revisions to the Subdivision and Land Development Regulations adopted November 2001. Key amendments were: increasing stream buffers to 100 feet for Use III and IV streams (as classified by the State); prohibiting inclusion of steep slopes within residential lots less than 20,000 sq. ft. in size; prohibiting the inclusion of floodplains, wetlands, streams, their buffers, and forest conservation easements on residential lots less than ten acres in size; and strengthening limitations on necessary encroachment into protected areas for utilities or site access.
  - The Forest Conservation Manual is being updated to strengthen and improve Forest Conservation Program implementation. An updated Manual, along with corresponding changes in the Forest Conservation Act, is expected by the end of 2005.

Environmental Enforcement (Policy 6.8)

- **Indicator:** PERFORMANCE AUDIT OF DEVELOPMENT INSPECTION AND ENFORCEMENT
- **Measure:** COMPLETED AND ACTIONS TAKEN
- **When:** COMPLETED OR SIGNIFICANT PROGRESS IN FIRST REPORTING PERIOD

- **Status:**
  - Review of environmental inspection and enforcement procedures identified two problem areas. To more effectively address drainage and sediment control, this inspection function was transferred in 2001 from the Department of Inspections, Licenses and Permits, which is responsible for Building Code enforcement, to the Department of Public Works (DPW) which is responsible for both inspecting other site improvements and oversight of the County's storm drainage system.
  - Beginning July 2002, the County started charging an inspection fee and has assumed the responsibility for inspecting and determining compliance with forest conservation agreements. All forest conservation legal agreements have been amended to add specific start and completion dates to ensure timely completion of planting. Prior to 2002, the County relied on certificates of completion by forest conservation consultants. The

(Policy 6.8)

GP Monitoring Committee Comment:

The County should quantify the backlog of actions that need to be taken to resolve reforestation problems and let citizens know the results of actions.

League of Women Voters Comment:

County regulations should be improved if we are not preserving enough forested areas. The public should be made aware of development projects that have not completed their forest conservation obligations. Documentation of survival rates for newly planted forest should be provided.

Vision 5: Our environmental resources will be protected, used wisely and restored to health.

(Policy 6.4)

League of Women Voters Comment:

Homeowners need to be educated on how to preserve and protect streams near their property.

self-certification process resulted in a large backlog of more than 60 developments that have not completed forest conservation requirements. The County has taken enforcement action against fewer than 10% of the projects that are in default and is working with the remainder to bring them into compliance. DPZ, DPW's Real Estate Services and the Office of Law have developed a multi-step process for notification, compelling compliance and taking legal action against those who default on their obligations. The Department of Recreation and Parks is assisting DPZ with education of residents and taking enforcement action when adjacent residents or businesses encroach on forest conservation easement areas.

- Between FY00 and FY04, 352 development projects have been subject to the forest conservation program. On average, these sites have cleared about 55% of on-site forests, have retained over 1,000 acres of forests and have planted almost 500 acres of new forests.

Environmental Inventory (Policy 6.7)

- **Indicator:** ENVIRONMENTAL INVENTORY PREPARED AND GUIDING ENVIRONMENTAL PROTECTION PROGRAMS
- **Measure:** INITIAL MAPPING COMPLETED
- **When:** COMPLETED OR SIGNIFICANT PROGRESS IN FIRST REPORTING PERIOD
- **Status:**
  - Mapping has been completed for the Little Patuxent, Lower Middle Patuxent, Hammond Branch, Deep Run and Patapsco River watersheds.
  - Completed inventories are being used to assess options for purchase of open space, design of open space and preservation parcels created through the subdivision process, and as the basis for watershed planning.

Watershed Management Plans (Policy 6.4)

- **Indicator:** WATERSHED PLANS PREPARED FOR PRIORITY WATERSHEDS
- **Measure:** COMPLETE 2 WITHIN 5 YEARS
- **When:** PROGRESS IN SECOND OR LATER REPORTING PERIOD
- **Status:**
  - In 2002 the County completed watershed management plans for the Little Patuxent River and for Cherry Creek, which drains to Rocky Gorge Reservoir. The County's NPDES permit required the County to establish priorities for future watershed study and restoration. Sixty-two subwatersheds were analyzed and ranked to identify the top ten subwatersheds for future study. Studies for two of these priority watersheds, Wilde Lake and Centennial Lake, began in 2004 and are expected to be completed in 2005. Development of a watershed

management plan for the Lower Patapsco River watershed began at the end of 2003 and is expected to be completed at the end of 2005. The Little Patuxent and Lower Patapsco plans were funded in part by grants of $40,000 each from the State Department of Natural Resources. The County has exceeded its goal of completing two plans in five years.

- **Indicator:** PRIORITY RESTORATION PROJECTS IN PROGRESS OR COMPLETED
- **Measure:** NUMBER AND TYPES OF PROJECTS
- **When:** PROGRESS ANTICIPATED IN SECOND OR LATER REPORTING PERIOD

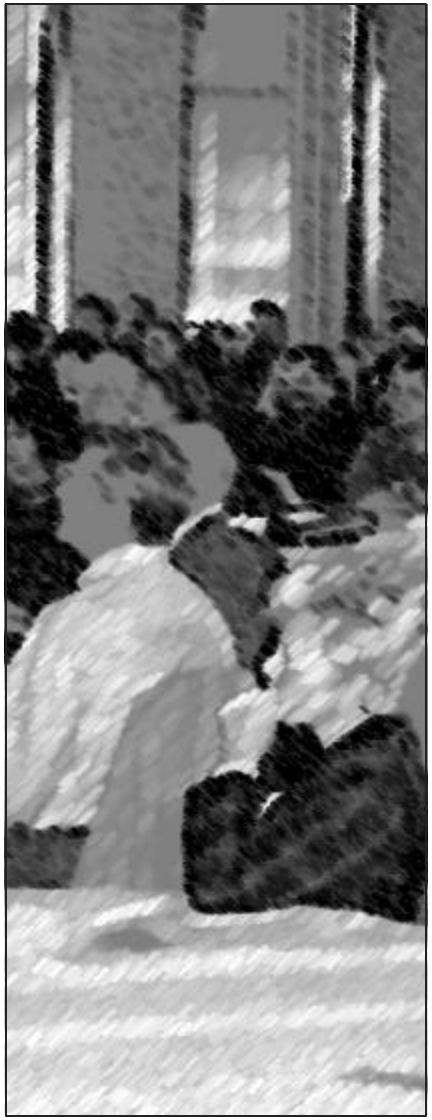
- **Status:**
  - A stream channel restoration project was completed in the Deep Run watershed and in the Tiber-Hudson watershed. (These projects were identified in the 1999 Deep Run and Tiber-Hudson Watersheds Ecosystem Restoration Report.) These projects were cost-shared with the US Army Corps of Engineers. The Deep Run project also had cost-share with the Maryland Department of Natural Resources. Estimated County costs for design and construction for both projects were $209,600.
  - Cherry Creek restoration projects are expected to begin construction in the summer of 2005. Estimated design and construction costs for all Cherry Creek projects are $1,120,000. The first stream restoration project for the Wilde Lake tributaries began construction in February 2005. A second project is on hold pending acquisition of funding for construction. These projects are being cost-shared with the Maryland Department of the Environment and the Columbia Association. Estimated County costs for design and construction for all Wilde Lake projects are $221,000. (These Wilde Lake projects were identified in the 1995 University of Maryland Stream Evaluation and Sediment Study.) Design work for two Little Patuxent priority stream restoration projects began in 2005 and construction is expected for both in 2006. Design for a third project is expected to begin in 2006. Estimated design and construction costs for all Little Patuxent projects are $885,000. In addition, the Little Patuxent Backyard Stream Re-Leaf Program was initiated in 2003, to encourage homeowners to plant stream buffers on their property. This program is funded primarily by grants.
  - The Department of Recreation and Parks has planted 134 of riparian forest acres since FY00 using fee-in-lieu funds through the County's Forest Conservation Program.

Vision 5: Our environmental resources will be protected, used wisely and restored to health.

Stormwater Management (Policy 6.4)

- **Indicator:** FUNDING STRATEGY TO MEET FEDERAL, STATE AND COUNTY REQUIREMENTS ADOPTED
- **Measure:** FUNDING IN BUDGET
- **When:** PROGRESS ANTICIPATED IN SECOND OR LATER REPORTING PERIOD
- **Status:**
  - Adequate funding for current level of restoration efforts has been provided through the County's annual budget process. An increased long term funding source for maintenance and inspection of stormwater facilities as well as enhanced watershed restoration efforts has not yet been established.

Public Information and Involvement



General Plan Implementation

Public Information and Involvement (Policy 7.1)

- **Indicator:** HEARING EXAMINER ESTABLISHED
- **Measure:** CODE REVISIONS ADOPTED
- **When:** COMPLETED OR SIGNIFICANT PROGRESS IN FIRST REPORTING PERIOD
- **Status:**
  - Legislation was adopted November 2001 to establish a Board of Appeals Hearing Examiner. Rules and Procedures for the Hearing Examiner were adopted March 2002 and the Hearing Examiner began hearing cases in May 2002.

- **Indicator:** PLANNING BOARD EFFECTIVE AS A FORUM FOR MEANINGFUL CITIZEN INVOLVEMENT
- **Measure:** COUNTY AGENCIES AND STAKEHOLDERS TO DETERMINE APPROPRIATE QUANTITATIVE MEASURES OF ACHIEVEMENT
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS
- **Status:**
  - The legislation establishing the Hearing Examiner provides that the Planning Board will only make recommendations on cases if the Board of Appeals must take the case because the Hearing Examiner has a conflict or the position is vacant. This change will afford the Planning Board time to hold public meetings to obtain input on other planning tasks, such as the General Plan Monitoring Report, corridor revitalization studies, community master plans, and watershed studies.
  - During 2003-2005, the Planning Board held many public hearings to obtain citizen input on Comprehensive Zoning.

- **Indicator:** INFORMATIONAL MATERIALS ON THE WEB AND/OR IN PRINT EXPANDED
- **Measure:** VOLUME AND TYPES OF MATERIALS
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS
- **Status:**
  - The amount of information on the Web has greatly increased for all County agencies. The Countywide Web site now has 1.7 GB in 10,093 files.
  - In 2002, the DPZ Web page had 41.7 MB in 202 files. Currently, the DPZ Web page has 229 MB in 966 files. The DPZ Web page has averaged about 690 hits per day. Most DPZ items are updated on a daily or weekly basis. Popular items include subdivision information, interactive computer maps, Research Reports, the

(Policy 7.1)

GP Monitoring Committee Comments:

- *People do not understand that no development is not an option. The option is how should development happen when it does happen. Communication is difficult when communities must accept projects they find undesirable, but that are allowed by County and State regulations.*
- *The County needs to clarify the comprehensive zoning process before the next cycle, in particular addressing community notification and the timing for amendment requests.*

Vision 6: Our citizens will take part in the decisions and actions that affect them.

(Policy 7.1, cont.)

Planning Board Comment:

Schedule "Town Hall" meeting for the General Plan Monitoring Report to solicit feedback and comments from the general public.

League of Women Voters Comment:

The Department of Planning and Zoning should be commended for its website. The County needs to continue to be proactive in public outreach and education.

General Plan, the Development Monitoring System Report, Adequate Public Facilities information, development applications and checklists, the Zoning and Subdivision regulations, information on environmental and community planning, Route 1 and Route 40 corridor plans, 2004 Comprehensive Zoning, 2005 Comprehensive Zoning (Comp Lite) and e-mail inquiries.

- **Indicator:** WORKSHOPS AND MEETINGS WITH CITIZEN GROUPS EFFECTIVE IN IMPROVING COMMUNICATION AND INVOLVEMENT
- **Measure:** COUNTY AGENCIES AND STAKEHOLDERS TO DETERMINE APPROPRIATE QUANTITATIVE MEASURES OF ACHIEVEMENT
- **When:** ONGOING PROGRESS IN ALL REPORTING PERIODS
- **Status:**
  - During 2000 and 2001, DPZ typically met monthly with the Route 1 Revitalization Task Force. Two community workshops (100+ persons each) were also held as part of the Route 1 Corridor Revitalization Study.
  - During 2003 and 2004, DPZ met monthly with the Route 40 Task Force. One community workshop was held in June 2004 (over 100 persons attended).
  - DPZ worked with the Turf Valley Task Force to improve communication regarding design, school, road and fiscal impacts of proposed development.
  - Each month DPZ typically attends several community meetings to provide information about County resources and issues or to assist communities in conservation and revitalization activities.
  - DPZ met with community groups in several Columbia villages, Highland and Cedar Villa Heights to educate and inform them on community revitalization and enhancement techniques.
  - DPZ, DPW and DRP typically meet annually with an Environmental Advocacy Committee. This group was formed at the end of 1999 to provide forums for sharing information and concerns. In 2002, 2003 and 2004 DPZ and DPW made annual presentations to the League of Women Voters and the Howard County Environmental Coalition on environmental issues. DPZ and DPW hold public meetings and/or workshops in conjunction with the development of each watershed management plan.
  - Public outreach on the development of the Patapsco Watershed Restoration Action Strategy, initiated in 2004, includes: updates on the DPZ Web page, a public information workshop and a monthly meeting with workgroup members which includes representatives from citizen organizations, environmental organizations, and County and State agencies.

General Plan Implementation

- In 2004 and 2005, the Department of Recreation and Parks held a series of public meetings on the 2005 Land Preservation, Recreation and Parks Plan. A draft Plan will be available in the spring of 2005. DRP holds periodic lecture series on a variety of topics; since 2000 there have been seven lectures.

Trend Indicators

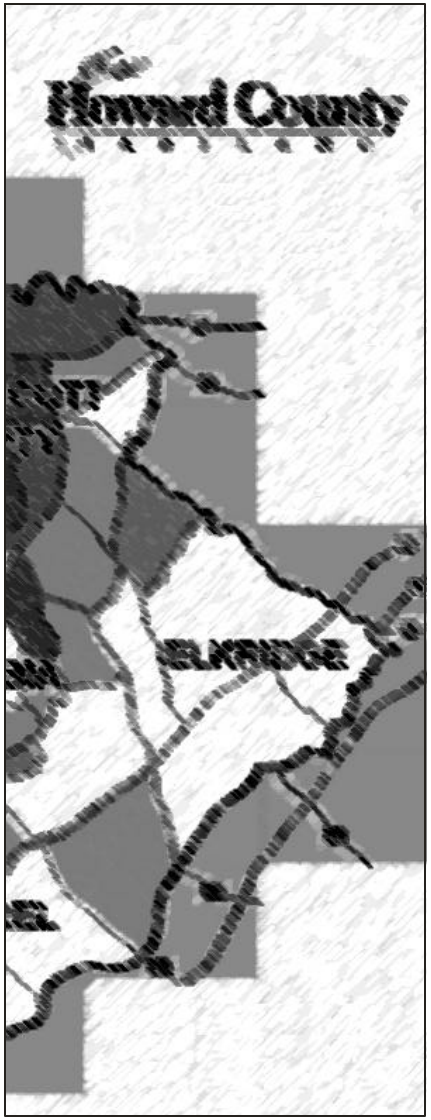
Change in residential property values

Growth of residential property tax and income tax revenues

Growth of non-residential property tax revenues

Declining work force availability

Declining school enrollment

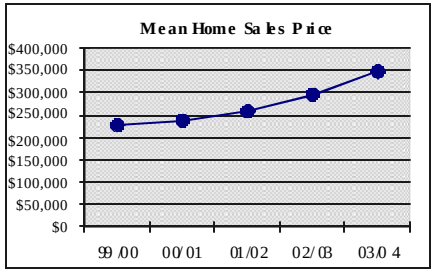


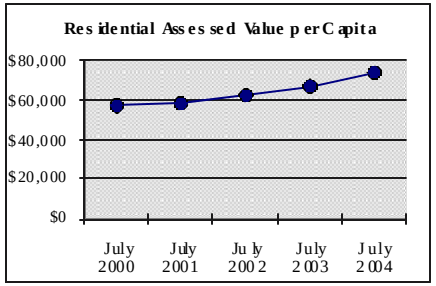
Trend Indicators

Trend indicators are quantitative measures that are intended to help track a number of evolving trends that will be significant in shaping our transition to a maturing County. The intent is to monitor the assumptions that underlie many of the key Policies and Actions in order to help determine whether adjustments to the implementation strategy are needed.

Trend: Change in residential property values

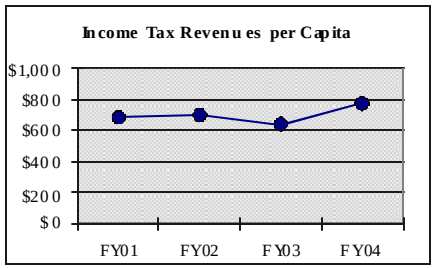
- **Trend Indicator:** AVERAGE SALE PRICE OF NEW HOMES AND OLDER HOMES (BY UNIT TYPE AND GEOGRAPHIC AREA)
- **Status:**
  - The cost of housing in Howard County has been increasing steadily and dramatically, from a mean annual sales price of $226,390 in 1998/99 to $345,720 in 2004 for all housing types combined including both new units and resales. This is an overall increase of 52.7% over the four-year period and an average annual increase of about 11.2%. From 2002/03 to 2003/04, the mean sales price grew from $295,592 to $345,720, a 17% increase. It can be anticipated that housing prices will continue to rise in Howard County due to continued strong demand and limited land capacity and growth restrictions. Anecdotal evidence suggests that new single-family detached units cannot be found for less than $600,000. New townhouse units are in the $400,000 range. Refer to the Development Monitoring System (DMS) for more details of sales by geography and housing type. *(Source: DMS Report January, 2005)*



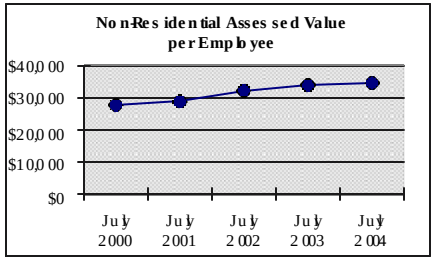


Trend: Growth of residential property tax and income tax revenues

- **Trend Indicator:** RESIDENTIAL ASSESSED VALUE PER CAPITA
- **Status:**
  - The residential assessed value per capita was $56,970 in July 2000. By July 2004, the residential assessed value per capita was $73,406, a 29% increase. This clearly reflects the recent upswing in housing prices. (*Sources: Howard County Budget Office and DPZ Construction Report)*
- **Trend Indicator:** INCOME TAX REVENUES PER CAPITA
- **Status:**
  - For FY01 income tax revenues per capita were $685. For FY04 they were $771, a 13% increase. In between these years, the per capita rate dropped slightly due to a decrease in capital gains income resulting from the recession. Income taxes have increased in large part due to the increase in the income tax rate that went into

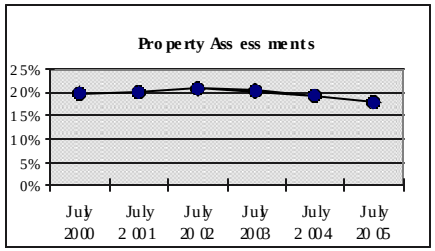


effect January 2004 (half way through FY04). (*Sources: Howard County Budget Office, and DPZ Construction Report)*

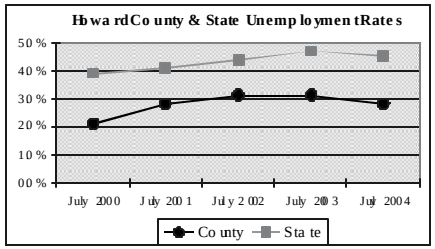


Trend: Growth of non-residential property tax revenues

- **Trend Indicator:** NON-RESIDENTIAL ASSESSED VALUE PER EMPLOYEE
- **Status:**
  - The non-residential assessed value per employee for July 2000 was $27,803. By July 2004, this value rose to $34,527, a 24% increase. This reflects the relatively high demand for non-residential space during this period as well as an increase in the amount of higher end office development. This increase occurred at the same time that job growth has been relatively slow due to businesses caution coming out of the recent recession. (*Sources: Howard County Budget Office, and Maryland Department of Labor, Licensing and Regulation)*



- **Trend Indicator:** PERCENTAGE OF TOTAL PROPERTY TAX REVENUES (TARGET 25%)
- **Status:**
  - In July 2000, the non-residential real property base was 19.95% of the total property base in the County. The base increased to a recent high of 20.74% in July 2002. Since then it has decreased due to the fact that residential assessed value has increased dramatically. Based on the latest certification from the State, the percentage for July 2005 is 17.85%. Since the tax rate is the same for all assessed real property in the County, these same percentages apply to total real property tax revenues collected. (Note that non-residential properties also generate personal and corporate property tax revenues.) (*Source: Howard County Budget Office)*



Trend: Declining work force availability

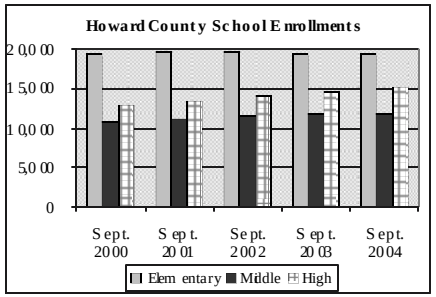
- **Trend Indicator:** UNEMPLOYMENT RATE
- **Status:**
  - The unemployment rate in Howard County has been low compared to both the State and U.S. standards. In July 2000, the unemployment rate was 2.1% and then increased to 3.1% in 2002 and 2003, the height of the recent recession. By July 2004, the rate decline to 2.8%. The rate is anticipated to stay at this level or lower in the near term. (*Source: Maryland Department of Labor, Licensing and Regulation)*

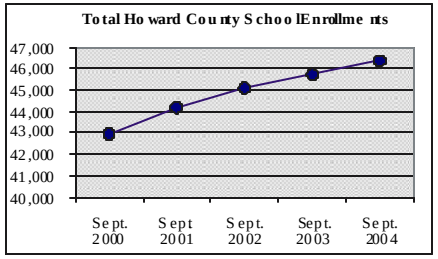
Trend Indicators

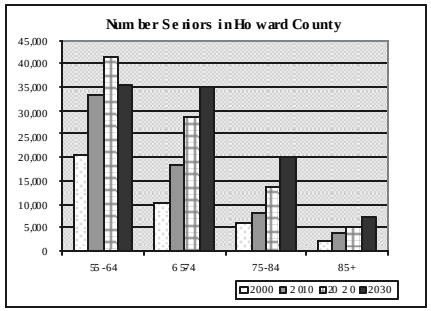
- **Trend Indicator:** WORK FORCE PARTICIPATION RATE
- **Status:**
  - This percentage has increased over the last few decades as more women joined the workforce. In 1980 the labor force participation rate for Howard County residents was 72.7%. By 1990 it increased to 79.2%. Data for 2000 from the Census Bureau, however, showed a decrease to 75.5%. This decrease also occurred at the Statewide level. It is anticipated that over the long term, particularly after 2010, that the labor force participation rate will decline as baby-boomers retire. (The labor force is defined as those age 16 and older.) This may be offset to some degree, however, by a higher percentage of seniors continuing to work for more years, particularly as residents are living longer and healthier lives. (*Source: U.S. Census Bureau)*

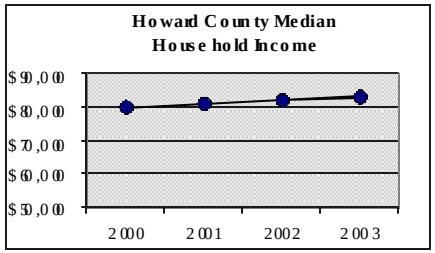
Trend: Declining school enrollment

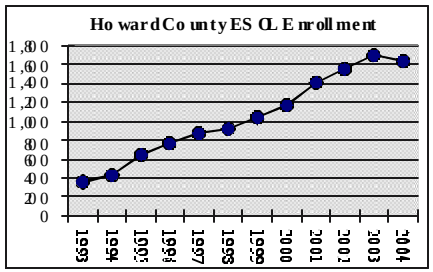
- **Trend Indicator:** NUMBERS OF STUDENTS ENROLLED IN ELEMENTARY, MIDDLE AND HIGH SCHOOL
- **Status:**
  - Over the last 4 years the rate of growth in the number of students in the school system has declined slightly. From 2001 to 2002 total enrollment increased by 2.8%. From 2002 to 2003 the growth rate was 2.1%. From 2002 to 2003 and from 2003 to 2004 the growth rates were only 1.4%. Total enrollment in elementary school has decreased slightly the last two years, whereas the middle and high school enrollments have increased with the most dramatic increase occurring in high schools. The HCPPS system anticipates that this trend will continue with a general slowing and perhaps flattening of total school enrollments. However, caution lingers - this flattening may not materialize if turnover in the County's maturing neighborhoods leads to a new influx of families with young children. (*Source: HCPSS Enrollment Reports)*











Trend: Growing senior population

- **Trend Indicator:** NUMBERS OF RESIDENTS 65 AND OLDER
- **Status:**
  - Census data indicate that in 2000 Howard County had 18,468 residents 65 or older. This is 7.5% of the County's population. Results from the Census Bureau's 2003 American Community Survey indicate that the percentage increased to 7.8%. Of all the jurisdictions in the State, Howard County has the smallest percentage of those age 65 and older, and one of the youngest median ages for the entire population. However, trends and current age cohorts indicate that Howard County will have one of the fastest growing senior populations in the State over the next 10 to 20 years. The extent to which this happens depends on whether residents decide to age in place or not. For more information, refer to the Research Report on 2000 Census Age Characteristics on DPZ's Web page.
- **Trend Indicator:** AVERAGE HOUSEHOLD INCOME
- **Status:**
  - According to the Census Bureau's 2003 American Community Survey, Howard County has the second highest median household income in the Country. Based on estimates provided by the Maryland Department of Planning median household income has increased steadily, from $79,800 in 2000 to $82,900 in 2003, the latest available. This is the highest in the State. The 2003 Statewide median was $59,200.

Trend: Growing population diversity

- **Trend Indicator:** NUMBER OF STUDENTS IN ENGLISH AS A SECOND LANGUAGE PROGRAMS
- **Status:**
  - The number of students enrolled in the ESOL program has increased steadily and markedly over the last decade. In the 1992/93 school year there were 361 students enrolled. By the 2003/04 school year, the number was 1,632. This represents an average annual growth rate of 14.7%. *Source: Howard County Public School System*
  - According to the 2000 Census, 4.8% of County residents over five years of age speak English less than "very well." This trend is up from 2.6% of the population in 1990. Population diversity in the County has been on the rise, and the trend is likely to continue.

For information or alternative formats contact:

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