Howard County

Department of Planning & Zoning



2024



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APFO
REVIEW COMMITTEE



Background

Sec. 16.1100. Short title; background; purpose; organization.

(a) *Short Title.* This subtitle shall be known as the Adequate Public Facilities Act of Howard County.

(b) *Background:*

(1) *Growth management process.* Underlying this subtitle is the need to provide a growth management process that will enable the County to provide adequate public roads, schools, and other facilities in a timely manner and achieve general plan growth objectives and to provide information to other agencies of the County and State, as well as to the public, so that they can plan accordingly. This process is designed to provide predictability to all parties and to direct growth to areas where adequate infrastructure exists or will exist.

(2) *Basis of growth management process.* The growth management process is based on the following assumptions:

(i) The general plan and zoning plan define land use and the distribution and pace of development.

(ii) The government has a responsibility to fund and construct adequate public facilities in a timely and coordinated manner.

(iii) A growth management process will result in more predictable residential and commercial development.

(iv) A commitment from government and the community to the growth management process is fundamental to achieving adequate public facilities.

(3) *Elements of the growth management process*. This subtitle is one of five interconnected elements that constitute the growth management process. Each element has a part to play in providing the predictability required for planning and implementing adequate public facilities.

(i) *Establishing policy*. The general plan, the zoning plan, and the standards in this subtitle constitute the policy base for the growth management process. This common base is the platform from which data are generated and planning documents written.

(ii) *Capital planning*. Capital improvement master plans define the necessary public school, road, solid waste, and water and sewerage infrastructure which supports the land use and growth policies established in the general plan. Capital improvement master plans will minimally contain planning assumptions, standards of service, descriptions of additions and improvements, justification and priorities for additions and improvements, and budget projections for each of the next ten years. The plans will be reviewed and approved annually.

(iii) *Revenue allocation*. Limited resources will require coordinated allocation of funds for roads, schools and other facilities. The Planning Board, the County Executive, the County Council, and participating agencies and departments will work together to review priorities and budget projections included in the capital improvement master plans. The County Council will conduct a public hearing and, through adoption of the capital budget and capital improvement program, will approve the distribution of funds across capital improvement master plans.

The building excise tax (see title 20, subtitle 5 of the Howard County Code), enhances the County's ability to provide adequate public road facilities.

(iv) *Adequate public facilities*. The general plan guides where and when growth occurs. The adequate public facilities process and standards will manage growth so that facilities can be constructed in a timely manner.

a. Within one year of the enactment date of the general plan, as required by section 16.801 of this Code, an Adequate Public Facilities Act Review Committee shall be convened. The Review Committee shall meet, conduct at least two public hearings, and, within one year of its first meeting, submit a report with recommendations on the Adequate Public Facilities Act to the County Executive and the County Council. The Committee shall be staffed by the Department of Planning and Zoning.

b. Five years after the Review Committee has issued its recommendations, another Review Committee shall be convened to evaluate the impact of the previous recommendations which have been implemented and make any additional recommendations.

c. Each Review Committee shall be comprised of:

1. Two appointees from each member of the County Council;

2. Three appointees from the County Executive; and

3. One appointee from the Board of Education; and

4. One appointee from the Howard County Public School System Superintendent.

(v) *Monitoring growth*. The Department of Planning and Zoning will develop statistics and other pertinent data which will be continually used to assess the growth management process so that status reports can be prepared and adjustments recommended regarding the growth management process.

(c) *Purpose.* The purpose of this subtitle is to provide a predictable planning environment for the provision of adequate road facilities and adequate public schools facilities by requiring residential and nonresidential projects to pass certain tests as a condition of subdivision or site development plan approval.

(d) *Organization and Contents of This subtitle:*

(1) *Definitions.* The meanings of certain words and phrases used in this subtitle are found in section 16.1110, "Definitions," of this subtitle.

(2) *Adequate road facilities* means this subtitle requires residential and nonresidential projects to be tested for adequate road facilities. Section 16.1101 deals with this test and its implementation.

(3) *Housing unit allocation concept* means the housing unit allocation concept underlies the tests for adequate public facilities. Section 16.1102 deals with this concept.

(4) *Adequate school facilities* means this subtitle requires residential projects to be tested for adequate public school facilities. Section 16.1103 deals with these tests.

(5) *Housing unit allocation process* means residential projects are granted housing unit allocations. Section 16.1104 deals with the process for granting these allocations.

(6) *Processing plans,* see: Section 16.1105 deals with the process by which the test for adequate road facilities and the tests for adequate public school facilities are incorporated into the subdivision and site development plan review and approval process.

(7) *Milestones.* see: Section 16.1106 deals with milestones, an additional tool to provide a predictable planning environment and assure that housing unit allocations are utilized.

(8) *Exemptions* means certain projects are exempted, partly or wholly, from the test for allocations and/or the test for adequate road facilities and/or the tests for adequate school facilities. Section 16.1107 lists the exemptions.

(9) *Development monitoring system* means a development monitoring system provides information on the County's employment and residential growth. Section 16.1108 mandates the creation of a development monitoring system.

(10) *Appeals,* see: Section 16.1109 deals with appeals made in connection with this subtitle.

(C.B. 7, 1992; C.B. 39, 1995; C.B. 5, 2000; C.B. 50, 2000; C.B. 1, 2018, § 2)

Editor's note(s)—Former § 16.1100, which authorized the County to fix impact fees, was enacted by ch. 239 of the 1991 Laws of Maryland and was repealed by ch. 285 of the 1992 Laws of Maryland.

Adequate Public Facilities Review Task Force

Submitted to:
County Executive Allan H. Kittleman

April 1, 2016

April 1, 2016

The Honorable Allan H. Kittleman
Howard County Executive
3430 Courthouse Drive
Ellicott City, MD 21043

Dear County Executive Kittleman,

We are pleased to submit the final report of the Adequate Public Facilities Review Task Force. The report provides a factual record of the task force's activities from June 2015 through March 2016.

Since the task force was composed of citizens as opposed to government experts, we conducted a rather lengthy education process for several months. Experts in APFO and related fields made presentations and answered our questions.

After the education process, we discussed and debated over 80 topics. More than 80 motions were made to recommend specific changes to APFO, but only 18 were passed.

To ensure that any recommended changes reflected a large majority of the group's opinions, we decided early on that a super majority of two-thirds of the voting membership would be required for passage. With a membership of 23, that meant 16 votes. When a member resigned, that brought the number required to 15.

Unfortunately, attendance became an issue and sometimes fell far short of full attendance – at or just above the minimum of 15 voting members present required to pass a motion. This was a source of frustration for the task force and limited our ability to make recommendations for changes. We have included the list of all motions and the vote tally so you can see which motions could possibly have passed if more members had attended. Those members who actively participated in the review process were appreciative of the opportunity to share their views and provide suggestions.

In addition to recommendations specific to the APFO legislation, we agreed on a number of suggestions related to APFO that we felt would be in the best interest of the county, but belong in other county regulations. These recommendations are included in the report for your consideration.

As for future APFO committees, members felt strongly that future leaders take into account the committee's size (smaller may be better), timeline (establish a time commitment expectation), and type of representation (committee should contain a greater proportion of subject matter experts).

We hope you will move forward with our recommendations. If you need any further information on the task force's work or assistance in evaluating its recommendations, please let us know.

Sincerely,

Diane B. Mikulis

Diane Mikulis
Chair

Cole Schnorf
Vice Chair

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I. Executive Summary

The Need for Review

The 2015 Department of Planning and Zoning Transition Team Report recommended that County Executive Kittleman review the Adequate Public Facilities Ordinance to consider factors that have the potential to influence growth in new ways. Projected population trends and the effect of recent policy decisions also prompted a need for review.

Task Force's Scope

The County Executive appointed 23 citizen members and two county employees representing the Department of Planning and Zoning and the Howard County Public School System. All elements of the law were open for assessment including the allocations test, school test, and roads test methodology. In addition, he asked the task force to consider other public facilities tested in surrounding jurisdictions.

Content Areas

In total, the task force generated over 80 topics to debate, which it divided into eight categories.

Administrative	Fiscal
Allocations test	Schools test
Roads test	New metrics
Downtown Columbia	Non-APFO action items

Recommendations

The task force passed nearly 20 motions by a two-thirds majority. Notable recommendations to the Adequate Public Facilities Ordinance include:

- Exemption of Moderate Income Housing Units and certain age-restricted units from the allocations test;
- Renaming the Open/Closed Chart to the School Capacity Chart;
- Restructuring allocations within Established Communities and Growth and Revitalization categories;
- A revised schools test that adjusts program capacity and developers' wait time, and that imposes a scaled public school facilities surcharge for developers and a new household fee dedicated to public school construction;
- A requirement to convene a review committee at a minimum at the conclusion of every General Plan cycle; and
- Exemption of Downtown Columbia from the 300 unit annual allocation limit for a single elementary school district if the school region within which the school district resides is over 100 percent capacity.

II. A History of Howard County's Adequate Public Facilities Ordinance

The Law's Origins

The Adequate Public Facilities Ordinance (APFO) is a land use policy first recommended in Howard County, Maryland's 1990 General Plan to manage the pace of growth. The Plan suggested the enactment of legislation requiring adequate public facilities as a condition of subdivision or land development approval. In response to this mandate, then County Executive, Charles Ecker, established the Commission on Adequate Public Facilities. This Commission was tasked with developing legislative recommendations that tied future development to the adequacy of public facilities, namely schools and county roadways. The legislation, supported by the County Executive and passed by the County Council on April 10, 1992, linked residential construction to an elementary schools test, a school regions test, a roads test (both residential and commercial), and a housing unit allocations test. The law also established the building excise tax and dedicated it to road mitigation.

Revisions to the Law and Other Related Changes

In 2000, nearly a decade after APFO's initial passage, then County Executive James Robey appointed the Adequate Public Facilities Ordinance Committee to review the existing Ordinance and update it to account for demographic and economic shifts that affected growth. The committee identified two primary gaps in the law that again were accepted by the County Executive and passed by the County Council. Incorporated into the Ordinance were a new middle schools test and a lowering of the program capacity at which a school is deemed closed from 120 percent to 115 percent. Other changes included:

- Added: No more than 300 allocations shall be granted in one year in a single elementary school district if the elementary school region within which the elementary school district is located exceeds 100 percent of capacity;
- Amended: The study area for which the APFO road test applies shall increase from 1 mile to 1.5 miles from the entrance of the new project;
- Amended: The granting of housing unit allocations shall change from the elementary school regions to the Department of Planning and Zoning (DPZ) planning areas tied to the 2000 General Plan;
- Added: The housing unit allocations chart shall contain a category for age-restricted housing units; and,
- Amended: References to *'adequate public facilities'* shall expand in meaning from *'schools'* and *'roads'* to also *'other facilities'*.

As of 2015, though no formal task forces had been formed to review the Ordinance since 2000, the County Executive and Council continued to alter the law as the landscape of the county evolved. These changes largely followed general plan policies that included revitalization efforts, reclassifications of county geography, and an acknowledgment that planning conform to the needs of specific populations. For example, the County adopted a category for Moderate Income Housing Units (MIHU) in 2006 to address growing demand for affordable housing (this category was subsequently removed in 2013 with the adoption of *PlanHoward 2030*).

Though the 2000 General Plan contained a reduction in the number of available housing unit allocations from approximately 2,500 units per year to 1,500 units per year, it included a new housing unit allocation category for Route 1 because of the County's desire to revitalize the Route 1 corridor. Similarly, the County established a unique category for Downtown Columbia upon passage of the Downtown Columbia Plan, a General Plan amendment. At the same time APFO was amended to add housing unit allocations specific to Downtown Columbia, the APFO roads test was amended to include an additional provision only applicable to Downtown Columbia that suited its urban design.

In 2004 the Maryland General Assembly authorized Howard County to impose a public school facilities surcharge on residential construction. Revenue collected under the surcharge may only be used for renovations and debt service payments.

Howard County's housing unit allocations categories deliberately reflect the county's diverse geography. The General Plan divides the allocations accordingly. These divisions, like the targeting of investment in new areas of the county, undergo changes that are in part governed by APFO. For example, in 2007 a new housing unit allocation category for green neighborhoods was added, and as a way to place greater focus on the county's Designated Places map, allocations across certain categories were pooled. A new shared allocation pool was also added upon adoption of *PlanHoward* 2030 where projects in both the Established Communities and the Growth and Revitalization areas could access the same allocations.

III. The Need for Review in 2015

APFO was instituted to help the County adapt to the pressure that growth places on school and roadway capacity. The 2015 DPZ Transition Team Report recommended that County Executive Kittleman review APFO to consider factors that have the potential to influence growth in new ways. Projected population trends and the effect of recent policy decisions also prompted a need for review. In order to address citizen concerns over APFO's effectiveness and its relevance to present day realities, the County Executive assembled a diverse group of community members to complete this task with the intent of balancing areas of expertise, opinions, and interest in order to conduct a thorough review of the existing Ordinance.

Schools

Over the past 20 years, the number of households in Howard County has increased by 38 percent while student population has increased 44 percent. These growth patterns have resulted in the construction of ten elementary schools, six middle schools, and four high schools. The link between student growth and the construction of new school facilities is growing in significance given recent policy decisions that instituted all-day kindergarten and favored less redistricting and smaller class sizes. The table below depicts household and student growth alongside school counts between 1995 and 2015.

Howard County Population Growth and School Counts

Year	*E.S.*	*M.S.*	*H.S.*	*Households*	*% Growth*	*Students*	*% Growth*
1995	31	14	8	80,774		37,323	
2005	37	19	12	97,885	21%	47,795	28%
2015	41	20	12	111,707	14%	53,637	12%
Total Growth	**32%**	**43%**	**50%**		**38%**		**44%**

Source: Howard County Department of Planning and Zoning *Population and Construction Report*, Howard County Public School System *September 30 Official Enrollment Reports*

Student enrollment at a number of county schools presently exceeds 115 percent of their board-approved program capacity. That said, capacity utilization is not uniform throughout the county. A majority of schools in the western portion of the county are under 115 percent program capacity (including several under 100 percent), while overcapacity schools are most common in the northern and eastern portions of the county.

The Howard County Public School System's (HCPSS) complete Open/Closed Chart approved by the County Council in 2015 provides school-specific capacity utilization detail for all elementary and middle schools. It is included as Appendix R in this report.

Roads

Traffic patterns on county roadways have evolved as communities expanded, state highways aged, and secondary roads increased in number. At the same time, citizen demand for non-vehicular traffic has also grown. As portions of the county move closer toward an urban environment, the County has recognized the need to begin laying the groundwork for a transportation network that also meets the needs of pedestrians, bicyclists, and those that take public transit and encourages use of these alternative means of transportation.

IV. Task Force Composition

The County Executive signed Executive Order 2015-05 on May 26, 2015[1], which officially established the Adequate Public Facilities Review Task Force ("task force"). In it, he charged the members with reviewing the current APF Ordinance and making recommendations as to possible improvements. All elements of the law were open for assessment including the allocations test, school test, and roads test methodology. In addition, he asked the task force to consider other public facilities tested in surrounding jurisdictions. A list of the members and affiliations are included in the table below.

APF Review Task Force Members Roster

Name	*Affiliation*
Diane Mikulis (Chair)	Former Chair, Howard County Board of Education
Cole Schnorf (Vice Chair)	Senior Vice President and Director of Development, Manekin
Reginald Avery	Oakland Mills representative, Columbia Association/PTA Council
Marianne Brackney	Community Representative At-large
Steven Breeden	Principal, SDC Group
Jeff Bronow*	Division Chief of Research, Howard County Department of Planning and Zoning
Diane Butler	Zoning Chair, St. John's Community Association
Richard Freas	Retired Deputy Chief, Howard County Department of Fire and Rescue Services, Community Representative from District 3
Heidi Gaasch	Community Representative from District 5
Joel Gallihue*	Manager of School Planning, Howard County Public School System
Anna Marie Gannon**	Howard County educator
Alice Giles	Member, Howard County League of Women Voters
Dave Grabowski	Former Chair, Howard County Recreation and Parks Advisory Board, Community Representative from District 1
Bruce Harvey***	President and Co-Owner, Williamsburg Homes
Abby Hendrix	Community Representative from District 2
Stu Kohn	President, Howard County Citizens Association
Caryn Lasser	Community Representative from District 4
Brent Loveless	Community Representative At-large
Lisa Markovitz	President, the People's Voice, LLC
Christine O'Connor	Chair, Howard County Board of Education
Paul Revelle	Board of Directors, Bridges to Housing Stability/Housing Advocate
Patty Smallwood	Real Estate Agent, The Smallwood Team
John Startt	President, JST Builders
Sharonlee Vogel	Former Chair, Howard County Transportation Board
Rick Wilson	Principal, Folly Quarter Middle School
*Non-voting members **Resigned ***Appointed by amended Executive Order 2015-8	

[1] Executive Order 2015-8 amended Executive Order 2015-5 to include an additional member, Bruce Harvey

V. Task Force Process

Meeting Contents

The APF Review Task Force met 22 times over the course of ten months. The initial meetings focused on educating the members of the provisions within APFO and the metrics that inform growth management. Subject matter experts from DPZ and HCPSS presented relevant data on population growth and housing projections. Howard County Department of Public Works informed members how public facilities are constructed, managed, maintained, and financed. The planning efforts of the Howard County Departments of Fire and Rescue Services (DFRS), Police, Recreation and Parks, and the Office of Transportation rounded out the discussion of additional public facilities that fall under the County's purview. These agencies served as advisors throughout the course of the task force's work, making routine appearances at task force meetings and providing supplemental research as requested. All literature gathered and prepared for the task force are included as an appendix.

The task force transitioned to a review of the APF Ordinance and the development of study areas, which formed the basis of debate and establishment of recommendations. Originally, the task force was to complete its work in early December. However, as the education phase of the process was extended, it became necessary to also extend the task force's completion schedule. The County Executive filed an amended Executive Order 2015-12, which revised the report due date to April 1, 2016. The table below provides details of each meeting.

Meeting Summary

Date	*Subject*	*Presenter(s)*	*Voting Member Attendance (Present-Absent)*
June 4, 2015	History of APFO	Joe Rutter	20-3
June 17, 2015	Overview of Howard County land use and population – past, present and future; household projection methodology	Jeff Bronow, Department of Planning and Zoning	18-5
July 1, 2015	APFO allocations and open/closed school tests - how does APFO work and its effect on development pace, past and current status	Jeff Bronow, Department of Planning and Zoning	17-6
July 15, 2015	The open/closed school chart; New school construction and the redistricting process; Where is the growth coming from? New vs. existing housing	Joel Gallihue, Howard County Public School System	22-1
July 29, 2015	Roads Test	Chad Edmondson, Department of Planning and Zoning; Mark	19-4

		DeLuca, Department of Public Works	
August 26, 2015	Open discussion		20-3
September 9, 2015	Transportation; Recreation and Parks	John Powell and Chris Eatough, Office of Transportation; John Byrd, Department of Recreation and Parks; Mark DeLuca, Department of Public Works	18-5
September 24, 2015	Review of APF Ordinance and finalization of study areas list		20-3
October 14, 2015	Public safety	Chief Gary Gardner, Police Department; Chief John Butler, Department of Fire and Rescue Services	15-8
October 28, 2015	Finalize review of APF Ordinance		19-4
November 4, 2015	Debate study areas and form recommendations – Allocations Test*		19-4
November 10, 2015**	Debate study areas and form recommendations – Allocations Test		22-0
November 18, 2015	Presentation regarding waiver process; Debate study areas and form recommendations – Schools Test	Kent Sheubrooks, Department of Planning and Zoning	20-2
December 2, 2015	Debate study areas and form recommendations – Roads Test		18-4
December 9, 2015	Debate study areas and form recommendations – Schools Test		20-2
December 15, 2015	Debate study areas and form recommendations – Schools Test, Fiscal		20-2
December 16, 2015	Debate study areas and form recommendations – Schools Test, Fiscal		18-4
December 22, 2015	Debate study areas and form recommendations – New Metrics		20-2
January 13, 2016	Debate study areas and form recommendations – New Metrics, Administrative, Fiscal	Chief John Butler, Department of Fire and Rescue Services; Chris Eatough, Office of Transportation	18-4
January 27, 2016	Debate study areas and form recommendations – Schools Test, Downtown Columbia		17-5
February 10, 2016	Debate study areas and form		18-4

	recommendations – Schools Test, Allocations Test, Roads Test, Administrative, Fiscal, New Metrics, Downtown Columbia		
March 9, 2016	Amend and approve APF Review Task Force committee report		17-4
*See list of content areas in Section VI; non-APFO action items were debated and voted on throughout all meetings **Task Force voting membership dropped from 23 members to 22 members			

Voting Procedure

Each member named in Executive Order 5-2015 and Executive Order 8-2015 was afforded a vote on each motion brought before the body, unless a member was designated as non-voting. No members were awarded proxies to vote in their stead. The task force decided that in order for a motion to pass, two-thirds of the total voting members, as designated in EO 5-2015 and EO 8-2015, must have voted in the affirmative. Through November 4, 2015, passage of a motion required 16 members. Upon the resignation of one member, Anna Gannon, as of November 10, 2015, passage of a motion required 15 members.

An Account of the Meetings

Agendas and summaries were prepared for every meeting and distributed to members and the public electronically beforehand. All meetings were recorded. Howard County established a website to publicize the recordings of the meetings and accompanying documents. The link may be found at https://www.howardcountymd.gov/About-HoCo/County-Executive/Adequate-public-facilities-ordinance-task-force.

Citizen Input

The task force expressed an interest in soliciting public input on its work as well as the current Ordinance. In response, the County created the apfo@howardcountymd.gov email account, advertised by both the County and task force members. Citizens were encouraged to share their thoughts with the task force through this account. Nine emails were received in total and are included as Appendix E. All those who sent comments remained anonymous. All citizen suggestions were shared with the task force members regularly for their consideration.

VI. Recommendations

Content Areas

In total, the task force generated over 80 topics to debate. These areas spawned from the presentations delivered by county agencies and a review of relevant literature and data. The task force then divided its study areas into eight categories.

- Administrative;
- Fiscal;
- Allocations test;
- Schools test;
- Roads test;
- New metrics;
- Downtown Columbia; and
- Non-APFO action items.

The key findings from each category as well as all passed motions that received a two-thirds majority are presented below. All motions are included as Appendix B and contain the members' argument(s) against the motion.

Administrative

Discussions regarding administrative changes to APFO centered mainly on technical corrections to definitions, dates, the order of sections, and better linking APFO to other county laws. The task force recommended that any proposed APFO legislation stemming from its work shall contain these updates. One significant recommendation required the formation of future APFO task forces at specified times.

MOTION: Convene an APFO review committee at a minimum at the conclusion of every General Plan cycle
VOTE: 15-0
OPPOSITION VIEW: N/A

MOTION: Change the definition of 'minor' using the definition included in the subdivision regulations
VOTE: 16-1
OPPOSITION VIEW: Current definition in APFO is already consistent with subdivision regulations definition

Fiscal

APFO currently relies upon two revenue streams to address mitigation, the building excise tax and the public school facilities surcharge. The task force tackled such important issues as dedicating a portion of the transfer tax to be used toward mitigation, the elimination of certain fees-in-lieu, and more accurately tying new development fees to the cost of upgrading public facilities. A review of the Maryland Department of Legislative Services' analysis of impact fees and excise taxes shed light on how Howard County's fee rates compare to other Maryland jurisdictions (see Appendix Q). Ultimately, the task force passed one significant amendment to the county's current fee structure for new development in conjunction with a change in school program capacity (see Schools Test section below).

Allocations Test

Of all the content areas, motions related to allocations yielded the most consensus. Significant recommendations included an exemption for MIHUs from the allocations test and alterations to how units are distributed and shared among allocation categories.

MOTION: Exempt MIHU units from allocations test; schools and roads test still applies; exemption does not apply in Downtown Columbia; cap exemption at amount of required MIHUs
VOTE: 20-0
MINORITY VIEW: N/A

MOTION: Apply APFO tests at Environmental Concept Plan (ECP) stage rather than sketch plan stage of subdivision regulations process
VOTE: 20-1
MINORITY VIEW: Density is not properly defined at ECP stage; timing is problematic; change in process does not address infrastructure

MOTION: Remove the allowance of shared allocations across Established Communities and Growth & Revitalization categories
VOTE: 18-1
MINORITY VIEW: Motion does not address from where incremental increase in units come for high density rezoning areas

MOTION: Allow additional new allocations for properties rezoned to a higher density in Established Communities to be taken from Growth and Revitalization planning area closest to rezoned project as determined by DPZ, except from Downtown Columbia
VOTE: 18-4
MINORITY VIEW: The term 'close' is ill-defined; opposition to floating zone concept

Schools Test

The schools test discussion generated the task force's most layered recommendation. It is designed to address the concern many task force members expressed regarding school overcrowding including the use of relocatables as alternate classroom sites. The motion combines an adjustment to program capacity, developers' wait time, a scaled public school facilities surcharge, and a new fee proposed on all households dedicated to public school construction. A fiscal impact study of the motion has not yet been conducted, but would be a beneficial analysis.

MOTION: (1) Change program capacity at which a school is deemed open to 110%; (2) If projected enrollment lies between 110% and 115% of program capacity then developer can move forward if it pays a public school facilities surcharge double the amount in current law; if projected enrollment is over 115% and up to 120% of program capacity then developer can move forward if it pays a public school facilities surcharge triple the amount in current law; (3) The developer's wait time for the allocations and schools test combined shall not exceed 5 years contingent on the receipt of allocations within the 5 year time period; the last development plan shall be allowed to be processed at the developer's risk; (4) All existing Howard County dwelling units excluding MIHU and age-restricted dwelling units shall pay an annual fee ($25 for apartment/condominium; $50 for townhouse; $75 for single family detached) that is dedicated to public school capital budget; (5) In an effort to identify efficiencies and better utilize existing space, HCPSS shall reduce its capital budget request by 2% per year for the next 5 fiscal years excluding revenue from the surcharge and the household fee in this motion
VOTE: 17-0-1
OPPOSITION VIEW: Fiscal projections not yet available

MOTION: Refer to 'Open/Closed Chart' as 'School Capacity Chart', use the term 'constrained' for those schools above the threshold percentage, and 'adequate' for those schools below the threshold
VOTE: 19-0
MINORITY VIEW: N/A

Roads Test

The task force reviewed the provisions that regulate grade separations, critical lane volumes, and traffic safety taking into account the fact needs vary whether assessing the Rural West or Downtown Columbia. The task force also looked at altering the traffic study process required for all new development. The County's limited jurisdiction over state roads was one factor that prevented the task force from passing significant changes to the Ordinance.

MOTION: Amend the following provision: "A facility owned by Howard County or any agency thereof where essential County Government services are provided, ~~including~~ *LIMITED TO* police services, fire prevention and suppression services, emergency medical services, highway maintenance, detention facilities, water treatment and supply, sewage disposal and treatment and solid waste disposal."
VOTE: 15-0-3
MINORITY VIEW: N/A

New Metrics

The task force contemplated the addition of many new tests beyond allocations, schools, and roads. Members selected the types of public facilities based on behavior shifts, industry dynamics, usage patterns, and perceived service gaps. They also formed ideas based on the existence of such tests in other Maryland jurisdictions that carried with them varying degrees of enforceability. New tests were proposed for public safety (including police, fire, and emergency medical services), recreation and parks, solid waste, health (including hospital emergency departments), energy, and connectivity. Despite recognition that each of these areas face important planning-related challenges, in general it proved difficult to quantify an effective mitigation strategy and correlate it exclusively to new development. Ultimately, one healthcare-related change was passed, which would make it easier for residential healthcare facilities that serve the aging population to operate in Howard County by allowing them to bypass the allocations test.

MOTION: Exempt age-restricted projects that incorporate continuing care and/or intermediate care services from the allocations test as these projects help our elderly population and reduce the need for other medical facilities
VOTE: 16-2
OPPOSITION VIEW: May increase EMS demand

Downtown Columbia

The passage of the Downtown Columbia Plan envisioned an urban landscape unique in Howard County. As a result, the laws that governed growth management did not fully comport. The County amended APFO with provisions specific to Downtown Columbia to accommodate the makeup of a successful urban environment. An additional amendment was added to this section of the law that exempted Downtown Columbia from the standard allocation limit of 300 units per school district.

MOTION: Exempt Downtown Columbia from the 300 unit annual allocation limit for a single elementary school district if the school region within which the school district resides is over 100% capacity
VOTE: 18-4
MINORITY VIEW: Restriction is already limited for four years; schools are regional, not Downtown Columbia-specific

Non-APFO Action Items

The task force recognized early on that APFO is not a standalone document, but rather ties to other zoning and infrastructure-related county laws. APFO's connection to these laws offered the task force an opportunity to recommend improvements and corrections that although not within the Ordinance should be updated to better align with it. Amendments were therefore passed for Howard County's General Plan, the Subdivision Regulations, and the Design Manual. Though not recommended as a change to any existing law, the task force passed a motion that suggested the County review the zoning regulations that govern infill development as a means of better managing environmental protections and growth.

MOTION: Include ECP in subdivision regulations
VOTE: 21-0
MINORITY VIEW: N/A

MOTION: Increase Established Communities annual allocation from 400 to 600, decrease Growth and Revitalization annual allocation from 1,200 to 1,000 - contingent on elimination of shared allocation pool
VOTE: 18-1
MINORITY VIEW: Motion does not follow *PlanHoward 2030* recommendation

MOTION: Require the County to develop a plan of action to address DFRS' public water supply/cistern needs in the western portion of the county
VOTE: 17-0
OPPOSITION VIEW: N/A

MOTION: Raise CLV from 1500 to 1600 for Downtown Columbia in the Design Manual to be consistent with APFO
VOTE: 16-2
OPPOSITION VIEW: The motion worsens traffic standards

MOTION: Request the County to review the feasibility of an energy test that contains a mitigation requirement based on optimal cost-to-efficiency ratios
VOTE: 17-0
OPPOSITION VIEW: N/A

MOTION: Support DPZ's process of reviewing infill regulations to include such things as stormwater management and the density exchange program; urge that process is complete in 2016; fast track this motion if the County Council considers legislation on the subject prior to submission of the APF Task Force report
VOTE: 15-1
OPPOSITION VIEW: Motion is too broad

VII. Future Considerations

Regarding the Recommendations

The task force advises the County Executive consider forming an internal government workgroup assigned with the responsibility of evaluating the fiscal impact of the recommendations and the feasibility of implementing them. For those motions deemed fiscally prudent and operationally practical, the task force advises the County Executive to incorporate them into legislation and file it with the County Council for its adoption.

A number of motions did not pass but fell a few votes short of achieving the required two-thirds majority per the Voting Procedure, sometimes due to low task force attendance. For these motions, the task force advises they receive additional consideration in the form of research and review among relevant county stakeholders.

Finally, the task force approved a list of recommendations unrelated to APFO but worthy of attention. The task force advises the County Executive to carry out those recommendations, which include but are not limited to revising other parts of County law.

Regarding Future APFO Committees

The task force unanimously approved a motion recommending an APFO review committee at a minimum at the end of every General Plan cycle. Should the County Executive propose and the County Council adopt this motion, the task force offers guidance on future governance structures.

Attendance challenges at meetings potentially compromised passage of a number of motions due to the two-thirds majority requirement. The task force recommends that future committees set voting thresholds based on attendance rather than membership to minimize the impact less engaged members have on the process.

The task force urges future committees to be mindful of the role membership plays in its review process. Both prior APFO committees were comprised of a greater number of subject matter experts within county government. Their view of the Ordinance in general, how it is administered, and the effect any changes would have on the county is different than the view of a citizen committee, which is how this task force was constituted.

The task force received a greater level of education as a result, and voting results were more mixed. The prior two committees preferred motions be approved by consensus with the first committee requiring 100 percent member agreement. Though this task force loosened the

approval process to a two-thirds majority, it still limited a number of motions from passing that received a recognizable majority.

Finally, the task force recommends future leaders take into account the committee's size, timeline, and type of representation. These factors proved influential in the task force's work, discussions, and ultimate recommendations.

VIII. Conclusion

The study areas generated by the task force spurred robust debate. Members' motions varied from the elemental to the complex. The motions cast, the voting breakdown, and the rationale behind the opposition reveal a great deal about the nature of the task force's discussions. Though resolution was reached on the study areas by way of voting, sound approaches to address the study areas in more complete ways remain.

A full complement of materials is contained in the report's appendix. This research played an important role in focusing the task force's work on the pertinent, present day factors surrounding growth and provided members with a multitude of strategies and tools to better the County's ability to manage and plan for it.

IX. Appendices

Task Force Documents

Appendix A: APF Review Task Force Recommendation Considerations by Content Area
Appendix B: Master Vote Tally List by Content Area
Appendix C: Rules of Procedure
Appendix D: Executive Orders
Appendix E: Citizen Emails

Presentations

Appendix F: Growth Management Framework for Howard County APFO, *Howard County Department of Planning and Zoning*
Appendix G: Howard County's APFO –*Howard County Department of Planning and Zoning*
Appendix H: School Planning and the Adequate Public Facilities Ordinance –*Howard County Public School System*
Appendix I: Design Manual Volume III, Chapter 4 Adequate Road Facilities Requirements – *Howard County Department of Planning and Zoning*
Appendix J: APFO Task Force Downtown Columbia Requirements –*Howard County Department of Public Works*
Appendix K: Howard County Office of Transportation Presentation to APFO Task Force – *Howard County Office of Transportation*
Appendix L: Waiver Petitions – *Howard County Department of Planning and Zoning*

Research and Reports

Appendix M: Models and Guidelines Report, *Maryland Department of Planning*
Appendix N: Adequate Public Facilities Ordinances in Maryland, *Maryland Sustainable Growth Commission*
Appendix O: Adequate Public Facilities Ordinance Inventory for Maryland Jurisdictions, *Maryland Department of Planning*
Appendix P: Market Analysis and Strategic Implementation Analysis: US Route 1 and Snowden-River Pkwy/Dobbin Rd Corridors, *RCLCO*
Appendix Q: County Development Impact Fees and Building Excise Taxes in Maryland, *Maryland Department of Legislative Services*
Appendix R: 2015 Open/Closed Chart, *Howard County Public School System*
Appendix S: 2014 Howard County School Enrollment Projections, *Howard County Public School System*
Appendix T: 2014 Feasibility Study, *Howard County Public School System*

Appendix U: 2015 Feasibility Study, *Howard County Public School System*
Appendix V: Schools Test Information for APFO Committee, 11/4/15 Meeting, *Howard County Public School System*
Appendix W: APFO Questions and Answers, *Howard County Department of Planning and Zoning*
Appendix X: Response to APFO Questions, *Howard County Department of Fire and Rescue Services*
Appendix Y: Maryland County APFO Fire and EMS References
Appendix Z: Howard County Designated Place Types Map
Appendix AA: APFO's Relationship to Other Land Use Policies in Howard County
Appendix BB: APFOs in Other Jurisdictions

County Law

Appendix CC: Building Excise Tax and Public Schools Facilities Surcharge
Appendix DD: Design Manual, Grade Separation
Appendix EE: Subdivision Regulations, Waivers

Open Meetings Act

Maryland Code, General Provisions Article, Title 3 (§§3-101-3-501)
Howard County Code §6.305

- **Applicability:** The Act applies when a quorum of a public body meets.
  - A quorum is a majority of members.
  - A public body is at least 2 individuals and is created through several ways enumerated in the law, such as the County Charter, law, resolution, or executive order.
  - A meeting occurs when a quorum of a public body meets to consider or transact public business. A meeting can be virtually, in person, over the phone, through group chats/text messages, or via e-mail if messages are exchanged with a quorum of members if they occur close in time.
  - Does not apply to a chance encounter, a social gathering, or any other occasion that is not intended to circumvent the law. A social gathering can turn into a meeting if a quorum is present and public business is discussed.
  - When meeting, the general public is entitled to attend.
- **Notice:** Reasonable advance notice is required and must include time/date/place of meeting and whether any part of the meeting is expected to be closed. Copies of notices must be kept for 3 years.
- **Agenda:**
  - State law requires an agenda to be provided either when notice is posted, if the items of business are known then, or as soon as practicable, but no later than 24 hours before the meeting. Howard County law requires an agenda be provided at least 3 days before the meeting.
- **Minutes:** State law require minutes to be prepared "as soon as practicable" after the meeting and to include each item the public body considered, the action on each item taken, and each vote. Howard County law requires minutes to be provided in at least 1 electronic medium.
- **Closed sessions:** A public body may meet in closed session only for specific, enumerated reasons in the law. These reasons are strictly construed in favor of open meetings.
  - Most relevant to advisory boards and commission would be to consult with counsel to obtain legal advice.
  - The public body must vote in open session to go into closed session.
  - There must be a written statement of the reason for closing the meeting, including legal citation and a list of the topics to be discussed. This statement must be kept for 3 years and "to the extent practicable", the statement must be posted online.
- **Trainings:** At least one individual who is an employee, an officer, or a member of the public body must receive training on the requirements of the open meetings law.
  - A public body may not meet in a closed session unless the public body has designated at least one member of the public body to receive the training
  - At least one trained individual must be present at each open meeting of the public body or the public body must complete a Compliance Checklist. For this reason, we suggest more than one member receive training. If only one member receives training and that member is not at the meeting, then the public body must complete the checklist.
- **Helpful links:**
  - Attorney General OMA website: https://www.marylandattorneygeneral.gov/Pages/OpenGov/OpenMeetings/default.aspx
  - OMA training: https://www.igsr.umd.edu/VLC/OMA/class_oma_title.php



RULES

Adequate Public Facilities Review Committee Procedures for Consideration
Approved September 9, 2024

Meetings

- All meetings will follow Roberts Rules of Order. (robertsrules.org)
- All members are expected to make every effort to attend all meetings. If a meeting is missed, the member will have the opportunity to review the video and materials once they are posted on the website. Those who know they have an unmovable conflict should notify the staff and the Chair in advance.
- During briefings, the presenter will determine how to handle questions - whether during the briefing or at the end.
- The Chair will lead all group discussions.
- Members will be aware of the limited time in the meetings and will therefore express themselves succinctly to allow time for others to share their thoughts and opinions.
- Members shall respect the diverse points of view expressed by fellow members.
- Only appointed members may speak during discussions unless recognized by the Chair. (Members of the public are welcome to attend but are not members of the committee and are not entitled to speak.)
- While some members represent specific constituencies, all are expected to be open- minded and keep the best interests of the county as a whole in mind.
- Members who miss an excessive number of meetings may be asked to resign.

Communication outside meetings

- All committee members should check their email regularly and when a response is requested, will make the best effort to provide one within 48 hours.
- Members voicing their opinions outside of the scheduled open meetings should make it clear that they are only speaking for themselves and not for the committee. Only the Chair can speak for the committee.
- All relevant documents as well as video recordings of each meeting will be posted to the committee page on the county government web site.
- Requests for any documents to be emailed should be sent to the Chair and staff person of the committee so that they can be fulfilled.

Decision Making

I. Vote Composition
   a. Each member appointed will be afforded a vote on each motion brought before the body.
   b. A member may not have a proxy vote in their stead.

II. Vote Procedure
   a. The task force shall work towards consensus in producing its recommendations and report.

On issues where consensus or common ground cannot be found, differences of opinion shall be documented in meeting summaries and as needed, in the task force's report.

b. After a motion has been proposed and seconded and a call for discussion the Chair shall call for a vote. In order for the motion to pass a majority of committee members must vote in the affirmative.

Final Report

- The Chair will submit one report to the County Executive.
- The body of the report will document all motions that passed. These motions shall serve as the report's recommendations.
- All motions shall display the dissenting votes and a brief explanation of the dissenting motion.
- An appendix to the report shall be prepared, which will document all motions on which the committee voted.
- As with the recommendations, all motions documented in the appendix shall display the dissenting votes and a brief explanation of the dissenting opinion.



Past Meetings

PAST MEETINGS

Meeting 1

- Adequate Public Facilities Task Force 42
- Growth Management Framework 48

Meeting 2

- Overview and History of APFO 82
- HoCo By Design – APFO Guidance 112

Meeting 3

- School Feasibility Study 153
- Pupil Yield Study 167

Meeting 4

- Transportation 211
- Dept of Public Works *(Water/Sewer, Stormwater, Solid Waste)* 249

Meeting 5

- Fire and Emergency Services 274
- Police 293
- Hospitals 329

Meeting 6

- Public Hearing Recap 344

Meeting 7

- Affordable Housing Working Group APFO Recommendations 371
- Montgomery County 2024 Growth & Infrastructure 374

Meeting 8

- Excise Tax and Impact Fees 409
- Maryland Dept of Planning 418

Meeting 9

- APFO Inventory for Jurisdictions 436
- Presentation 451

Meeting 10

- Spending Affordability Presentation 464
- Review HoCo By Design Chapter 10 497

Meeting 11
- Housing Expansion Act of 2024 (HB 538) 464
- LRC vs SRC 497

Meeting 12
- Past APFO Committee Lessons Learned 616
- Residential Capacity Update 687

Meeting 13
- Motions Discussions 700

Meeting 14
- Affordable Housing Recommendation 705
- Montgomery Co Utilization Premium Payment 714

Meeting 15
- Meeting 15 Presentation 735

Meeting 16
- Meeting 16 Presentation 741
- APFO Committee Utilization Premium Payment 730

Meeting 17
- Public Hearing #2 741

Meeting 18
- Meeting 18 Presentation 780

Meeting 19 790
Meeting 20 791
Meeting 21 792
Meeting 22 793
Meeting 23 794

Howard County
Department of Planning & Zoning

3430 Court House Drive • Ellicott City, MD 21043 • 410-313-2350

Adequate Public Facilities Act Review Committee

Committee Meeting 1
August 28, 2024

- Welcome (5min)

- Introductions (10min)
  - Staff
  - Participants

- Meetings (30min)
  - Open Meetings Act
    - Refresher training
  - Expectations
    - Exercise

  - Calendar Review
    - Discuss twice a month on Wednesday
    - Discuss 6-8pm timeframe
    - Duration of Committee

BREAK (10min)

- Topics Covered through this process (10min)
  - HoCo by Design – APFO References
  - School Adequacy
  - Transportation Level of Service
  - Other public facilities not covered by APFO - Fire, EMS, Police, Public Works, Rec & Parks
  - Private services – Urgent Care and Emergency Departments

- Presentation – Growth Management Framework for Howard County's APFO (Presentation by Jeff Bronow 45min)

- Discussion (10min)

- Adjourn

- Next Meeting- TBD based on evening's discussion because of Sept. 11th

APFO
REVIEW COMMITTEE

Adequate Public Facilities Ordinance Taskforce

Meeting 1
August 28, 2024



Agenda

- Introductions (10min)
  - Staff
  - Participants

- Meetings (30min)
  - Open Meetings Act
    - Refresher training
  - Expectations
    - Exercise

  - Calendar Review
    - Discuss twice a month on Wednesday
    - Discuss 6-8pm timeframe
    - Duration of Committee
- Topics Covered through this process (10min)
  - HoCo by Design – APFO References
  - School Adequacy
  - Transportation Level of Service
  - Other public facilities not covered by APFO - Fire, EMS, Police, Public Works, Rec & Parks
  - Private services – Urgent Care and Emergency Departments

- Presentation – Growth Management Framework for Howard County's APFO (Presentation by Jeff Bronow 45min)

- Discussion (10min)

Expectations

Level Setting Discussion – for each person here Go around the room and tell us in a few sentences:

- Why are you here?
- What are your core beliefs on this issue and where do they come from?
- What are you hoping to accomplish?
- Where is an area that you have mixed feelings or doubts about this issue?

Howard County
Department of Planning & Zoning

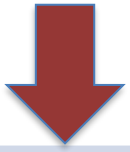
Adequate Public Facilities Task Force

Timing

- "Within one year of the enactment of the general plan … an Adequate Public Facilities Act Review Committee shall be convened." HCC § 16.1100(b)(3)(iv)(a).
- For HoCo By Design, Committee would start on or about October 19, 2024
- Duration - Maximum of 12 months to make recommendations to the County Council once they convene.

Howard County
Department of Planning & Zoning

Adequate Public Facilities Task Force



Summer ‘24

Appoint Members

Please share your names by mid-July

Early Fall ‘24

Kick-Off meeting

Host First Public Hearing

Late Fall ’24

Substantive learning and debate of APFO concepts

Winter ’25

Develop Draft Recommendations

Spring ’25

Host 2nd Public Hearing

Final deliberations

Summer ‘25

Forward final recommendations to council for consideration

Howard County
Department of Planning & Zoning

Adequate Public Facilities Task Force

Topics to cover Now through December
1st half of task force is focused on education.

- HoCo by Design – APFO References
- School Adequacy
- Transportation Level of Service
- Other public facilities not covered by APFO - Fire, EMS, Police, Public Works, Rec & Parks
- Private services – Urgent Care and Emergency Departments
- Best practices in APFO and what other jurisdictions are doing.

Howard County
Department of Planning & Zoning



Growth Management Framework for Howard County's APFO

Jeff Bronow, Chief
Division of Research
Howard County DPZ

August 28, 2024



Growth Management Framework

For Howard County's APFO

Howard County
Department of Planning & Zoning

- Growth Management Policy Overview
- Historical change in population & land use
- Development Monitoring System
- Household and population projections

Growth Management Policy

Howard County
Department of Planning & Zoning

- The General Plan sets the growth pace
- Housing unit projections are in the General Plan
- County & other agencies make use of projections
  (HCPSS, Fire, Police, DPW, Rec & Parks, Library, Baltimore Metropolitan Council)
- General Plan also sets other growth-related policies
  (location, density, redevelopment, MIHU, preservation & open space, infill, . . .
  ⇨ zoning and other regulations including APFO are implementation tools)

Growth Management Policy

Howard County
Department of Planning & Zoning

- Howard County's first General Plan was adopted in 1960.
- Followed by 1971, 1982, 1990, 2000, 2012, and 2023.
- APFO first adopted in 1992 following the 1990 General Plan.
- APFO periodically updated since then. Last time was in 2018.

History & Timeline

HoCo By Design is the latest addition in Howard County's history of general planning efforts. The General Plan has been updated in Howard County approximately every ten years (1960, 1971, 1982, 1990, 2000, 2012) and each Plan has responded to the challenges and opportunities of its time. HoCo By Design starts from the baseline of the 2012 General Plan—PlanHoward 2030. HoCo By Design is character-based and focuses on redevelopment of a mature community that has a high housing demand and employment capacity but is constrained by limited remaining undeveloped land. HoCo By Design aims to define a path to 2040 that is more equitable, more predictable, more sustainable, and more achievable for the County.

1960

Howard County's first General Plan envisioned accommodating its growing population of 36,000 residents through a largely suburban, large lot development pattern. This Plan was adopted in an era when major highway connections were being planned across the region.



1990

In the 1990 Plan, policies were adopted to better manage growth, calling for the establishment of an adequate public facilities ordinance, and density sending and cluster development options in the Rural West. The Planned Service Area (PSA) boundary was introduced that bifurcated land development patterns between east and west.



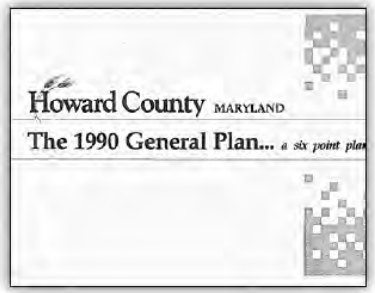
1960 — 1970 — 1980 — 1990 — 2000 — 2010 — HOCO BY DESIGN

Every Voice, One Vision



1971 & 1982

By the second General Plan's adoption in 1971, James Rouse's vision for Columbia as a planned city of 100,000 was well underway, with Columbians comprising nearly 15 percent of the County's population in 1970. Both the 1971 and 1982 Plans responded to the rapidly growing Columbia; they guided land development to locations with planned infrastructure, and established policies for agriculture and environmental preservation in the rural western portion of the County.



2000 & 2012

The last two Plans—adopted in 2000 and 2012—further focused on managing growth and working toward a more sustainable future measured in terms of environmental stewardship, financial stability, efficient use of existing infrastructure, and emphasis on redevelopment in the Route 1 and Route 40 Corridors, Downtown Columbia, and the Columbia village centers.

HOCO BY DESIGN

Growth Management Policy

Howard County
Department of Planning & Zoning

Excerpt from 1960 Howard County General Plan

The Planning Process

COUNTY PLANNING

"Planning is the art and science of preparing and administering within the framework of local government a long-range comprehensive general plan for the physical development of a county."

GOAL OF COUNTY PLANNING

The goal of planning is to further the welfare of the people in the county by creating a more efficient and attractive community environment.

NEED FOR PLANNING

Planning is needed to *prevent* or solve problems created by:

Expanding population and by increased demands for public services and facilities such as water, sewerage and storm drainage.

Increased school enrollment with the need for additional schools and teachers.

Greater use of the automobile which has created a tremendous demand for more and better highways.

Population growth which has created a need for more and better housing and a program for removing deteriorated houses and buildings.

Changing economic base with resulting pressure from institutions and firms to locate in counties.

Changing agricultural pattern with resulting decrease in agricultural employment.

Growth Management Policy

Howard County
Department of Planning & Zoning

Excerpt from 1990 Howard County General Plan

INTRODUCTION

along its suburbanized boundary. This Greenbelt does not preclude low intensity development, but will be a target of easement acquisition, directed clustering, and fee simple acquisitions to protect existing environmental and landscape resources in conjunction with related programs such as greenway planning.

In addition to the presentation of alternative Land Use Scenarios, the County produced a series of Issue Papers in the Fall of 1989 which dealt with the impacts of development on roads, schools, agriculture, fiscal and budget resources, and sewer capacity. These data-heavy products responded to the General Plan Guideline Task Force's priorities for study.

The General Plan spells out five significant growth management measures. In these, the County is to:

- **Stabilize western Howard County.**
  Encourage the continuation of farming; Preserve the existing rural character
- **Establish a more definitive suburban/rural demarcation.**
  Limit expansion of sewer service area; Establish a "mid-County greenbelt."
- **Take advantage of regional location for job growth and corresponding housing opportunities.**
  Ensure adequate sites for non-residential development; Advance housing programs to maximize housing opportunities for all segments of the public.
- **Establish public facilities level of service standards to ensure that new growth does not contribute to future facility deficiencies.**
  Utilize adequate public facility provisions in the existing Planned Employment Center (PEC) zone for all non-residential development.
- **Commit to a strong capital budget to provide adequate public facilities.**
  Pursue advance acquisition of public facility sites; Expand the role and function of the County capital budget and five-year capital program to expedite expenditure of funds toward provision of public facilities; Ensure that new growth pays its fair share towards public facilities whose need is attributable to such development.

These growth management measures ensure that Howard County, while still absorbing a significant amount of regional growth over time, will remain a moderate density jurisdiction and will provide for the type of housing necessary to support its job base expansion for a healthy economy.

Because of the effects of the Growth Management Act of 1989 and of a proposed Adequate Public Facilities Ordinance, this Plan forecasts an annual average residential growth rate of about 2,500 units over the next 20 years. The Plan proposes that a Development Monitoring System be put in place so that if residential growth significantly exceeds the forecasts, which provide the basis for calculating future infrastructure and services needs, measures to limit growth will be taken.

The Plan is based on maintaining existing adopted levels of service in infrastructure and services. Because of the probable dwindling of State monies for roads and schools, this maintenance of service levels will be costly, particularly since the County plans to contribute selectively to State road building to accelerate essential improvements. Fiscal analysis of the Plan shows that, as long as our employment and residential growth can meet forecasted levels, the net cost of new growth will be marginal over the Plan's lifetime. While the Plan does not set a timetable for implementation of impact fees, it suggests that this equitable method of expanding the County's budget to handle the effects of new development will be needed.

This twenty-year Plan is organized around six themes. These are: Responsible Regionalism, which relates the County to its region and develops policies relevant to this inescapable reality; Preservation of the Rural West, which treats all the issues of the West as a whole; Balanced Growth, which covers the gamut of land use and service relationships to provide for a well-balanced Plan; Working with Nature, which treats environmental issues from a wide variety of perspectives; Community Enhancement, which focuses on how to design better communities and enhance those that we have; and Phased Growth, which deals with matters of growth management and the Plan's implementation.

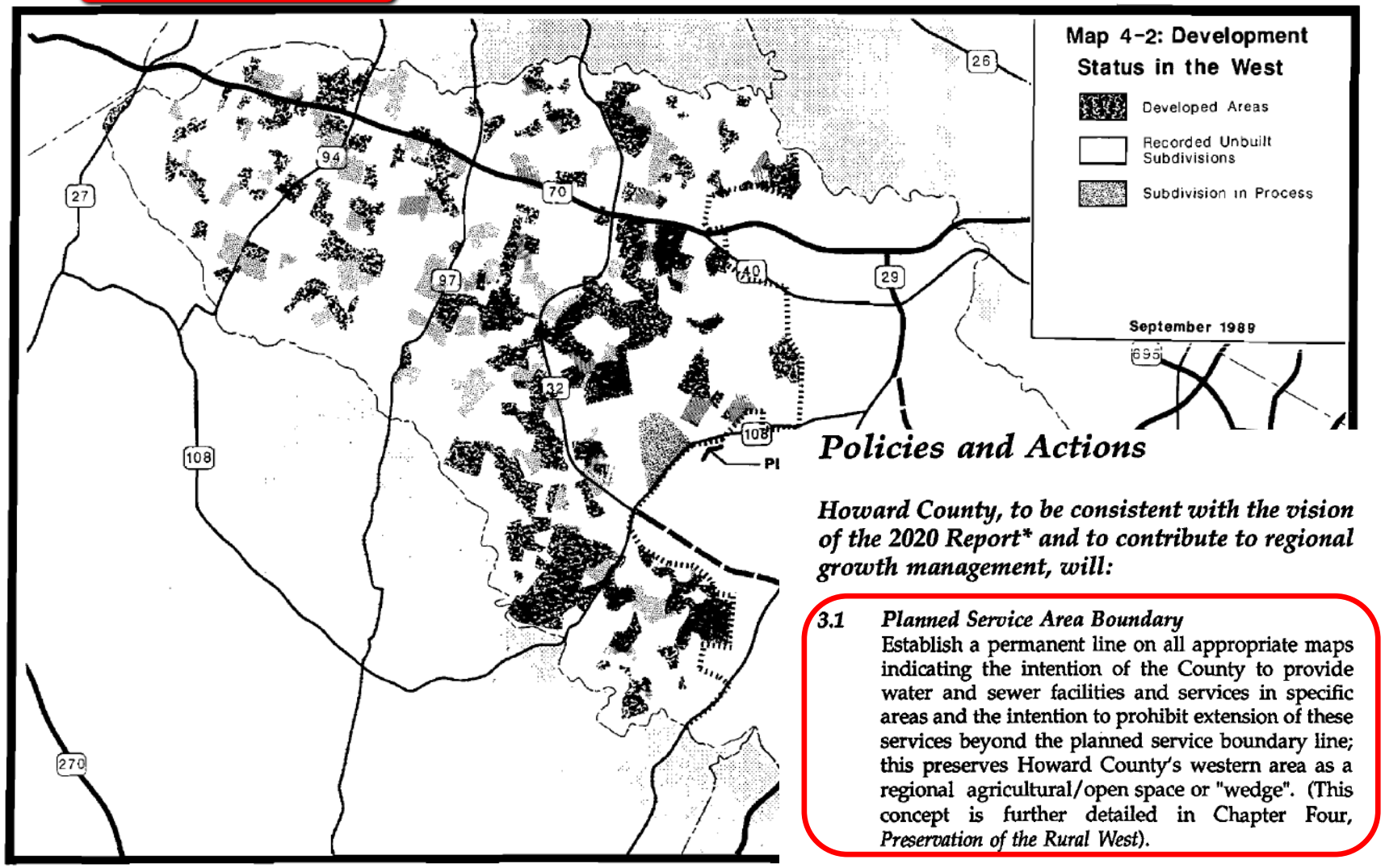
The next section of this Plan briefly explains how this document is formatted so as to ease the reader's passage.

Growth Management Policy

Howard County
Department of Planning & Zoning

PRESERVATION OF THE RURAL WEST

Excerpt from Howard County 1990 General Plan



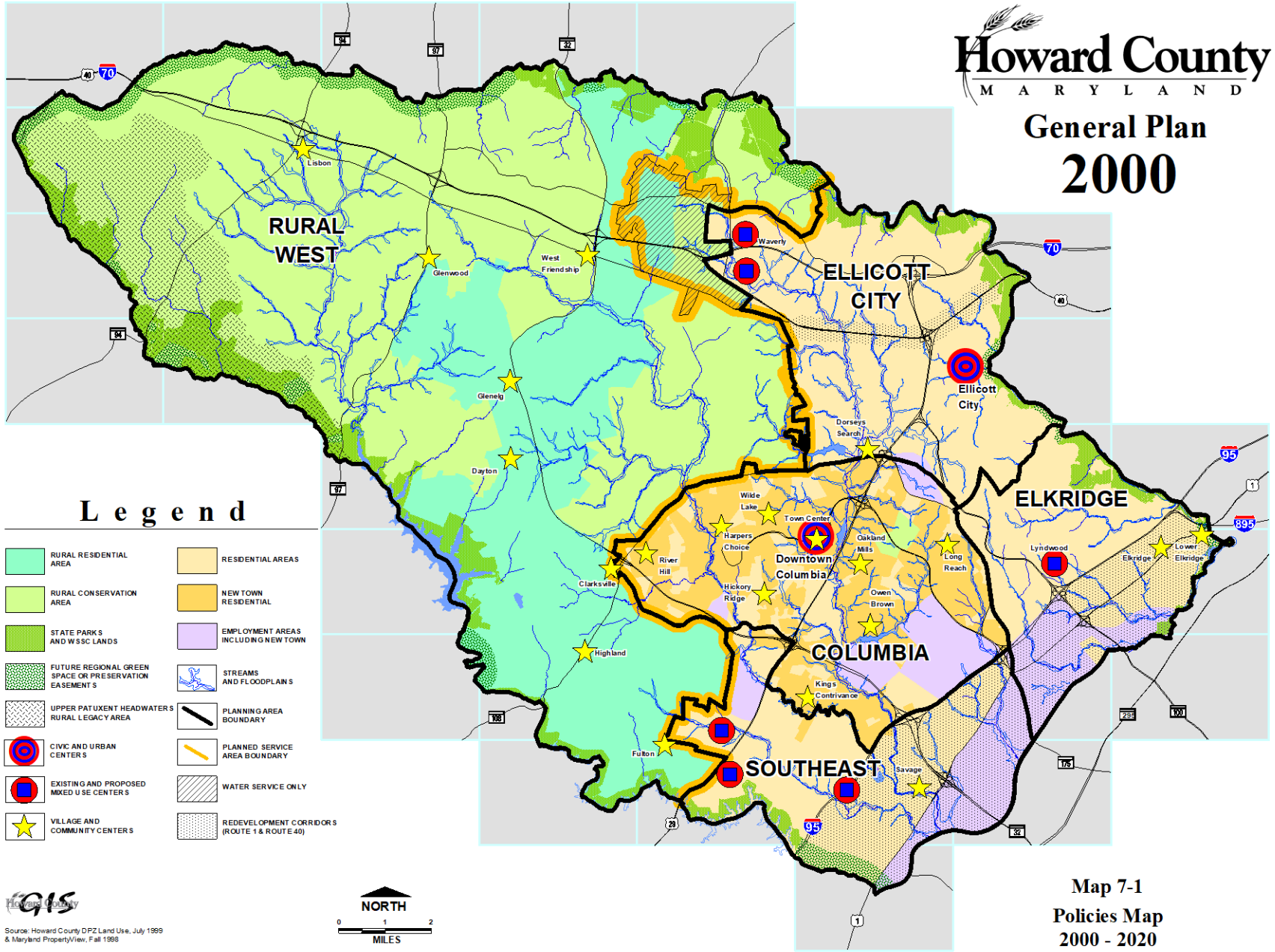
Policies and Actions

Howard County, to be consistent with the vision of the 2020 Report* and to contribute to regional growth management, will:

3.1 ***Planned Service Area Boundary***
Establish a permanent line on all appropriate maps indicating the intention of the County to provide water and sewer facilities and services in specific areas and the intention to prohibit extension of these services beyond the planned service boundary line; this preserves Howard County's western area as a regional agricultural/open space or "wedge". (This concept is further detailed in Chapter Four, *Preservation of the Rural West*).

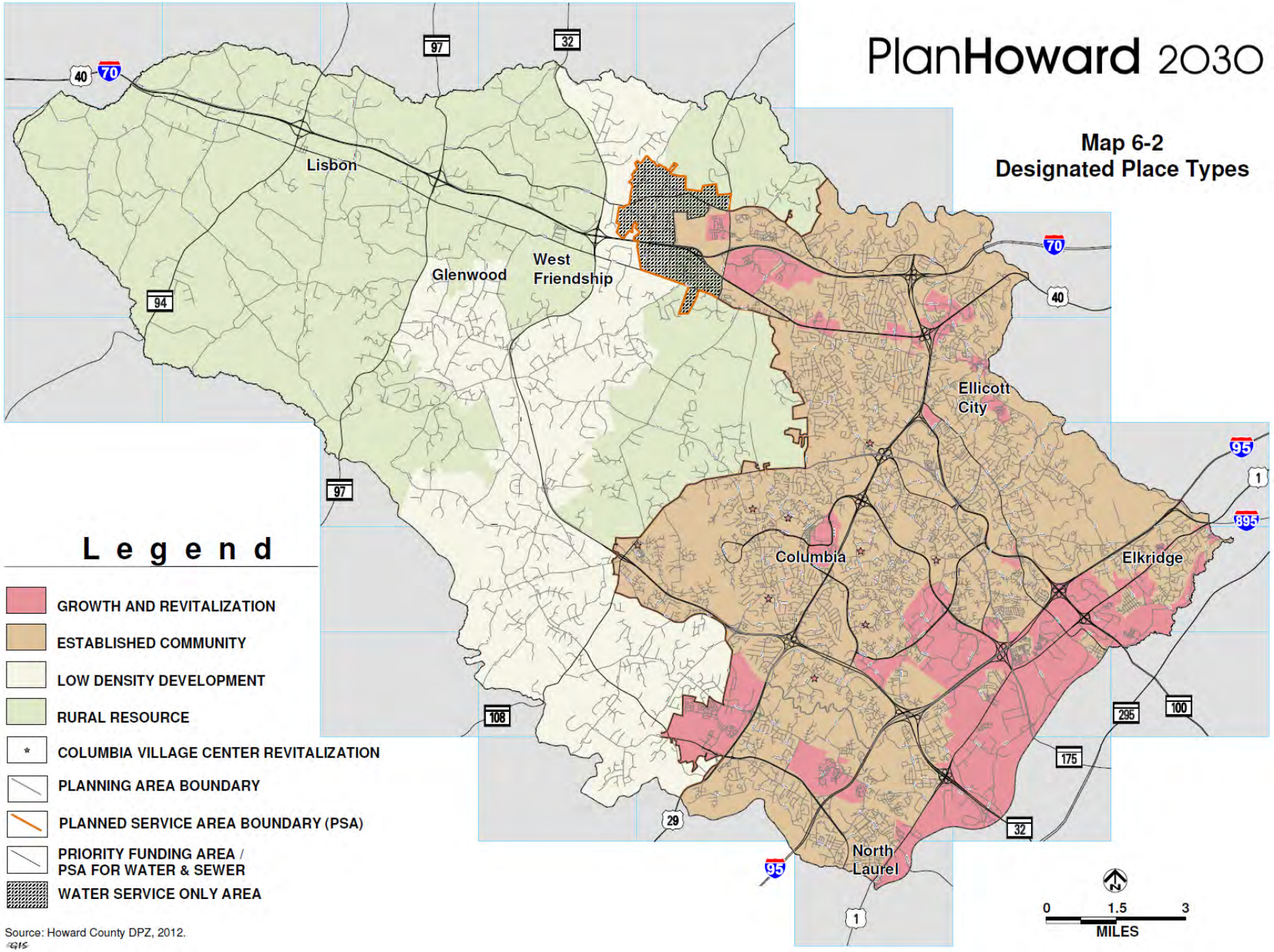
* The Report of the Year 2020 Panel to the Chesapeake Executive Council, December 1988.

Growth Management Policy



Howard County
Department of Planning & Zoning

Growth Management Policy



Howard County
Department of Planning & Zoning

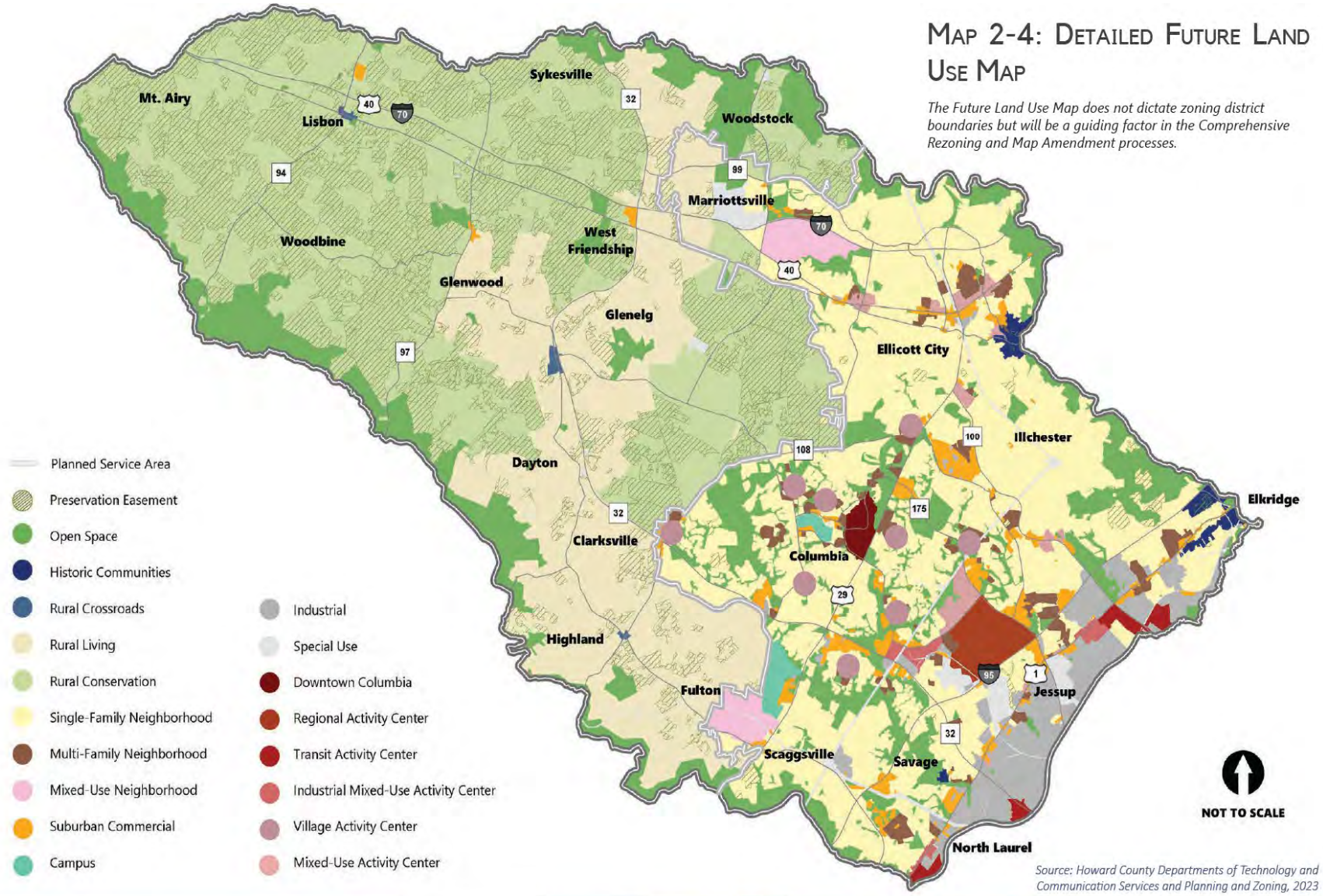
Growth Management Policy

Howard County
Department of Planning & Zoning

HoCo By Design

Map 2-4: Detailed Future Land Use Map

The Future Land Use Map does not dictate zoning district boundaries but will be a guiding factor in the Comprehensive Rezoning and Map Amendment processes.



Source: Howard County Departments of Technology and Communication Services and Planning and Zoning, 2023

HOCO BY DESIGN

Historical Change in Population & Land Use

Howard County
Department of Planning & Zoning

- Patterns are set by land use policy & implementing regulations.
- Pace of growth set by land use policy implemented under APFO
- Market also plays determining role.

What Drives Community Growth?

Howard County
Department of Planning & Zoning



Willing Property Owners

Property owners decide if and when land becomes available for future development, or if land might become available for permanent conservation.



Market Demand

The demand for different development types, patterns, and intensities is established by future buyers or renters attracted to the area (and their purchasing power) that will fill new products or pay different price points.



Government

Government ordinances, including zoning and subdivision regulations, manage development in line with the community vision established in the general plan.



Developers

The private sector helps decide who builds, what they build, where they build, and why they build in a community, which is driven primarily by when a developer is confident about the other growth factors and decides to 'take the chance' to start a new project.

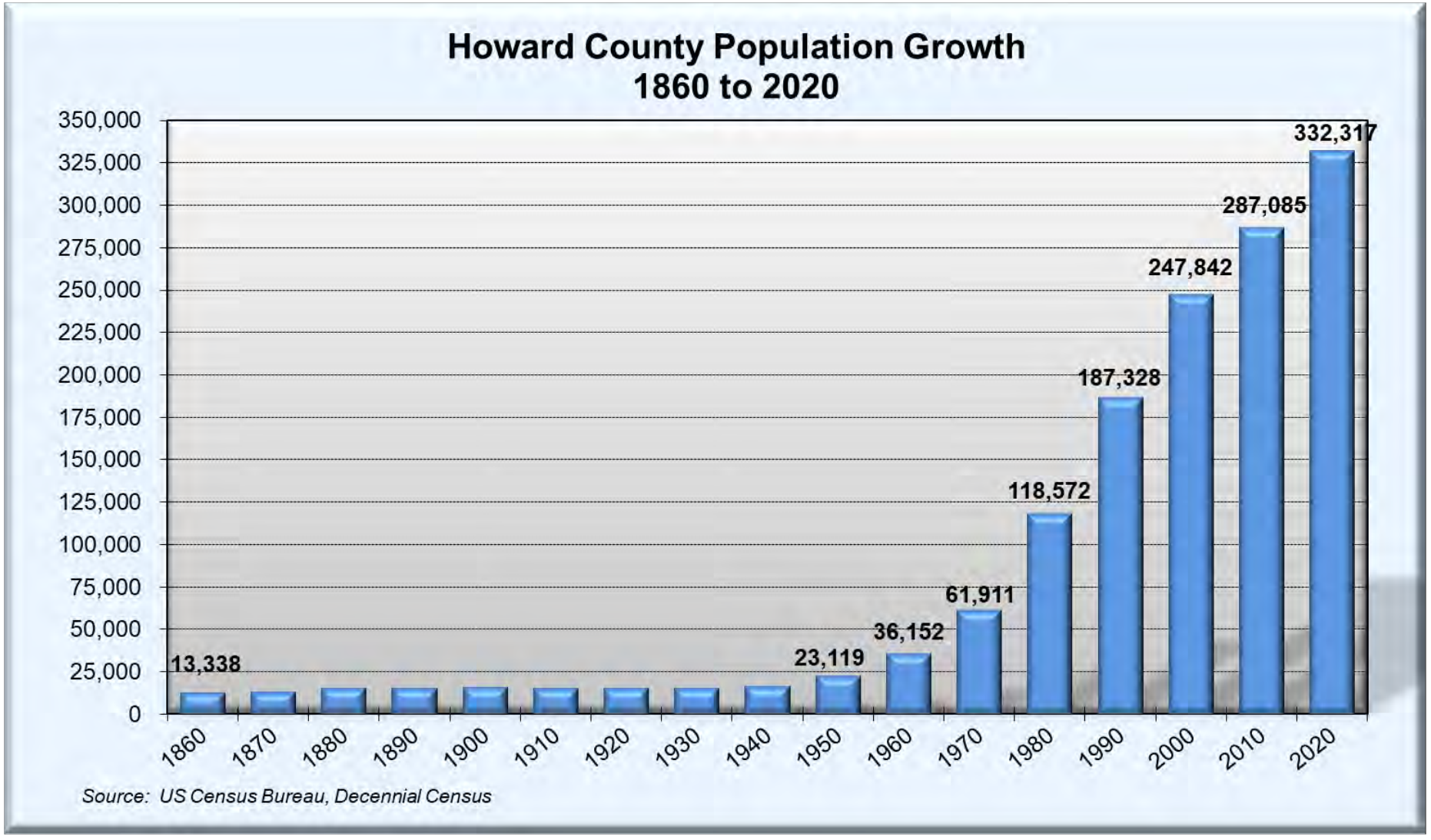


Lending Community

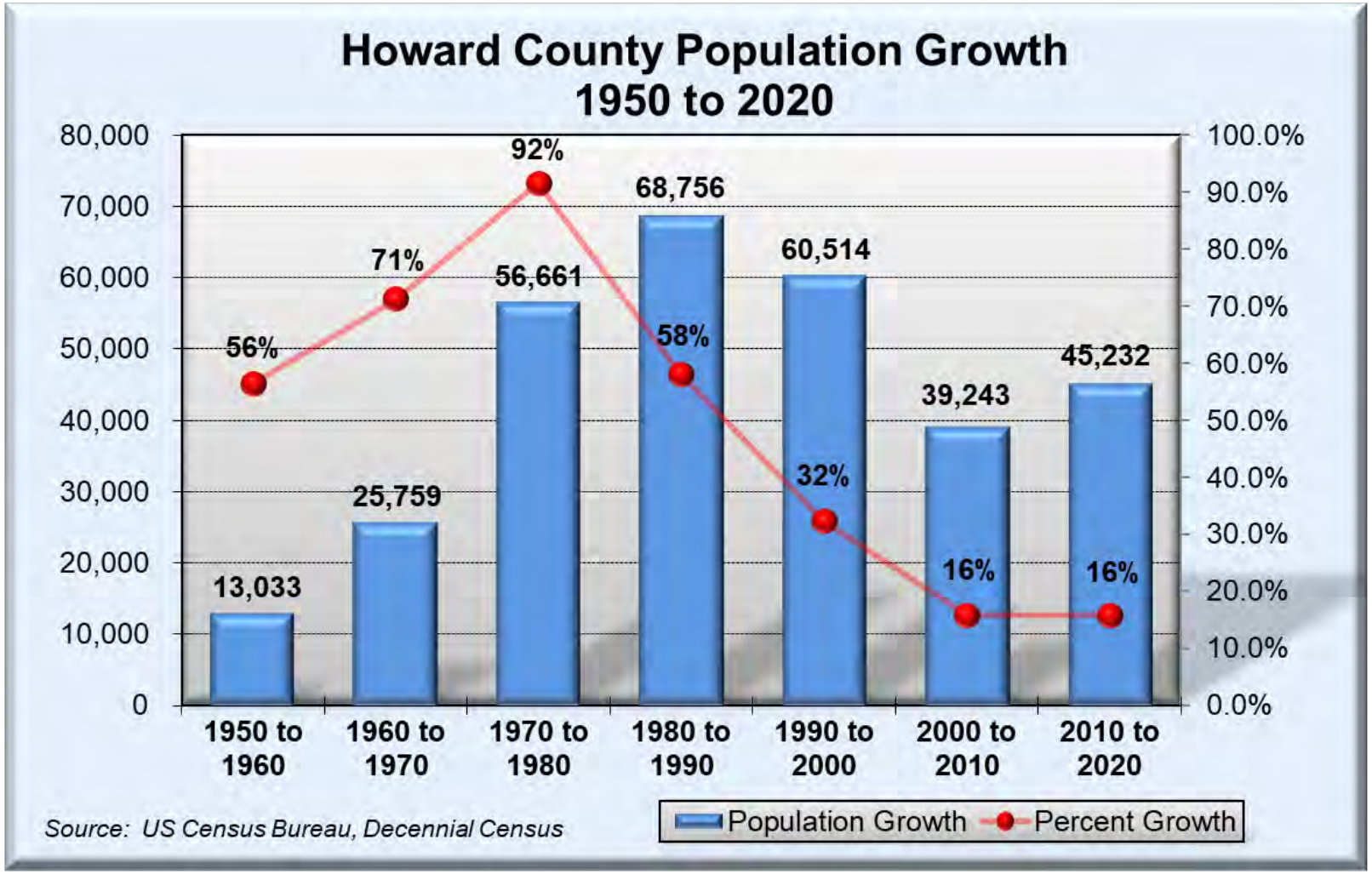
Banks and other institutions establish minimum lending criteria and set interest rates for borrowing money needed to fund new development.

Historical Change in Population & Land Use

Howard County
Department of Planning & Zoning



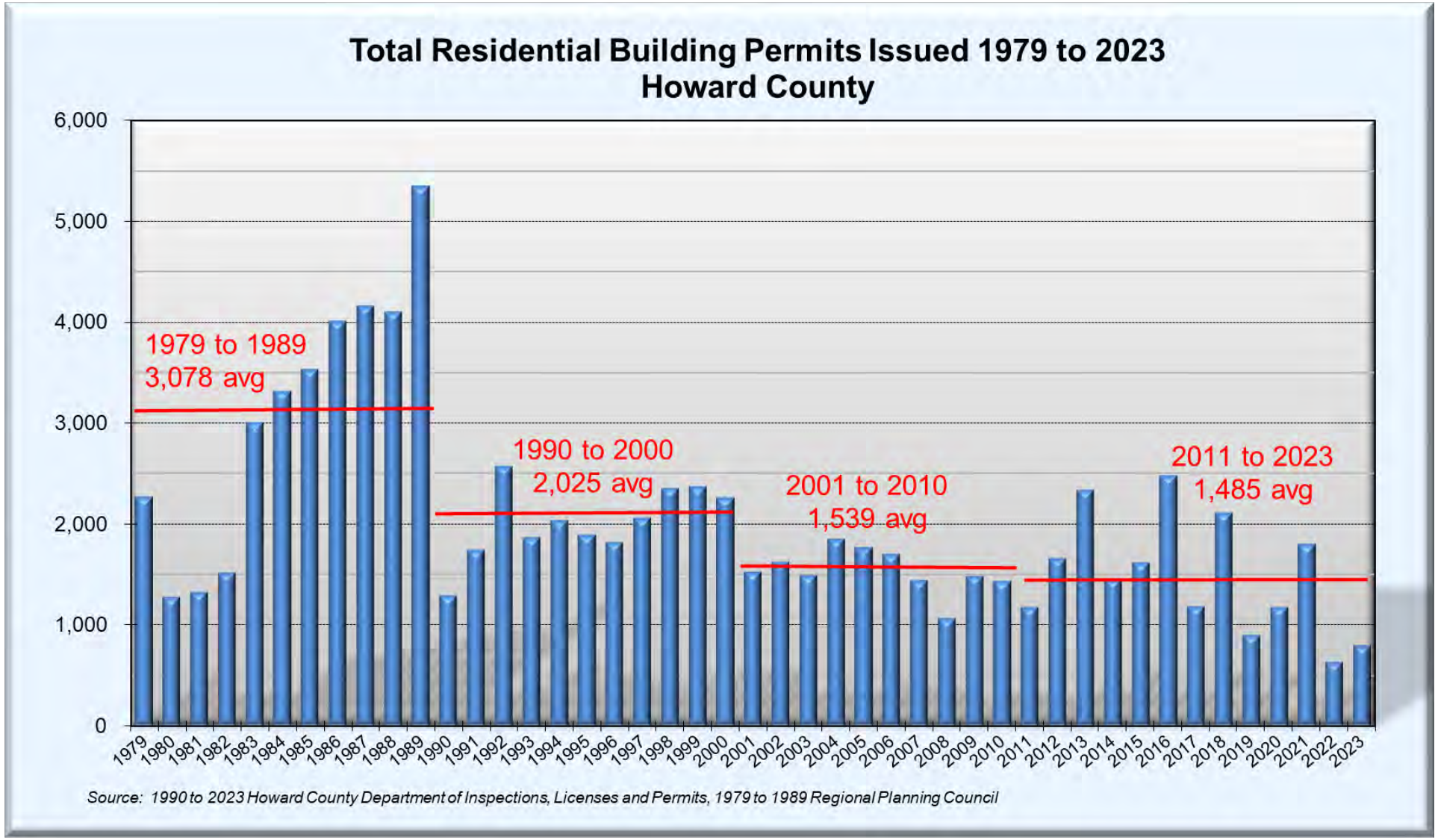
Historical Change in Population & Land Use



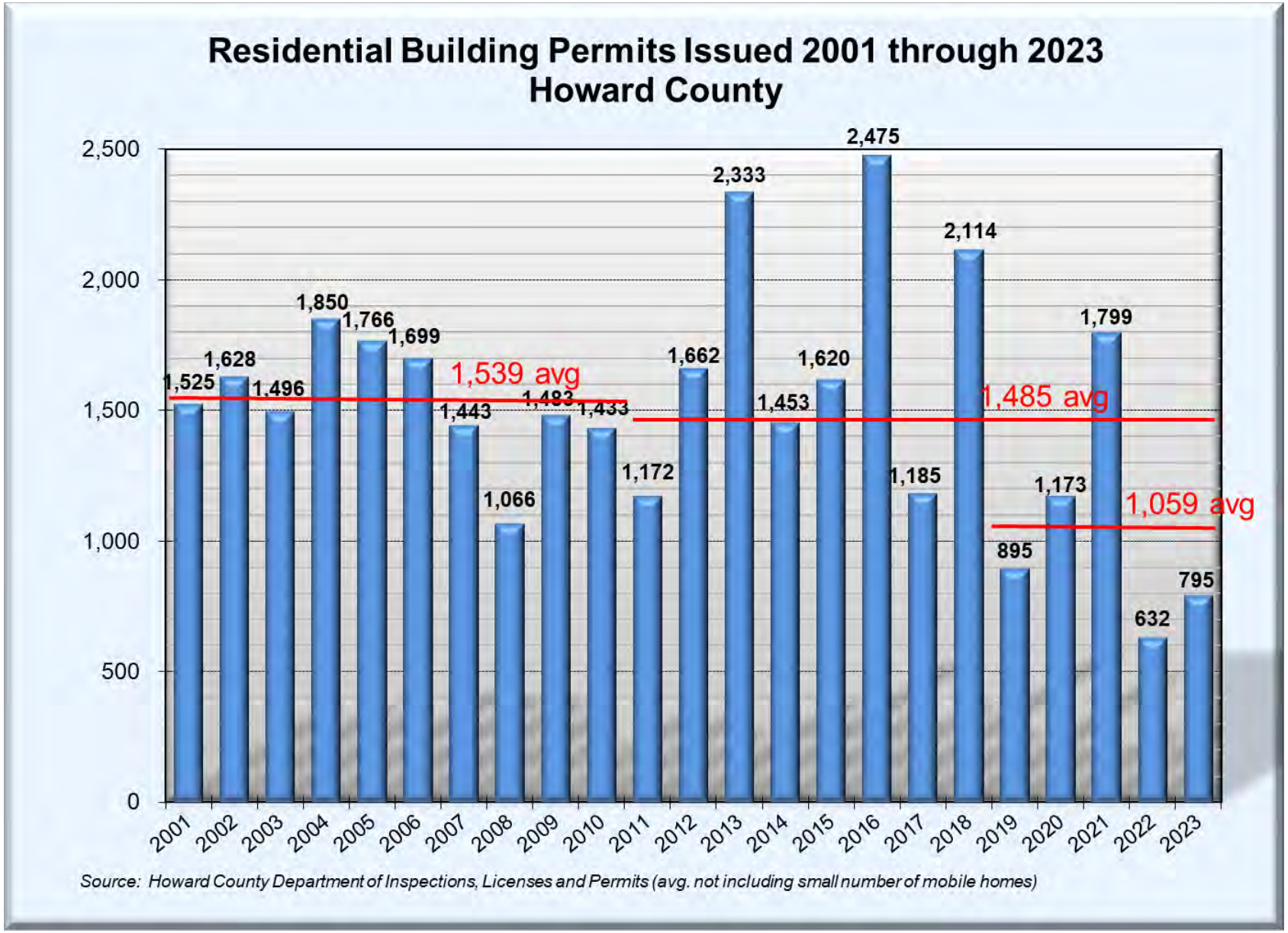
Howard County
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Historical Change in Population & Land Use

Howard County
Department of Planning & Zoning

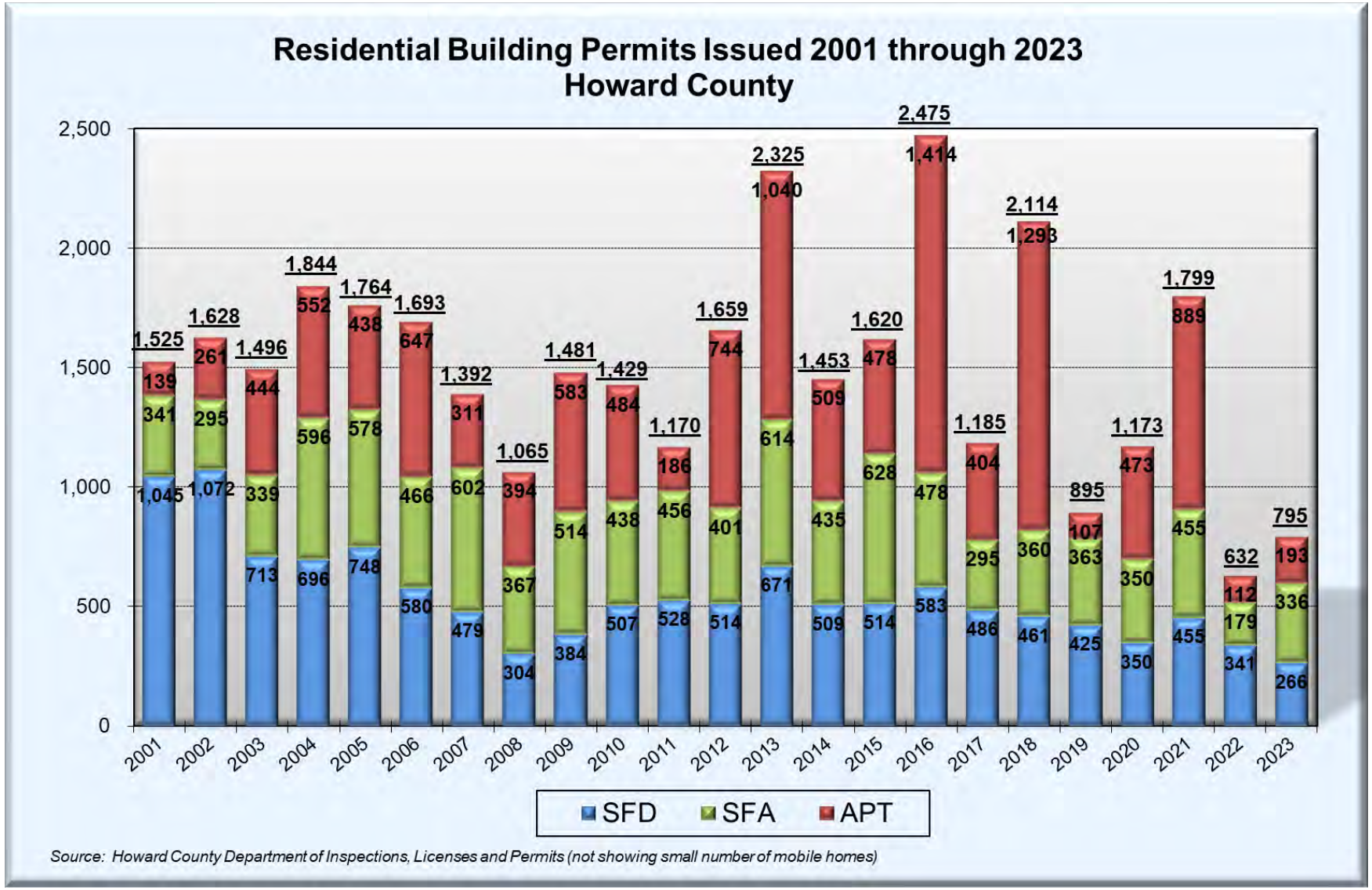


Historical Change in Population & Land Use



Howard County
Department of Planning & Zoning

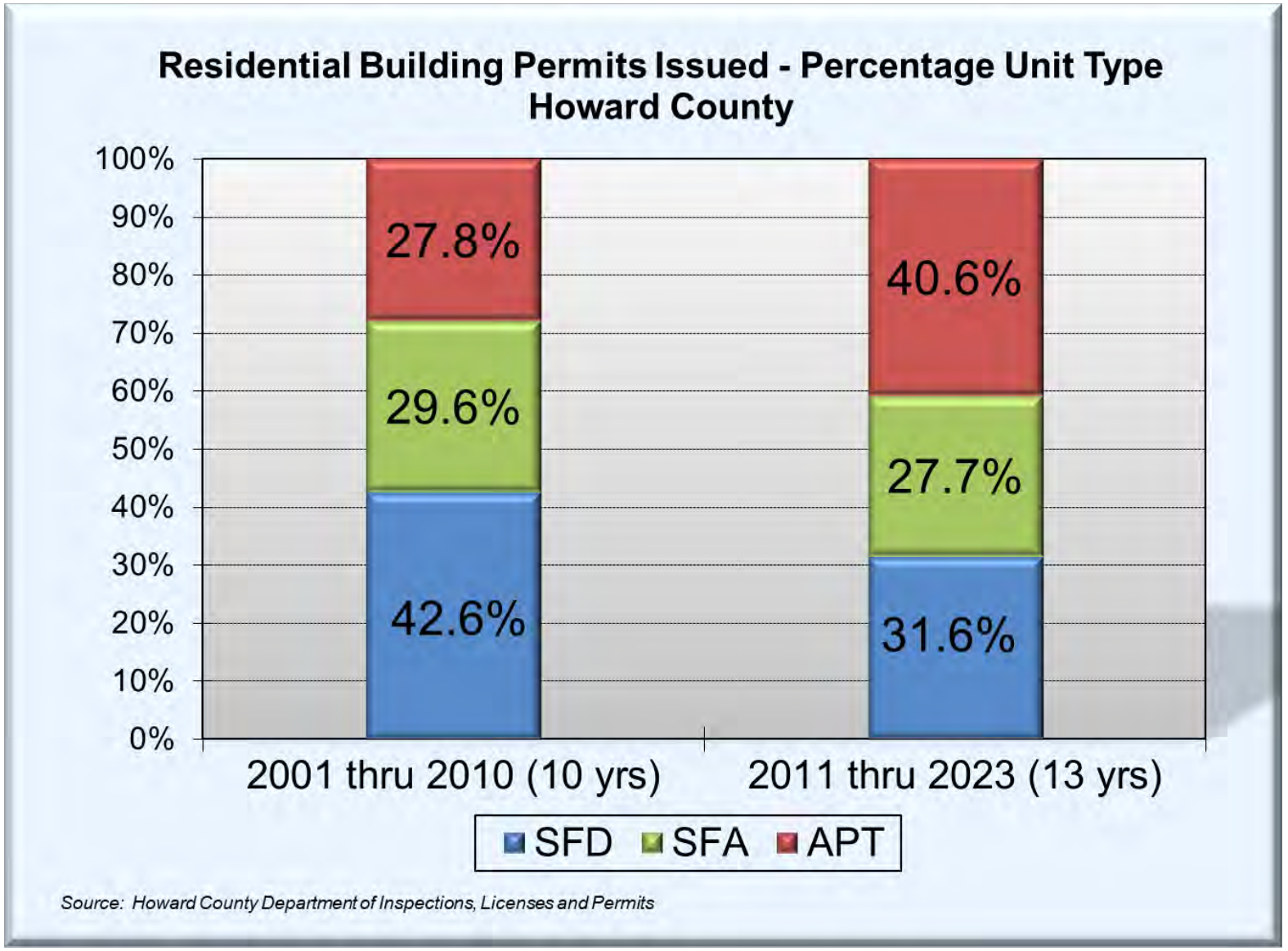
Historical Change in Population & Land Use



Source: Howard County Department of Inspections, Licenses and Permits (not showing small number of mobile homes)

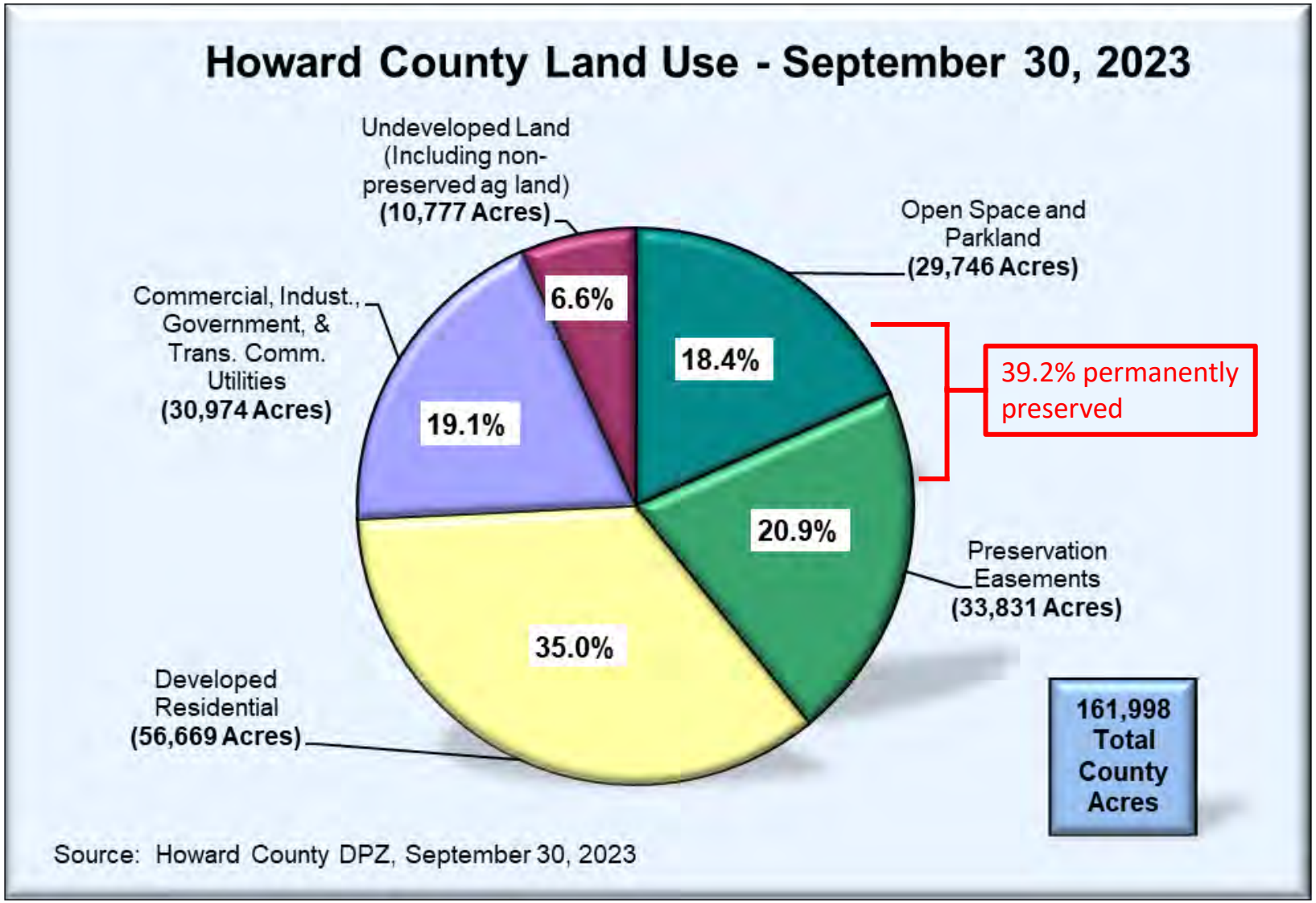
Howard County
Department of Planning & Zoning

Historical Change in Population & Land Use



Howard County
Department of Planning & Zoning

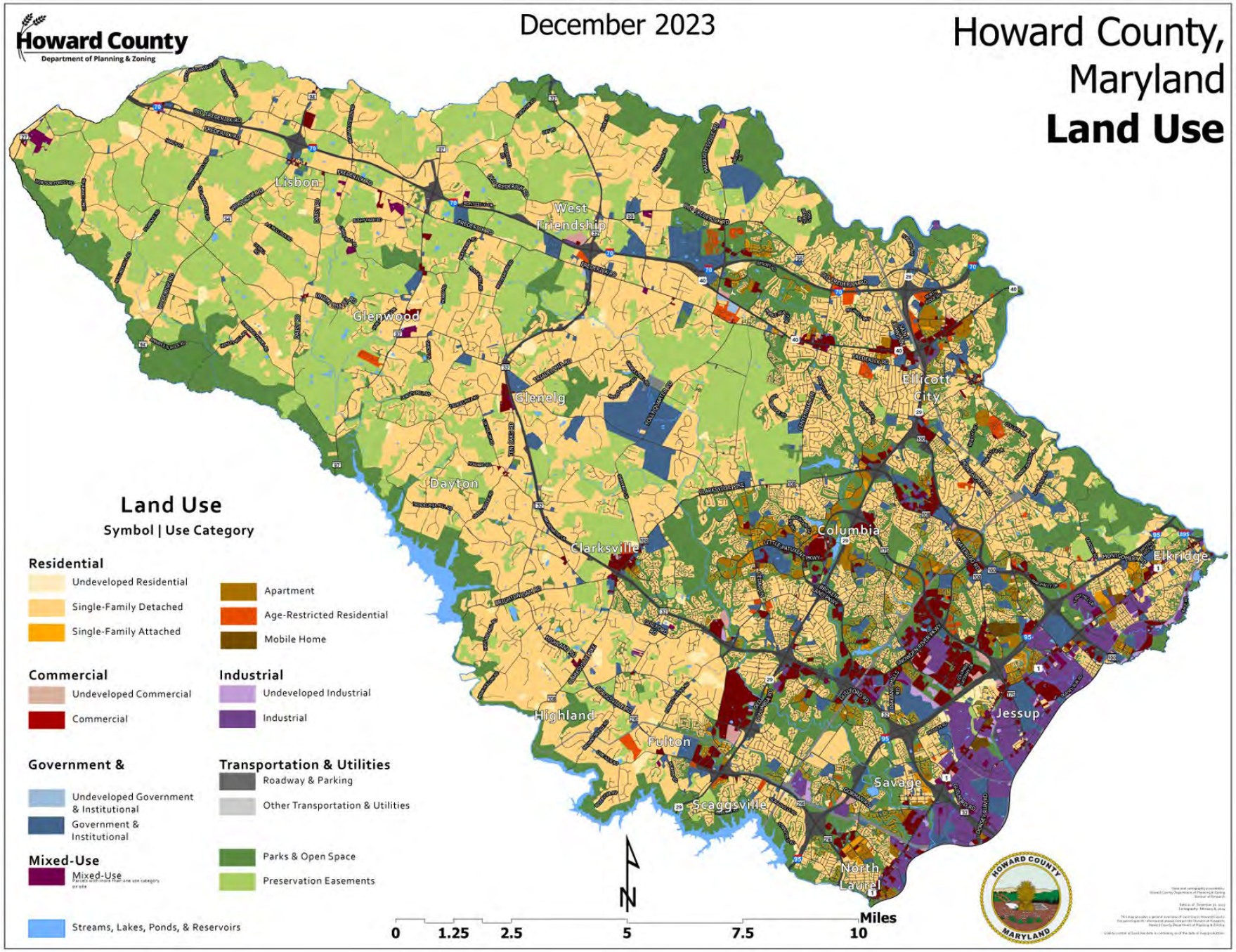
Historical Change in Population & Land Use



Howard County
Department of Planning & Zoning

Historical Change in Population & Land Use

Howard County
Department of Planning & Zoning



Howard County
Department of Planning & Zoning

Development Monitoring System

Howard County
Department of Planning & Zoning

- Required as part of APFO
- Development tracked in real time (as plans come in and development occurs, not done in sporadic studies every few years)
- Uses Geographic Information Systems (GIS)
- Annual report issued (DMS report)
- DMS report includes elements required per MD's Smart, Green and Growing legislation
- DMS is an important tool used for annual projections

Development Monitoring System

Howard County
Department of Planning & Zoning

Projects are tracked through the entire development process:

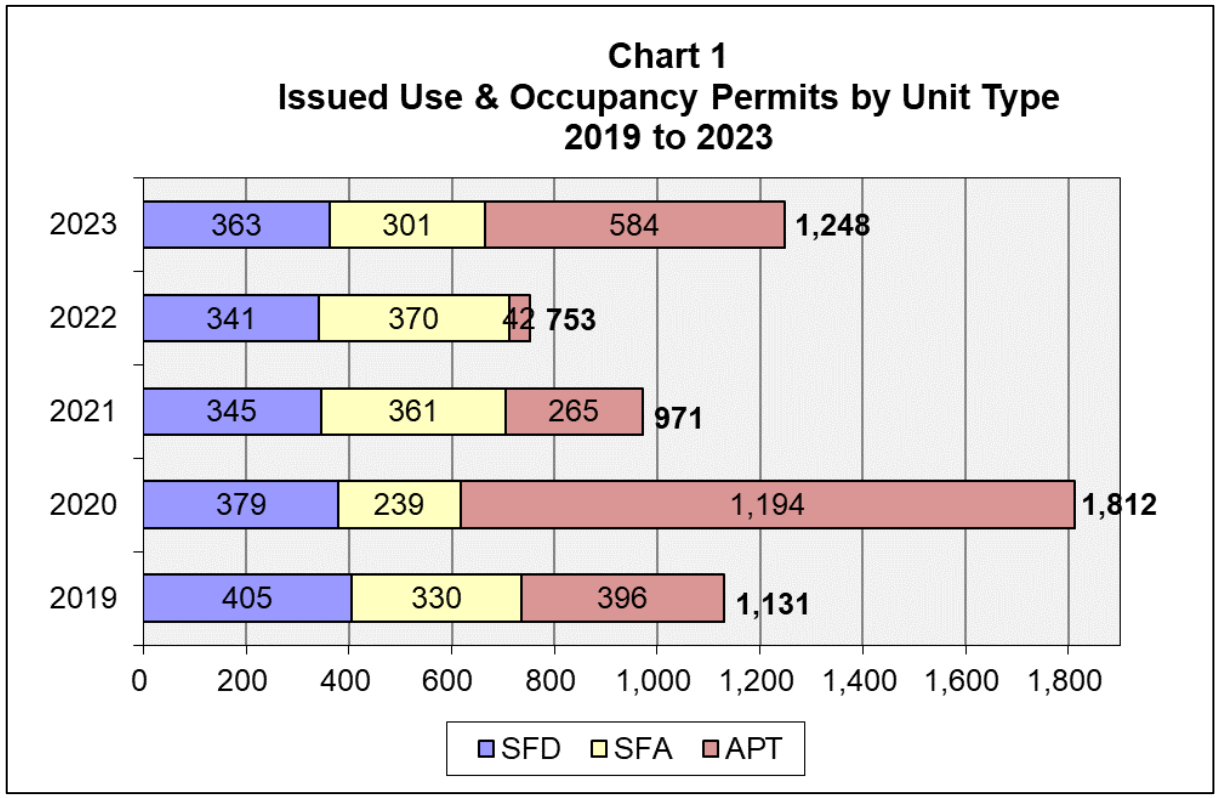
1) Undeveloped Land
2) Plans in Process
3) Recorded Unbuilt Lot
4) Issue Building Permits
5) Use & Occupancy Permit

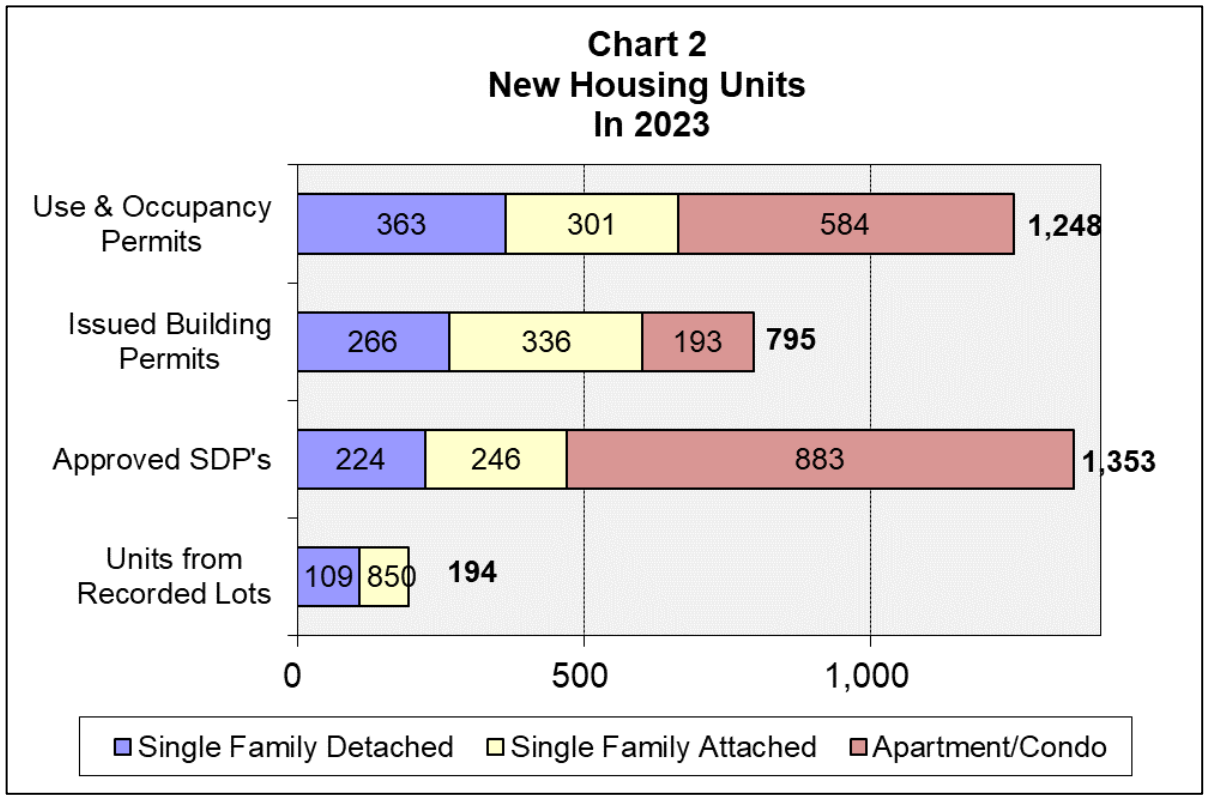


Development Monitoring System

Howard County
Department of Planning & Zoning

Development Activity Summary
Residential





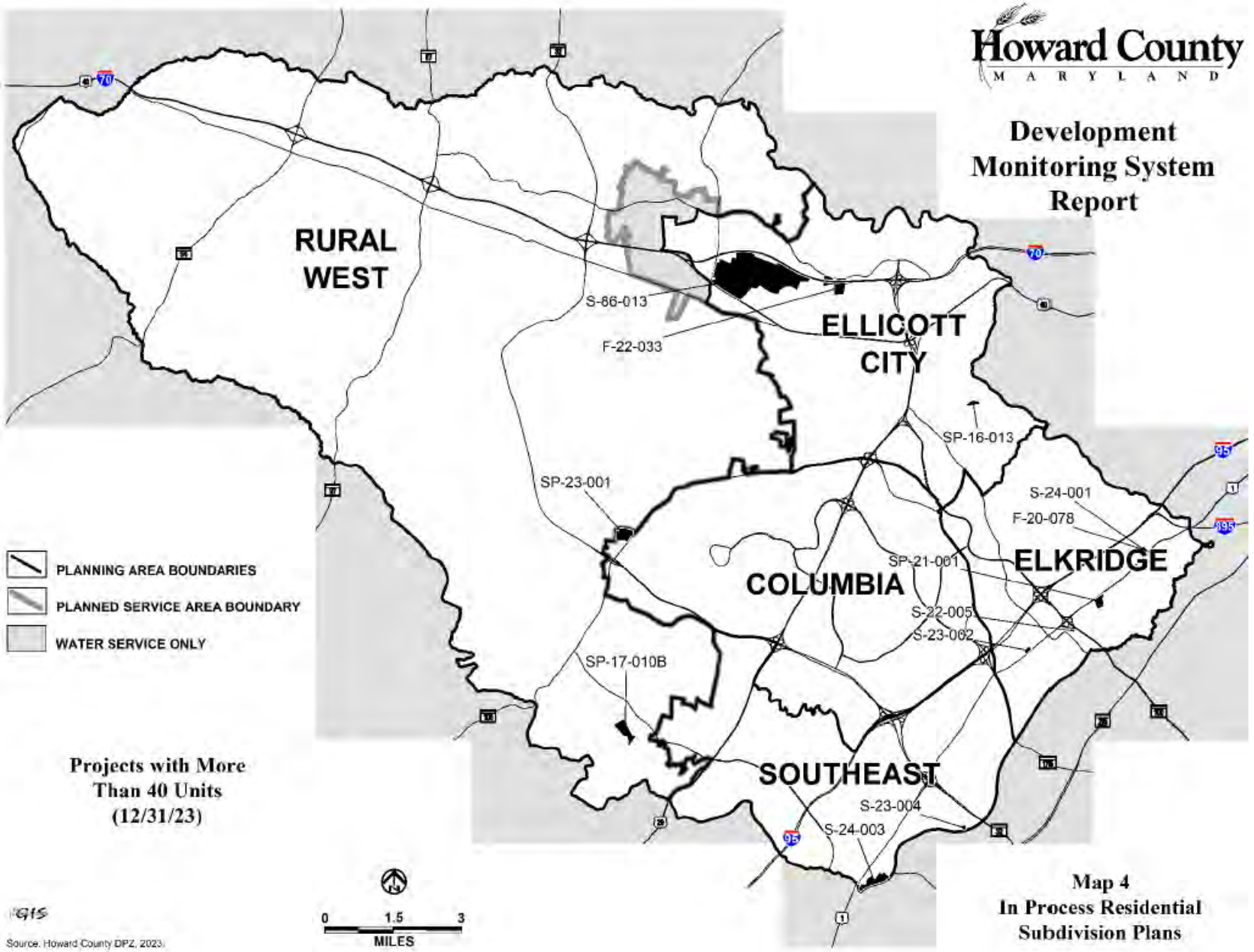
Development Activity Summary
Residential

Table 16
In-Process Residential Subdivision Plans, Projects With More than 40 Units, 12/31/23

Region	File Number	Plan Name	Unit Type	Units	TOTAL
Columbia	SP-23-001	Erickson - Oxford Hills	Age Restricted APT - 120 MIHU	1,200	**1,200**
Elkridge	SP-21-001	Elms at Elkridge	APT, SFA - 54 MIHU, 44 Age Restricted	357	
	S-23-002	Weinman Apartments	APT, SFA - 39 MIHU	257	
	S-22-005	Dorsey Business Center	APT - 38 MIHU	250	
	F-20-078	Elkridge Crossing II, Sections 3 & 4	SFA - 8 MIHU	56	
	S-24-001	Elkridge Crossing II, Remainig Units	APT - 7 MIHU	48	**968**
Ellicott City	S-86-013	Turf Valley - Remaining Phases	SFA, APT	262	
	SP-16-013	Taylor Highlands - Phase 1	SFA, APT - 26 MIHU	252	
	F-22-033	Bethany Glen Age Restricted Adult Housing	SFD, SFA	155	**669**
Rural West	SP-17-010B	Lyhus Property	SFD - Age Restricted	55	**55**
Southeast	S-23-004	10010 Junction Drive	APT -- 98 MIHU	650	
	S-24-003	Paddock Pointe - Phase 2	SFD, SFA - 42 MIHU	260	**910**
TOTAL					**3,802**

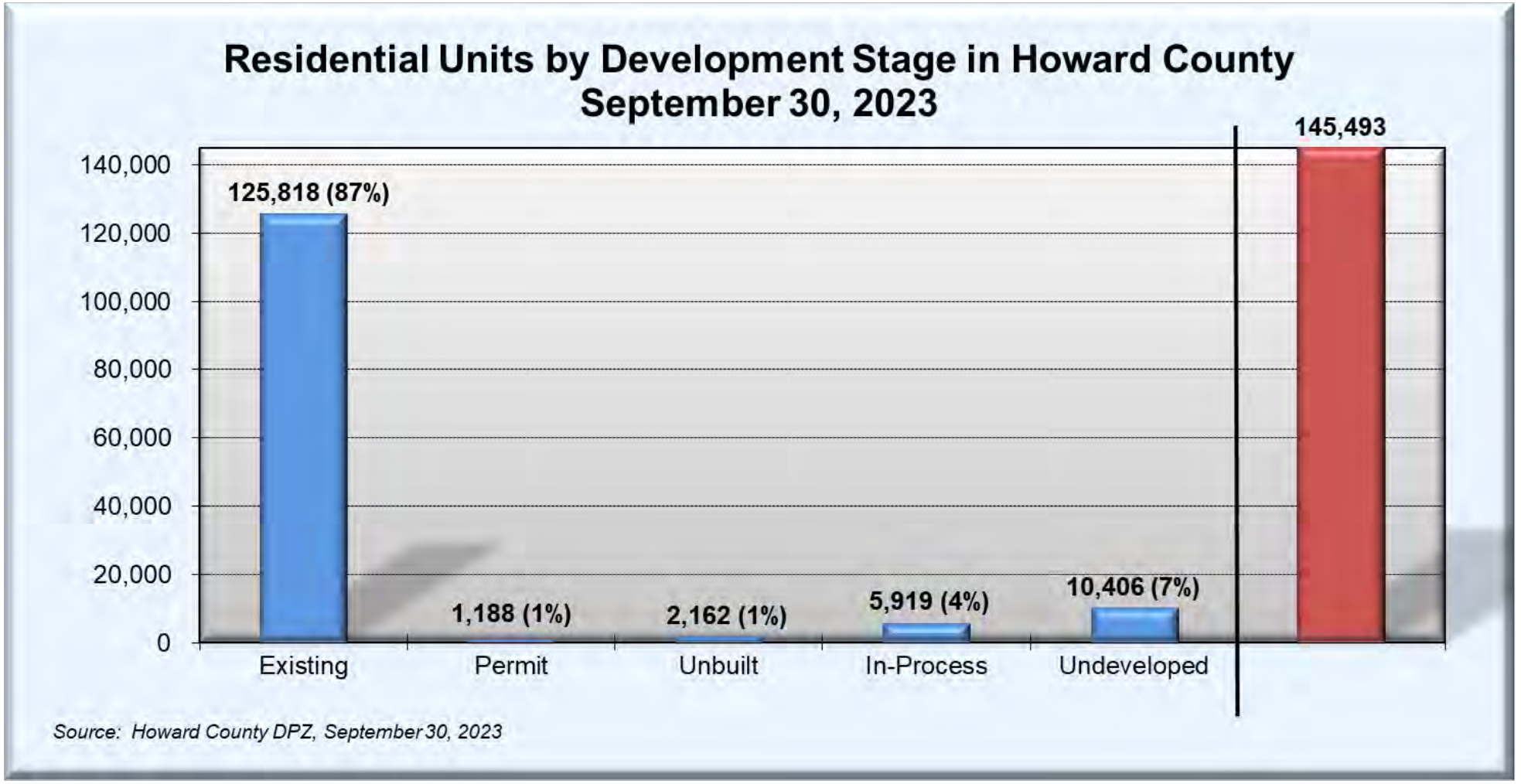
Development Monitoring System

Howard County
Department of Planning & Zoning



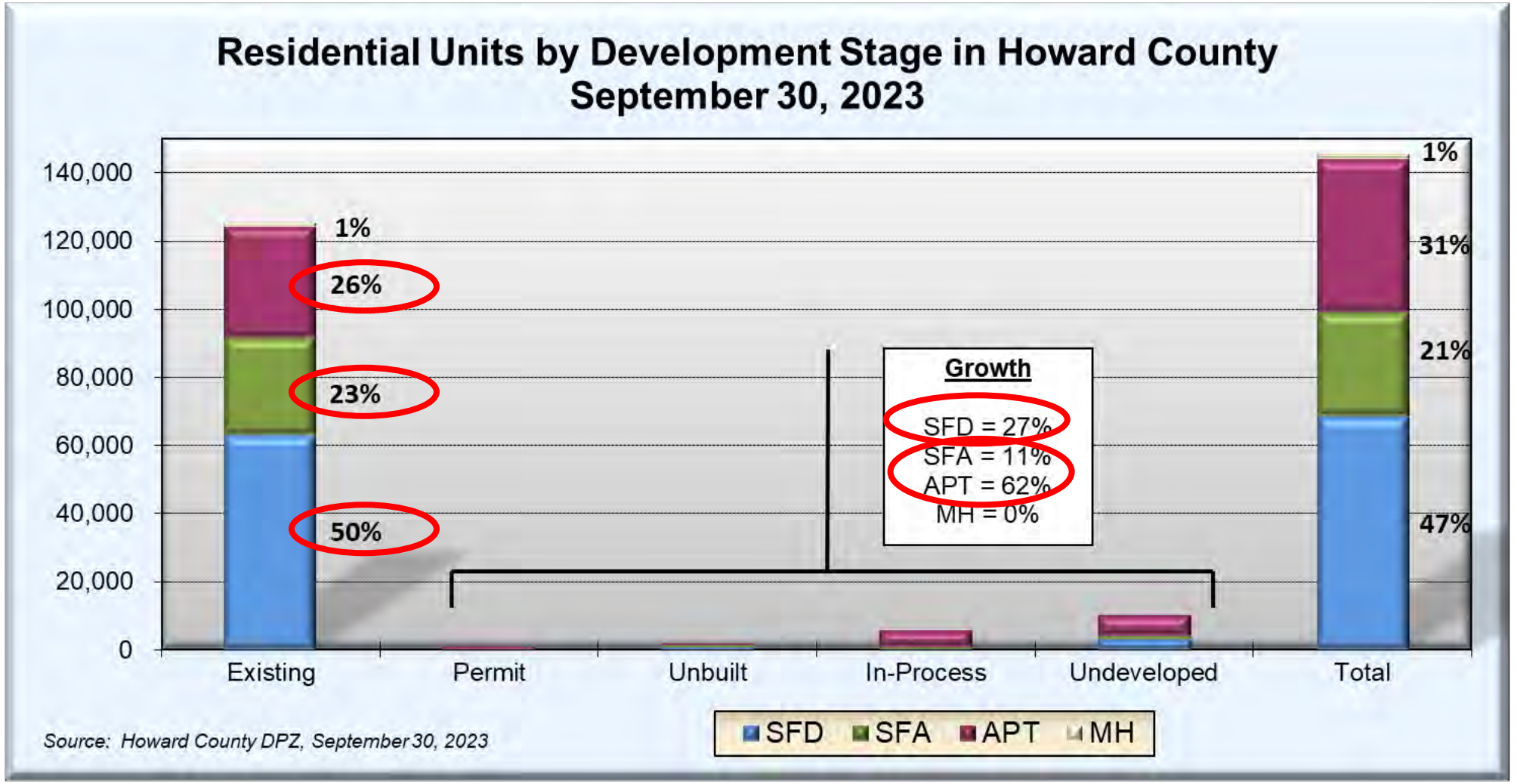
Household & Population Projections

Howard County
Department of Planning & Zoning



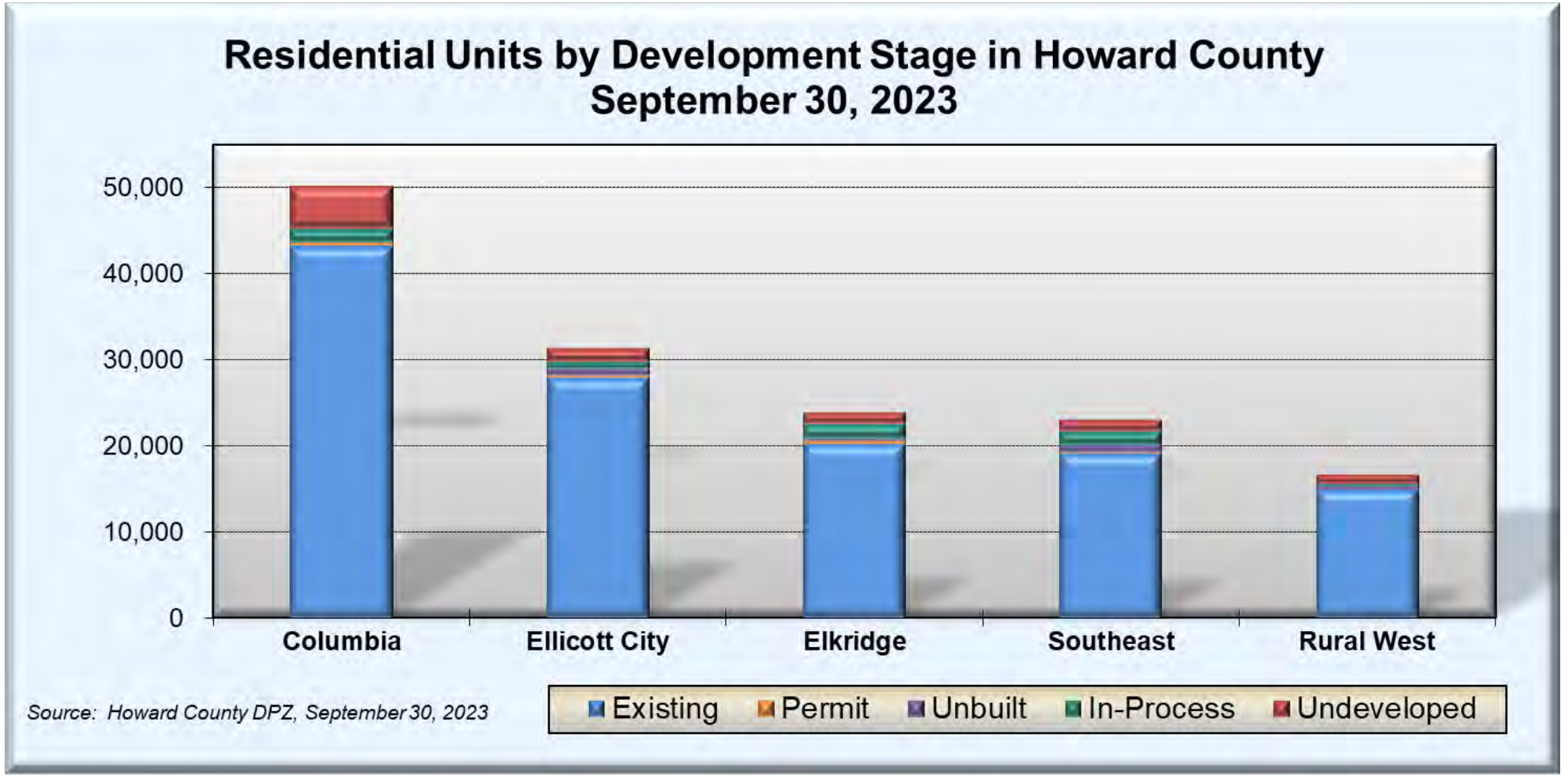
Household & Population Projections

Howard County
Department of Planning & Zoning

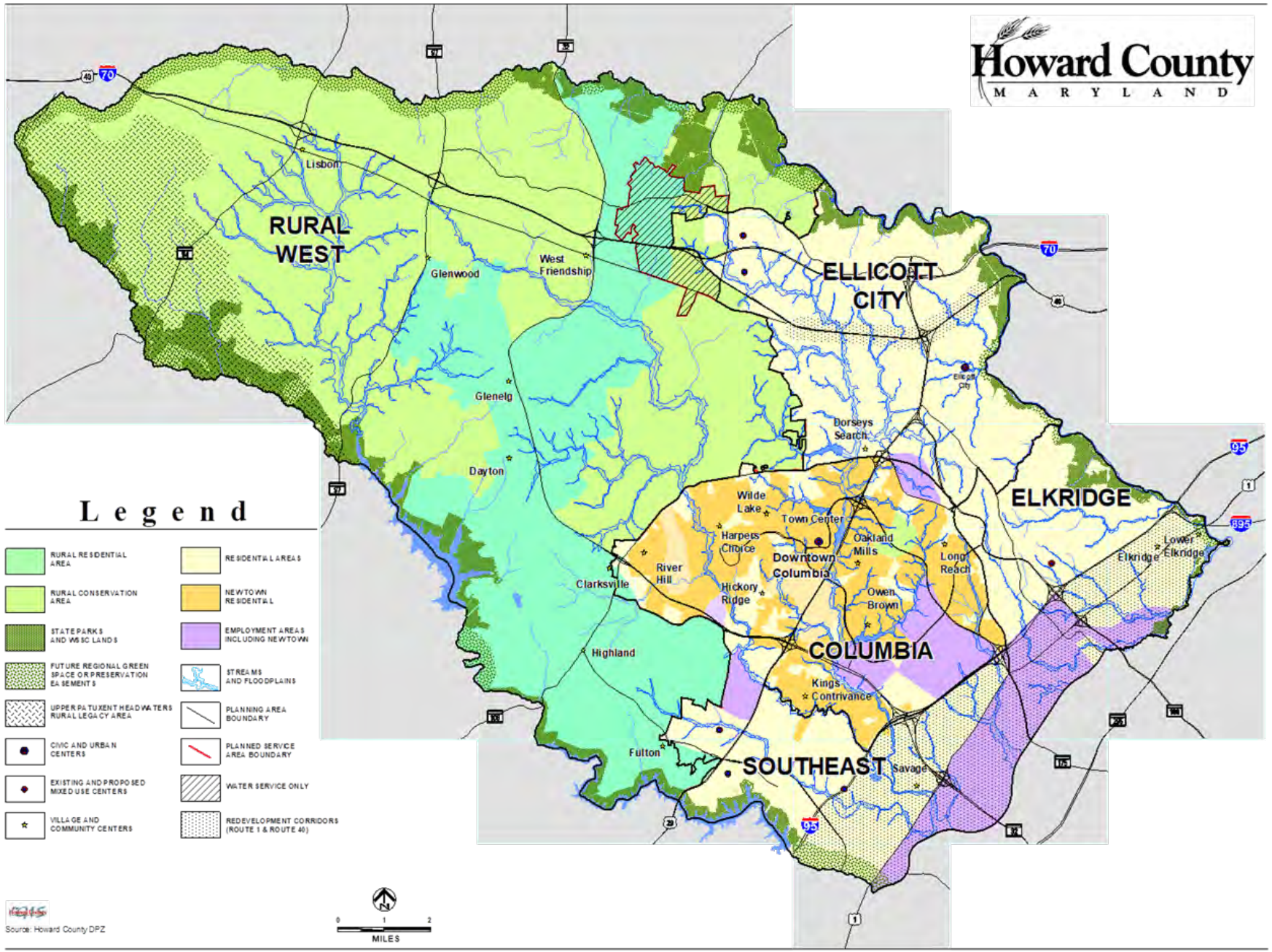


Household & Population Projections

Howard County
Department of Planning & Zoning



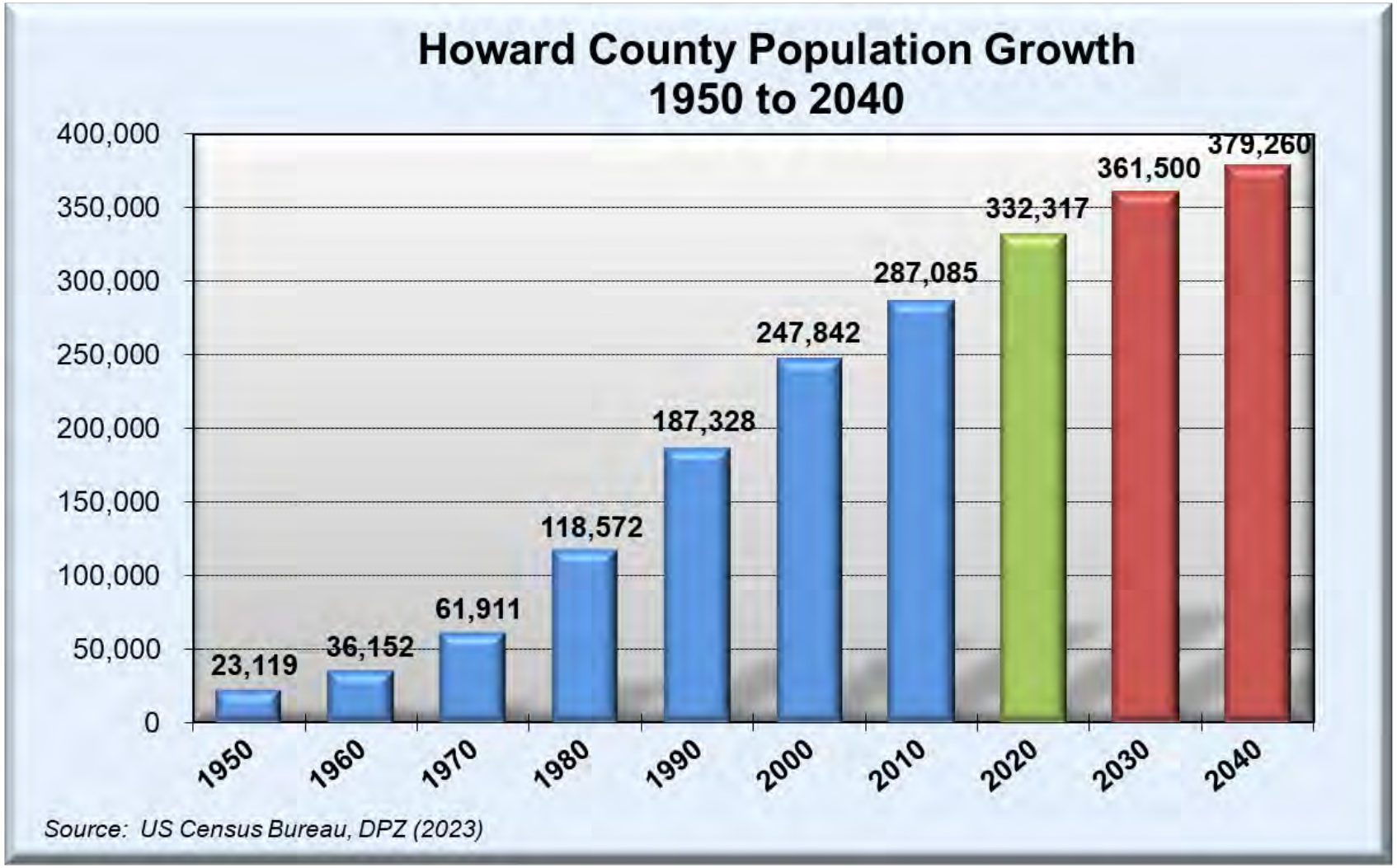
Household & Population Projections



Howard County
Department of Planning & Zoning

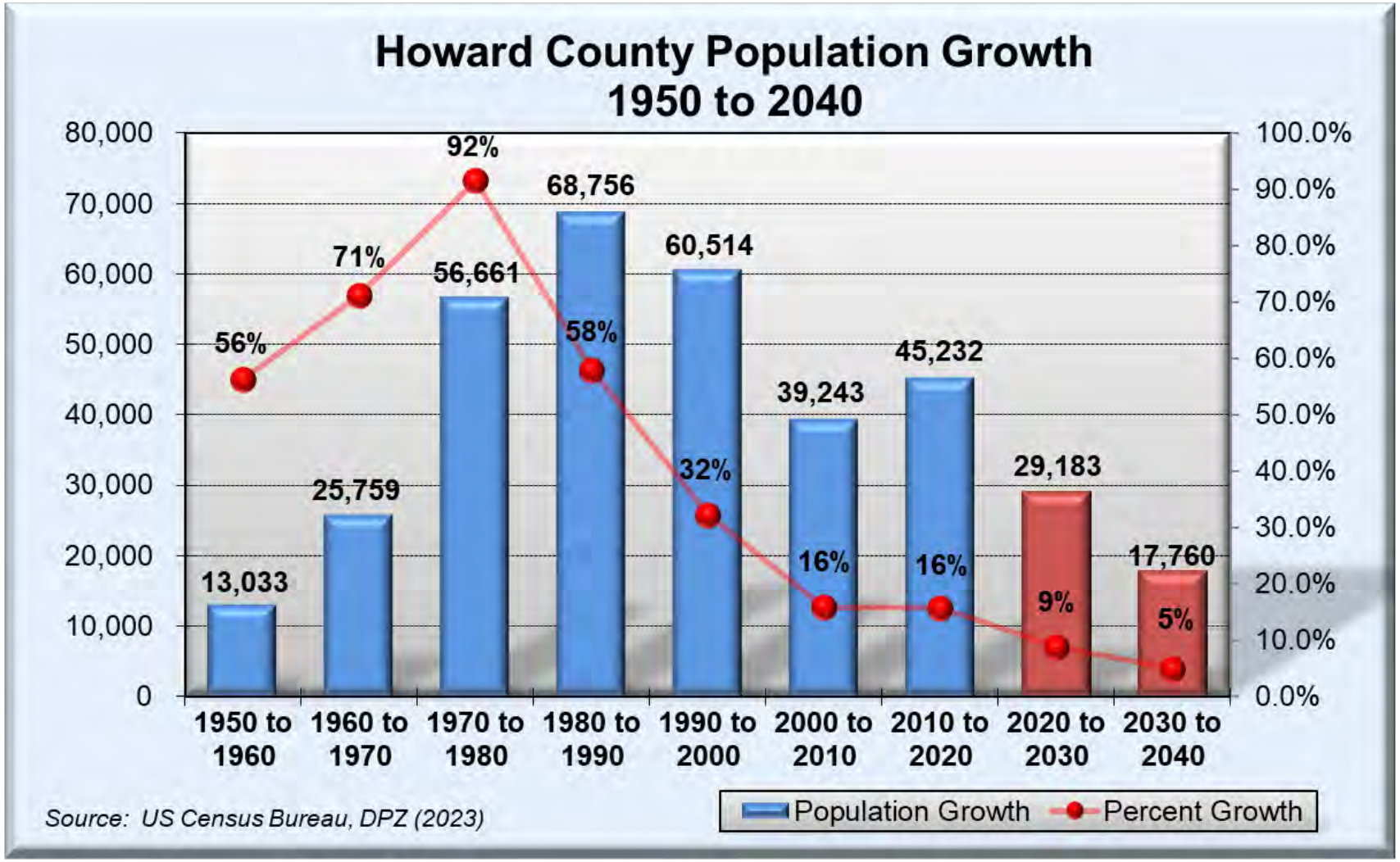
Household & Population Projections

Howard County
Department of Planning & Zoning



Household & Population Projections

Howard County
Department of Planning & Zoning



Questions/Discussion



Howard County
Department of Planning & Zoning

3430 Court House Drive • Ellicott City, MD 21043 • 410-313-2350

APFO Committee Meeting 2
September 9, 2024

- Call to Order/Welcome (30 min)
    - Establishment of a Quorum
    - Review and Approval of Agenda
    - Review and Approval of Minutes
    - Discussion of Chair and Vice-Chair
    - Rules and Procedures
- Presentation -- Overview and History of APFO (Jeff Bronow- 45 min)
- HoCo by Design- APFO guidance (Mary Kendall -45 min)
- Discussion
- Questions
- Adjourn
- Next Meeting- September 25, 2024, 6-8pm



Howard County's APFO – History and Overview

Jeff Bronow, Chief
Division of Research
Howard County DPZ

September 9, 2024



Howard County's APFO

- APFO first began in 1992 after 1990 General Plan
- 1992 APFO Committee decision: institute a road excise tax along with growth control measures.
- County will plan for and build new schools & other infrastructure
- School impact fees or excise taxes would not be part of APFO.
- However, school excise tax (aka school surcharge) began in FY 2005 & increased more recently in FY 2021.

Howard County
Department of Planning & Zoning

Howard County's APFO

Howard County
Department of Planning & Zoning

Road Excise Tax Revenues

Fiscal Year	Revenues	Fiscal Year	Revenues
1993	$2,711,255	2009	$3,712,271
1994	$4,904,981	2010	$5,634,708
1995	$5,207,584	2011	$4,681,589
1996	$6,069,403	2012	$5,240,060
1997	$6,583,599	2013	$6,990,924
1998	$8,278,872	2014	$7,088,747
1999	$8,264,766	2015	$7,369,817
2000	$8,321,436	2016	$8,468,658
2001	$8,116,089	2017	$6,247,369
2002	$6,179,035	2018	$7,360,916
2003	$5,914,638	2019	$7,328,571
2004	$7,426,372	2020	$5,676,297
2005	$6,861,277	2021	$7,603,233
2006	$6,807,633	2022	$6,537,217
2007	$6,736,887	2023	$4,448,908
2008	$5,016,936	**Total ==>**	**$197,790,046**

Source: Howard County Department of Finance

School Excise Tax Revenues

Fiscal Year	Revenues	Fiscal Year	Revenues
2005	$5,946,543	2015	$6,883,467
2006	$6,814,269	2016	$7,236,779
2007	$6,371,054	2017	$5,944,674
2008	$4,749,863	2018	$6,219,580
2009	$3,796,822	2019	$5,650,869
2010	$5,890,008	2020	$4,542,354
2011	$4,875,886	2021	$9,409,794
2012	$5,660,948	2022	$16,000,509
2013	$6,584,040	2023	$18,411,198
2014	$6,765,059	**Total ==>**	**$137,753,715**

Source: Howard County Department of Finance

Howard County's APFO

Howard County
Department of Planning & Zoning

- There are 3 tests associated with APFO: 1) Allocations, 2) Schools, 3) Roads
- Allocations test is conducted at initial plan stage approval. For comprehensive plans, test conducted at plan submission (R-A-15, NT, PGCC, MXD)
- School capacity utilization test conducted once plan has allocations
- For roads test, traffic study must be conducted, and impacts must be mitigated by the developer (To be discussed at a future task force meeting.)

APFO Allocations Test

Howard County
Department of Planning & Zoning

- The annual number of allocations is based on the General Plan
- 1 allocation = 1 dwelling unit no matter type (SFD, SFA, or APT)
- Allocations pace development so County government can plan and provide for capital facilities
- Each year the County Council adopts a new 10-year allocation chart (based on General Plan growth chart)
- Allocations are given out by geographic and other specialty pools as indicated in the General Plan allocation chart

APFO Allocations Test

Howard County
Department of Planning & Zoning

- Allocations are given out upon initial plan approval for an allocation year 3 years in the future
- Allocations can be phased (forced or voluntarily)
- Projects must meet plan submission milestone dates or allocations are voided
- Once all allocations are taken for an area each year, then plans go into a waiting bin
- Come out of the waiting bin on a first come, first serve basis
- Rolling average is used to maintain General Plan growth targets

APFO Allocations Test

Howard County
Department of Planning & Zoning

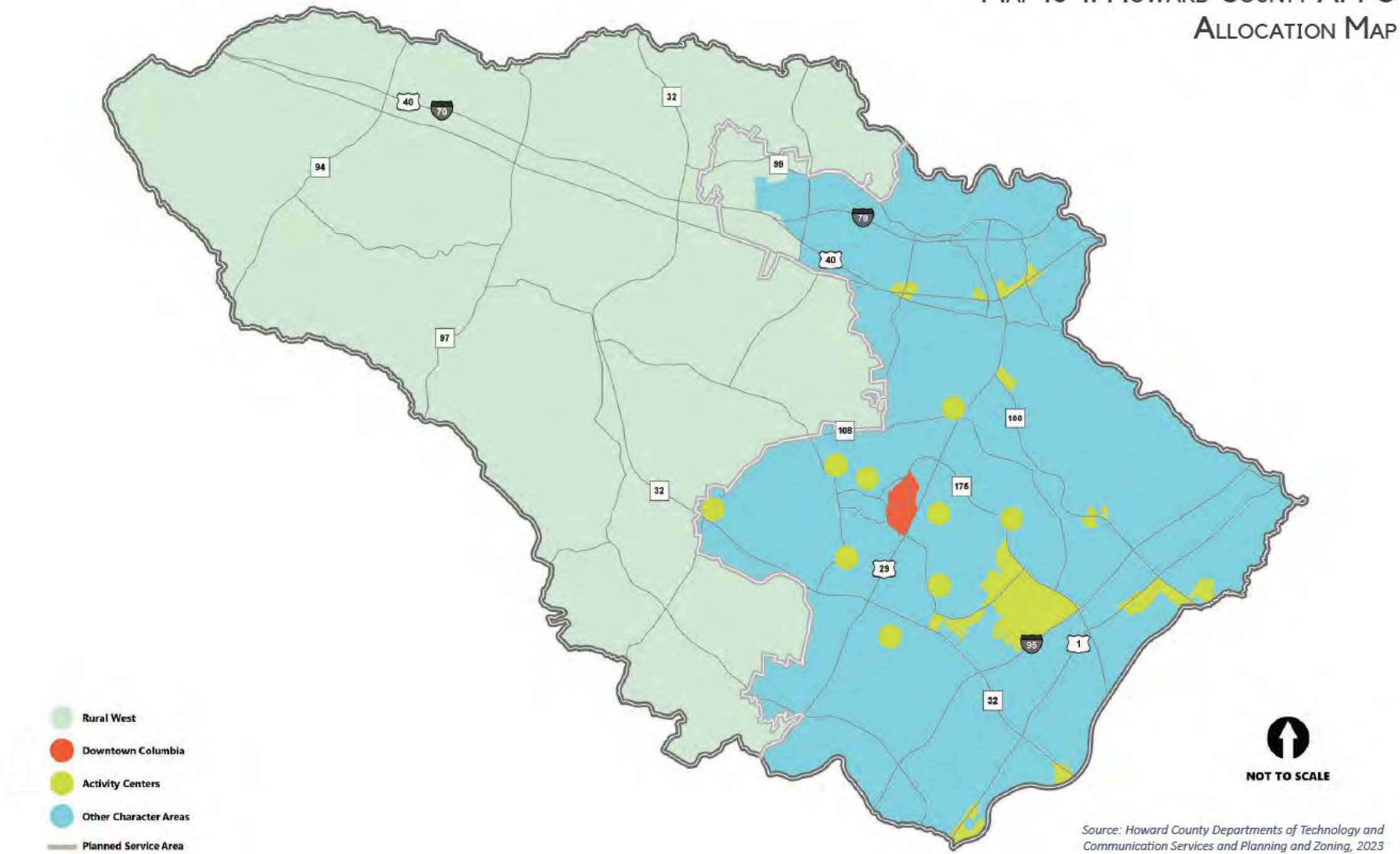
Table 10-1: Howard County APFO Allocations Chart - HoCo By Design

Year	Downtown Columbia (1)	Activity Centers	Other Character Areas	Rural West	Total	Affordable Housing (for purchase and rental)
2026	335	600	365	100	1,400	340
2027	335	600	365	100	1,400	340
2028	335	600	365	100	1,400	340
2029	335	600	365	100	1,400	340
2030	335	600	365	100	1,400	340
2031	155	600	365	100	1,220	340
2032	155	600	365	100	1,220	340
2033	155	600	365	100	1,220	340
2034	155	600	365	100	1,220	340
2035	154	600	365	100	1,219	340
2036	154	600	365	100	1,219	340
2037	154	600	365	100	1,219	340
2038	154	600	365	100	1,219	340
2039	154	600	365	100	1,219	340
2040	154	600	365	100	1,219	340
Total	**3,219**	**9,000**	**5,475**	**1,500**	**19,194**	**5,100**
Annual Average	**215**	**600**	**365**	**100**	**1,280**	**340**

(1) The allocations for Downtown Columbia align with the phasing chart in the approved and adopted 2010 Downtown Columbia Plan.

Source: Howard County Department of Planning and Zoning, 2023

Map 10-1: Howard County APFO Allocation Map



Source: Howard County Departments of Technology and Communication Services and Planning and Zoning, 2023

APFO Allocations Test

Howard County
Department of Planning & Zoning

Latest Allocation Chart Adopted by County Council on July 1, 2024

HOWARD COUNTY HOUSING UNIT ALLOCATION CHART
SUMMARY OF ALLOCATION AREAS

Allocation Chart

Region	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Activity Centers	628	627	627	600	600	600	600	600	600	600
Other Character Areas	432	432	431	365	365	365	365	365	365	365
Rural West	132	132	132	100	100	100	100	100	100	100
Affordable Housing	454	453	453	340	340	340	340	340	340	340
Total	**1,646**	**1,644**	**1,643**	**1,405**	**1,405**	**1,405**	**1,405**	**1,405**	**1,405**	**1,405**

DOWNTOWN COLUMBIA ALLOCATIONS BASED ON GENERAL PLAN AND ZONING REQUIREMENTS*

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

* Implementation of the residential component of the Downtown Columbia Plan extends beyond the horizon of this housing unit allocations chart. It includes the rolling averages from previously adopted allocation charts to maintain the downtown revitalization as adopted in the Downtown Columbia Plan.

APFO Allocations Test - History

Howard County
Department of Planning & Zoning

- Began in 1992 after 1990 General Plan with six school regions
- After 2000 General Plan, moved to fixed planning areas - Columbia, Elkridge, Ellicott City, Rural West, Southeast, Senior East
- In 2003 (2006 allocation year) added Route 1
- In 2006 (2009 allocation year) added Green Neighborhood
- In 2010 (2013 allocation year) added DT Columbia
- In 2013 (2016 allocation year) adopted PlanHoward 2030 Designated Place Types
- In 2023 (2026 allocation year) adopted HoCo By Design Character Areas

APFO Allocations Test

Howard County
Department of Planning & Zoning

Closed Status - At sometime before end of allocation year

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

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

PlanHoward 2030 Adopted	Established Communities	Growth & Revitalization	Rural West	Green	DT Columbia	Shared ES and G & R
2015	Closed	Open	Open	Open	Open	NA
2016	Closed	Part Closed (1)	Open	Open	Open	NA
2017	Closed	Part Closed (1)	Closed	Open	Open	Closed
2018	Closed (2)	Open	Open	Open	Open	Open
2019	Closed (2)	Open	Open	Open	Open	Open
2020	Open	Open	Open	Open	Open	Open
2021	Open	Open	Open	Open	Open	NA
2022	Open	Open	Open	Open	Open	NA
2023	Open	Open	Open	Open	Open	NA
2024	Open	Open	Open	Open	Open	NA
2025	Open	Open	Open	Open	Open	NA
2026	Open	Open	Open	Open	Open	NA

HoCo By Design Adopted	Activity Centers	Other Character Areas	Rural West	Affordable Housing	DT Columbia
2026	Open	Open	Open	Open	Open

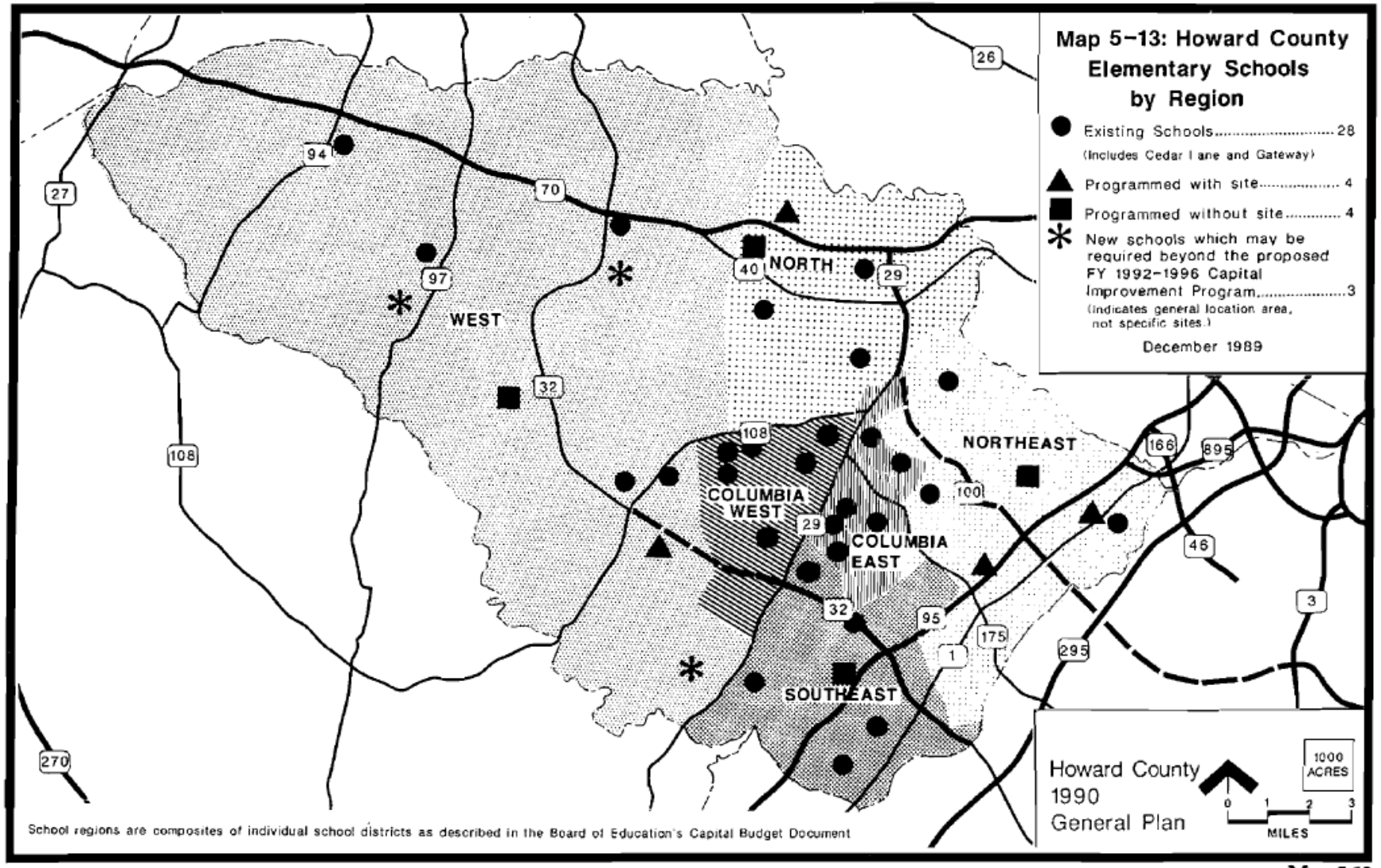
(1) Elkridge and Southeast Planning Areas Closed for G & R

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

APFO Allocations Test

1990 General Plan

Howard County
Department of Planning & Zoning

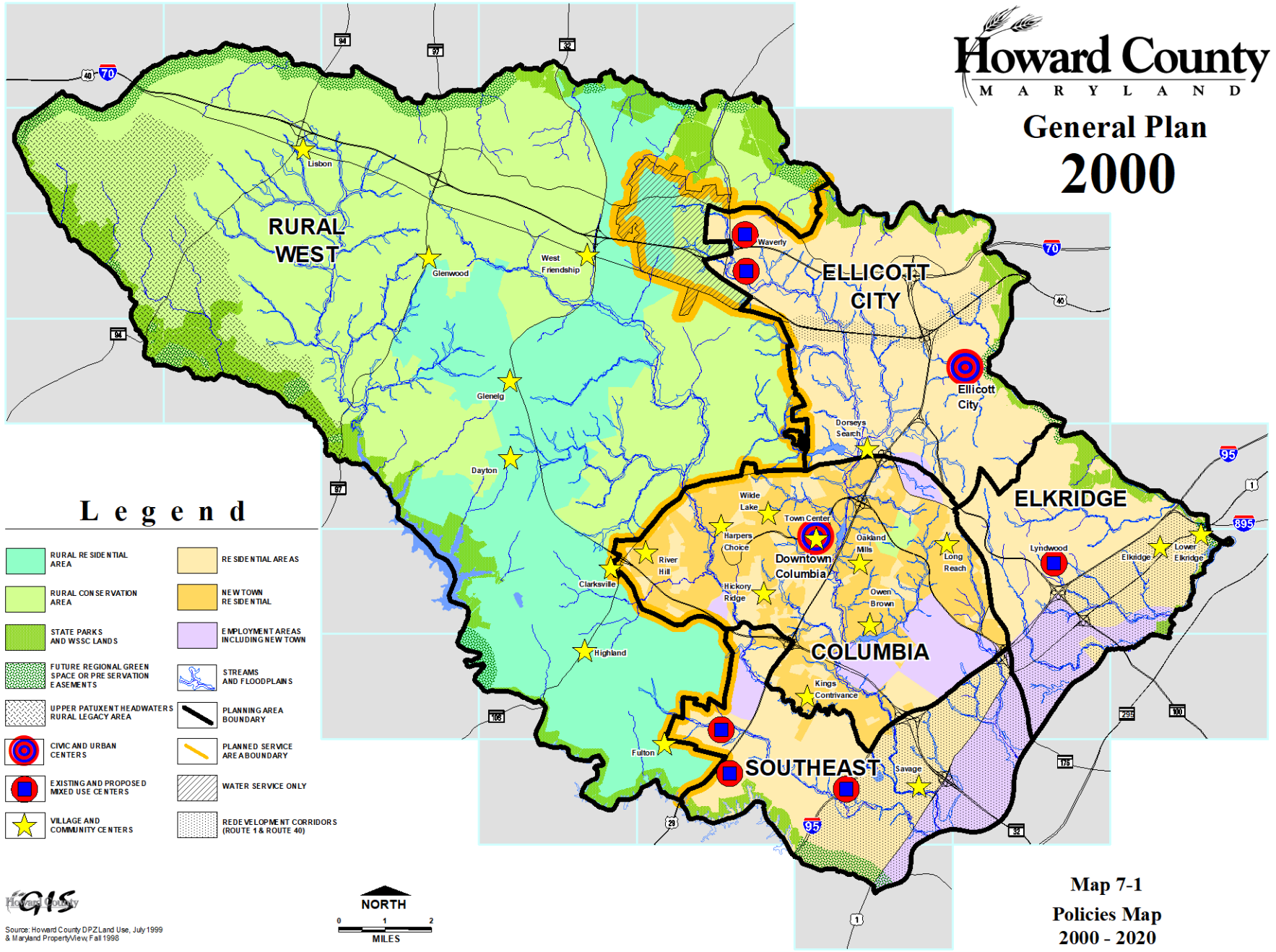


Map 5-13

APFO Allocations Test

General Plan 2000

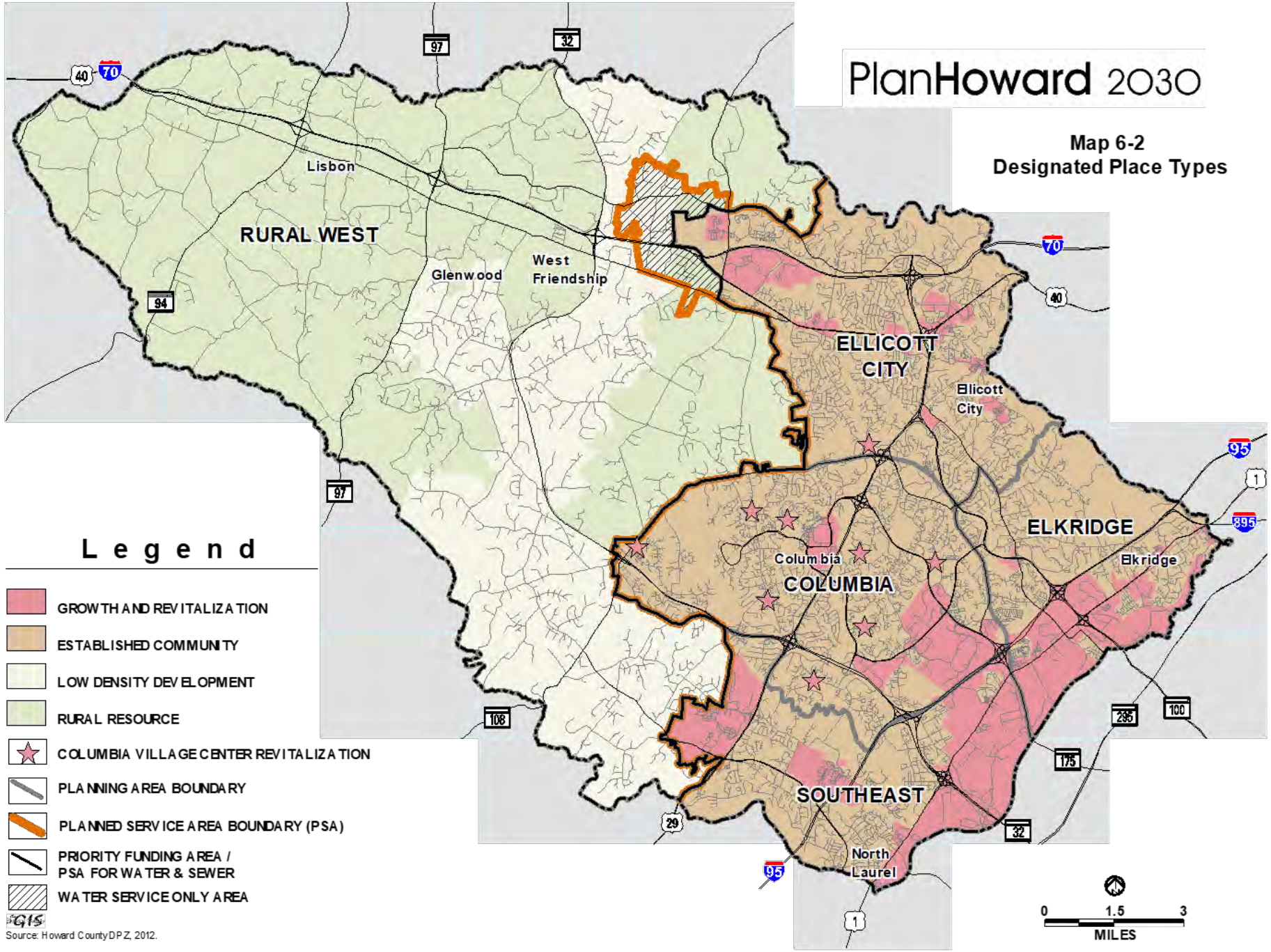
Howard County
Department of Planning & Zoning



APFO Allocations Test

PlanHoward 2030

Howard County
Department of Planning & Zoning

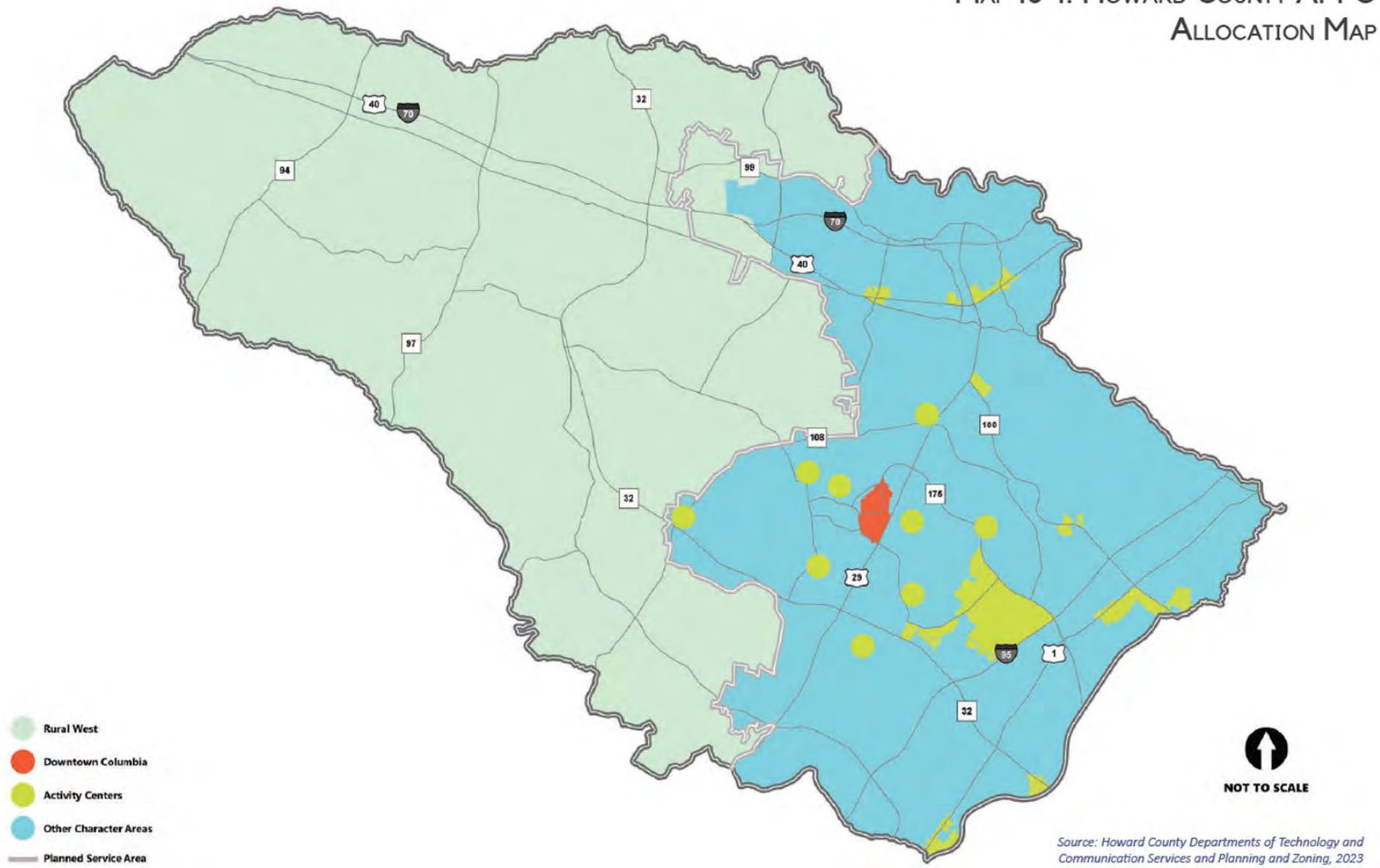


APFO Allocations Test

HoCo By Design

Howard County
Department of Planning & Zoning

Map 10-1: Howard County APFO Allocation Map



Source: Howard County Departments of Technology and Communication Services and Planning and Zoning, 2023

APFO Allocations Test

Housing Unit Allocations History

Howard County
Department of Planning & Zoning

Adopted Allocations

Allocation Year	Columbia East	Columbia West	North	Northeast	Southeast	West	Total
1995	24	96	343	883	527	843	**2,716**
1996	144	191	291	707	688	719	**2,740**
1997	31	153	318	520	1,021	850	**2,893**
1998	26	200	207	312	998	588	**2,331**
1999	44	208	130	362	1,295	526	**2,565**
2000	47	305	444	475	1,512	317	**3,100**
2001	47	489	227	493	1,948	651	**3,855**
2002	47	606	287	652	2,076	712	**4,380**
2003	30	815	234	724	2,340	876	**5,019**
Average	**49**	**340**	**276**	**570**	**1,378**	**676**	**3,289**

General Plan 2000 Adopted	Columbia	Elkridge	Ellicott City	Rural West	Southeast	Senior East	Route 1	MIHU	Green	DT Columbia	Total
2003	386	236	478	250	400	250	NA	NA	NA	NA	**2,000**
2004	499	83	259	244	198	249	NA	NA	NA	NA	**1,532**
2005	654	91	236	192	183	268	NA	NA	NA	NA	**1,624**
2006	612	112	321	198	183	285	250	NA	NA	NA	**1,961**
2007	577	96	308	188	176	255	334	NA	NA	NA	**1,934**
2008	518	81	309	225	150	220	339	NA	NA	NA	**1,842**
2009	455	87	315	215	189	197	339	100	NA	NA	**1,897**
2010	478	115	309	190	239	189	232	102	100	NA	**1,954**
2011	490	150	421	174	282	193	211	95	134	NA	**2,150**
2012	571	140	508	161	387	247	203	87	178	NA	**2,482**
2013	632	140	660	199	475	302	216	82	216	500	**3,422**
2014	694	140	750	321	507	355	218	87	254	617	**3,943**
2015	798	147	808	396	463	429	195	93	264	643	**4,236**
Average	**566**	**124**	**437**	**227**	**295**	**265**	**254**	**92**	**191**	**587**	**2,383**

PlanHoward 2030 Adopted	Established Communities	Growth & Revitalization	Rural West	Green	DT Columbia	Shared ES and G & R	Total
2015	400	1,200	100	150	643	NA	**2,493**
2016	371	1,187	100	177	718	NA	**2,553**
2017	347	1,187	102	205	686	46	**2,573**
2018	334	1,187	128	257	640	269	**2,815**
2019	341	1,200	128	283	629	366	**2,947**
2020	350	1,200	135	300	477	559	**3,021**
2021	767	1,479	162	297	511	NA	**3,216**
2022	588	2,216	132	244	347	NA	**3,527**
2023	600	1,000	100	150	725	NA	**2,575**
2024	616	1,034	103	155	529	NA	**2,437**
2025	625	1,055	106	160	692	NA	**2,638**
2026	766	1,251	131	214	602	NA	**2,964**
Average	**509**	**1,266**	**119**	**216**	**600**	**310**	**2,813**

HoCo By Design Adopted	Activity Centers	Other Character Areas	Rural West	Affordable Housing	DT Columbia	Total
2026	600	365	100	340	335	**1,740**

School Capacity Test

Howard County
Department of Planning & Zoning

- This test is taken after allocations are received
- There are 4 tests that a project must pass:
  1) Elementary school district
  2) Elementary school region
  3) Middle school district
  4) High School district
- Must pass all 4 tests at the same time or go into a waiting bin
- Can be held up for a maximum of 4 years
- Each year the County Council adopts a new School Capacity chart provided to them by the Board of Education. Failed projects are retested with each new chart.

ELEMENTARY SCHOOLS - JUNE 2024 APFO School Capacity Chart

Capacity Utilization Rates with Board of Education's Requested FY 2025 Capital Budget Projects

Chart reflects May 2023 Projections and the Board of Education's Requested FY 2025 capacities.

	Capacity				2027-28		2028-29		2029-30		2030-31		2031-32		2032-33		2033-34		2034-35		2035-36		2036-37	
Columbia - East	2027	2028	2029	2030	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.
Cradlerock ES	398	398	398	398	434	109.0 C	413	103.8	401	100.8	402	101.0	393	98.7	393	98.7	390	98.0	387	97.2	383	96.2	383	96.2
Jeffers Hill ES	377	377	377	377	378	100.3	378	100.3	376	99.7	365	96.8	368	97.6	366	97.1	363	96.3	360	95.5	360	95.5	358	95.0
Phelps Luck ES	597	597	597	597	693	116.1 C	673	112.7 C	650	108.9 C	649	108.7 C	673	112.7 C	700	117.3 C	726	121.6 C	755	126.5 C	773	129.5 C	781	130.8 C
Stevens Forest ES	380	380	380	380	307	80.8	313	82.4	302	79.5	295	77.6	297	78.2	294	77.4	292	76.8	291	76.6	290	76.3	289	76.1
Talbott Springs ES	490	490	490	490	396	80.8	387	79.0	383	78.2	371	75.7	373	76.1	372	75.9	369	75.3	366	74.7	364	74.3	364	74.3
Thunder Hill ES	509	509	509	509	440	86.4	447	87.8	438	86.1	437	85.9	433	85.1	431	84.7	428	84.1	426	83.7	423	83.1	423	83.1
Region Totals	**2751**	**2751**	**2751**	**2751**	**2648**	**96.3**	**2611**	**94.9**	**2550**	**92.7**	**2519**	**91.6**	**2537**	**92.2**	**2556**	**92.9**	**2568**	**93.3**	**2585**	**94.0**	**2593**	**94.3**	**2598**	**94.4**
Columbia - West																								
Bryant Woods ES	289	289	289	289	381	131.8 C	395	136.7 C	398	137.7 C	407	140.8 C	407	140.8 C	415	143.6 C	424	146.7 C	432	149.5 C	444	153.6 C	455	157.4 C
Clemens Crossing ES	521	521	521	521	543	104.2	546	104.8	552	106.0 C	559	107.3 C	563	108.1 C	566	108.6 C	570	109.4 C	572	109.8 C	573	110.0 C	573	110.0 C
Longfellow ES	512	512	512	512	473	92.4	487	95.1	484	94.5	484	94.5	481	93.9	477	93.2	467	91.2	460	89.8	453	88.5	449	87.7
Running Brook ES	449	449	449	449	403	89.8	433	96.4	452	100.7	477	106.2 C	506	112.7 C	526	117.1 C	540	120.3 C	545	121.4 C	540	120.3 C	534	118.9 C
Swansfield ES	650	650	650	650	516	79.4	497	76.5	473	72.8	460	70.8	451	69.4	442	68.0	437	67.2	436	67.1	433	66.6	432	66.5
Region Totals	**2421**	**2421**	**2421**	**2421**	**2316**	**95.7**	**2358**	**97.4**	**2359**	**97.4**	**2387**	**98.6**	**2408**	**99.5**	**2426**	**100.2**	**2438**	**100.7**	**2445**	**101.0**	**2443**	**100.9**	**2443**	**100.9**
Northeastern																								
Bellows Spring ES	726	726	726	726	771	106.2 C	779	107.3 C	787	108.4 C	769	105.9 C	771	106.2 C	768	105.8 C	758	104.4	749	103.2	740	101.9	731	100.7
Deep Run ES	719	719	719	719	630	87.6	629	87.5	625	86.9	624	86.8	624	86.8	624	86.8	623	86.6	623	86.6	624	86.8	625	86.9
Ducketts Lane ES	650	650	650	650	557	85.7	560	86.2	561	86.3	565	86.9	563	86.6	563	86.6	564	86.8	565	86.9	564	86.8	563	86.6
Elkridge ES	713	713	713	713	738	103.5	756	106.0 C	748	104.9	739	103.6	732	102.7	729	102.2	733	102.8	729	102.2	732	102.7	734	102.9
Hanover Hills ES	810	810	810	810	931	114.9 C	934	115.3 C	927	114.4 C	906	111.9 C	900	111.1 C	890	109.9 C	869	107.3 C	849	104.8	828	102.2	805	99.4
Ilchester ES	559	559	559	559	534	95.5	547	97.9	559	100.0	576	103.0	595	106.4 C	614	109.8 C	636	113.8 C	653	116.8 C	674	120.6 C	691	123.6 C
Rockburn ES	584	584	584	584	621	106.3 C	622	106.5 C	623	106.7 C	623	106.7 C	622	106.5 C	626	107.2 C	629	107.7 C	626	107.2 C	625	107.0 C	625	107.0 C
Veterans ES	799	799	799	799	817	102.3	832	104.1	831	104.0	825	103.3	820	102.6	814	101.9	808	101.1	812	101.6	815	102.0	814	101.9
Waterloo ES	603	603	603	603	531	88.1	511	84.7	501	83.1	500	82.9	495	82.1	490	81.3	488	80.9	483	80.1	481	79.8	479	79.4
Worthington ES	424	424	424	424	341	80.4	343	80.9	347	81.8	362	85.4	375	88.4	373	88.0	364	85.8	349	82.3	330	77.8	315	74.3
Region Totals	**6587**	**6587**	**6587**	**6587**	**6471**	**98.2**	**6513**	**98.9**	**6509**	**98.8**	**6489**	**98.5**	**6497**	**98.6**	**6491**	**98.5**	**6472**	**98.3**	**6438**	**97.7**	**6413**	**97.4**	**6382**	**96.9**
Northern																								
Centennial Lane ES	603	603	603	603	687	113.9 C	672	111.4 C	657	109.0 C	654	108.5 C	635	105.3 C	625	103.6	617	102.3	610	101.2	607	100.7	605	100.3
Hollifield Station ES	732	732	732	732	737	100.7	728	99.5	721	98.5	726	99.2	723	98.8	726	99.2	722	98.6	721	98.5	717	98.0	712	97.3
Manor Woods ES	681	681	681	681	671	98.5	691	101.5	671	98.5	651	95.6	644	94.6	634	93.1	621	91.2	622	91.3	618	90.7	614	90.2
Northfield ES	700	700	700	700	747	106.7 C	731	104.4	740	105.7 C	732	104.6	732	104.6	731	104.4	729	104.1	729	104.1	731	104.4	729	104.1
St Johns Lane ES	612	612	612	612	714	116.7 C	738	120.6 C	735	120.1 C	734	119.9 C	739	120.8 C	738	120.6 C	737	120.4 C	737	120.4 C	737	120.4 C	738	120.6 C
Waverly ES	788	788	788	788	816	103.6	825	104.7	832	105.6 C	837	106.2 C	843	107.0 C	847	107.5 C	847	107.5 C	837	106.2 C	834	105.8 C	831	105.5 C
Region Totals	**4116**	**4116**	**4116**	**4116**	**4372**	**106.2 C**	**4385**	**106.5 C**	**4356**	**105.8 C**	**4334**	**105.3 C**	**4316**	**104.9**	**4301**	**104.5**	**4273**	**103.8**	**4256**	**103.4**	**4244**	**103.1**	**4229**	**102.7**
Southeastern																								
Atholton ES	424	424	424	424	452	106.6 C	443	104.5	432	101.9	432	101.9	421	99.3	418	98.6	416	98.1	411	96.9	409	96.5	406	95.8
Bollman Bridge ES	609	609	609	609	685	112.5 C	686	112.6 C	699	114.8 C	705	115.8 C	712	116.9 C	717	117.7 C	724	118.9 C	728	119.5 C	727	119.4 C	726	119.2 C
Forest Ridge ES	647	647	647	647	694	107.3 C	724	111.9 C	746	115.3 C	770	119.0 C	799	123.5 C	823	127.2 C	843	130.3 C	862	133.2 C	868	134.2 C	868	134.2 C
Gorman Crossing ES	735	735	735	735	614	83.5	616	83.8	611	83.1	608	82.7	615	83.7	610	83.0	607	82.6	604	82.2	605	82.3	606	82.4
Guilford ES	465	465	465	465	444	95.5	443	95.3	442	95.1	439	94.4	436	93.8	432	92.9	432	92.9	433	93.1	442	95.1	446	95.9
Hammond ES	653	653	653	653	739	113.2 C	751	115.0 C	776	118.8 C	784	120.1 C	779	119.3 C	774	118.5 C	763	116.8 C	762	116.7 C	768	117.6 C	780	119.4 C
Laurel Woods ES	609	609	609	609	641	105.3 C	643	105.6 C	641	105.3 C	644	105.7 C	644	105.7 C	644	105.7 C	644	105.7 C	645	105.9 C	642	105.4 C	643	105.6 C
Region Totals	**4142**	**4142**	**4142**	**4142**	**4269**	**103.1**	**4306**	**104.0**	**4347**	**104.9**	**4382**	**105.8 C**	**4406**	**106.4 C**	**4418**	**106.7 C**	**4429**	**106.9 C**	**4445**	**107.3 C**	**4461**	**107.7 C**	**4475**	**108.0 C**
Western																								
Bushy Park ES	732	732	732	732	620	84.7	628	85.8	630	86.1	648	88.5	627	85.7	631	86.2	633	86.5	634	86.6	636	86.9	638	87.2
Clarksville ES	543	543	543	543	547	100.7	535	98.5	533	98.2	519	95.6	529	97.4	529	97.4	522	96.1	514	94.7	511	94.1	507	93.4
Dayton Oaks ES	719	719	719	719	714	99.3	699	97.2	691	96.1	672	93.5	678	94.3	683	95.0	676	94.0	677	94.2	681	94.7	684	95.1
Fulton ES	738	738	738	738	651	88.2	624	84.6	621	84.1	596	80.8	605	82.0	605	82.0	606	82.1	595	80.6	592	80.2	588	79.7
Lisbon ES	527	527	527	527	440	83.5	426	80.8	432	82.0	438	83.1	441	83.7	446	84.6	447	84.8	448	85.0	447	84.8	451	85.6
Pointers Run ES	744	744	744	744	813	109.3 C	783	105.2 C	738	99.2	727	97.7	722	97.0	724	97.3	727	97.7	724	97.3	721	96.9	719	96.6
Triadelphia Ridge ES	584	584	584	584	609	104.3	598	102.4	591	101.2	577	98.8	563	96.4	551	94.3	537	92.0	526	90.1	516	88.4	509	87.2
West Friendship ES	414	414	414	414	364	87.9	371	89.6	368	88.9	371	89.6	372	89.9	374	90.3	376	90.8	380	91.8	383	92.5	389	94.0
Region Totals	**5001**	**5001**	**5001**	**5001**	**4758**	**95.1**	**4664**	**93.3**	**4604**	**92.1**	**4548**	**90.9**	**4537**	**90.7**	**4543**	**90.8**	**4524**	**90.5**	**4498**	**89.9**	**4487**	**89.7**	**4485**	**89.7**
Countywide Totals	25018	25018	25018	25018	24834	99.3	24837	99.3	24725	98.8	24659	98.6	24701	98.7	24735	98.9	24704	98.7	24667	98.6	24641	98.5	24612	98.4

C: Constrained for future residential development.

MIDDLE SCHOOLS - MAY 2024 APFO School Capacity Chart

Capacity Utilization Rates with Board of Education's Requested FY 2025 Capital Budget Projects

Chart reflects May 2023 Projections and the Board of Education's Requested FY 2025 capacities.

		Capacity				2027-28		2028-29		2029-30		2030-31		2031-32		2032-33		2033-34		2034-35		2035-36		2036-37	
		2027	2028	2029	2030	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.
Bonnie Branch MS		701	701	701	701	695	99.1	731	104.3	758	108.1	771	110.0 C	757	108.0	742	105.8	747	106.6	753	107.4	758	108.1	765	109.1
Burleigh Manor MS		779	779	779	779	819	105.1	812	104.2	814	104.5	811	104.1	823	105.6	800	102.7	796	102.2	779	100.0	774	99.4	761	97.7
Clarksville MS		643	643	643	643	667	103.7	694	107.9	718	111.7 C	732	113.8 C	695	108.1	655	101.9	633	98.4	633	98.4	631	98.1	629	97.8
Dunloggin MS	A	565	565	798	798	648	114.7 C	653	115.6 C	645	80.8	656	82.2	648	81.2	654	82.0	652	81.7	661	82.8	661	82.8	657	82.3
Elkridge Landing MS		779	779	779	779	772	99.1	756	97.0	759	97.4	749	96.1	766	98.3	759	97.4	753	96.7	749	96.1	748	96.0	749	96.1
Ellicott Mills MS		701	701	701	701	681	97.1	666	95.0	675	96.3	672	95.9	665	94.9	651	92.9	657	93.7	674	96.1	685	97.7	684	97.6
Folly Quarter MS		662	662	662	662	735	111.0 C	747	112.8 C	739	111.6 C	735	111.0 C	730	110.3 C	730	110.3 C	716	108.2	709	107.1	701	105.9	692	104.5
Glenwood MS		545	545	545	545	511	93.8	526	96.5	537	98.5	530	97.2	532	97.6	539	98.9	558	102.4	546	100.2	547	100.4	548	100.6
Hammond MS		604	604	604	604	697	115.4 C	708	117.2 C	719	119.0 C	682	112.9 C	670	110.9 C	679	112.4 C	707	117.1 C	724	119.9 C	738	122.2 C	737	122.0 C
Harpers Choice MS		506	506	506	506	522	103.2	521	103.0	534	105.5	514	101.6	514	101.6	500	98.8	499	98.6	502	99.2	503	99.4	498	98.4
Lake Elkhorn MS		643	643	643	643	557	86.6	568	88.3	570	88.6	563	87.6	539	83.8	526	81.8	518	80.6	517	80.4	517	80.4	513	79.8
Lime Kiln MS		721	721	721	721	739	102.5	745	103.3	715	99.2	703	97.5	640	88.8	627	87.0	602	83.5	620	86.0	620	86.0	614	85.2
Mayfield Woods MS		798	798	798	798	804	100.8	804	100.8	815	102.1	825	103.4	815	102.1	809	101.4	799	100.1	804	100.8	806	101.0	804	100.8
Mount View MS		798	798	798	798	875	109.6	874	109.5	879	110.2 C	872	109.3	888	111.3 C	880	110.3 C	874	109.5	880	110.3 C	888	111.3 C	892	111.8 C
Murray Hill MS	A	662	662	662	662	672	101.5	658	99.4	660	99.7	642	97.0	646	97.6	643	97.1	644	97.3	642	70.2	640	69.9	640	69.9
Oakland Mills MS	A	506	701	701	701	451	89.1	451	64.3	454	64.8	455	64.9	455	64.9	436	62.2	425	60.6	427	60.9	425	60.6	423	60.3
Patapsco MS	A	643	643	643	643	750	116.6 C	743	115.6 C	770	119.8 C	771	119.9 C	778	121.0 C	765	119.0 C	766	91.5	768	91.8	772	92.2	771	92.1
Patuxent Valley MS		760	760	760	760	900	118.4 C	875	115.1 C	909	119.6 C	904	118.9 C	915	120.4 C	930	122.4 C	948	124.7 C	971	127.8 C	993	130.7 C	1010	132.9 C
Thomas Viaduct MS	A	740	740	740	740	874	118.1 C	901	121.8 C	905	122.3 C	932	125.9 C	917	123.9 C	907	122.6 C	891	120.4 C	909	97.2	916	98.0	911	97.4
Wilde Lake MS		740	740	740	740	631	85.3	650	87.8	667	90.1	671	90.7	696	94.1	695	93.9	711	96.1	723	97.7	742	100.3	761	102.8
Countywide Totals		**13496**	**13691**	**13924**	**13924**	**14000**	**103.7**	**14083**	**102.9**	**14242**	**102.3**	**14190**	**101.9**	**14089**	**101.2**	**13927**	**100.0**	**13896**	**98.4**	**13991**	**96.1**	**14065**	**96.6**	**14059**	**96.5**

'A' includes additions as reflected in FY 2025 CIP for Grades 6-8

C: Constrained for future residential development.

HIGH SCHOOLS - MAY 2024 APFO School Capacity Chart

Capacity Utilization Rates with Board of Education's Requested FY 2025 Capital Budget Projects

Chart reflects May 2023 Projections and the Board of Education's Requested FY 2025 capacities.

		Capacity				2027-28		2028-29		2029-30		2030-31		2031-32		2032-33		2033-34		2034-35		2035-36		2036-37	
		2027	2028	2029	2030	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.
Atholton HS		1530	1530	1530	1530	1453	95.0	1469	96.0	1480	96.7	1482	96.9	1492	97.5	1509	98.6	1509	98.6	1503	98.2	1499	98.0	1494	97.6
Centennial HS	A	1360	1360	1360	1360	1393	102.4	1403	103.2	1405	103.3	1414	104.0	1412	103.8	1413	103.9	1406	103.4	1409	103.6	1409	103.6	1401	82.4
Glenelg HS		1420	1420	1420	1420	1371	96.5	1382	97.3	1399	98.5	1425	100.4	1450	102.1	1455	102.5	1460	102.8	1469	103.5	1456	102.5	1464	103.1
Guilford Park HS		1658	1658	1658	1658	1609	97.0	1658	100.0	1688	101.8	1737	104.8	1747	105.4	1760	106.2	1794	108.2	1778	107.2	1784	107.6	1789	107.9
Hammond HS		1445	1445	1445	1445	1332	92.2	1377	95.3	1353	93.6	1387	96.0	1406	97.3	1387	96.0	1418	98.1	1411	97.6	1422	98.4	1444	99.9
Howard HS		1400	1400	1400	1400	1312	93.7	1302	93.0	1307	93.4	1302	93.0	1295	92.5	1321	94.4	1322	94.4	1326	94.7	1319	94.2	1308	93.4
Long Reach HS		1488	1488	1488	1488	1331	89.4	1374	92.3	1395	93.8	1413	95.0	1403	94.3	1410	94.8	1427	95.9	1419	95.4	1413	95.0	1407	94.6
Marriotts Ridge HS		1615	1615	1615	1615	1821	112.8	1805	111.8	1778	110.1	1813	112.3	1788	110.7	1806	111.8	1807	111.9	1793	111.0	1802	111.6	1792	111.0
Mt Hebron HS		1400	1400	1400	1400	1336	95.4	1386	99.0	1399	99.9	1450	103.6	1448	103.4	1458	104.1	1477	105.5	1476	105.4	1480	105.7	1473	105.2
Oakland Mills HS	A	1400	1400	1400	1400	1474	105.3	1467	104.8	1481	105.8	1501	107.2	1494	83.0	1527	84.8	1536	85.3	1512	84.0	1496	83.1	1475	81.9
Reservoir HS		1573	1573	1573	1573	1523	96.8	1609	102.3	1629	103.6	1649	104.8	1689	107.4	1661	105.6	1650	104.9	1596	101.5	1570	99.8	1574	100.1
River Hill HS		1488	1488	1488	1488	1389	93.3	1430	96.1	1460	98.1	1468	98.7	1497	100.6	1509	101.4	1508	101.3	1479	99.4	1429	96.0	1394	93.7
Wilde Lake HS		1424	1424	1424	1424	1416	99.4	1413	99.2	1417	99.5	1422	99.9	1401	98.4	1438	101.0	1441	101.2	1425	100.1	1438	101.0	1430	100.4
Countywide Totals		**19201**	**19201**	**19201**	**19201**	**18760**	**97.7**	**19075**	**99.3**	**19191**	**99.9**	**19463**	**101.4**	**19522**	**99.6**	**19654**	**100.3**	**19755**	**100.8**	**19596**	**100.0**	**19517**	**99.6**	**19445**	**97.5**

'A' includes additions as reflected in FY 2025 CIP for Grades 9-12

School Capacity Test

Howard County
Department of Planning & Zoning

PROJECTS IN THE APFO SCHOOL CAPACITY BIN FOR 2026 ALLOCATION YEAR -- Last Updated August 8, 2024

	File Number	File Name	Elementary District		Elementary Region		Middle District		High District		School Capacity Test	Allocations	Failure number so far. Will need to increase by 1 if fails 2025 test
1	F-21-035	Fairmont Woods	Rockburn	Fail	Northeast	Pass	Elkridge Landing	Pass	Long Reach	Pass	**Fail**	3	4th
2	S-22-005	Dorsey Business Center, Parcel A	Hanover Hills	Fail	Northeast	Pass	Thomas Viaduct	Pass	Oakland Mills	Pass	**Fail**	212	4th
3	F-22-062	Landing Enclave - West	Rockburn	Fail	Northeast	Pass	Elkridge Landing	Pass	Long Reach	Pass	**Fail**	1	3rd
4	F-22-063	Landing Enclave - East	Rockburn	Fail	Northeast	Pass	Elkridge Landing	Pass	Long Reach	Pass	**Fail**	3	3rd
5	S-22-008	Calla Property	Rockburn	Fail	Northeast	Pass	Elkridge Landing	Pass	Long Reach	Pass	**Fail**	5	4th
6	F-23-038	Chirichella Property	Manor Woods	Fail	North	Fail	Burleigh Manor	Pass	Marriotts Ridge	Pass	**Fail**	1	2nd
7	SP-22-001	Hebron Woods	St John's Lane	Fail	North	Fail	Patapsco	Fail	Mt. Hebron	Pass	**Fail**	6	3rd
8	F-21-068	East Side	Centennial Lane	Fail	North	Fail	Burleigh Manor	Pass	Centennial	Pass	**Fail**	1	4th
9	F-23-053	8672 Old Frederick Road	Hollifield Station	Fail	North	Fail	Patapsco	Fail	Mt. Hebron	Pass	**Fail**	2	2nd
10	SP-23-002	Capstone Estates	Hollifield Station	Fail	North	Fail	Patapsco	Fail	Mt. Hebron	Pass	**Fail**	4	3rd
11	F-20-032	Nordau Subdivision	Guilford	Pass	Southeast	Fail	Patuxent Valley	Fail	Guilford Park	Pass	**Fail**	2	4th
12	F-24-015	Miller Property	Groman Crossing	Pass	Southeast	Fail	Hammond	Fail	Reservoir	Pass	**Fail**	1	2nd
13	S-22-004	Whiskey Bottom Estates	Forest Ridge	Pass	Southeast	Fail	Patuxent Valley	Fail	Hammond	Pass	**Fail**	3	4th
14	S-23-004	10010 Junction Drive	Bollman Bridge	Fail	Southeast	Fail	Patuxent Valley	Fail	Hammond	Pass	**Fail**	552	2nd
15	F-21-070	Avoca Manor	Phelps Luck	Fail	Columbia East	Pass	Ellicott Mills	Pass	Howard	Pass	**Fail**	6	3rd
16	F-23-002	Highland View Subdivision	Phelps Luck	Fail	Columbia East	Pass	Ellicott Mills	Pass	Howard	Pass	**Fail**	2	2nd
17	F-24-033	Lavender Hill Estates	Dayton Oaks	Pass	West	Pass	Folly Quarter	Fail	Glenelg	Pass	**Fail**	3	1st
											TOTAL ====>	**807**	

Howard County
Department of Planning & Zoning

| | |=========== 120% ==========| |===115%===| |==========105%==========| | | |

|==========115%==========|

MIDDLE SCHOOLS	0	3	1	1	1	2	0	0	0	0	2	1	2	4	4	4	3	6	3	6	5	6	5	3	6
Year ==>	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Bonnie Branch		O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	C	O	O	O	O	O
Elkridge Landing	O	C	O	O	O	O	O	O	O	O	C	O	O	O	O	O	O	O	O	O	O	O	O	O	O
Ellicott Mills	O	O	O	O	O	O	O	O	O	O	C	O	O	C	C	C	C	C	C	C	O	O	O	O	O
Mayfield Woods	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O
Thomas Viaduct															O	O	C	C	O	C	C	C	C	O	C
Hammond	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	C	C	O	C	C
Murray Hill	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	C	C	C	O	O	C	O	O
Patuxent Valley	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	C	C
Oakland Mills	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O
Lake Elkhorn	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O
Harper's Choice	O	O	O	O	O	O	O	O	O	O	O	O	O	C	C	C	O	C	O	O	O	O	C	O	O
Wilde Lake	O	O	O	O	O	O	O	O	O	O	O	O	C	O	O	O	O	O	O	O	O	O	O	O	O
Burleigh Manor	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	C	O	O	O	C	O	O	O
Dunloggin	O	C	O	O	O	O	O	O	O	O	O	C	C	C	C	C	C	C	C	C	C	O	O	O	C
Patapsco	O	C	C	C	C	C	O	O	O	O	O	O	O	O	C	C	O	O	O	C	C	C	C	C	C
Clarksville	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O
Folly Quarter				O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	C	O	O	C
Glenwood	O	O	O	O	O	C	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O
Lime Kiln	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O	O
Mount View	O	O	O	O	O	O	O	O	O	O	O	O	O	C	O	O	O	O	O	O	C	C	C	O	O

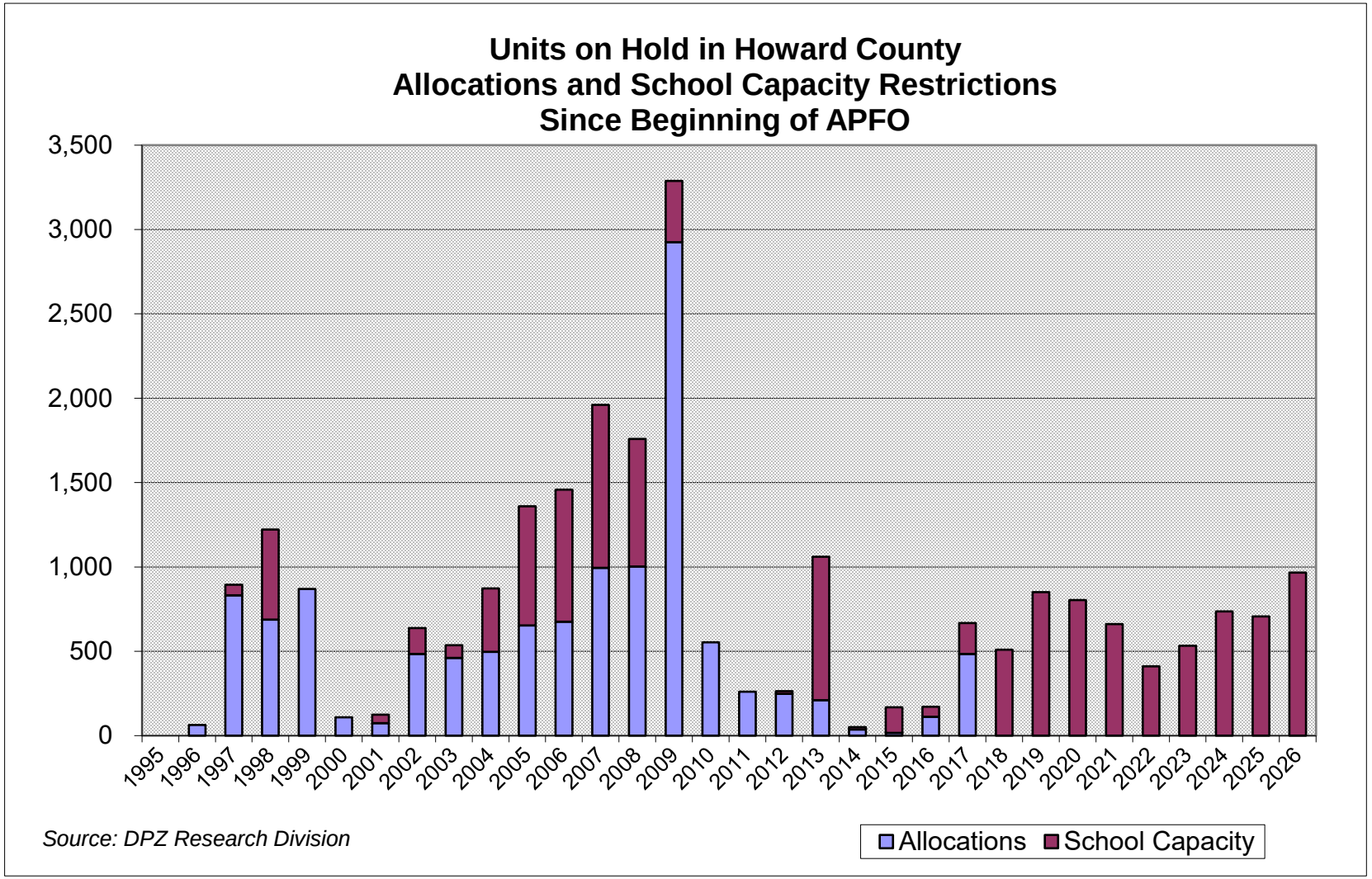
|==========115%==========|

HIGH SCHOOLS	6	5	5	4	0	0
Year ==>	2022	2023	2024	2025	2026	2027
Howard	C	C	C	O	O	O
Long Reach	C	C	C	C	O	O
Hammond	C	O	O	O	O	O
Guilford Park					O	O
Oakland Mills	O	O	O	O	O	O
Wilde Lake	O	O	O	O	O	O
Centennial	C	C	O	O	O	O
Marriotts Ridge	O	C	C	C	O	O
Mt Hebron	C	O	C	C	O	O
Atholton	O	O	O	O	O	O
Glenelg	O	O	O	O	O	O
Reservoir	C	C	C	C	O	O
River Hill	O	O	O	O	O	O

Howard County
Department of Planning & Zoning

Total Units on Hold
Allocations & School Capacity Waiting Bin

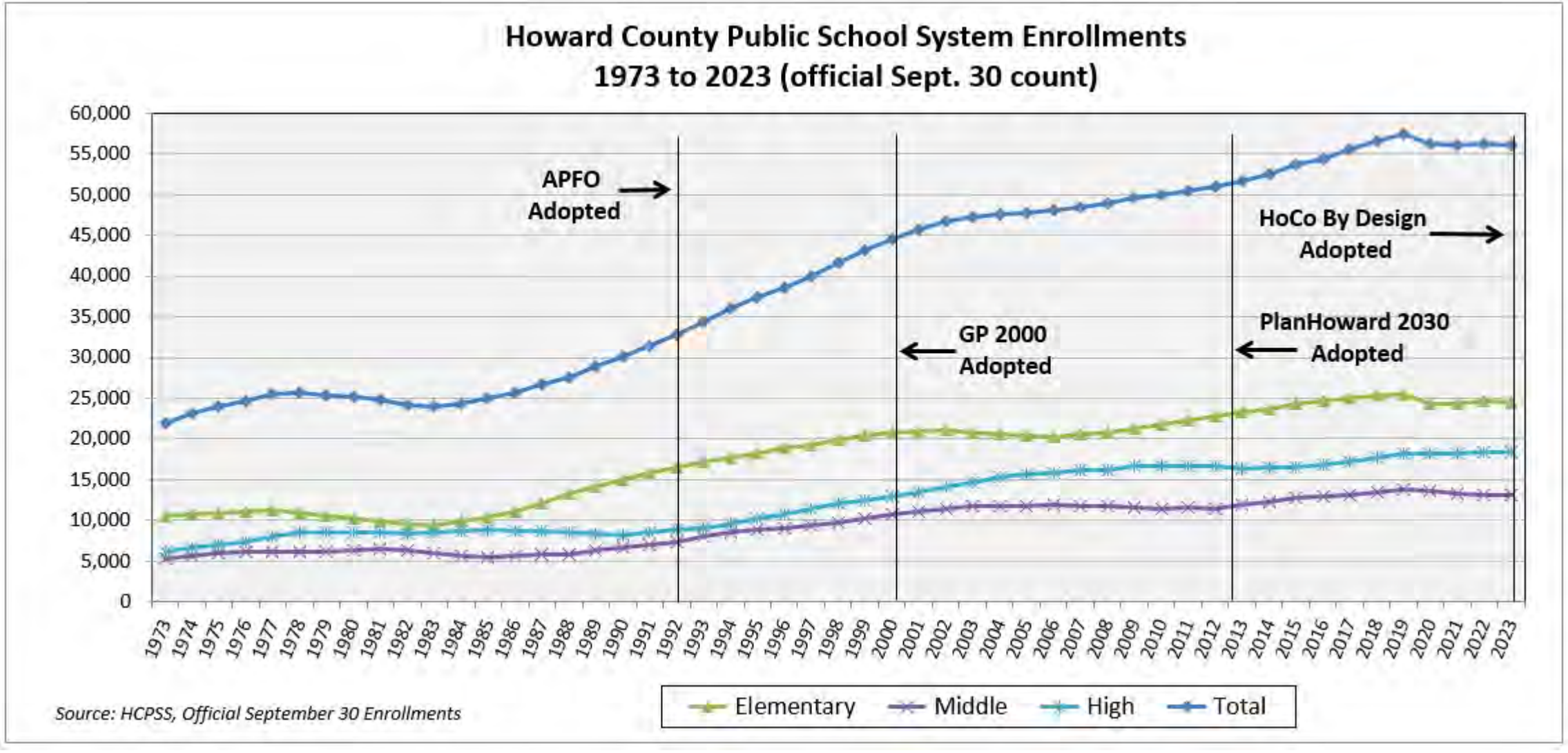
Allocation Year	Allocations	School Capacity	Total
1995	0	0	**0**
1996	63	0	**63**
1997	832	62	**894**
1998	688	533	**1,221**
1999	869	0	**869**
2000	109	0	**109**
2001	74	51	**125**
2002	484	154	**638**
2003	360	0	**360**
GP 2000 Adopted			
2003	461	75	**536**
2004	497	376	**873**
2005	654	706	**1,360**
2006	676	782	**1,458**
2007	994	966	**1,960**
2008	1,002	756	**1,758**
2009	2,925	363	**3,288**
2010	553	0	**553**
2011	261	0	**261**
2012	248	16	**264**
2013	211	850	**1,061**
2014	37	13	**50**
2015	12	133	**145**
PlanHoward 2030 Adopted			
2015	17	151	**168**
2016	111	60	**171**
2017	485	182	**667**
2018	0	509	**509**
2019	0	851	**851**
2020	0	804	**804**
2021	0	662	**662**
2022	0	411	**411**
2023	0	533	**533**
2024	0	736	**736**
2025	0	706	**706**
2026	0	959	**959**
HoCo By Design Adopted			
2026	0	967	**967**
Total Units Paused Since Beginning of APFO =>			**24,526**



<== About 51% of the total 47,832 units built since 1995 (through June 2024)

HCPSS Historical Enrollments

Howard County
Department of Planning & Zoning



HCPSS Historical Enrollments

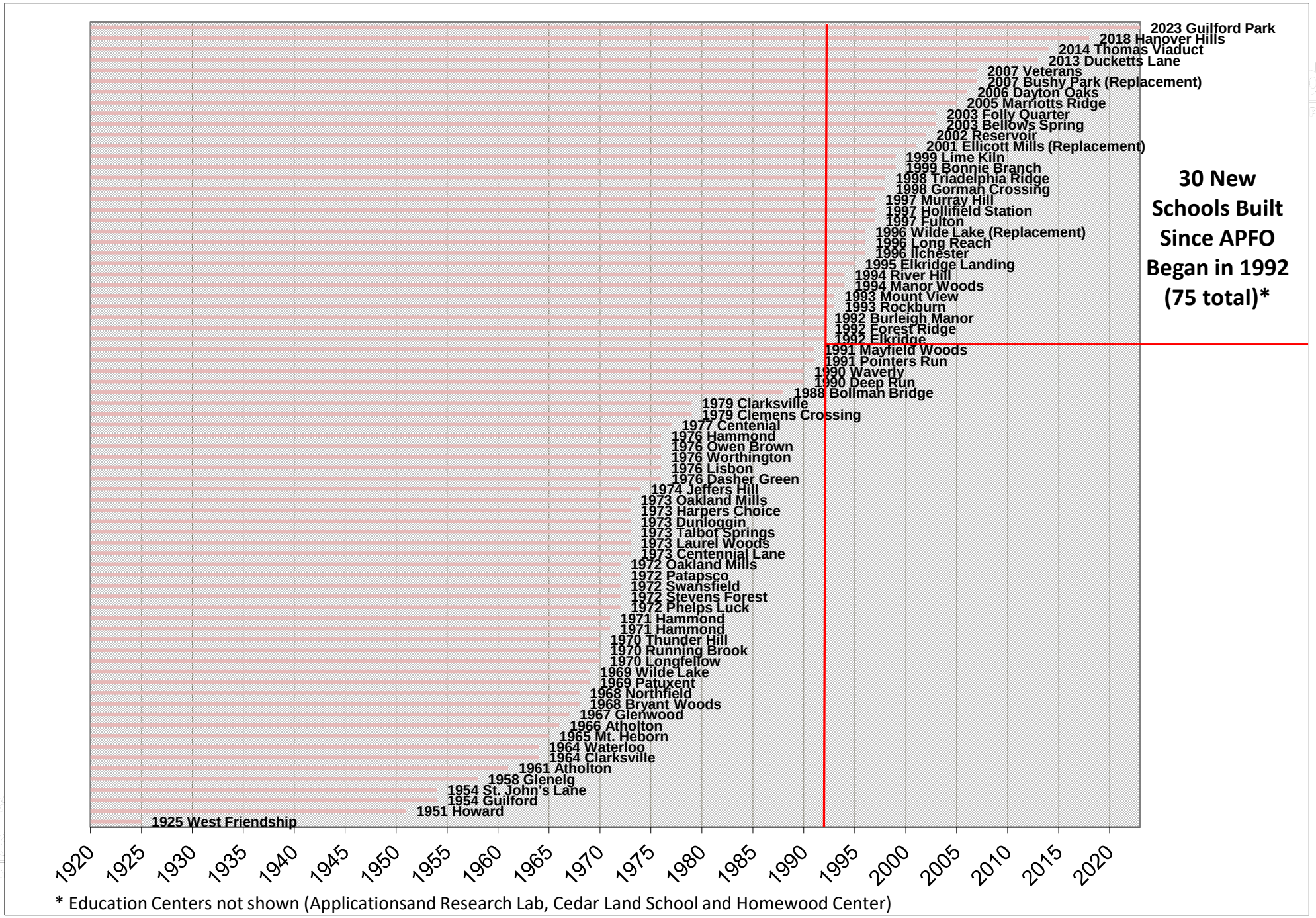
Howard County
Department of Planning & Zoning

HCPSS Enrollment Growth Compared to Howard County Population Growth

Year	HCPSS K-12 Enrollment			County Population		
	Growth	Total	% Increase	Growth	Total	% Increase
2010		49,991			287,085	
2011	498	50,489	1.0%	6,486	293,571	2.3%
2012	480	50,969	1.0%	5,627	299,198	1.9%
2013	712	51,681	1.4%	4,367	303,565	1.5%
2014	830	52,511	1.6%	3,399	306,964	1.1%
2015	1,123	53,634	2.1%	4,428	311,392	1.4%
2016	714	54,348	1.3%	4,164	315,556	1.3%
2017	1,137	55,485	2.1%	3,828	319,384	1.2%
2018	1,085	56,570	2.0%	3,486	322,870	1.1%
2019	938	57,508	1.7%	3,056	325,926	0.9%
2020	(1,229)	56,279	-2.1%	6,391	332,317	2.0%
2021	(275)	56,004	-0.5%	3,012	335,329	0.9%
2022	221	56,225	0.4%	38	335,367	0.0%
2023	(111)	56,114	-0.2%	635	336,002	0.2%
Total	**6,123**		**12.2%**	**48,917**		**17.0%**

Source: HCPSS September 30th Official Enrollments
Census Bureau (2010 and 2020 Decennial Census,other years Annual Pop Est Program)

Howard County
Department of Planning & Zoning



* Education Centers not shown (Applicationsand Research Lab, Cedar Land School and Homewood Center)

APFO Exemptions

Howard County
Department of Planning & Zoning

- Single lot exemption in the Rural West
- Single lot for family member
- Single lot for financial hardship
- Mobile home replacement units
- Redevelopment sites replacing existing units
- No School Capacity Test for age-restricted units
- Moderate Income Housing Units do not need allocations
  (However, still must pass School Capacity Test)
- Special affordable housing opportunities (by County Council resolution)

Summary

Howard County
Department of Planning & Zoning

- APFO has worked to slow growth in areas of high development activity.
- New infrastructure can be planned and paid for and built with a known 10-year growth pace.
- APFO has granted relief and has given the HCPSS time to plan, redistrict and build new schools (30 new school since 1992) and additions.
- Pacing growth has also allowed for the planning of other county infrastructure and services.

Issues and Considerations

Howard County
Department of Planning & Zoning

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

Questions/Discussion









Howard County
Department of Planning & Zoning

HoCo By Design General Plan

APFO Task Force Presentation

HOCO BY DESIGN
Every Voice, One Vision

What is HoCo By Design?

HoCo By Design, the County's award-winning general plan, provides a **long-term vision** for how Howard County will develop and grow as it adjusts to evolving economic, environmental, and social conditions **over the next 20 years**.

Plan Goals:

- Protect our Natural Environment
- Strengthen Economic Opportunities
- Expand Transportation Options
- Promote Diverse Housing Choices
- Prioritize Community Character
- Balance Growth and Conservation



What is HoCo By Design?

PlanHoward 2030

- Three pillars of sustainability



HoCo By Design

- Four-pronged aspirational approach

More Equitable: advancing equity-focused policies

More Predictable: targeting discrete areas for transformation and providing direction for capital investment

More Sustainable: proposing development of compact mixed-use activity centers; advancing investment in environmental programs; ensuring a fiscally balanced approach

More Achievable: presenting specific, measurable, and realistic implementing actions

Building on PlanHoward 2030 with a New Approach

WHAT DOES THE GENERAL PLAN INFLUENCE?



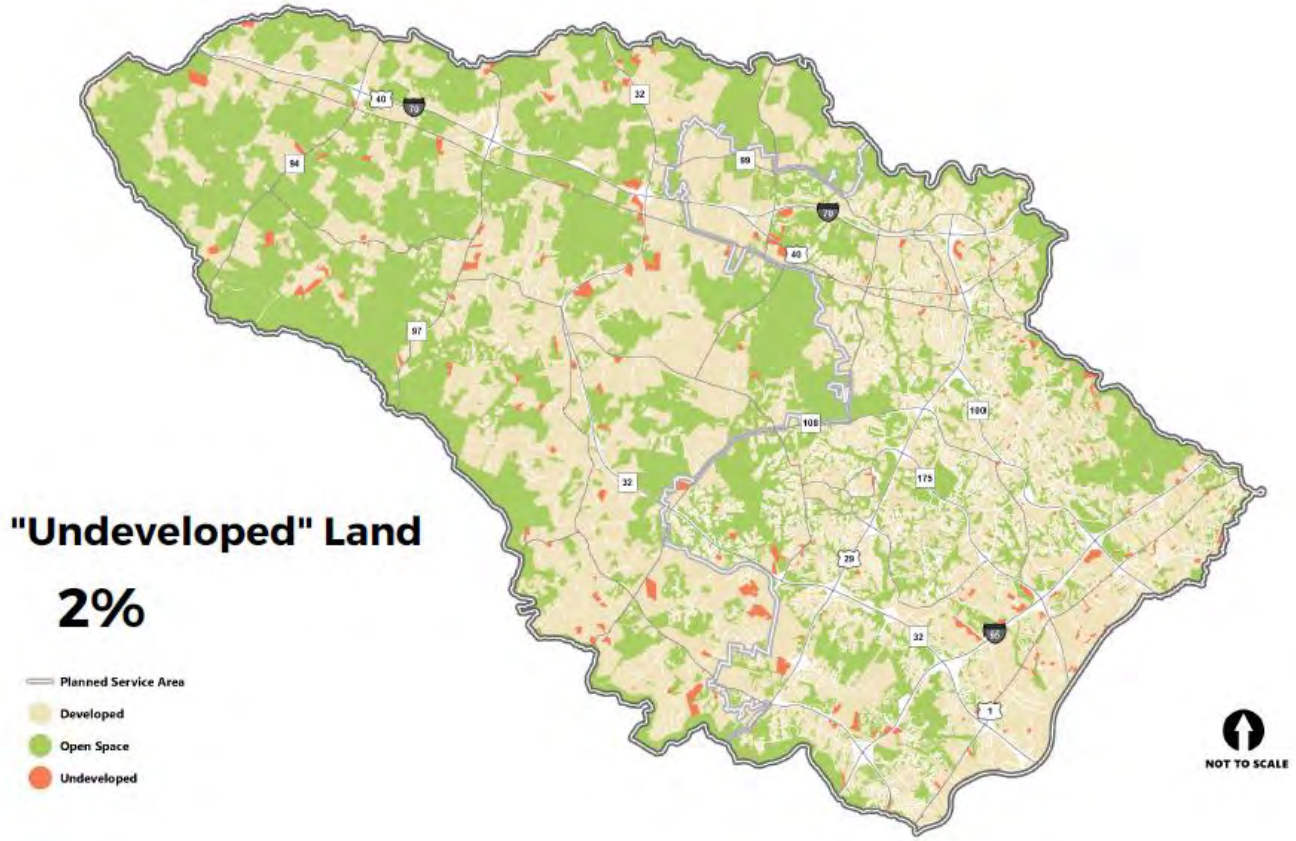
Challenges Identified during Planning

Each general plan responds to a unique set of challenges.

When HoCo By Design got underway in 2020, the County was already grappling with challenges presented by:

- Meeting the needs of a **growing and diverse population**
- Continued **high demand** for **commercial, residential and employment** growth
- **Dwindling supply** of **undeveloped land**
- **Lack of affordable housing** options; overall **cost of housing increasing + limited housing supply**
- **Shift in weather patterns associated with climate change**
- Meeting **public infrastructure needs**, such as parks, **schools**, **bike lanes**, **sidewalks**, other community facilities, etc.

Limited Supply, Growing Demand



Only 2% of land is undeveloped or unprotected, yet demand remains strong for the next 20 years

Housing

Current Total
116, 000 Homes

Projected Demand
31,000 New Homes

Employment

Current Total
223, 000 Jobs

Projected Demand
59,000 New Jobs

Commercial

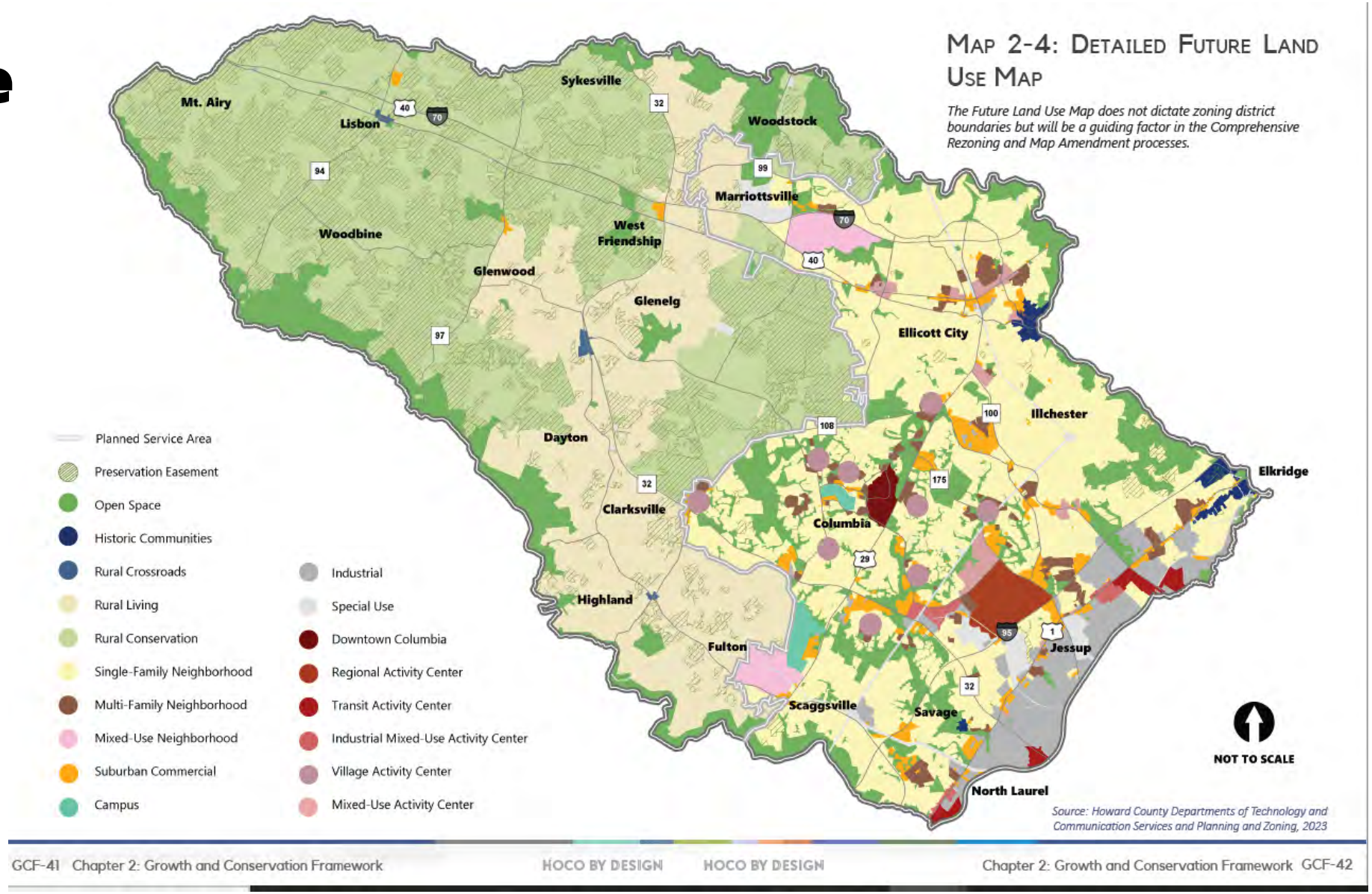
Current Total
12.2M Sq. Ft.
4,000 Hotel Rooms

Projected Demand
16.5 M Sq. Ft.
1,000 Hotel Rooms

Growth and Conservation Challenges

Future Land Use Map (FLUM)

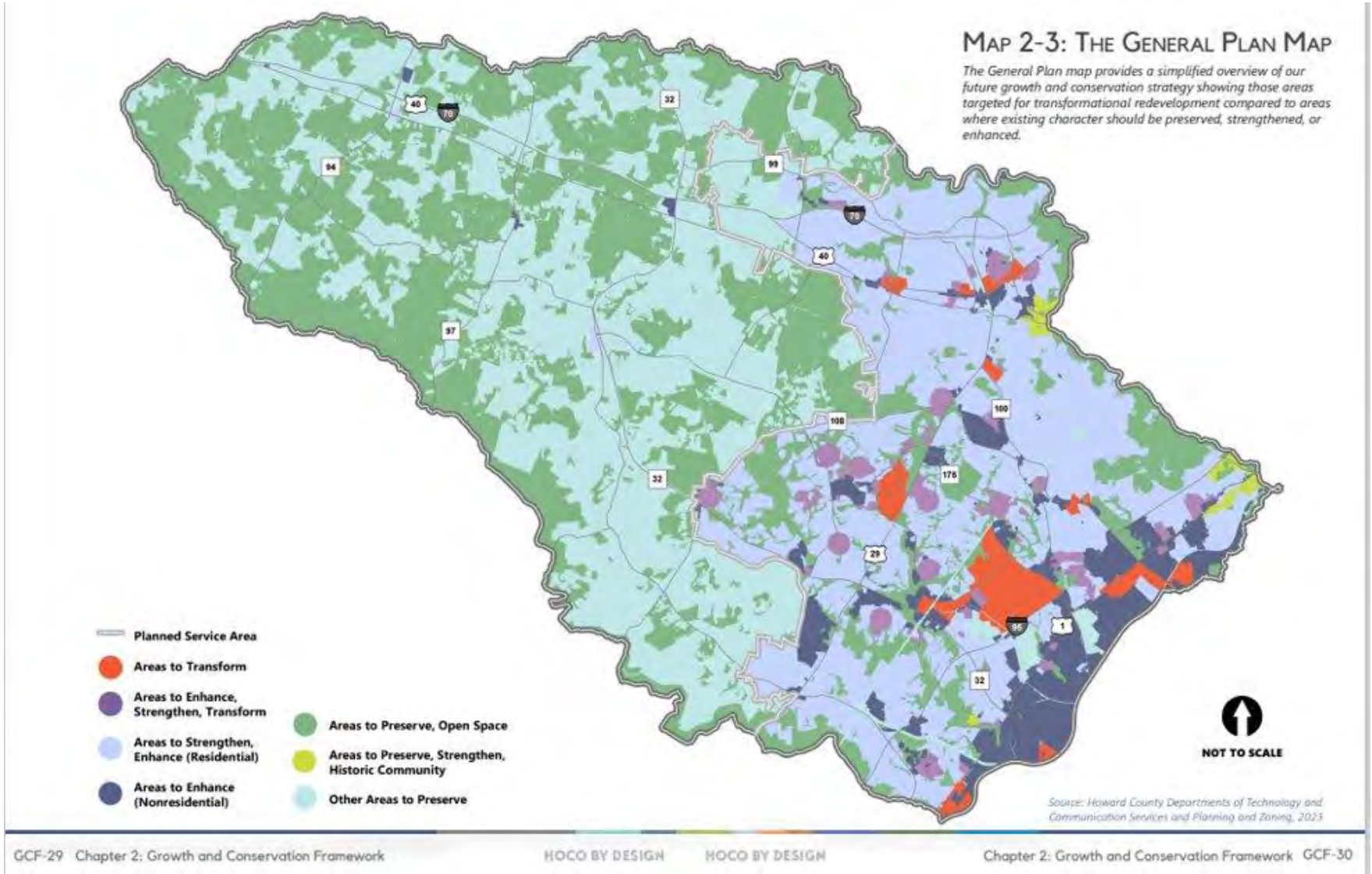
- **Focuses growth into redeveloped "activity centers"** while also **emphasizing preservation and conservation of natural resources**



Future Land Use Map (FLUM)

General Plan Map

- Simplified overview showing areas targeted for growth and transformational redevelopment



The General Plan Map

Redevelopment of Activity Centers Offers Opportunities

- **Greener:** Open space, stormwater management, reduce impervious surface
- **Mix of Uses**: Community gathering/recreational spaces, job opportunities
- **Transit Infrastructure:** Sidewalks, bike paths, connections to transit services
- **Diverse:** An array of housing types







Future Opportunity: Redevelopment of Activity Centers

What is Missing Middle Housing?

- Small- to medium-sized home choices at different price points
- Examples include duplex, fourplex, cottage courts and more



Future Opportunity: Missing Middle Housing



HoCo By Design – Chapter 10
Managing Growth

Howard County
Department of Planning & Zoning

Housing Unit Allocations

- Annual APFO allocations chart paces new housing growth
- The allocations proposed average 1,620/year (less than the 2,084/year in PlanHoward 2030)
- Geographic regions in the chart include: Downtown Columbia, Activity Centers, Other Character Areas, and the Rural West
- New set-aside of 340/year for Affordable Housing
- Gateway Master Plan – will determine number and pacing of residential units for Gateway

Table 10-1: Howard County APFO Allocations Chart - HoCo By Design

Year	Downtown Columbia (1)	Activity Centers	Other Character Areas	Rural West	Total	Affordable Housing (for purchase and rental)
2026	335	600	365	100	1,400	340
2027	335	600	365	100	1,400	340
2028	335	600	365	100	1,400	340
2029	335	600	365	100	1,400	340
2030	335	600	365	100	1,400	340
2031	155	600	365	100	1,220	340
2032	155	600	365	100	1,220	340
2033	155	600	365	100	1,220	340
2034	155	600	365	100	1,220	340
2035	154	600	365	100	1,219	340
2036	154	600	365	100	1,219	340
2037	154	600	365	100	1,219	340
2038	154	600	365	100	1,219	340
2039	154	600	365	100	1,219	340
2040	154	600	365	100	1,219	340
Total	**3,219**	**9,000**	**5,475**	**1,500**	**19,194**	**5,100**
Annual Average	**215**	**600**	**365**	**100**	**1,280**	**340**

(1) The allocations for Downtown Columbia align with the phasing chart in the approved and adopted 2010 Downtown Columbia Plan.

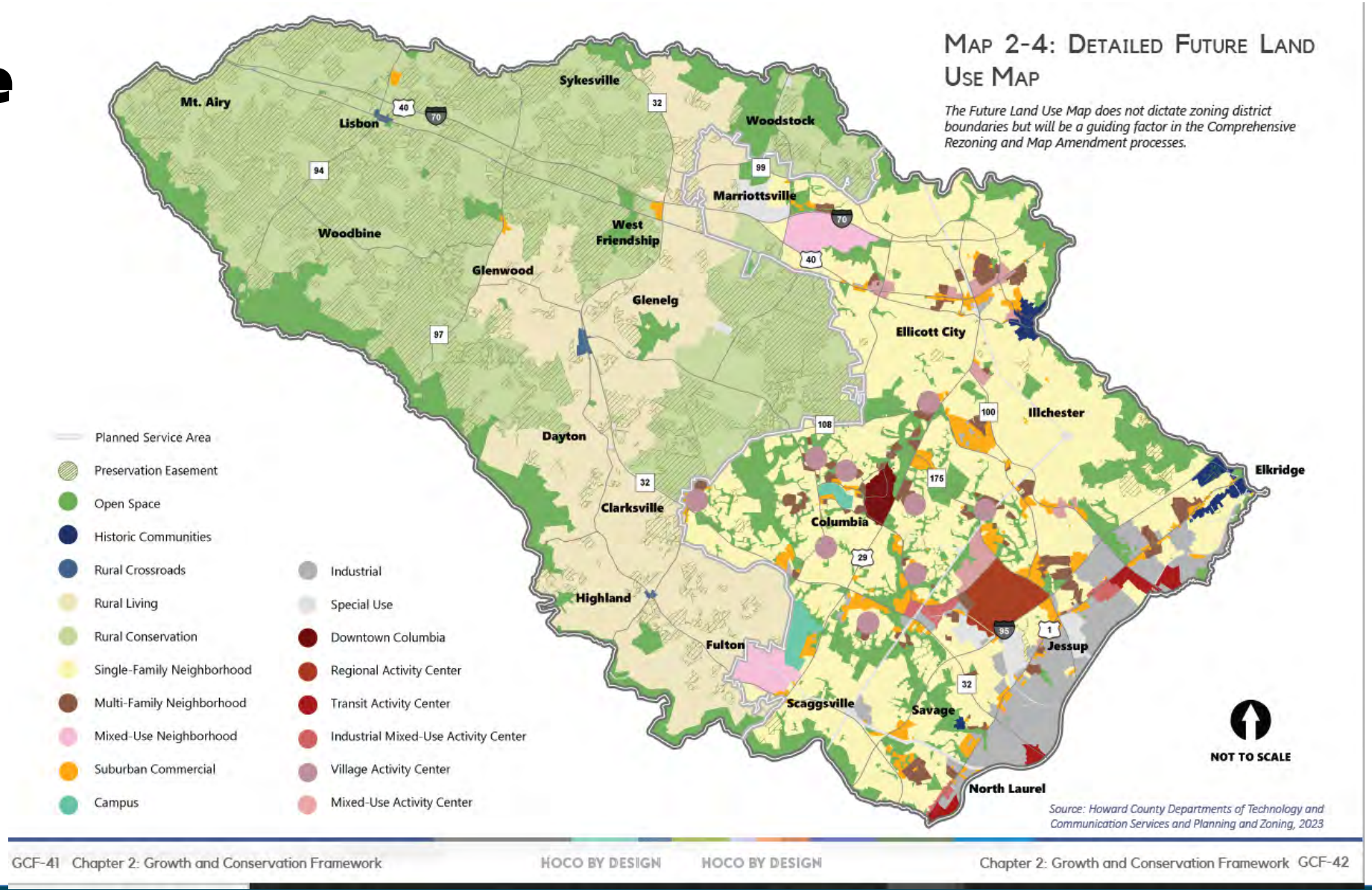
Source: Howard County Department of Planning and Zoning, 2023

MG-1 g. Establish a working group (consisting of members appointed by the County Council and the County Executive) that evaluates and recommends goals and criteria for the targeted incentive program for affordable and accessible housing and the Affordable Housing set aside in the APFO Allocations Chart.

Housing Unit Allocations

Future Land Use Map (FLUM)

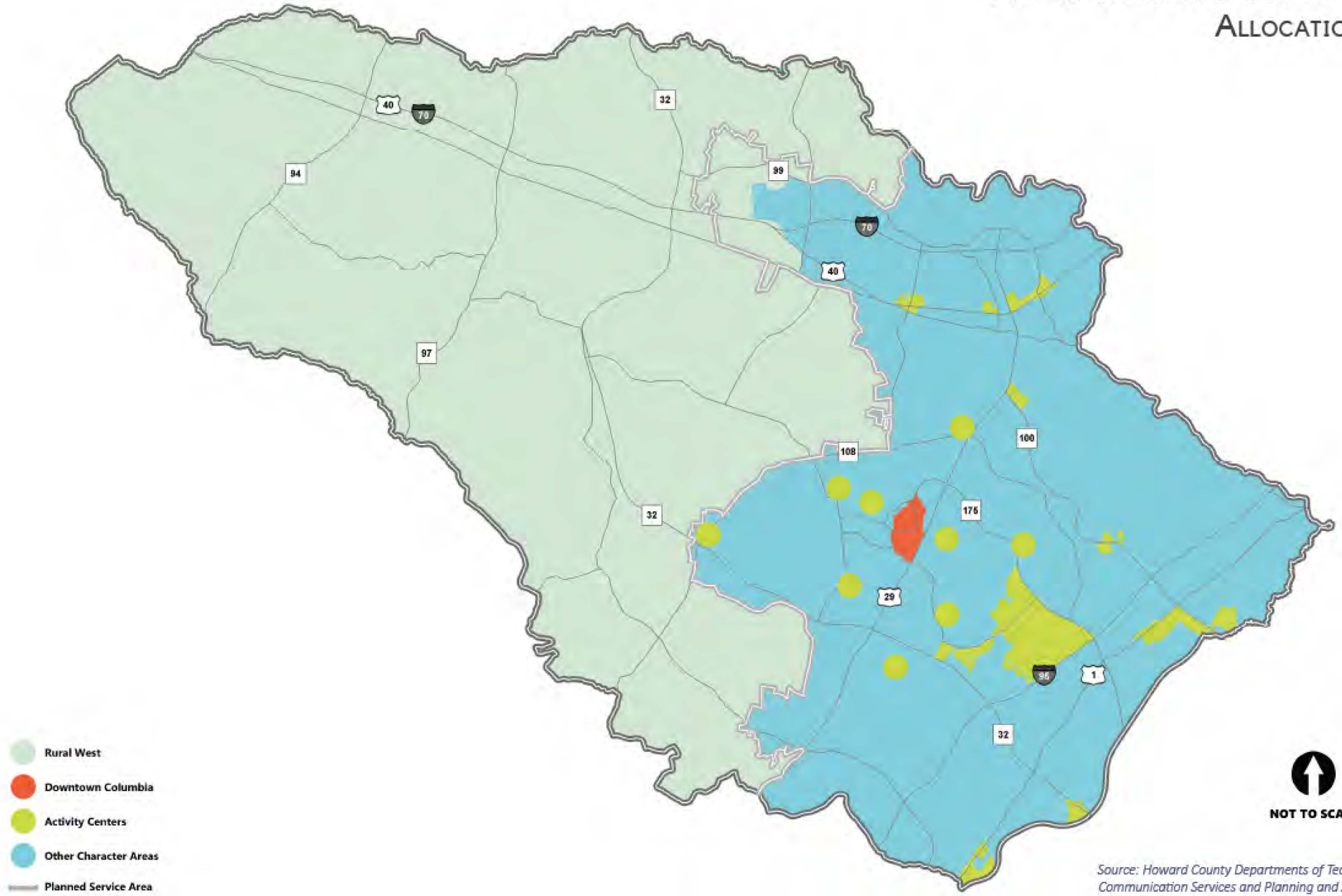
- **Focuses growth into redeveloped "activity centers"** while also **emphasizing preservation and conservation of natural resources**



HOCO BY DESIGN

Future Land Use Map (FLUM)

Map 10-1: Howard County APFO Allocation Map



Source: Howard County Departments of Technology and Communication Services and Planning and Zoning, 2023

HOCO BY DESIGN

Managing Growth into the Future

- This is an **opportunity for a comprehensive review and assessment of APFO**
- The assessment should account for **future land uses shifting to infill and redevelopment**
  - **Suburban greenfield development**, the predominant type of past growth, will be **less prevalent** given limited land supply
  - **APFO was designed to manage suburban greenfield development**
  - **APFO needs to be updated** to reflect the County's future – **mixed-use activity centers, missing middle housing, ADUs**





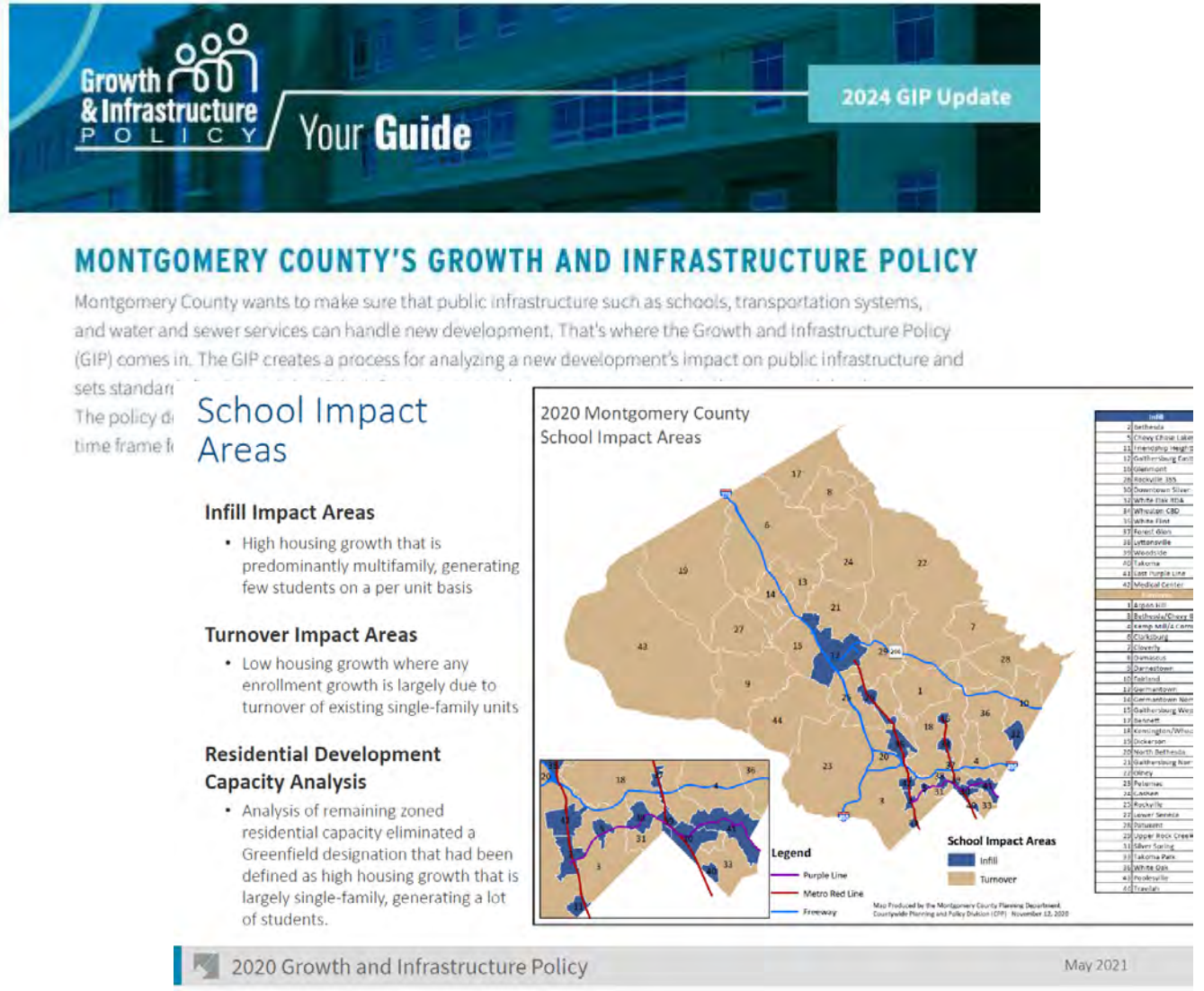
Managing Growth
Policies 1a - d

Policies and Actions

- **Policy MG-1**: Evaluate the Adequate Public Facilities Ordinance (APFO), including current and anticipated development patterns and challenges, to support the vision and policies presented in HoCo By Design and in accordance with the law established for the review of APFO.
  - **Action a**: **Research APFO models used in other Maryland and US jurisdictions** that account for infill development and redevelopment to pace future growth and transportation patterns as anticipated in this General Plan.
  - **Action b**: Assess applicability of APFO to **Accessory Dwelling Units** and develop recommendations as applicable.
  - **Action c**: Evaluate the **necessity of a housing allocation chart** including its goals, design, appropriate place in the law.
  - **Action d:** Seek to **engage local and national experts** who can advise on modern best practices for managing growth and infrastructure.

Policies and Actions

Action a: Research **models used in other jurisdictions** that account for infill and redevelopment to pace future growth and transportation patterns as anticipated in HoCo By Design



Policies and Actions – Chapter 10, Managing Growth

Policy and Actions

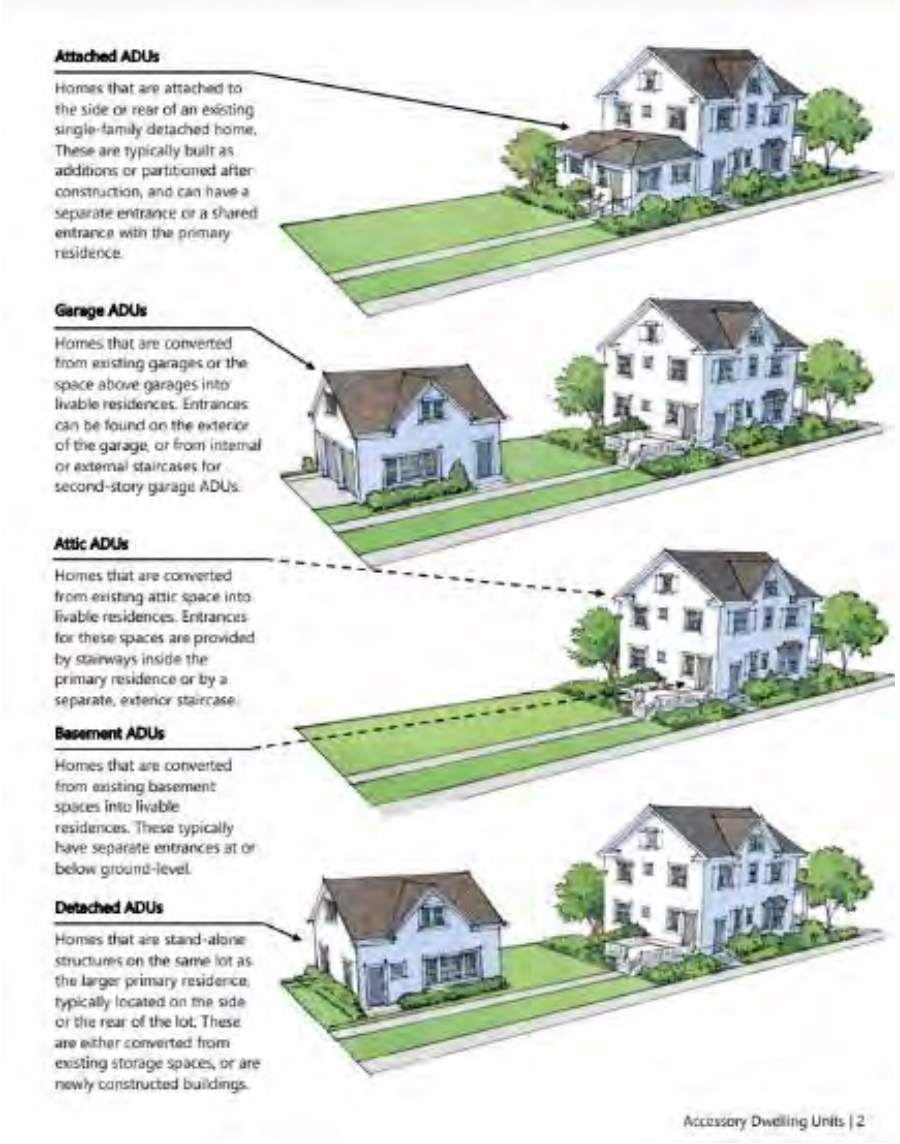
Action b: Assess applicability of APFO to **Accessory Dwelling Units** and develop recommendations as applicable

What are ADUs?

- "A **smaller, independent residential dwelling unit** located on the same lot as a stand-alone (i.e., detached) single-family home." - APA
- ADUs take a **variety of shapes and forms**: attached, garage, attic, basement and detached

Where are ADUs permitted in the County?

- Attached Accessory Apartments – permitted
- Detached Accessory Apartments – permitted conditionally on temporary basis



Policy and Actions

Action b: Assess applicability of APFO to **Accessory Dwelling Units** and develop recommendations as applicable

"Today, Howard County Zoning Regulations allow some forms of ADUs—accessory apartments and temporary accessory family dwellings—but there are various restrictions on where they are permitted. **Detached accessory apartments are not permitted under the Zoning Regulations**, except as a temporary accessory family dwelling. (DN-36)"

"The Dynamic Neighborhoods chapter suggests that the APFO task force **assess the applicability of APFO to accessory dwelling units and develop recommendations as applicable**. (MG-21)"

- **Policy DN-2:**Allow attached and detached accessory dwelling units (ADUs) on a variety of single-family attached and single-family detached lots that meet specific site development criteria in residential zoning districts.
  - **Action 3:** Direct the Adequate Public Facilities Ordinance (APFO) task force to **develop recommendations as to the applicability of APFO to accessory dwelling unit creation or construction**.

Policies and Actions – Chapter 10, Managing Growth

Policies and Actions

Action c: Evaluate the **necessity of a housing allocation chart**, including its goals, design, and appropriate place in the law

" In general, the **number of allocations granted** has slowed in more recent years, and this **slower pace is expected to occur in the years ahead given limited land supply for new residential construction** (MG-19)."

"HoCo By Design recommends a comprehensive review and assessment of APFO. **Future land use patterns in Howard County will largely be realized through infill development and redevelopment in activity centers, and to a much lesser extent by suburban development in greenfields**. APFO was designed to manage growth in the latter, and now needs to be updated to reflect the land use patterns of the County's future. (MG-22)"

Table 10-3: Tentative Allocations Granted Since 2010 Allocation Year

Year	Total	Downtown Columbia	Rest of Howard County
2010	1,051	0	1,051
2011	1,275	0	1,275
2012	989	0	989
2013	1,980	390	1,590
2014	1,685	0	1,685
2015	1,885	267	1,618
2016	1,510	160	1,350
2017	1,616	0	1,616
2018	2,124	300	1,824
2019	2,167	509	1,658
2020	1,183	205	978
2021	922	13	909
2022	165	0	165
2023	558	36	522
2024	1,375	675	700
2025	**826**	**470**	**356**
2026	**359**	**327**	**32**
2027	**327**	**327**	**0**
2028	**677**	**677**	**0**
2029	**0**	**0**	**0**
2030	**254**	**254**	**0**

Current Allocation Year

Future Allocation Years

Source: Howard County Public Schools and Department of Planning and Zoning, 2023

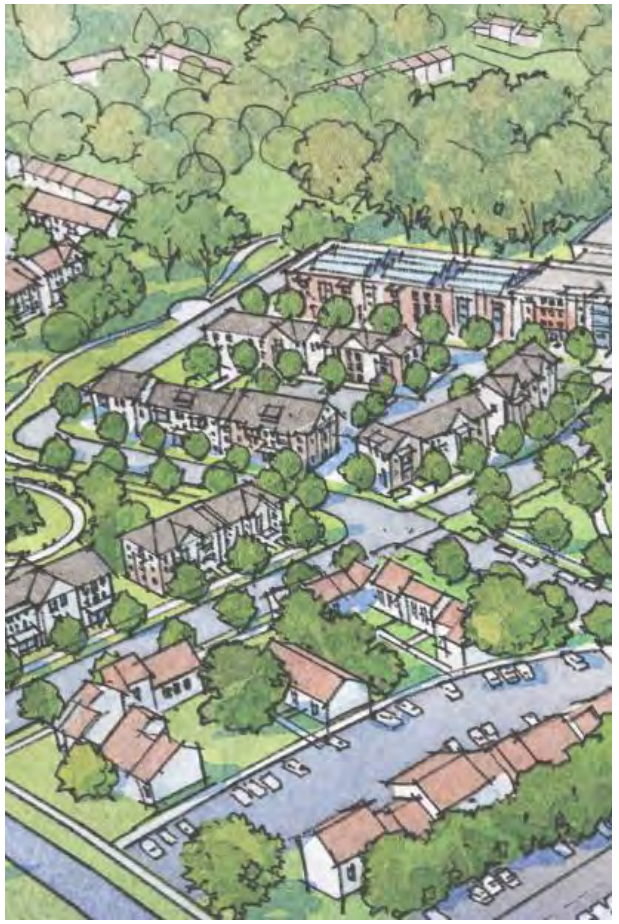


Managing Growth
Schools

Howard County
Department of Planning & Zoning

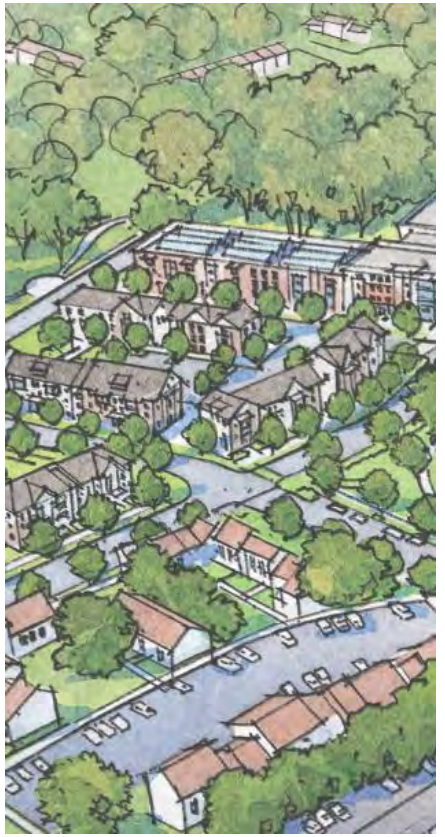
Policies and Actions – APFO and Schools

- **Policy MG-1, Action 1e**: Schools
  - **Action e.i**: Collect data for school demands in the County sufficient to evaluate existing conditions, emerging trends, and future year needs. This analysis should include **an evaluation of the life cycle of new and existing neighborhoods** to better understand student growth.
  - **Action e.ii**: Evaluate the extent to which new growth generates **revenues to pay for school infrastructure** and review of alternative financing methods.
  - **Action e.iii**: Evaluate the **school capacity test** in APFO to determine if intended outcomes are being achieved and **recommend changes to the framework and process to better pace development with available school capacity**.



Policies and Actions – APFO and Schools

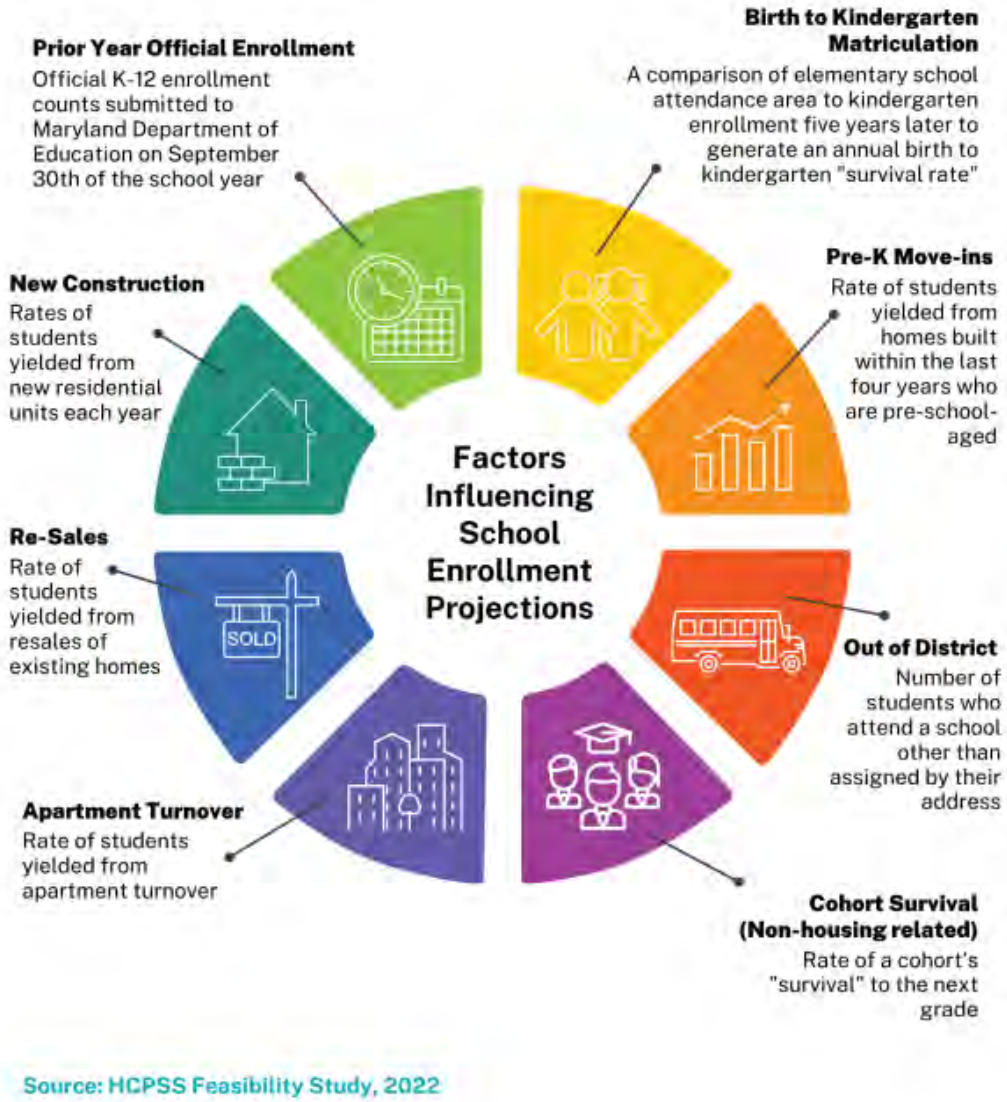
- **Policy MG-1, Action 1e**: Schools
  - **Action e.iv**: Evaluate the **timing** and process of the school capacity chart
  - **Action e.v**: Evaluate **student generation yield** by **housing unit type** to develop student generation yield. Review results with comparable counties to understand regional trends.
  - **Action e.vi**: **Explore unit type ratios or unit type mixes** that would **support housing goals** without overburdening schools and propose **appropriate waiting periods in relation to unit type.**



Policies and Actions – APFO and Schools

Action e.i: Collect data for school demands in the County sufficient to evaluate existing conditions, emerging trends, and future year needs. This analysis should include an evaluation of the **life cycle of new and existing neighborhoods** to better understand the origins of student growth.

- **HCPSS Office of School Planning estimates enrollment growth** based on:
  - Number of births in Howard County
  - Five-year history of cohort survival (ratio of students moving from one grade to the next in the same school)
  - First-time sales of newly-constructed homes
  - Resales of existing homes
  - Apartment turnover
  - Out-of-district enrollment at regional programs



Source: HCPSS Feasibility Study, 2022

Policies and Actions – APFO and Schools

Action e.i: Collect data for school demands in the County sufficient to evaluate existing conditions, emerging trends, and future year needs. This analysis should include an evaluation of the **life cycle of new and existing neighborhoods** to better understand the origins of student growth.

- DPZ provides **new housing unit projections** to HCPSS, including:
  - All recently approved plans not yet constructed and plans under review – indicates near-term housing growth
  - Future development potential based on zoning capacity – indicates long-term potential (updates to the Zoning Regulations following HoCo By Design will strengthen outer year projections)
- **HCPSS tracks turnover/resales** of existing housing, which also has a significant impact on enrollment

Table 8-2: HCPSS Student Growth: New Construction vs. Resales of Existing Units & Apartment Turnover (2021)

Level	Apartment Turnover	Resales	New Construction	Total
Elementary	617	689	188	
Middle	(30)	175	81	
High	(10)	97	46	
Total	577	961	315	1,853
Percent	31.1%	51.9%	17.0%	

Source: Howard County Public School System, Office of School Planning

Table 8-3: HCPSS Student Growth: New Construction vs. Resales of Existing Units & Apartment Turnover (2022)

Level	Apartment Turnover	Resales	New Construction	Total
Elementary	587	759	212	
Middle	(70)	193	83	
High	40	144	56	
Total	557	1,096	351	2,004
Percent	27.8%	54.7%	17.5%	

Source: Howard County Public School System, Office of School Planning

Policies and Actions – Chapter 10, Managing Growth

Policies and Actions – APFO and Schools

Action e.i: Collect data for school demands in the County sufficient to evaluate existing conditions, emerging trends, and future year needs. This analysis should include an evaluation of the **life cycle of new and existing neighborhoods** to better understand the origins of student growth.

"The task force should also evaluate existing conditions and emerging trends for new student generation, whether it is due primarily to new housing units or family turnover in existing neighborhoods**. Developing an understanding of neighborhood lifecycles will allow for a better assessment of student growth and housing**. This understanding should further inform how the APFO school capacity test and associated chart could be changed to optimize growth targets while also maintaining adequate school capacity. (MG-21)"

"While APFO can manage enrollment growth from new development by delaying the construction of new units, it does not control student generation from housing turnover that occurs naturally over time. (PS-12)"

Policies and Actions – APFO and Schools

Action e.ii: Evaluate the **extent to which new growth generates revenues** to pay for school infrastructure **and review alternative financing methods**.

- Construction of new schools, additions, and renovations funded primarily by General Obligation bonds and the School Surcharge on new homes (new development helps cover the cost of school infrastructure needs)
  - While GO bonds fund the majority (in FY23, ~$43 million), the **school surcharge** is estimated to generate ~**$30 million annually thru 2040**
- Additionally, **25% of the transfer tax** helps cover school land acquisition and construction costs – currently ~**$2.5 million/year**
- As identified in HoCo By Design's fiscal analysis, new growth and its associated fiscal benefits **(especially those that come from the transfer tax and school surcharge)** will support the capital funding needed to meet future enrollment demands and systemic renovation or replacement



Policies and Actions – APFO and Schools

Action e.ii: Evaluate the **extent to which new growth generates revenues** to pay for school infrastructure and **review alternative financing methods**.

"Similar to the trend of less allocations being granted, the slowing number and amount of units proposed in presubmission community meetings is also an indication that new residential construction will continue to slow in the immediate years ahead. **While this slowdown will impact the amount of revenue generated for school infrastructure, it will give HCPSS some time to build new capacity in the areas of the County where needed.**(MG-20)

"As indicated in the fiscal analysis conducted for HoCo By Design, it is estimated that School Surcharge revenues will be $30 million on an annual average basis through 2040.....The fiscal analysis conducted for HoCo By Design indicates that the proposed growth could help sustain transfer tax revenues [approximately $2.5 million/yr] for school construction." (PS-21)

Policies and Actions – APFO and Schools

Action e.iii: Evaluate the school capacity test in APFO to **determine if intended outcomes are being achieved**, and recommend changes to the framework and process to **better pace development with available school capacity**.



"**New residential development is generally "on hold" in many areas of the County due to the APFO schools test,** a point discussed further in the Managing Growth chapter. Development projects are retested each year after the County Council adopts a new school capacity chart, as provided by the BOE, and may be "on hold" or delayed for a maximum of four years. (PS-8)"

"A significant change to [APFO in 2018] **included lowering the capacity utilization percentages when elementary districts and regions are closed** to development from 115% to 105% and middle school districts from 115% to 110%, and adding a high school district test at a 115% threshold. This change has had an impact on proposed new residential development, given the extent of the closed areas in the County. (MG-17)"

Policies and Actions – APFO and Schools

Action e.iv: Evaluate the **timing and process** of the school capacity chart.

- Office of School Planning prepares and presents an annual feasibility study to the Board of Education each June. The study includes:
  - A comprehensive review of school boundary options
  - Student enrollment projections over the next 10 years
  - Capital improvement plan
- The feasibility study and its **capacity utilization calculations** are the basis for the following year's **APFO school capacity chart** which gets adopted in July and also informs the **HCPSS capital budget** for the following fiscal year
- During the HoCo By Design process, Strategic Advisory Group members and other stakeholders expressed an **interest in re-aligning the timing of the Feasibility Study and APFO School Capacity chart so they both reflect the same year** (rather than the previous year's Feasibility Study supporting the current year APFO School Capacity Chart)



Policies and Actions – APFO and Schools

Action e.v: Evaluate **student generation yield by housing type** to develop student generation yield. Review results with comparable counties to understand regional trends.

- Shift to **smaller housing types** proposed in HoCo By Design
- The Plan emphasizes **growth in mixed-use activity centers**, which are generally expected to include smaller housing types
- HoCo By Design also proposes opportunities for **missing middle housing** and **accessory dwelling units** – smaller housing types compared to traditional single-family detached
- HoCo By Design recommends a higher proportion of multi-family units than PlanHoward 2030; therefore, **fewer new students** are expected in the school system compared to the last 20 years



Policies and Actions – APFO and Schools

Action e.v: Evaluate **student generation yield by housing type** to develop student generation yield. Review results with comparable counties to understand regional trends.

"Based on the official September 30, 2022 enrollment data, **there are only 41 students living in the 1,199 new housing units from the Downtown Plan that are built and fully occupied. This is a standing yield rate of 0.034 students per unit, which is less than 5% of the yield rate for a typical new single-family detached home** built in the County and less than 9% of a new townhome yield rate. Countywide, new apartment yields are about 14% of new single-family detached yields and 26% of new townhome yields. (PS-16)"

"**Countywide new construction yield rates can vary widely from year to year due to the type of units built and location of construction.** New single-family detached units in some western areas generate several times the students (per unit) as apartments built in some parts of Columbia and the Southeast.(PS-13)"

Policies and Actions – APFO and Schools

Action e.vi: Explore unit type ratios or **unit type mixes that would support housing goals without overburdening schools** and propose appropriate waiting periods in relation to unit type.

"The task force should also explore regulations that consider various development types, locations, and intensities, and incentive-based provisions to expedite capacity improvements. For example, the APFO review committee should **determine whether higher-density, mixed-use projects in activity centers, which may have low student yields, should meet different standards or thresholds**, and whether pay-based incentives should be established where suburban-style developments could proceed if a higher school surcharge were paid. The task force should evaluate how APFO may apply to detached accessory dwelling units.(MG-21)"

"The HoCo By Design Future Land Use Map (FLUM) is based on a housing projection model that estimates about 57% will be rental and condominium apartments, 24% townhomes, and 19% single-family detached units. This projection compares to 38% rental and condominium apartments, 29% townhomes, and 33% single-family detached units built in the last 20 years. **It is expected that this change in unit type mix into the future will yield relatively fewer new students compared to the last 20 years**.(PS-16)"



Managing Growth
Transportation

Policies and Actions – APFO and Transportation

- **Policy MG-1, Action 1f: Transportation**
  - **Action f.i**: Evaluate and amend APFO standards for transportation adequacy and develop **context-driven transportation adequacy measures** that align with the County's land use and transportation safety vision.
  - **Action f.ii**: Study and develop APFO standards for specific **geographic subareas.**
  - **Action f.iii**: Evaluate and amend **APFO standards to mitigate trips with investments in** bicycle, pedestrian and transit infrastructure, road connectivity, and safety projects.



Policies and Actions – APFO and Transportation

Action f.i: Evaluate and amend **APFO standards for transportation adequacy and develop context-driven** transportation adequacy measures that align with the County's land use and transportation safety vision.

- APFO currently **does not** include a mechanism to **mitigate the impact of small development projects** (those that generate less than 5 peak hour trips)
- And, APFO **only requires** a project to mitigate its **direct impact on an intersection**
  - AFPO **does not account** for the larger **network benefit** that could occur at some other location further from the development



Policies and Actions – APFO and Transportation

Action f.ii: Study and develop APFO standards for **specific geographic subareas**.

- **Some jurisdictions pool funds** over time to build more substantial projects that have an overall network benefit and **advance multi-modal policy goals**
  - **Transportation plan** can **establish projects** to be funded by fees **in a specific subarea**

"Some jurisdictions pool funds over time to build more substantial projects that have an overall network benefit and advance multi-modal policy goals. Through this alternate approach, a **local area transportation plan can establish projects that will be funded by fees in a specific subarea—offering greater flexibility and the ability to address the transportation system as a whole.** Baltimore City and Anne Arundel, Montgomery, and Prince George's Counties administer various models of this approach, including fee-in-lieu programs that are used to fund multi-modal improvements.(MG-16)"

Policies and Actions – APFO and Transportation

Action f.iii: Evaluate and amend APFO standards to **mitigate trips with investments** in **bicycle, pedestrian, and transit infrastructure**, road connectivity, and safety projects.

- APFO requires a "roads test" for adequate road infrastructure for new development
  - The County requires mitigation measures when needed based on the test
- In accordance with the Complete Streets Policy, developers also submit pedestrian access and bicycle level of stress studies
  - However, APFO remains singularly focused on motor vehicle travel – and mitigation measures resulting from APFO have not always considered the impacts to pedestrians and cyclists

Thank you!

Questions?

Howard County
Department of Planning & Zoning

3430 Court House Drive • Ellicott City, MD 21043 • 410-313-2350

APFO Committee Meeting 3
September 25, 2024

- Call to Order/Welcome (Chair- 5 min)
    - Establishment of a Quorum
    - Review and Approval of Agenda
    - Review and Approval of Minutes
- Schools
    - School Feasibility Study (Tim Roger-45min)
        - How projections are calculated, process for managing growth (redistricting, new construction, additions), Development of school capacity chart
    - Student Yield Study (Jeff Bronow-45 min)
- Discussion (15 min)
- Questions (10 min)
- Adjourn
- Next Meeting- October 9, 2024 6-8pm

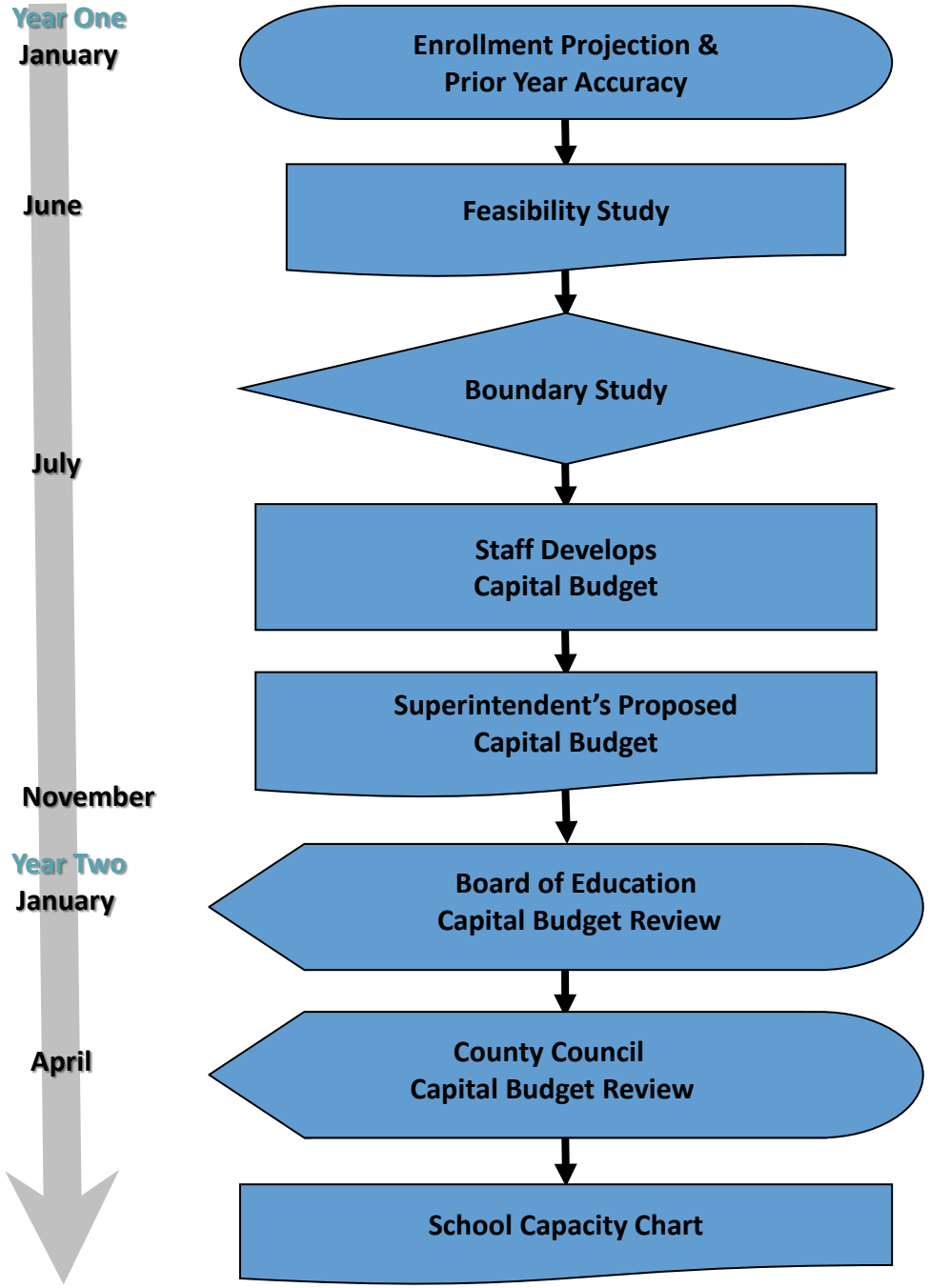
APFO Committee: Projection Background



Tim Rogers,
Manager Office of School Planning

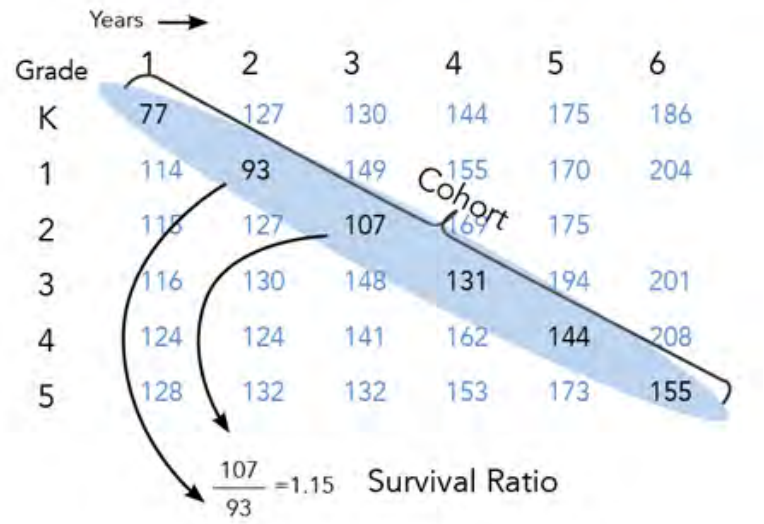
September 25, 2024

Annual Planning Cycle



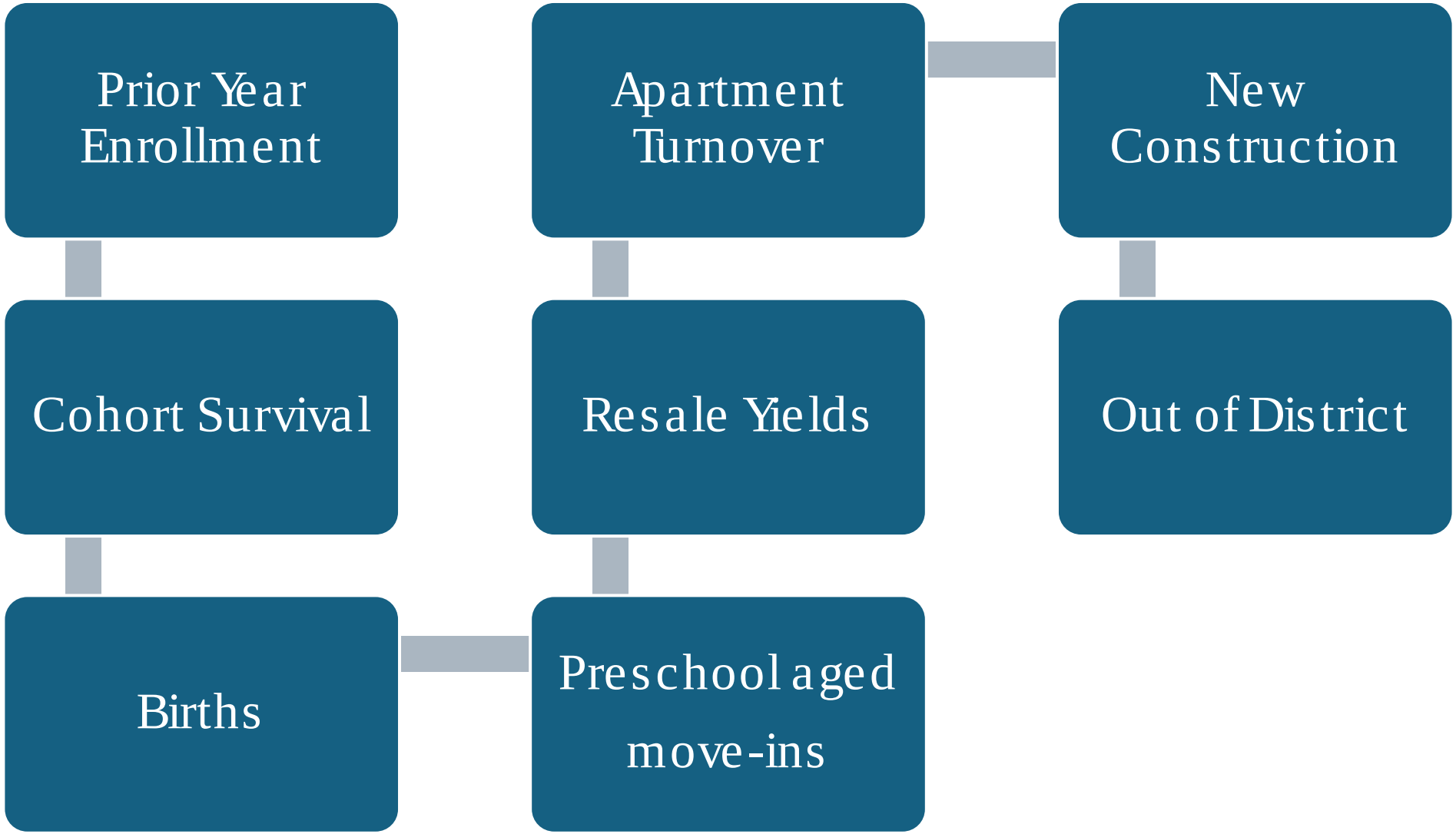
Cohort Survival Methodology

historic cohort survival ratios

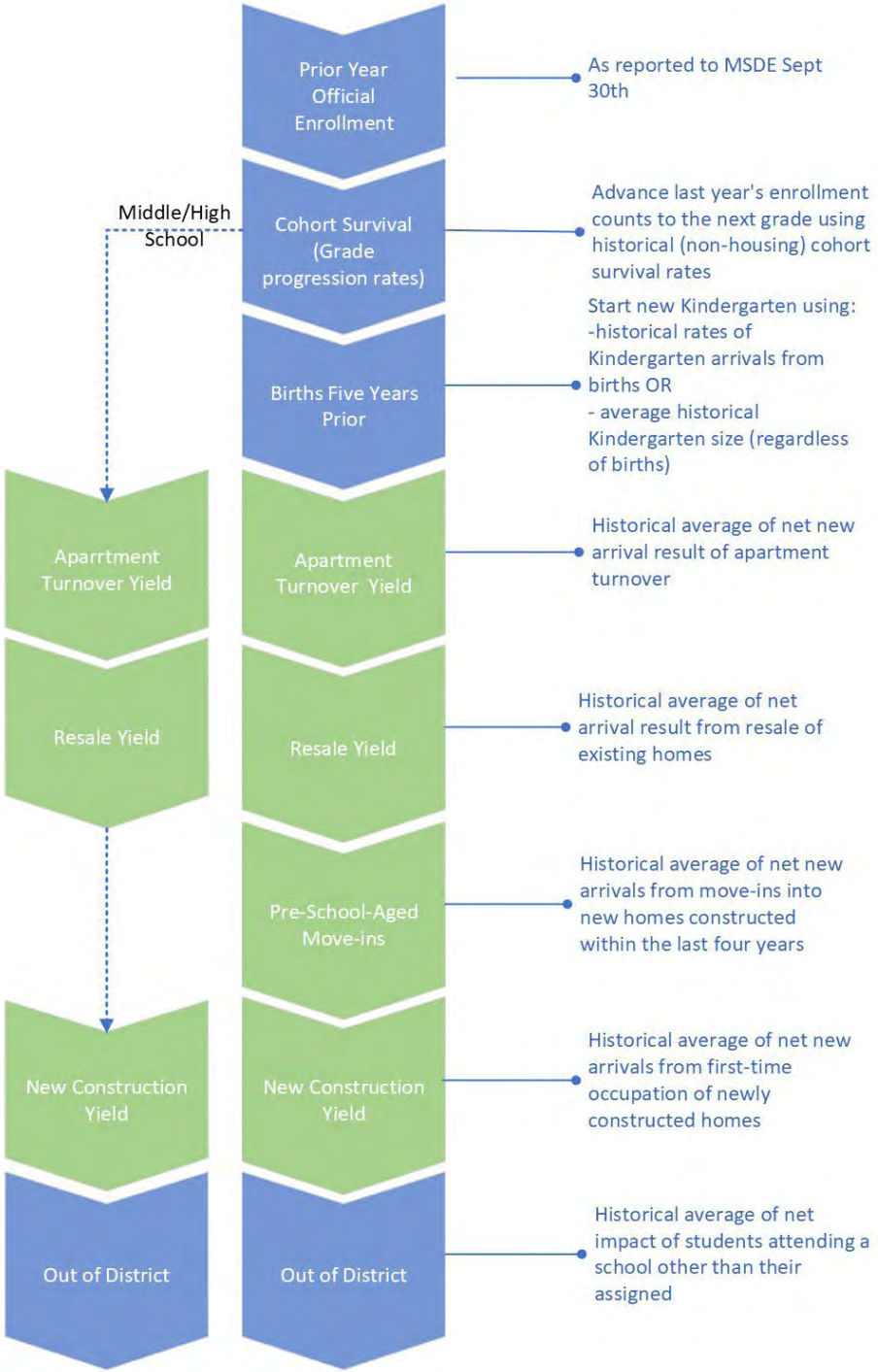


+Live births
+Apartment turnover
+New construction
+Regional Program Enrollment
+Resale of existing housing

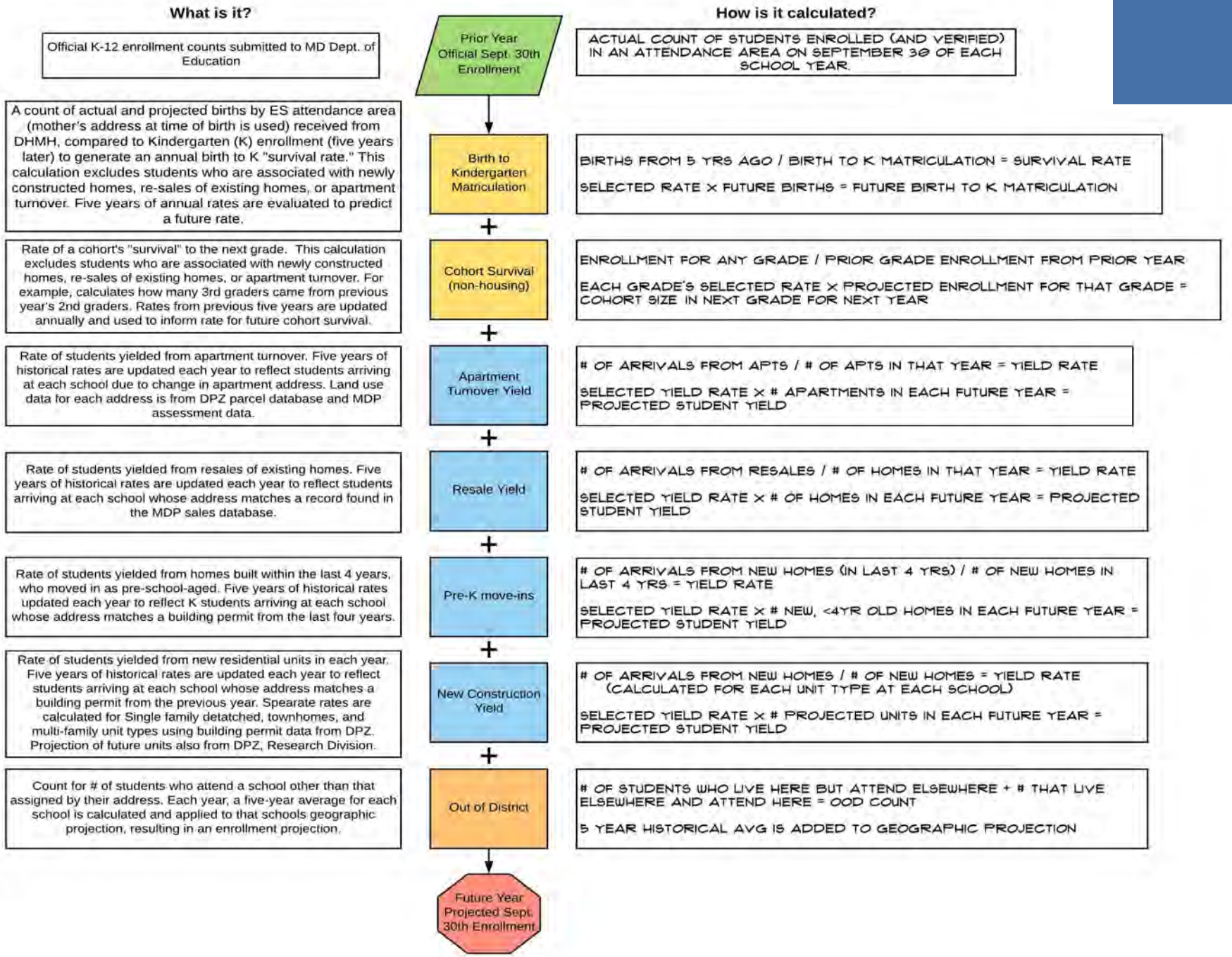
Enrollment Projection Steps



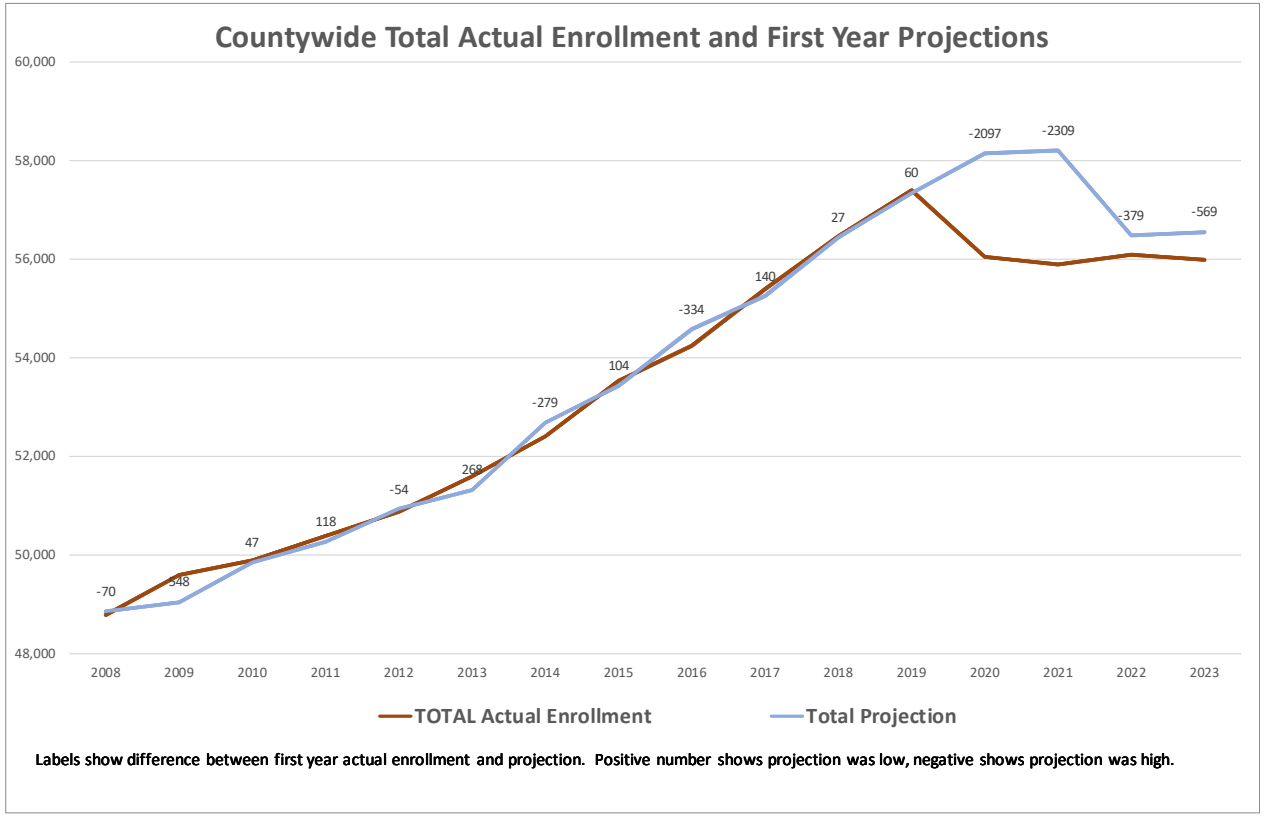
Projection Flow Chart



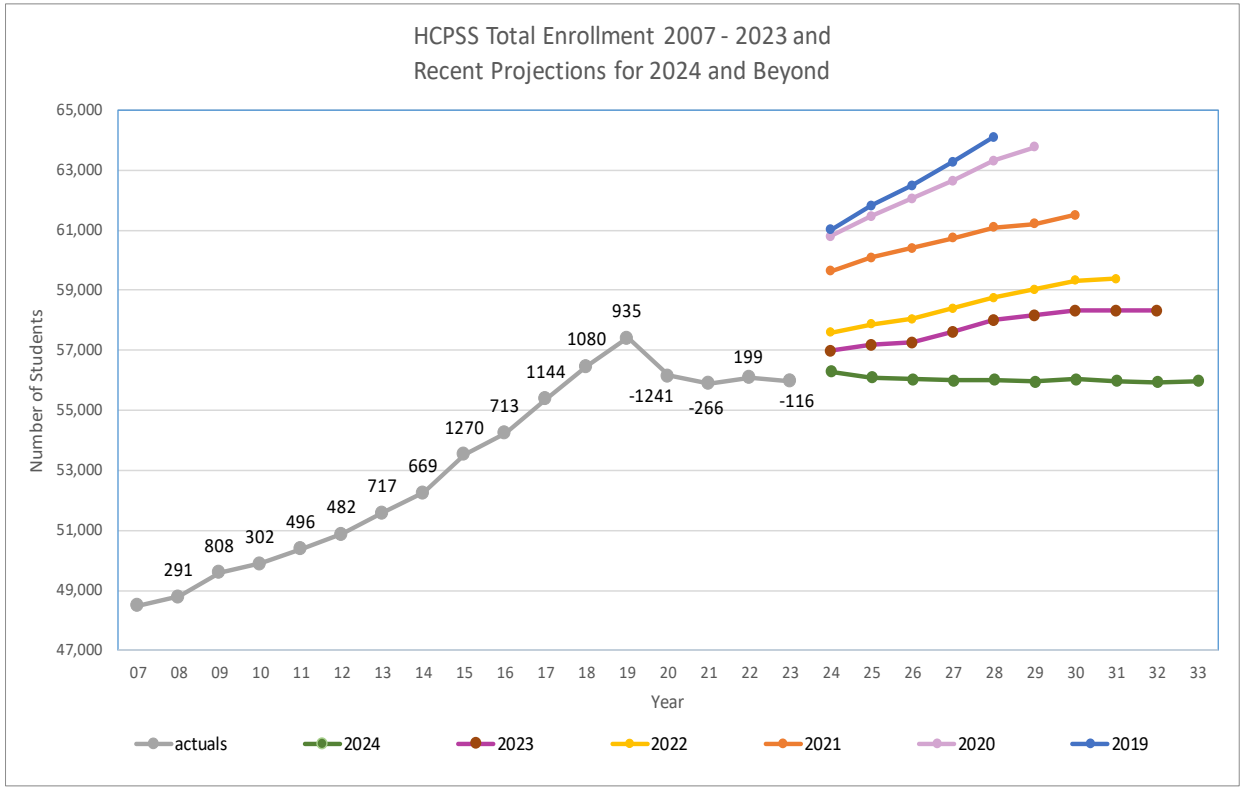
Detailed Projection Flow Chart



Enrollment Trend



Labels show difference between first year actual enrollment and projection. Positive number shows projection was low, negative shows projection was high.



Projection Accuracy

Countywide - Grades K-12			Error Rate[2]	
Year	Actual	Proj	Diff[3]	%[4]
2014	52412	52691	-279	0.5%
2015	53534	53430	+104	0.2%
2016	54247	54581	-334	0.6%
2017	55391	55251	+140	0.3%
2018	56471	56444	+27	0.0%
2019	57406	57346	+60	0.1%
2020	56165	58142	-1977	3.5%
2021	55899	58208	-2309	4.1%
2022	56098	56477	-379	0.7%
2023	**55982**	**56551**	**-569**	**1.0%**

Middle - Grades 6-8			Error Rate[2]	
Year	Actual	Proj	Diff[3]	%[4]
2014	12276	12336	-60	0.5%
2015	12715	12734	-19	0.1%
2016	12897	12957	-60	0.5%
2017	13180	13079	+101	0.8%
2018	13427	13449	-22	0.2%
2019	13815	13821	-6	0.0%
2020	13682	14008	-326	2.4%
2021	13297	13897	-600	4.5%
2022	13167	13253	-86	0.7%
2023	**13137**	**13294**	**-157**	**1.2%**

Elementary - Grades K-5			Error Rate[2]	
Year	Actual	Proj	Diff[3]	%[4]
2014	23698	23828	-130	0.5%
2015	24245	24085	+160	0.7%
2016	24582	24800	-218	0.9%
2017	24978	24937	+41	0.2%
2018	25320	25229	+91	0.4%
2019	25459	25447	+12	0.0%
2020	24295	25705	-1410	5.8%
2021	24329	25588	-1259	5.2%
2022	24574	24567	+7	0.0%
2023	**24468**	**24837**	**-369**	**1.5%**

High - Grades 9-12			Error Rate[2]	
Year	Actual	Proj	Diff[3]	%[4]
2014	16438	16527	-89	0.5%
2015	16574	16611	-37	0.2%
2016	16768	16824	-56	0.3%
2017	17233	17235	-2	0.0%
2018	17724	17766	-42	0.2%
2019	18132	18078	+54	0.3%
2020	18188	18429	-241	1.3%
2021	18273	18723	-450	2.5%
2022	18357	18657	-300	1.6%
2023	**18377**	**18420**	**-43**	**0.2%**

MAPE					
2015	2.8%	**2018**	3.1%	**2021**	5.0%
2016	2.8%	**2019**	2.8%	**2022**	3.3%
2017	2.9%	**2020**	4.9%	**2023**	3.1%

Pre-Kindergarten

	4 year olds		3 year olds	
	SY24-25 Estimate	%	SY24-25 Estimate	%
Tier 1	1498	70%	748	65%
Tier 2	196	9%	0	
Pre-School	437	21%	408	35%
	2131		1156	

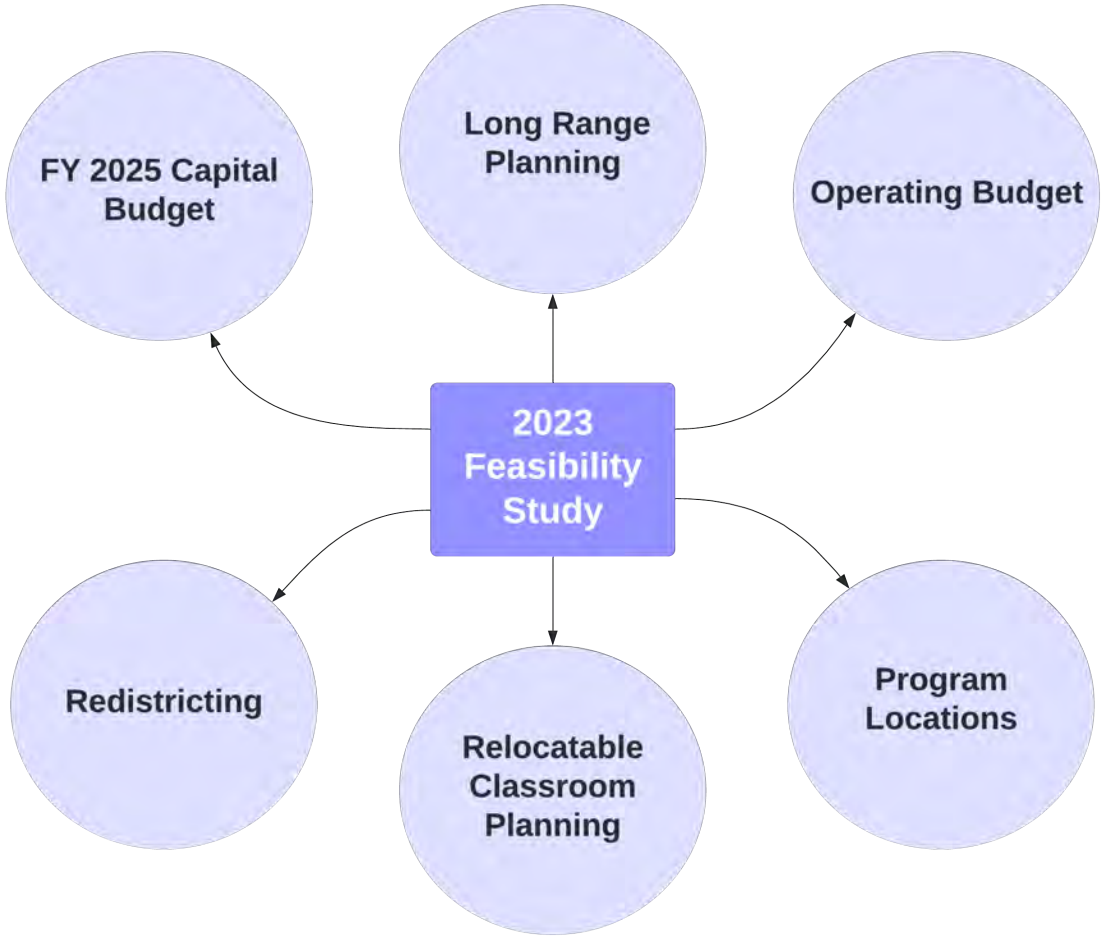
- Collaborative effort
- Hybrid method
- Based on projected Kindergarten
- Income and participation assumptions
- Geographic eligibility estimate
- Continuing work

School Capacities



- LRC based on # of K-12 teaching stations x staffing ratio
- Board-approved formulas
- Updated for program changes or renovation
- Special Ed, PK, support spaces not counted
- Used for local planning
- SRC used for state funding determinations

Feasibility Study

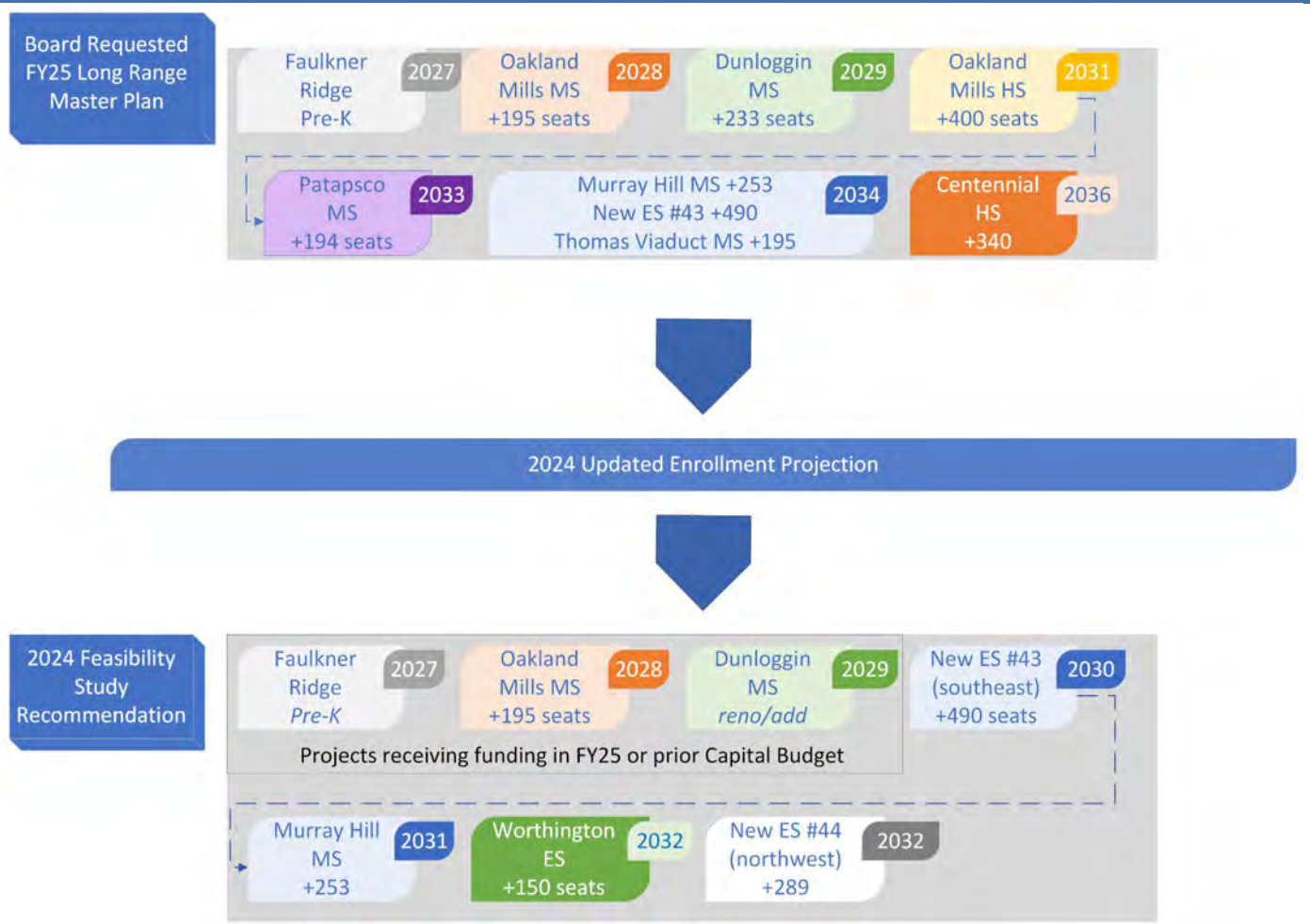


The Feasibility Study is an annual planning document that:

- Provides a new enrollment projection
- Proposes adjustments and additions to the Capital Improvement Program (CIP) and Long-Range Master Plan
- Considers strategies for the 2023-2034 planning period (e.g., relocatables, boundary adjustments, new or adjusted capital projects)
- Follows Policy 6010

Feasibility Study

Individual School Need	2033 Util.	Seat need	Proposed Solution
Thomas Viaduct MS	116	120	OMMS/MHMS adds
Bryant Woods ES	137	110	Redistricting
Bollman Bridge ES	137	230	Southeast ES
Hammond ES	114	90	Southeast ES
Hammond MS	113	80	OMMS/MHMS adds
Worthington ES	124	100	Addition
Centennial Lane ES	113	80	Northern ES
St Johns Lane ES	113	80	Northern ES
Patuxent Valley MS	110	80	OMMS/MHMS adds
Phelps Luck ES	118	110	WoES Add
Dunloggin MS	107	40	Addition
Fulton ES	103	30	Portables
Atholton ES	104	20	Portables
Burleigh Manor MS	109	70	Redistricting



Presented June 2024

Informs Capital planning priorities for FY26
(process began in August '24, ends May '25)

ES Capacity Chart

ELEMENTARY SCHOOLS - JUNE 2024 APFO School Capacity Chart

Capacity Utilization Rates with Board of Education's Requested FY 2025 Capital Budget Projects

Chart reflects May 2023 Projections and the Board of Education's Requested FY 2025 capacities.

	Capacity				2027-28			2028-29			2029-30			2030-31			2031-32			2032-33			2033-34			2034-35			2035-36			2036-37		
Columbia - East	**2027**	**2028**	**2029**	**2030**	**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**	
Cradlerock ES	398	398	398	398	434	109.0	C	413	103.8		401	100.8		402	101.0		393	98.7		393	98.7		390	98.0		387	97.2		383	96.2		383	96.2	
Jeffers Hill ES	377	377	377	377	378	100.3		378	100.3		376	99.7		365	96.8		368	97.6		366	97.1		363	96.3		360	95.5		360	95.5		358	95.0	
Phelps Luck ES	597	597	597	597	693	116.1	C	673	112.7	C	650	108.9	C	649	108.7	C	673	112.7	C	700	117.3	C	726	121.6	C	755	126.5	C	773	129.5	C	781	130.8	C
Stevens Forest ES	380	380	380	380	307	80.8		313	82.4		302	79.5		295	77.6		297	78.2		294	77.4		292	76.8		291	76.6		290	76.3		289	76.1	
Talbott Springs ES	490	490	490	490	396	80.8		387	79.0		383	78.2		371	75.7		373	76.1		372	75.9		369	75.3		366	74.7		364	74.3		364	74.3	
Thunder Hill ES	509	509	509	509	440	86.4		447	87.8		438	86.1		437	85.9		433	85.1		431	84.7		428	84.1		426	83.7		423	83.1		423	83.1	
Region Totals	**2751**	**2751**	**2751**	**2751**	**2648**	**96.3**		**2611**	**94.9**		**2550**	**92.7**		**2519**	**91.6**		**2537**	**92.2**		**2556**	**92.9**		**2568**	**93.3**		**2585**	**94.0**		**2593**	**94.3**		**2598**	**94.4**	
Columbia - West																																	
Bryant Woods ES	289	289	289	289	381	131.8	C	395	136.7	C	398	137.7	C	407	140.8	C	407	140.8	C	415	143.6	C	424	146.7	C	432	149.5	C	444	153.6	C	455	157.4	C
Clemens Crossing ES	521	521	521	521	543	104.2		546	104.8		552	106.0	C	559	107.3	C	563	108.1	C	566	108.6	C	570	109.4	C	572	109.8	C	573	110.0	C	573	110.0	C
Longfellow ES	512	512	512	512	473	92.4		487	95.1		484	94.5		484	94.5		481	93.9		477	93.2		467	91.2		460	89.8		453	88.5		449	87.7	
Running Brook ES	449	449	449	449	403	89.8		433	96.4		452	100.7		477	106.2	C	506	112.7	C	526	117.1	C	540	120.3	C	545	121.4	C	540	120.3	C	534	118.9	C
Swansfield ES	650	650	650	650	516	79.4		497	76.5		473	72.8		460	70.8		451	69.4		442	68.0		437	67.2		436	67.1		433	66.6		432	66.5	
Region Totals	**2421**	**2421**	**2421**	**2421**	**2316**	**95.7**		**2358**	**97.4**		**2359**	**97.4**		**2387**	**98.6**		**2408**	**99.5**		**2426**	**100.2**		**2438**	**100.7**		**2445**	**101.0**		**2443**	**100.9**		**2443**	**100.9**	
Northeastern																																	
Bellows Spring ES	726	726	726	726	771	106.2	C	779	107.3	C	787	108.4	C	769	105.9	C	771	106.2	C	768	105.8	C	758	104.4		749	103.2		740	101.9		731	100.7	
Deep Run ES	719	719	719	719	630	87.6		629	87.5		625	86.9		624	86.8		624	86.8		624	86.8		623	86.6		623	86.6		624	86.8		625	86.9	
Ducketts Lane ES	650	650	650	650	557	85.7		560	86.2		561	86.3		565	86.9		563	86.6		563	86.6		564	86.8		565	86.9		564	86.8		563	86.6	
Elkridge ES	713	713	713	713	738	103.5		756	106.0	C	748	104.9		739	103.6		732	102.7		729	102.2		733	102.8		729	102.2		732	102.7		734	102.9	
Hanover Hills ES	810	810	810	810	931	114.9	C	934	115.3	C	927	114.4	C	906	111.9	C	900	111.1	C	890	109.9	C	869	107.3	C	849	104.8		828	102.2		805	99.4	
Ilchester ES	559	559	559	559	534	95.5		547	97.9		559	100.0		576	103.0		595	106.4	C	614	109.8	C	636	113.8	C	653	116.8	C	674	120.6	C	691	123.6	C
Rockburn ES	584	584	584	584	621	106.3	C	622	106.5	C	623	106.7	C	623	106.7	C	622	106.5	C	626	107.2	C	629	107.7	C	626	107.2	C	625	107.0	C	625	107.0	C
Veterans ES	799	799	799	799	817	102.3		832	104.1		831	104.0		825	103.3		820	102.6		814	101.9		808	101.1		812	101.6		815	102.0		814	101.9	
Waterloo ES	603	603	603	603	531	88.1		511	84.7		501	83.1		500	82.9		495	82.1		490	81.3		488	80.9		483	80.1		481	79.8		479	79.4	
Worthington ES	424	424	424	424	341	80.4		343	80.9		347	81.8		362	85.4		375	88.4		373	88.0		364	85.8		349	82.3		330	77.8		315	74.3	
Region Totals	**6587**	**6587**	**6587**	**6587**	**6471**	**98.2**		**6513**	**98.9**		**6509**	**98.8**		**6489**	**98.5**		**6497**	**98.6**		**6491**	**98.5**		**6472**	**98.3**		**6438**	**97.7**		**6413**	**97.4**		**6382**	**96.9**	
Northern																																	
Centennial Lane ES	603	603	603	603	687	113.9	C	672	111.4	C	657	109.0	C	654	108.5	C	635	105.3	C	625	103.6		617	102.3		610	101.2		607	100.7		605	100.3	
Hollifield Station ES	732	732	732	732	737	100.7		728	99.5		721	98.5		726	99.2		723	98.8		726	99.2		722	98.6		721	98.5		717	98.0		712	97.3	
Manor Woods ES	681	681	681	681	671	98.5		691	101.5		671	98.5		651	95.6		644	94.6		634	93.1		621	91.2		622	91.3		618	90.7		614	90.2	
Northfield ES	700	700	700	700	747	106.7	C	731	104.4		740	105.7	C	732	104.6		732	104.6		731	104.4		729	104.1		729	104.1		731	104.4		729	104.1	
St Johns Lane ES	612	612	612	612	714	116.7	C	738	120.6	C	735	120.1	C	734	119.9	C	739	120.8	C	738	120.6	C	737	120.4	C	737	120.4	C	737	120.4	C	738	120.6	C
Waverly ES	788	788	788	788	816	103.6		825	104.7		832	105.6	C	837	106.2	C	843	107.0	C	847	107.5	C	847	107.5	C	837	106.2	C	834	105.8	C	831	105.5	C
Region Totals	**4116**	**4116**	**4116**	**4116**	**4372**	**106.2**	C	**4385**	**106.5**	C	**4356**	**105.8**	C	**4334**	**105.3**	C	**4316**	**104.9**		**4301**	**104.5**		**4273**	**103.8**		**4256**	**103.4**		**4244**	**103.1**		**4229**	**102.7**	
Southeastern																																	
Atholton ES	424	424	424	424	452	106.6	C	443	104.5		432	101.9		432	101.9		421	99.3		418	98.6		416	98.1		411	96.9		409	96.5		406	95.8	
Bollman Bridge ES	609	609	609	609	685	112.5	C	686	112.6	C	699	114.8	C	705	115.8	C	712	116.9	C	717	117.7	C	724	118.9	C	728	119.5	C	727	119.4	C	726	119.2	C
Forest Ridge ES	647	647	647	647	694	107.3	C	724	111.9	C	746	115.3	C	770	119.0	C	799	123.5	C	823	127.2	C	843	130.3	C	862	133.2	C	868	134.2	C	868	134.2	C
Gorman Crossing ES	735	735	735	735	614	83.5		616	83.8		611	83.1		608	82.7		615	83.7		610	83.0		607	82.6		604	82.2		605	82.3		606	82.4	
Guilford ES	465	465	465	465	444	95.5		443	95.3		442	95.1		439	94.4		436	93.8		432	92.9		432	92.9		433	93.1		442	95.1		446	95.9	
Hammond ES	653	653	653	653	739	113.2	C	751	115.0	C	776	118.8	C	784	120.1	C	779	119.3	C	774	118.5	C	763	116.8	C	762	116.7	C	768	117.6	C	780	119.4	C
Laurel Woods ES	609	609	609	609	641	105.3	C	643	105.6	C	641	105.3	C	644	105.7	C	644	105.7	C	644	105.7	C	644	105.7	C	645	105.9	C	642	105.4	C	643	105.6	C
Region Totals	**4142**	**4142**	**4142**	**4142**	**4269**	**103.1**		**4306**	**104.0**		**4347**	**104.9**		**4382**	**105.8**	C	**4406**	**106.4**	C	**4418**	**106.7**	C	**4429**	**106.9**	C	**4445**	**107.3**	C	**4461**	**107.7**	C	**4475**	**108.0**	C
Western																																	
Bushy Park ES	732	732	732	732	620	84.7		628	85.8		630	86.1		648	88.5		627	85.7		631	86.2		633	86.5		634	86.6		636	86.9		638	87.2	
Clarksville ES	543	543	543	543	547	100.7		535	98.5		533	98.2		519	95.6		529	97.4		529	97.4		522	96.1		514	94.7		511	94.1		507	93.4	
Dayton Oaks ES	719	719	719	719	714	99.3		699	97.2		691	96.1		672	93.5		678	94.3		683	95.0		676	94.0		677	94.2		681	94.7		684	95.1	
Fulton ES	738	738	738	738	651	88.2		624	84.6		621	84.1		596	80.8		605	82.0		605	82.0		606	82.1		595	80.6		592	80.2		588	79.7	
Lisbon ES	527	527	527	527	440	83.5		426	80.8		432	82.0		438	83.1		441	83.7		446	84.6		447	84.8		448	85.0		447	84.8		451	85.6	
Pointers Run ES	744	744	744	744	813	109.3	C	783	105.2	C	738	99.2		727	97.7		722	97.0		724	97.3		727	97.7		724	97.3		721	96.9		719	96.6	
Triadelphia Ridge ES	584	584	584	584	609	104.3		598	102.4		591	101.2		577	98.8		563	96.4		551	94.3		537	92.0		526	90.1		516	88.4		509	87.2	
West Friendship ES	414	414	414	414	364	87.9		371	89.6		368	88.9		371	89.6		372	89.9		374	90.3		376	90.8		380	91.8		383	92.5		389	94.0	
Region Totals	**5001**	**5001**	**5001**	**5001**	**4758**	**95.1**		**4664**	**93.3**		**4604**	**92.1**		**4548**	**90.9**		**4537**	**90.7**		**4543**	**90.8**		**4524**	**90.5**		**4498**	**89.9**		**4487**	**89.7**		**4485**	**89.7**	
Countywide Totals	25018	25018	25018	25018	24834	**99.3**		24837	**99.3**		24725	**98.8**		24659	**98.6**		24701	**98.7**		24735	**98.9**		24704	**98.7**		24667	**98.6**		24641	**98.5**		24612	**98.4**	

C: Constrained for future residential development.

Test Year 2027-28

No. of ES "constrained" = 15

No. of ES Regions "constrained" = 1

3 additional elementary schools are constrained because of the constrained region, for a total of 18 elementary schools

"C" is any elementary school or elementary school region that is >=105% capacity utilization

Questions





Pupil Yield Analysis for APFO Committee

Jeff Bronow, Chief
Division of Research
Howard County DPZ

September 25, 2024



Pupil Yield Analysis

- DPZ received 10 years of historical student data from HCPSS – from 2013 to 2023
- Purpose to address HoCo By Design Policy MG-1, Action 1e to look at student yields in depth
- We combined the student data with land use, property assessment, and housing survey data to gather further details about student yield trends.

Howard County
Department of Planning & Zoning

Pupil Yield Analysis

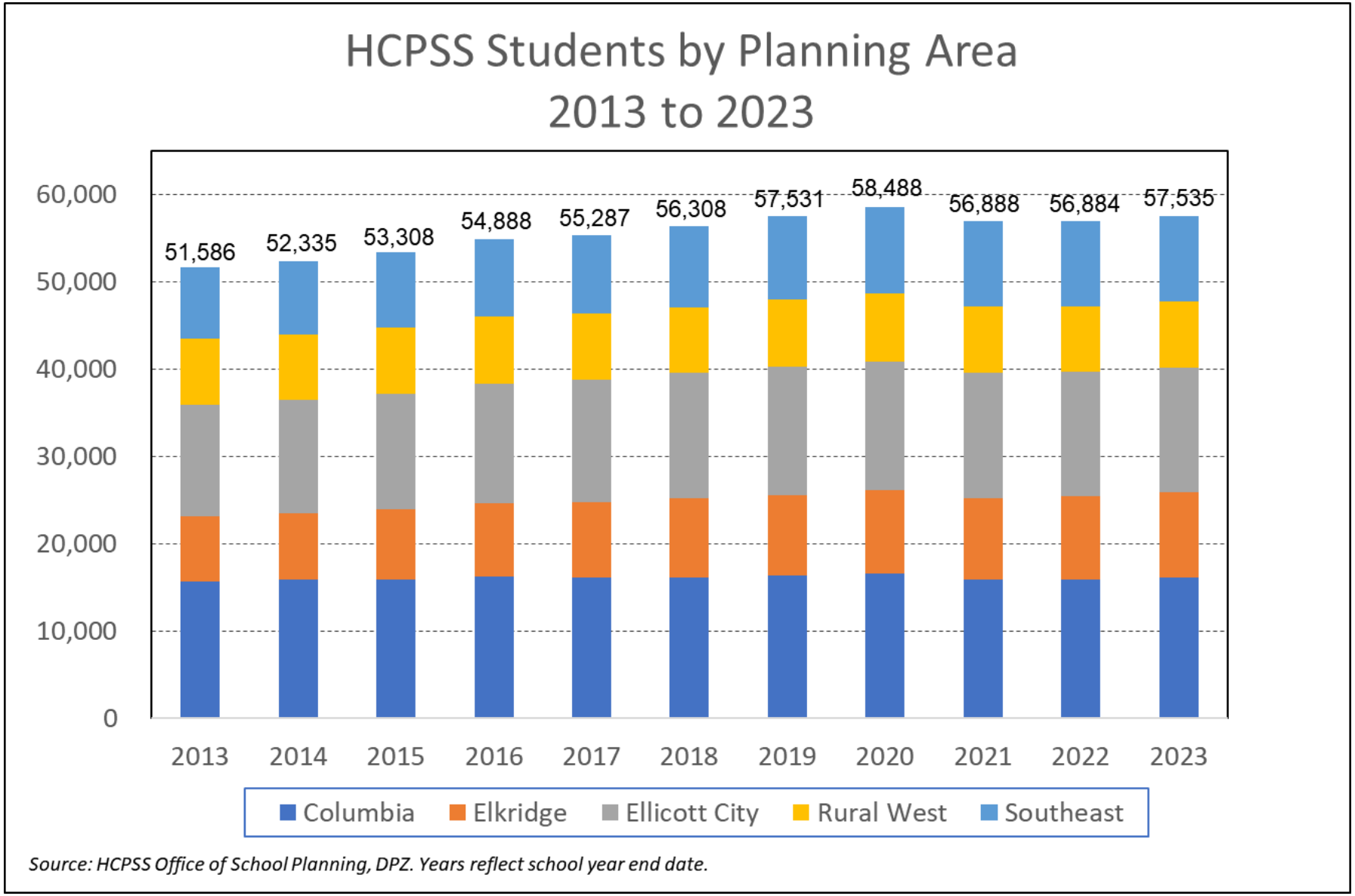
Howard County
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- Enrollment trends over time, including by Planning Area & school type & housing unit type
- Student yield trends over time, including by Planning Area & school type & housing unit type
- Multifamily yields by apartment style—garden, mid rise & high rise, by bedrooms, by year built, and by monthly rent.
- SFD and SFA yields by year built, by Planning Area, by assessed value, and by last year sold.



Enrollment Trends

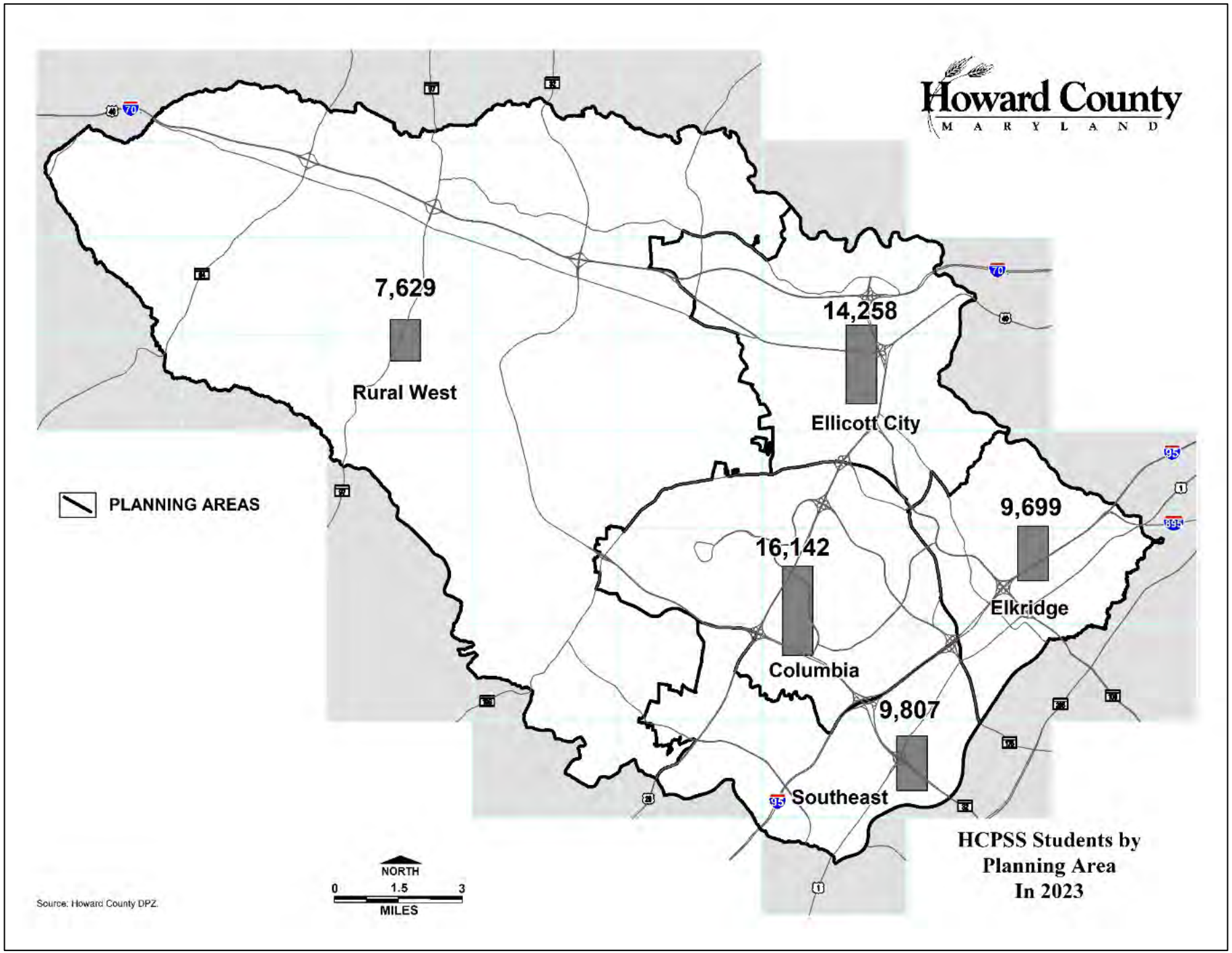
Enrollment Trends



Source: HCPSS Office of School Planning, DPZ. Years reflect school year end date.

Howard County
Department of Planning & Zoning

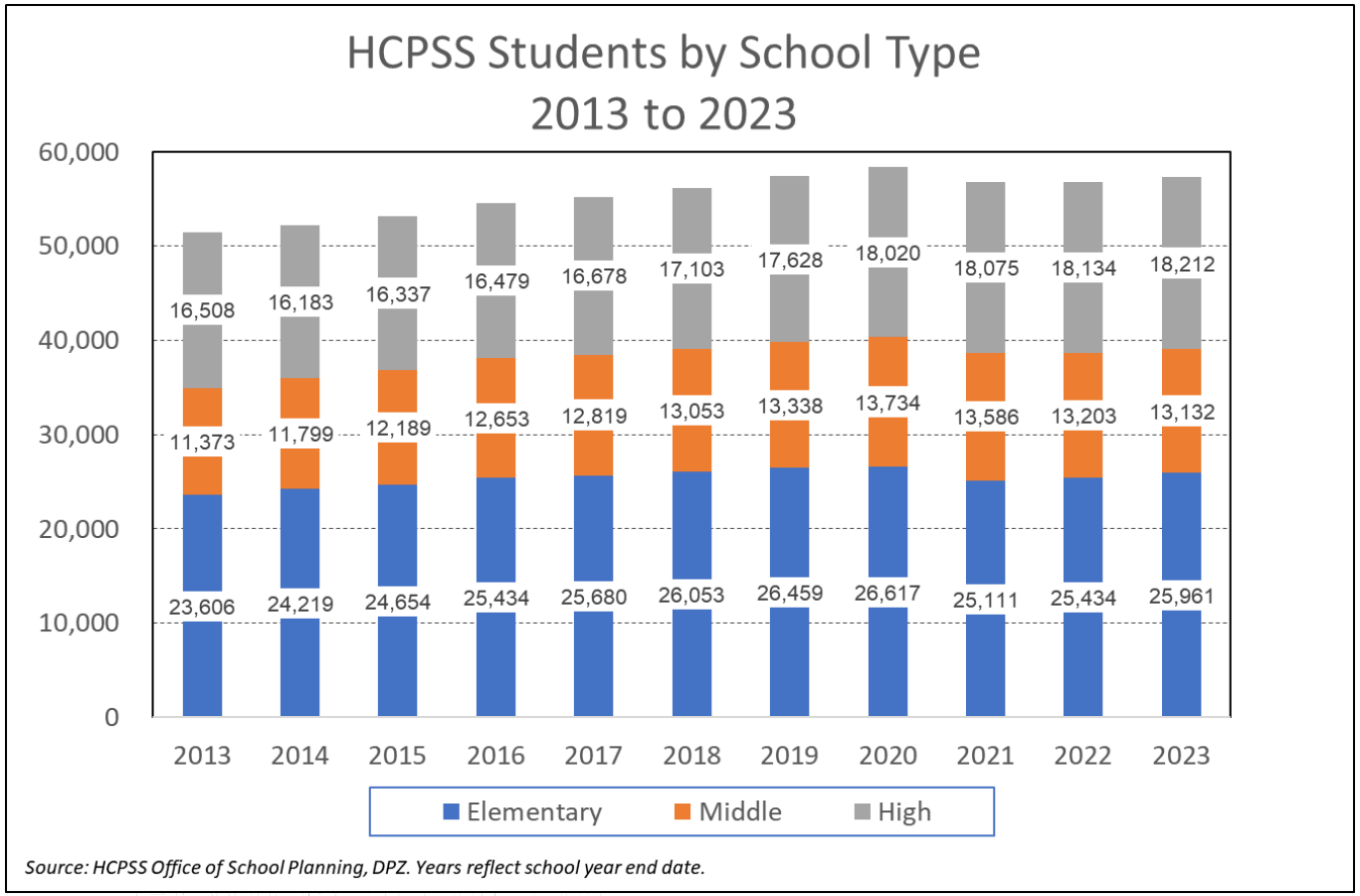
Enrollment Trends



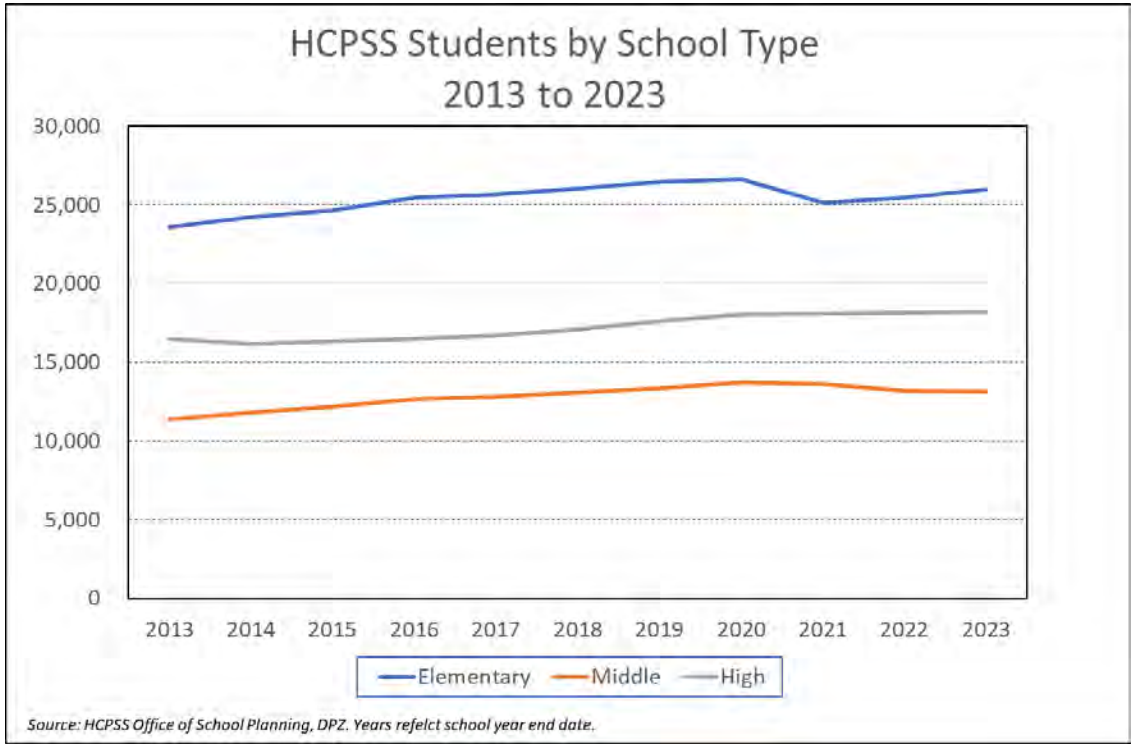
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Enrollment Trends

Howard County
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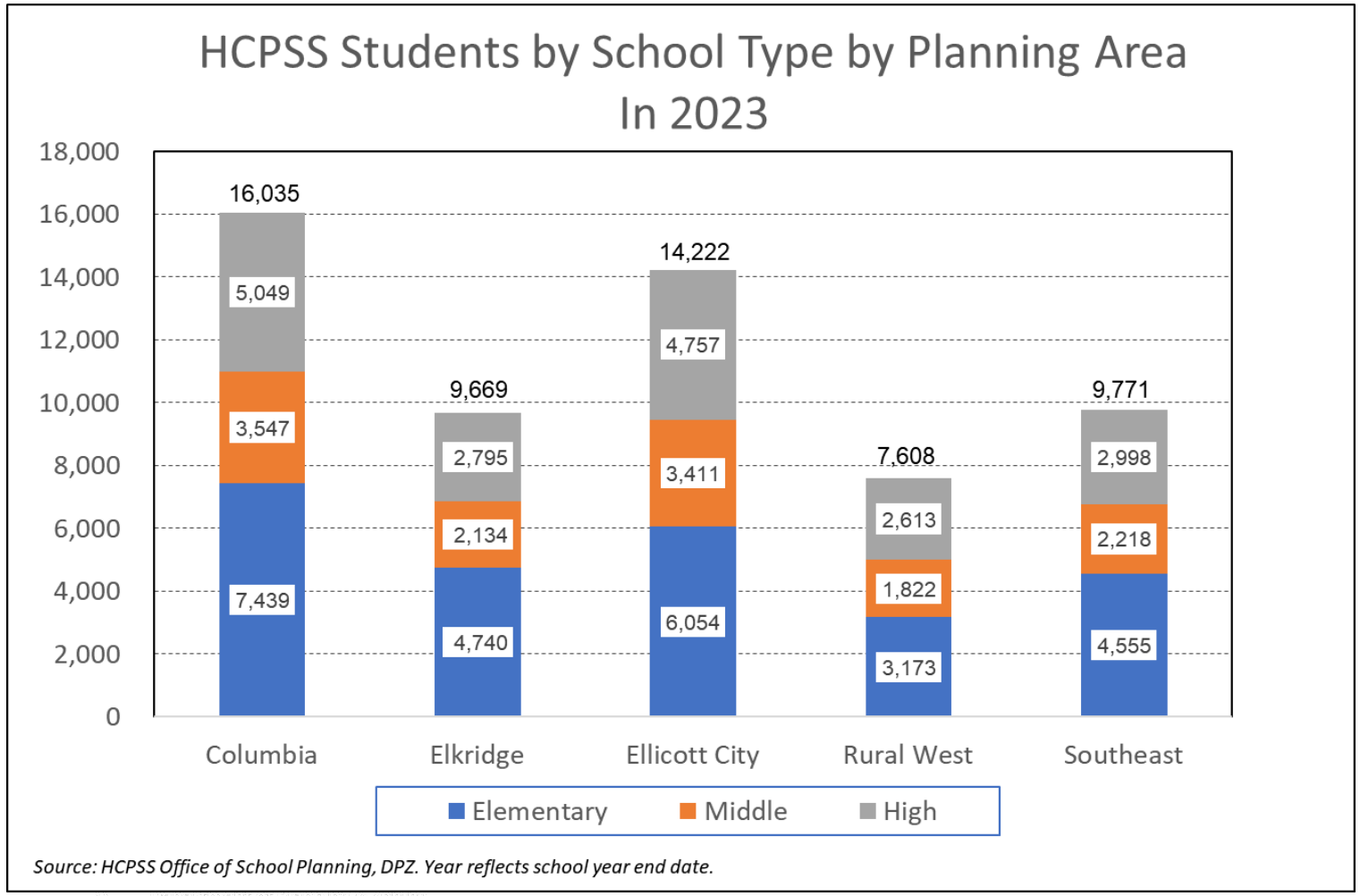
Source: HCPSS Office of School Planning, DPZ. Years reflect school year end date.



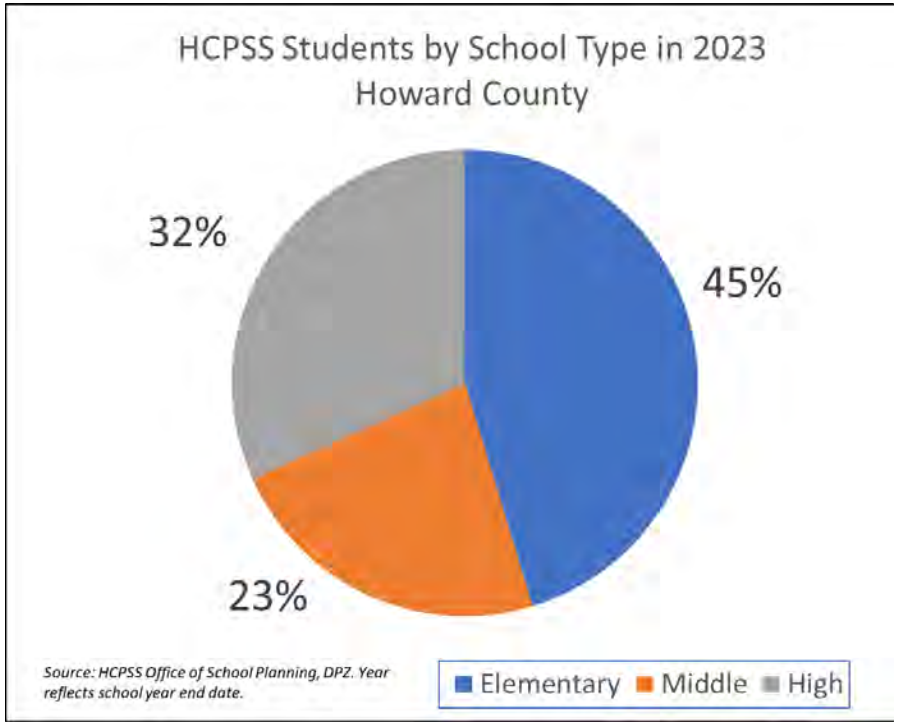
Source: HCPSS Office of School Planning, DPZ. Years refelct school year end date.

Enrollment Trends

Howard County
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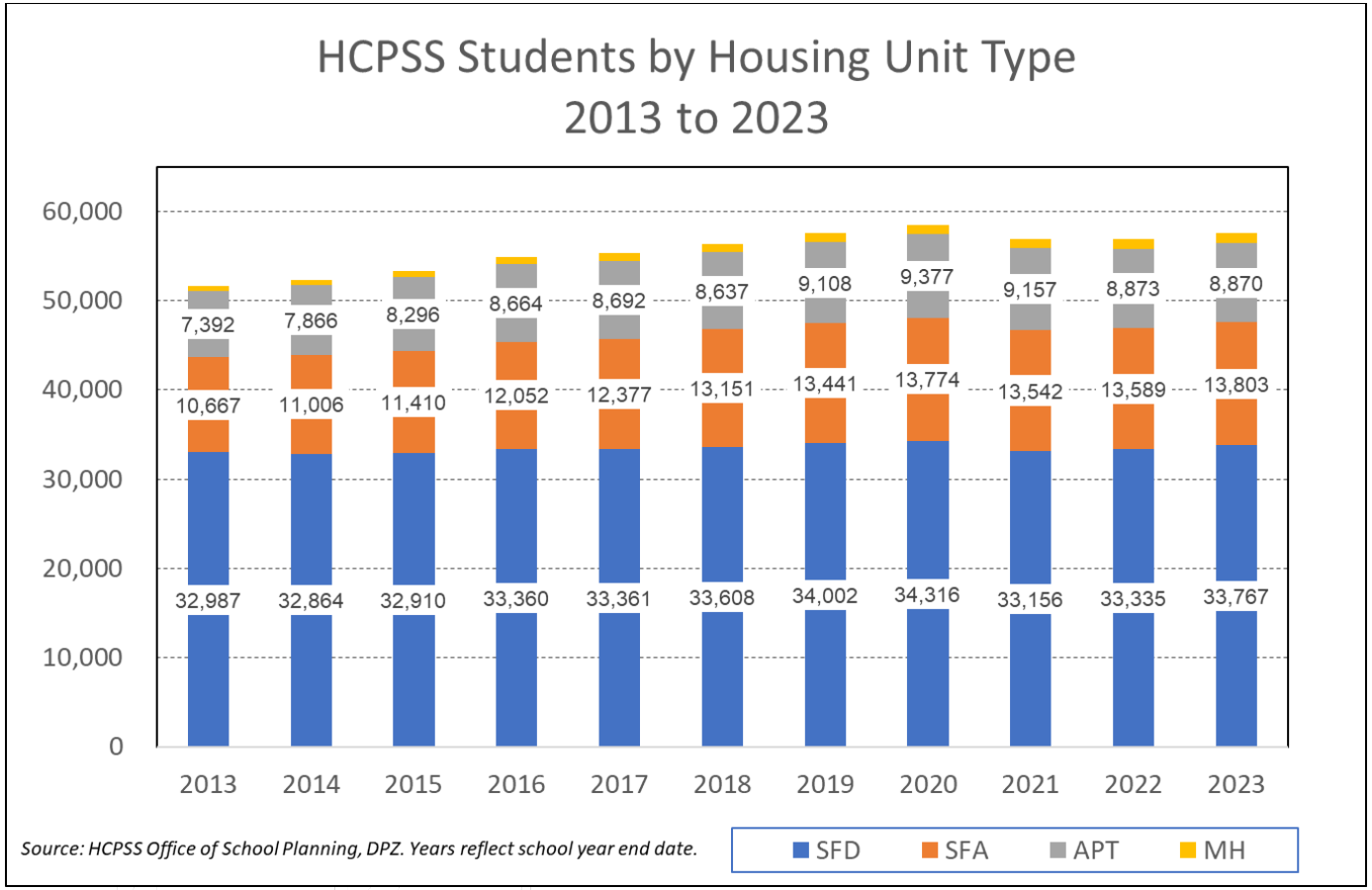


Source: HCPSS Office of School Planning, DPZ. Year reflects school year end date.

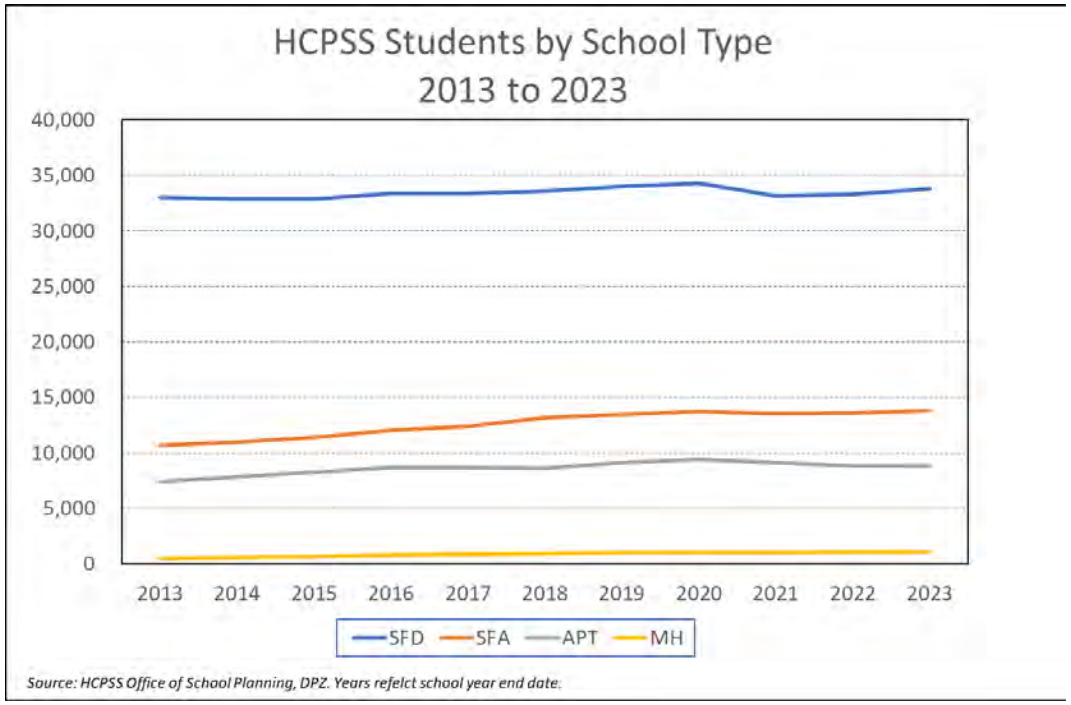


Enrollment Trends

Howard County
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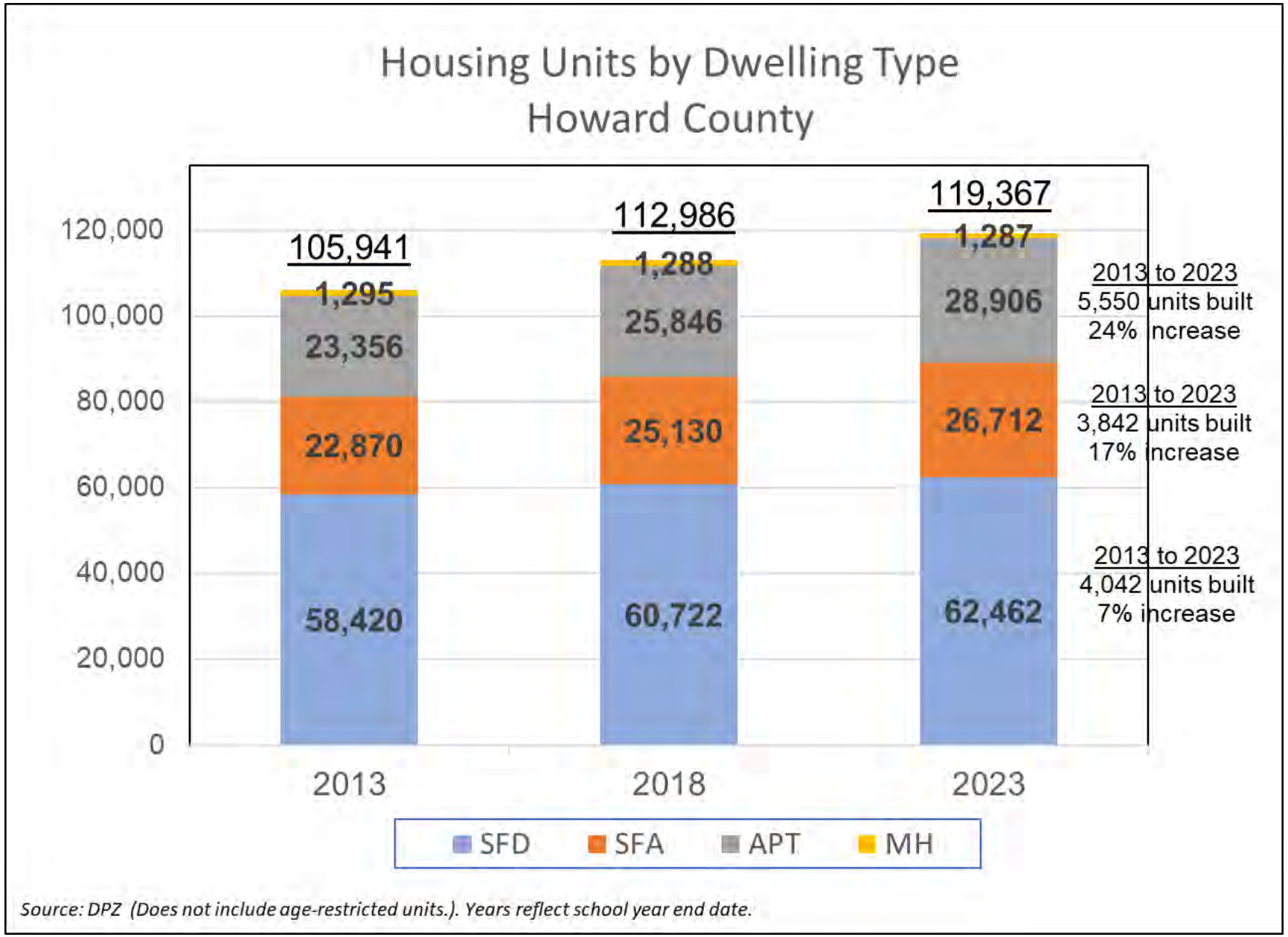
Source: HCPSS Office of School Planning, DPZ. Years reflect school year end date.



Source: HCPSS Office of School Planning, DPZ. Years refelct school year end date.

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Enrollment Trends

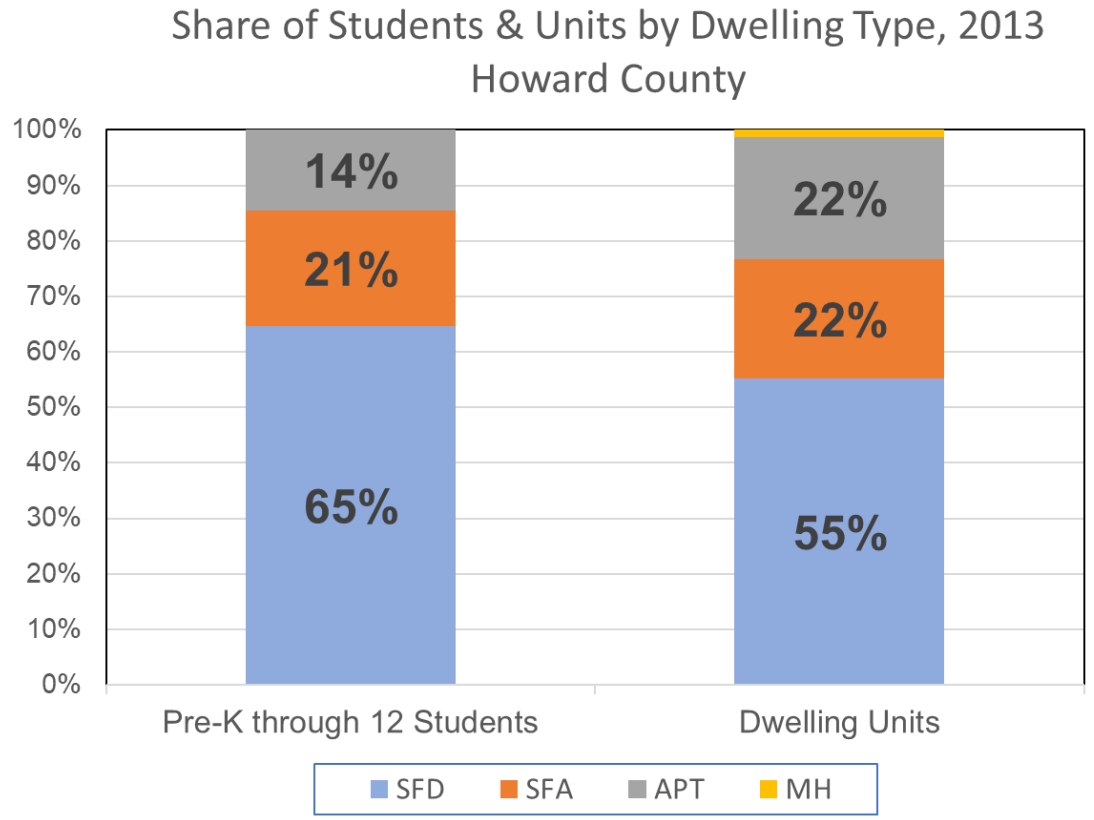


Source: DPZ (Does not include age-restricted units.). Years reflect school year end date.

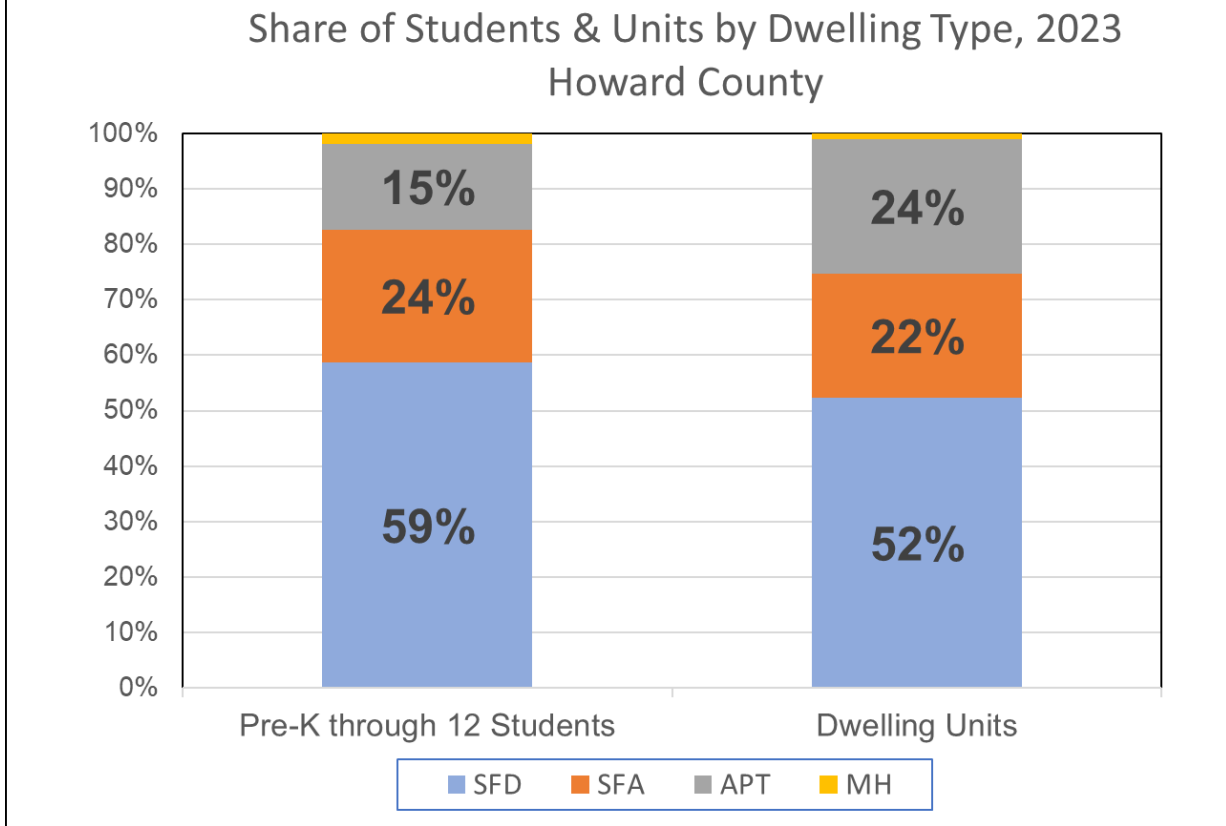
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Enrollment Trends

Howard County
Department of Planning & Zoning

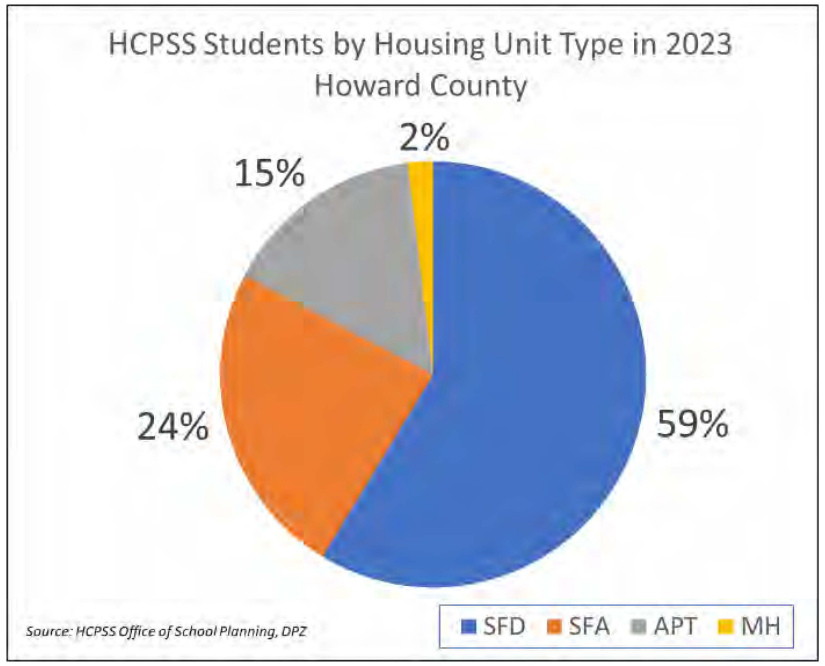


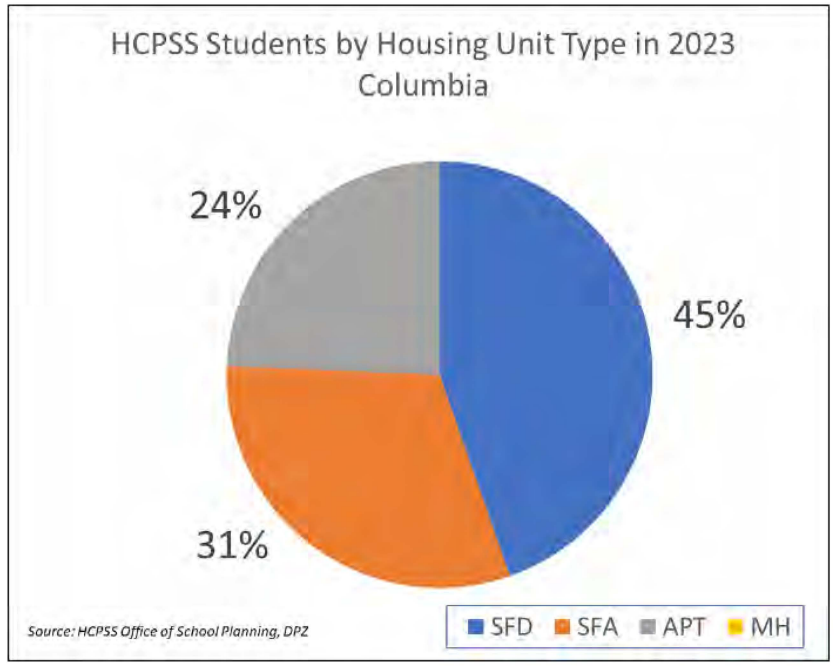
Source: HCPSS Office of School Planning, DPZ (Does not include age-restricted units.)

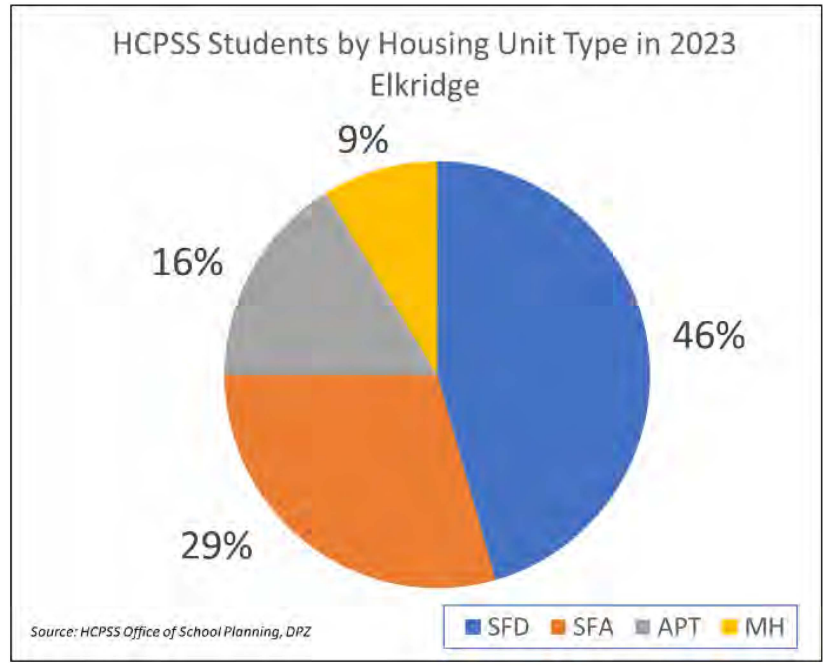


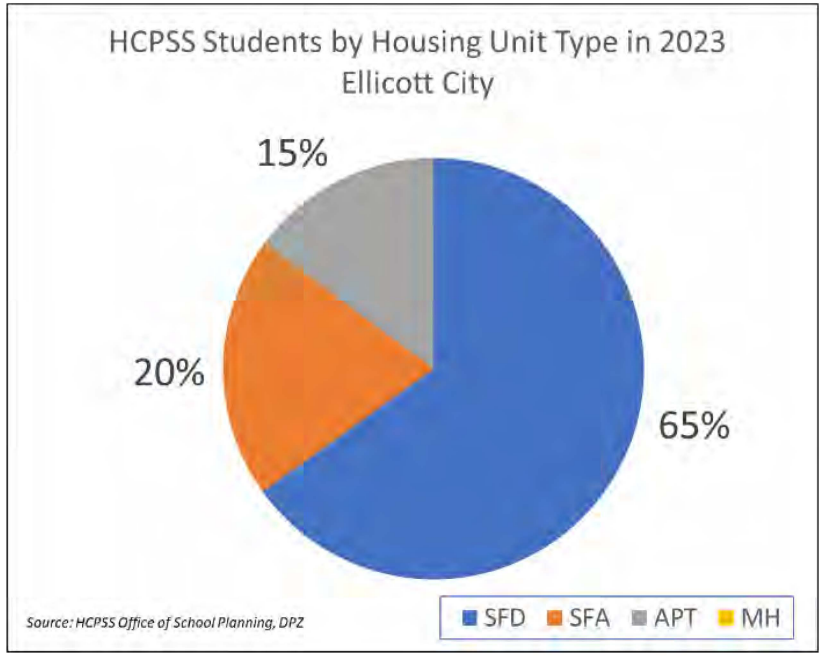
Source: HCPSS Office of School Planning, DPZ (Does not include age-restricted units.)

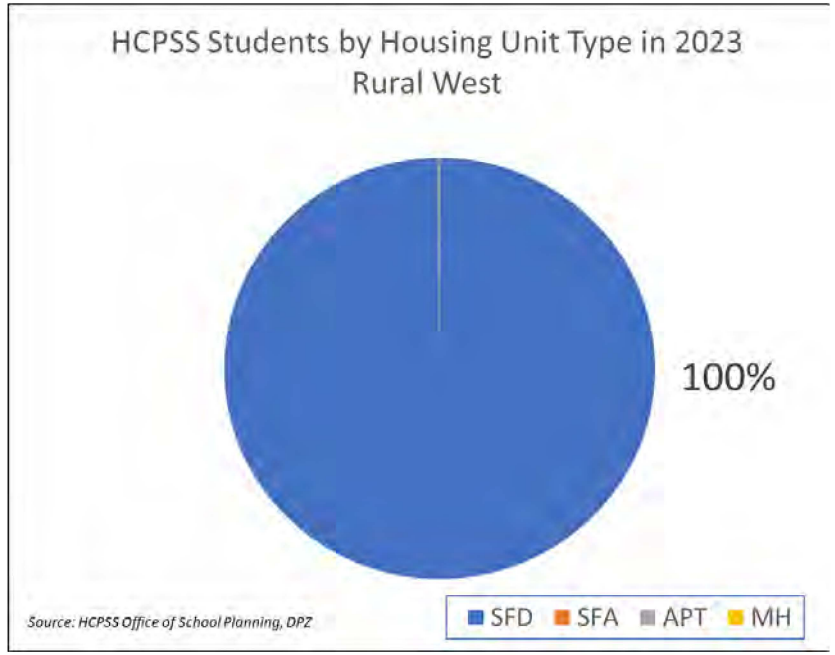
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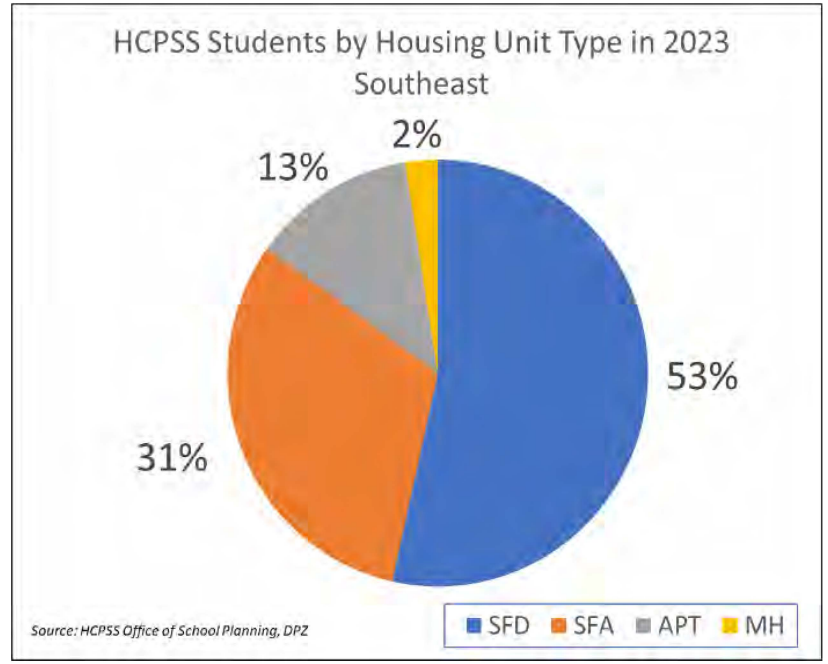

HCPSS Students by Housing Unit Type in 2023
Howard County
2%
15%
24%
59%
Source: HCPSS Office of School Planning, DPZ
SFD SFA APT MH


HCPSS Students by Housing Unit Type in 2023
Columbia
24%
45%
31%
Source: HCPSS Office of School Planning, DPZ
SFD SFA APT MH


HCPSS Students by Housing Unit Type in 2023
Elkridge
9%
16%
46%
29%
Source: HCPSS Office of School Planning, DPZ
SFD SFA APT MH

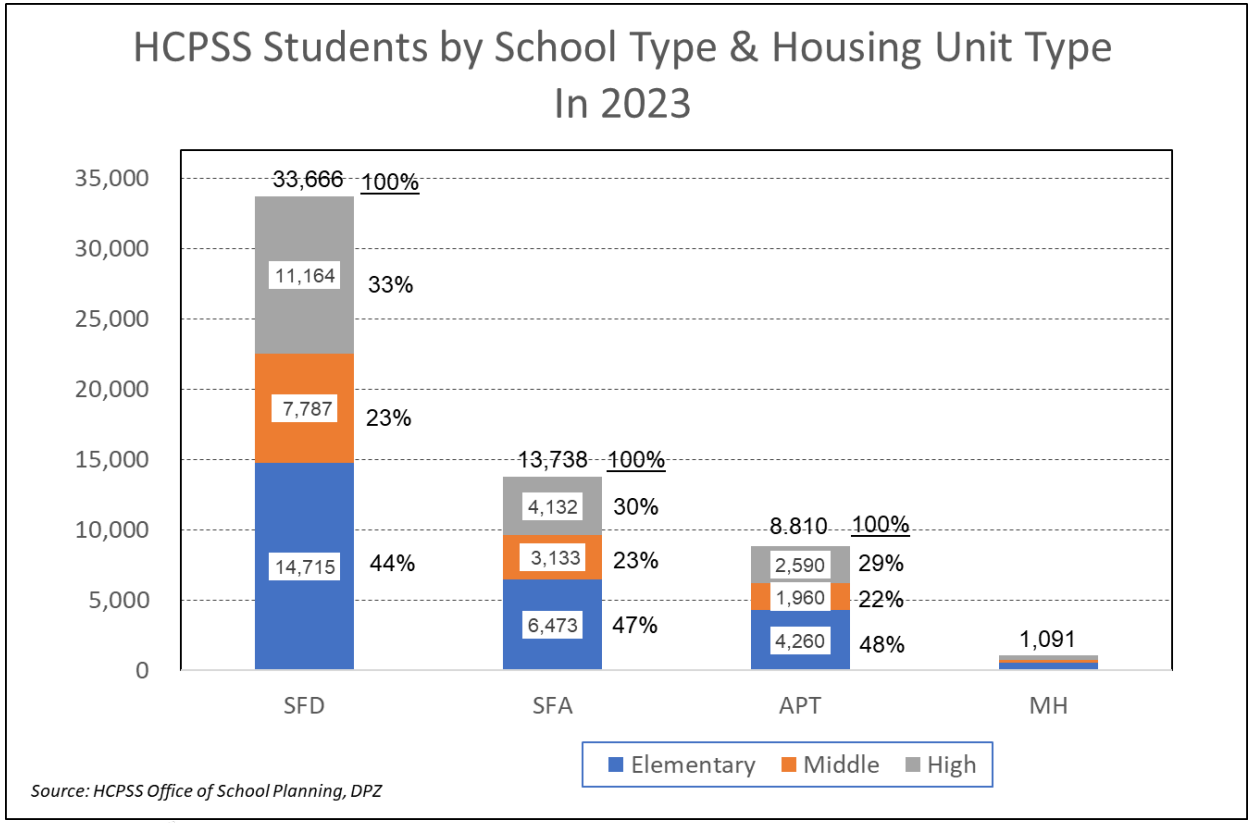

HCPSS Students by Housing Unit Type in 2023
Ellicott City
15%
20%
65%
Source: HCPSS Office of School Planning, DPZ
SFD SFA APT MH


HCPSS Students by Housing Unit Type in 2023
Rural West
100%
Source: HCPSS Office of School Planning, DPZ
SFD SFA APT MH

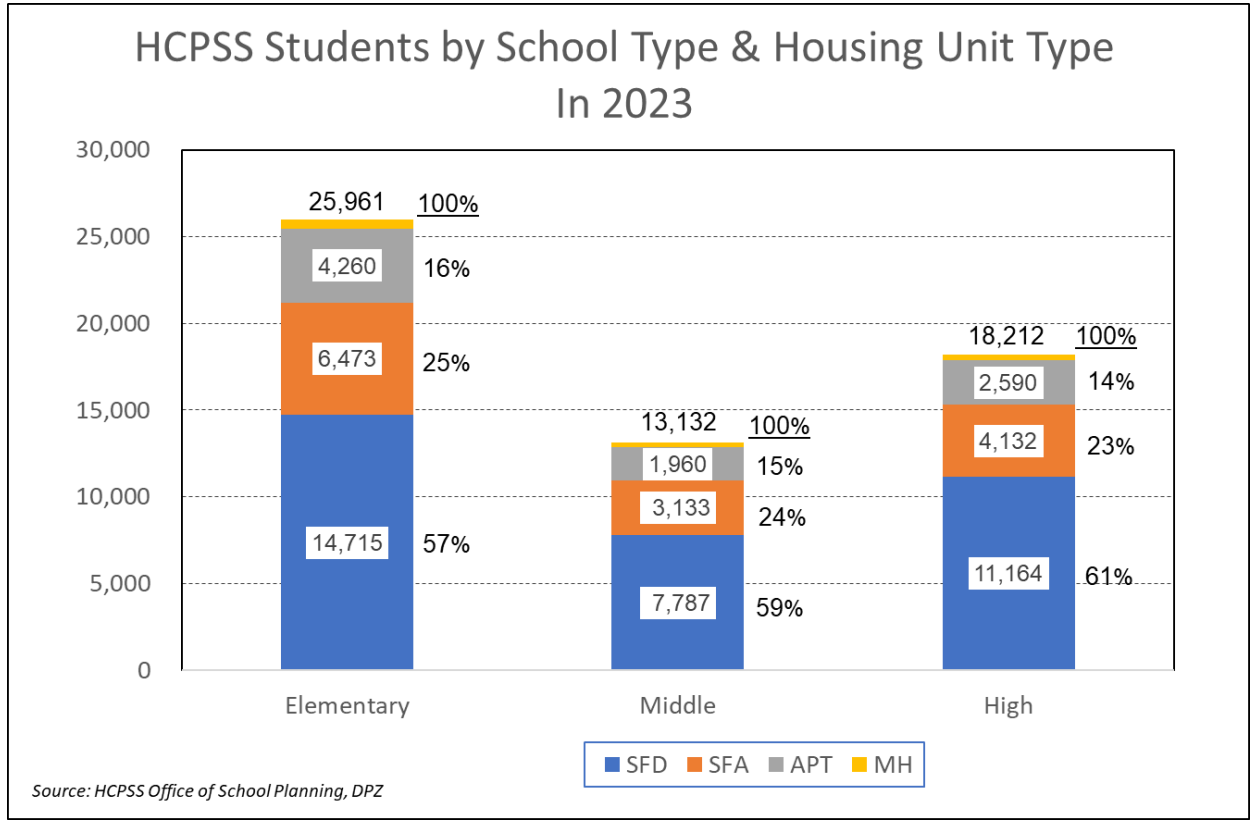

HCPSS Students by Housing Unit Type in 2023
Southeast
2%
13%
53%
31%
Source: HCPSS Office of School Planning, DPZ
SFD SFA APT MH

Enrollment Trends

Howard County
Department of Planning & Zoning



Source: HCPSS Office of School Planning, DPZ



Source: HCPSS Office of School Planning, DPZ

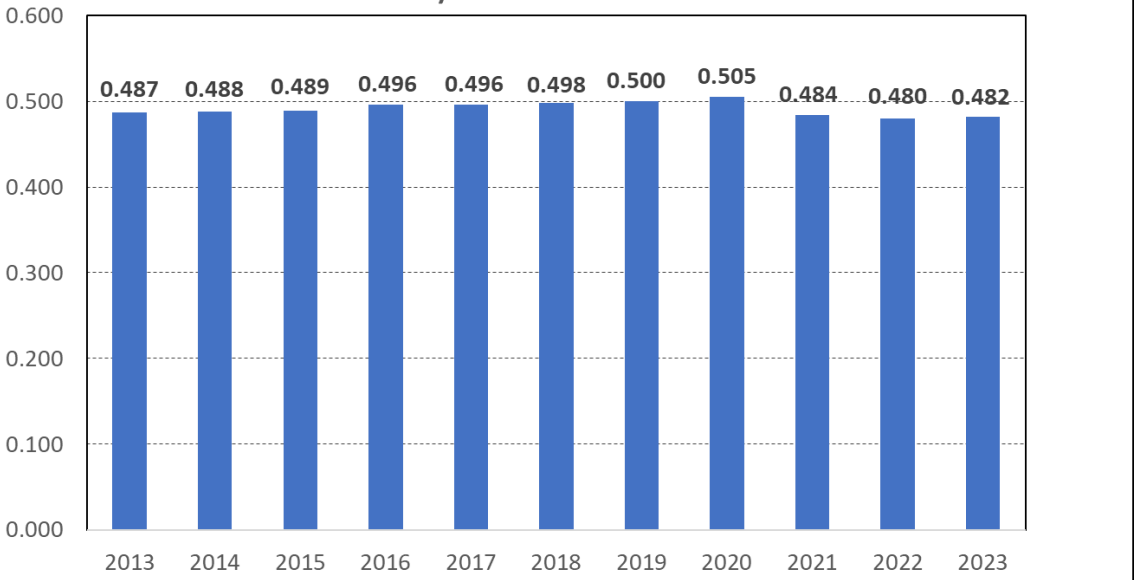
Howard County
Department of Planning & Zoning



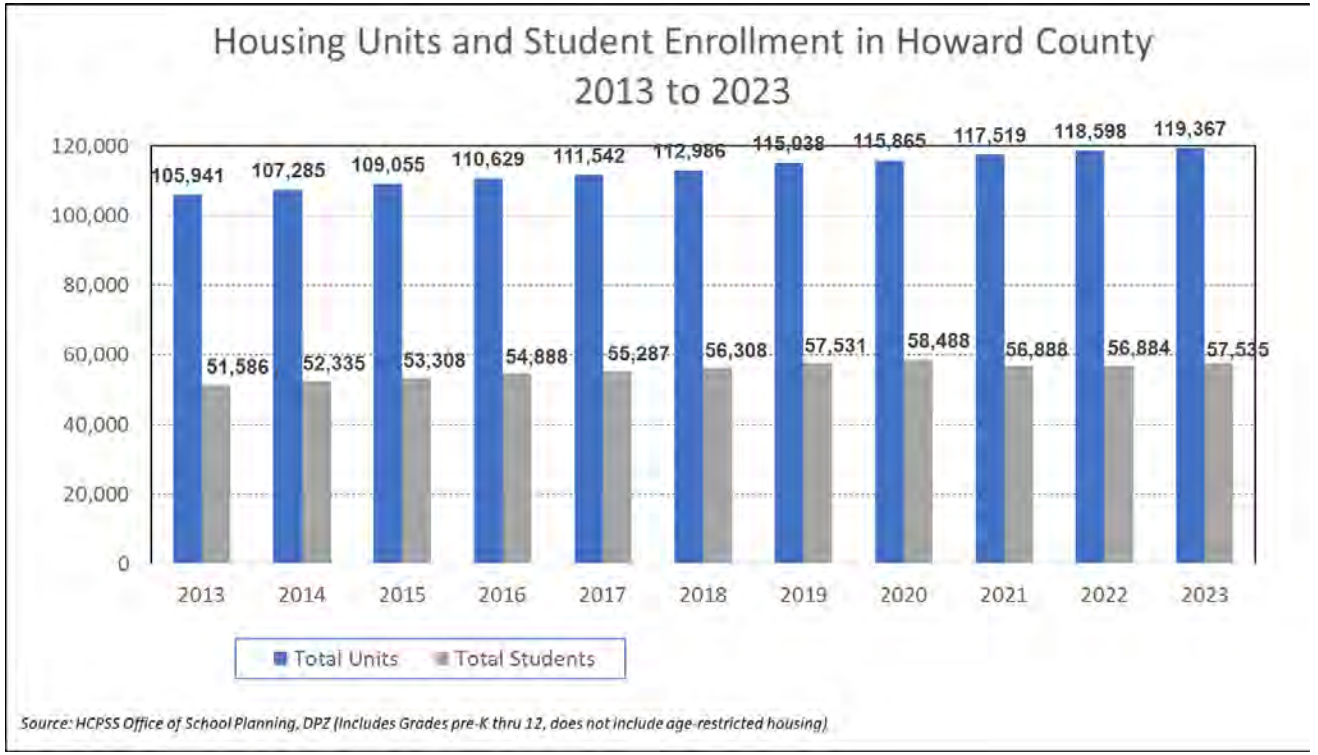
Student Yield Trends

Student Yield Trends

Howard County
Department of Planning & Zoning



Source: HCPSS Office of School Planning, DPZ (Includes Grades pre-K thru 12, does not include age-restricted housing)

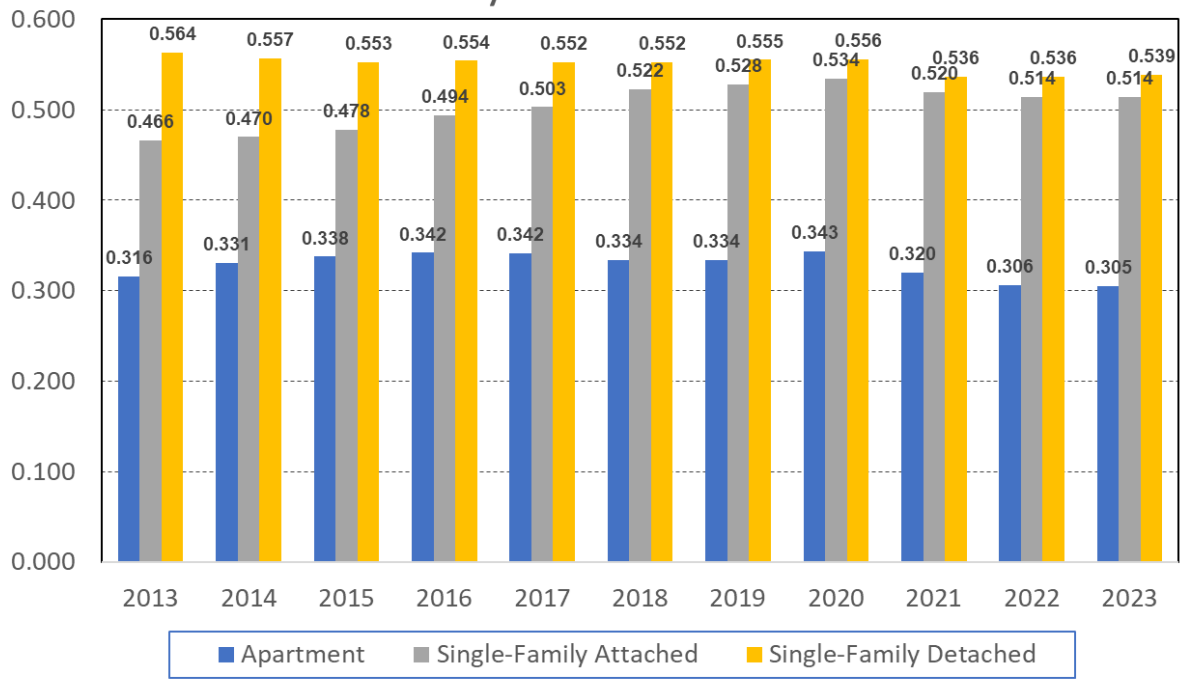


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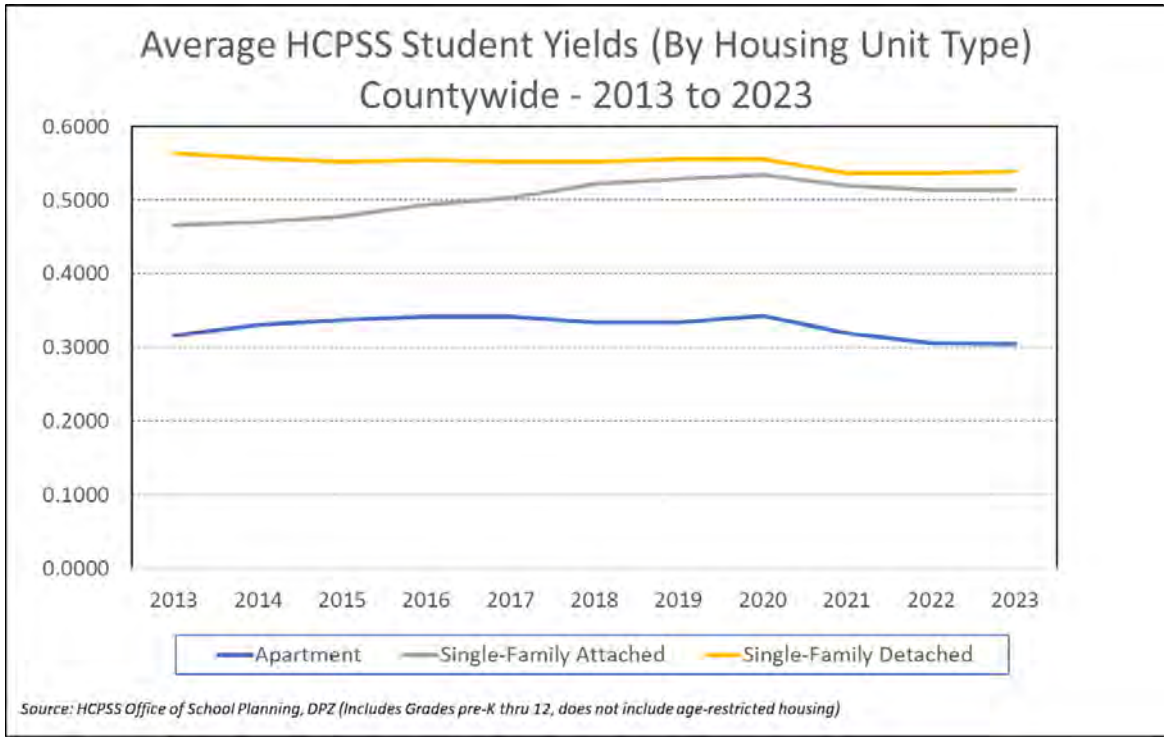
Howard County
Department of Planning & Zoning

Student Yield Trends

Howard County
Department of Planning & Zoning



Source: HCPSS Office of School Planning, DPZ (Includes Grades pre-K thru 12, does not include age-restricted housing)

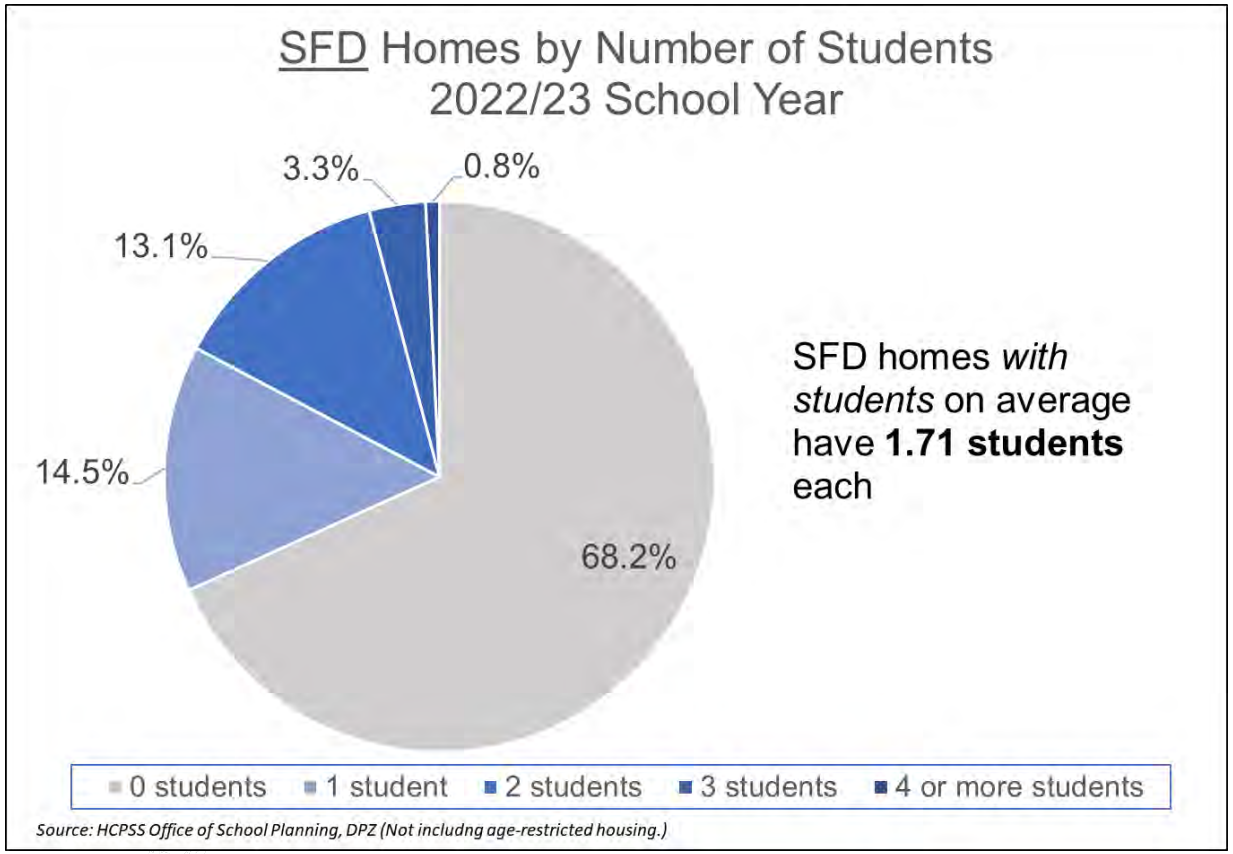


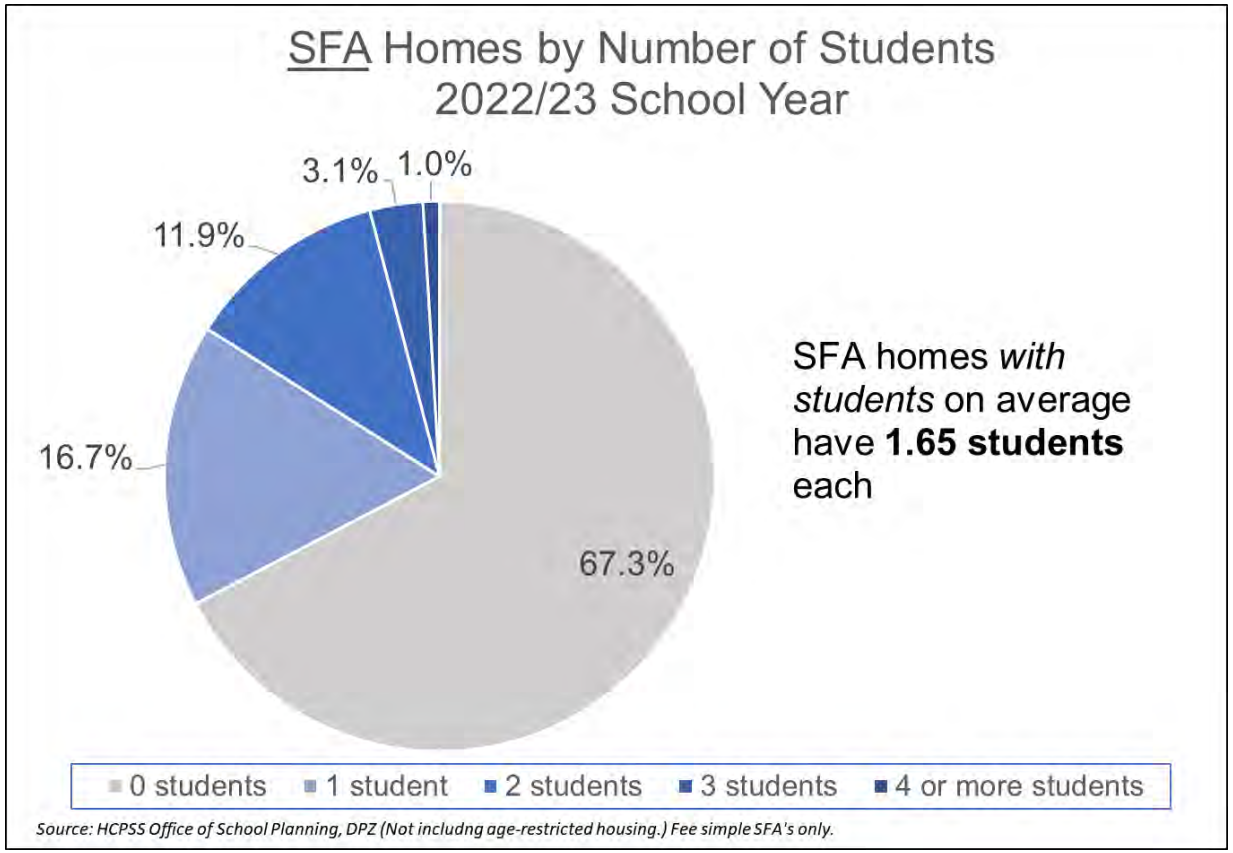
Source: HCPSS Office of School Planning, DPZ (Includes Grades pre-K thru 12, does not include age-restricted housing)

Howard County
Department of Planning & Zoning

Student Yield Trends

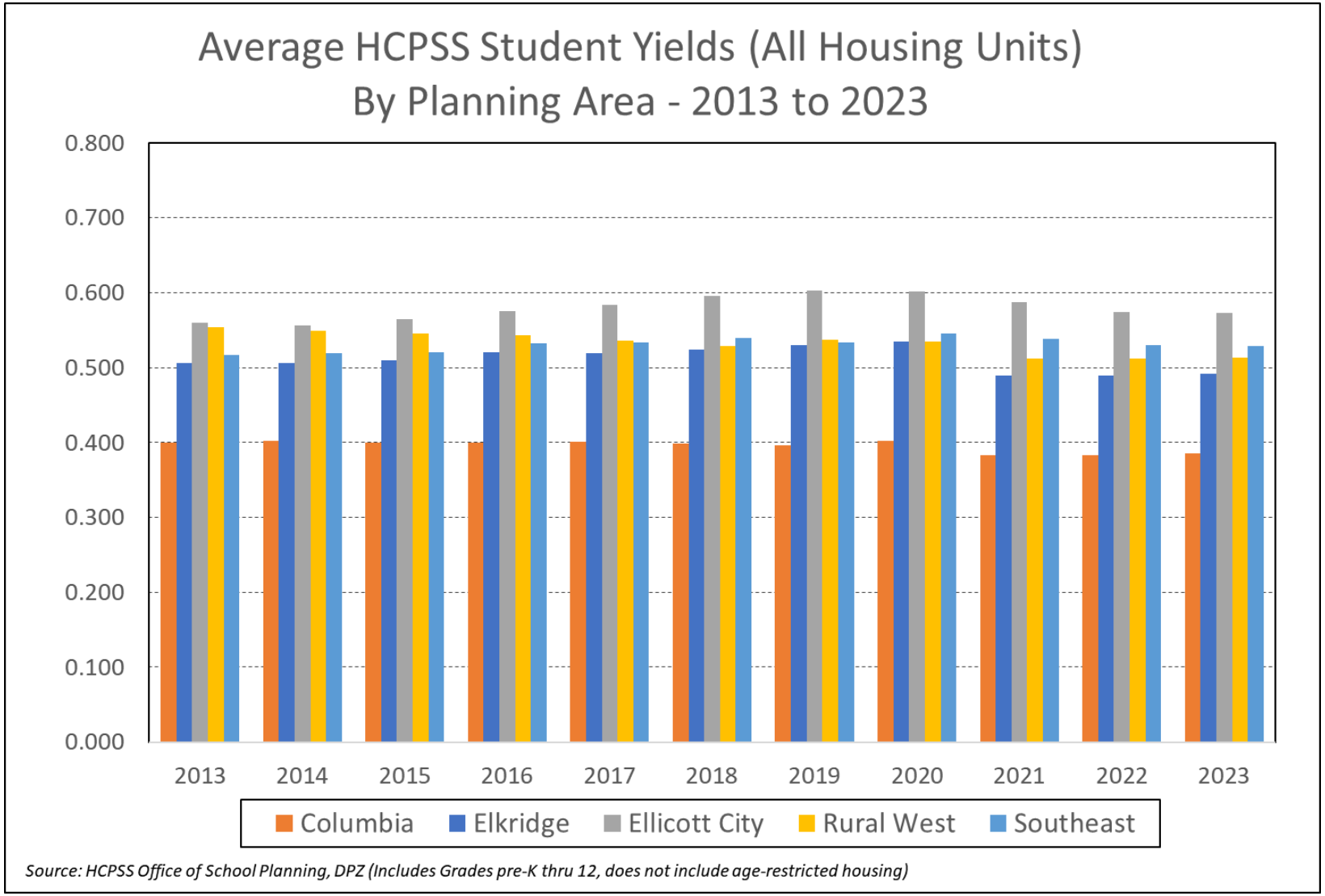
Howard County
Department of Planning & Zoning





Howard County
Department of Planning & Zoning

Student Yield Trends

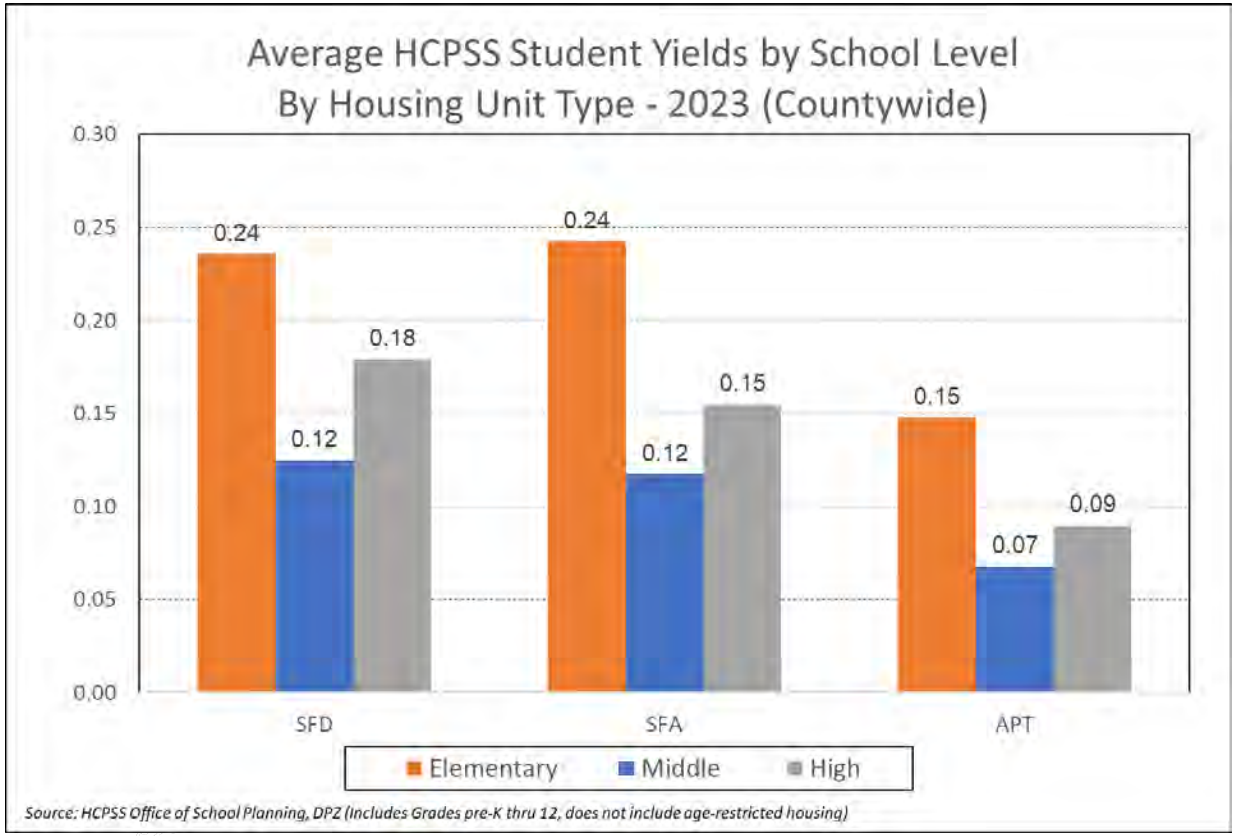


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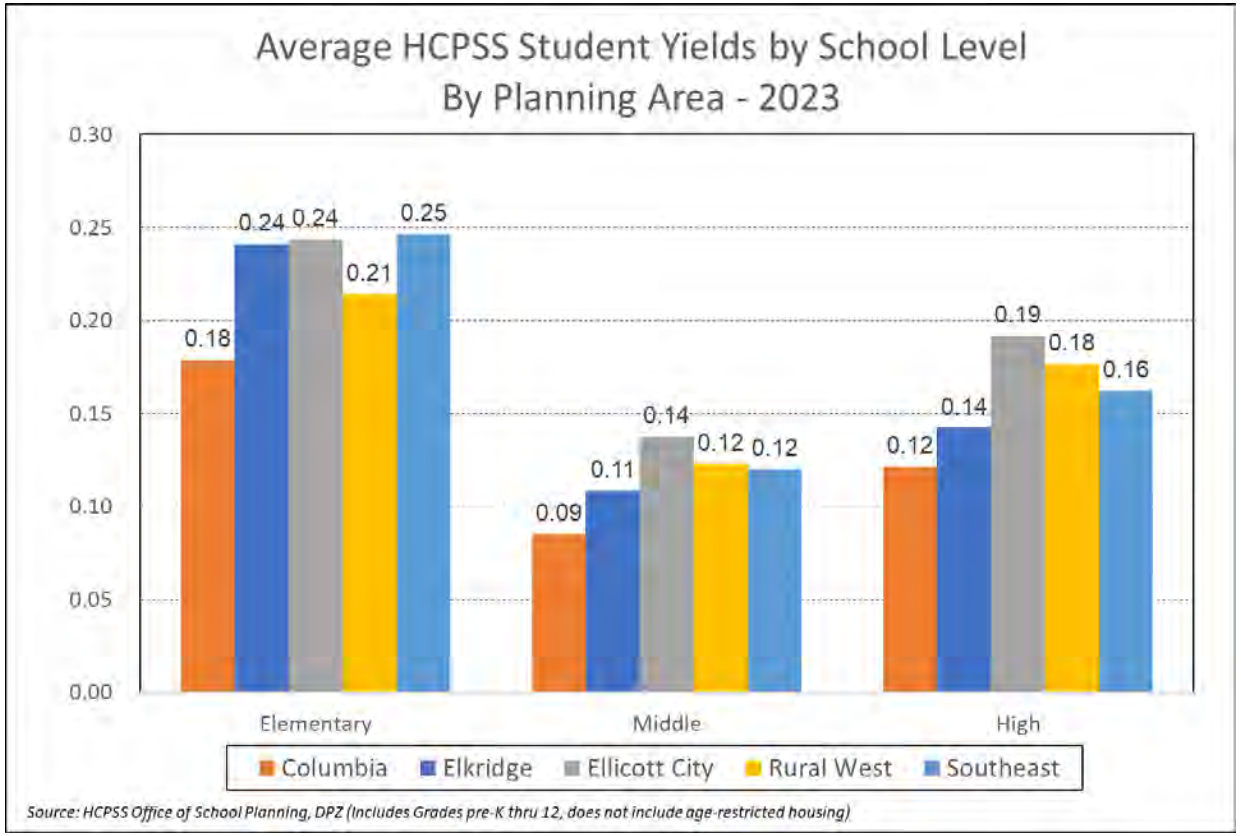
Howard County
Department of Planning & Zoning

Student Yield Trends

Howard County
Department of Planning & Zoning



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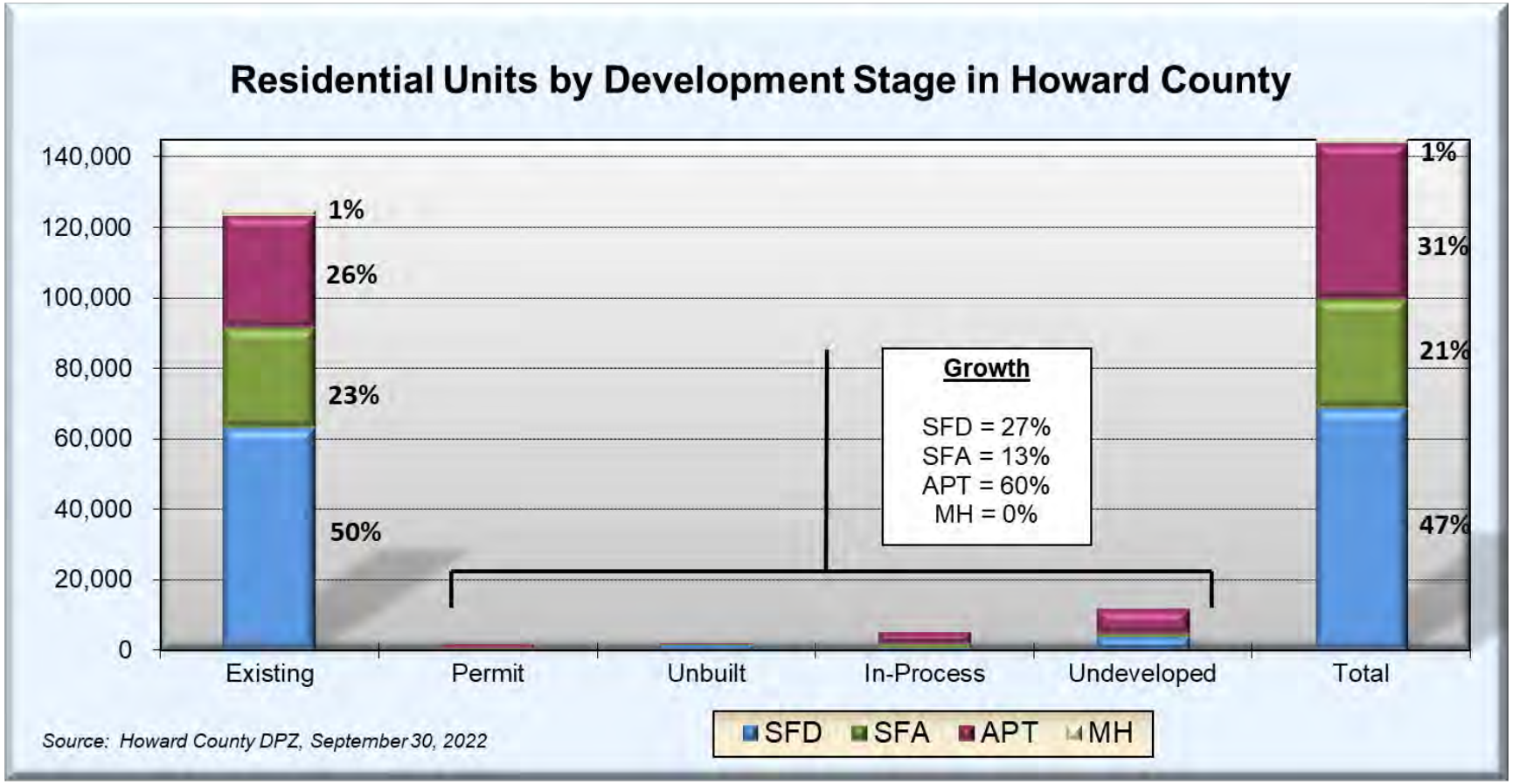
Source: HCPSS Office of School Planning, DPZ (Includes Grades pre-K thru 12, does not include age-restricted housing)

Howard County
Department of Planning & Zoning



Multifamily Yields – A Deeper Dive

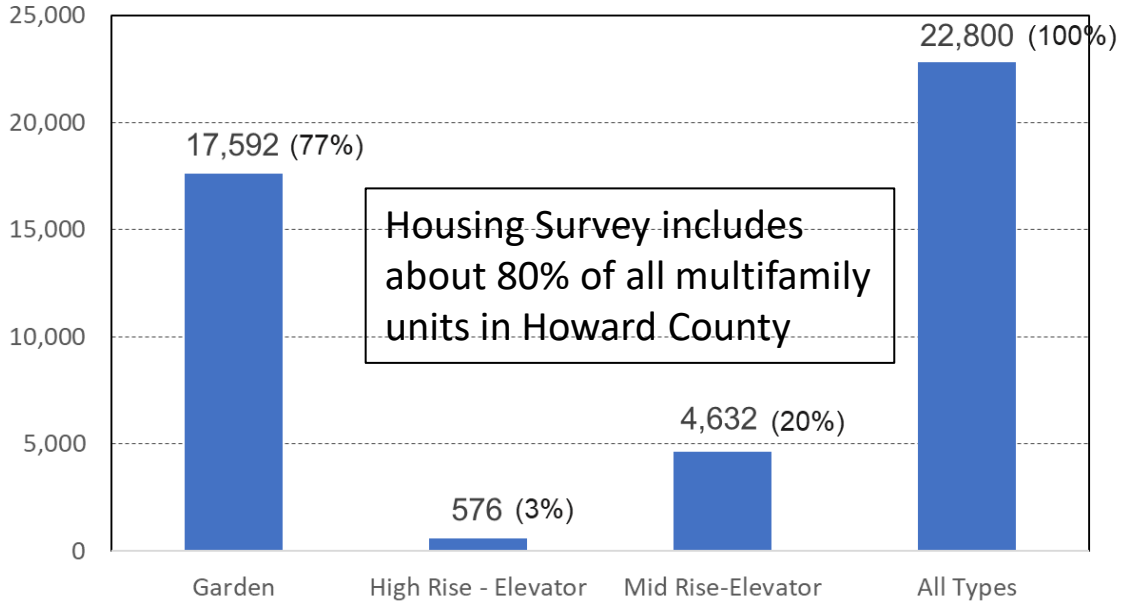
Multifamily Yields



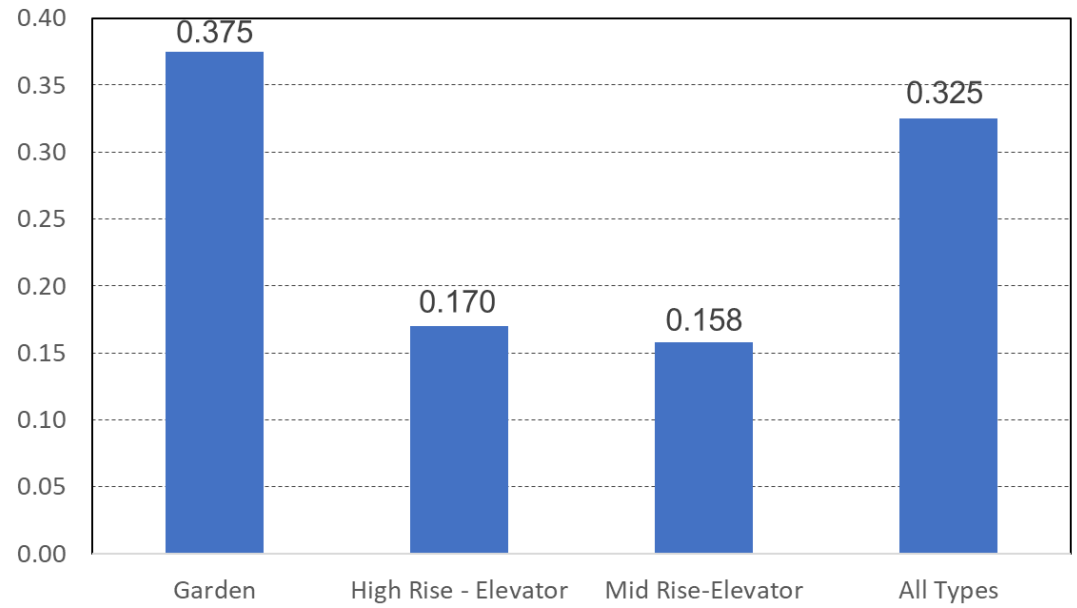
Howard County
Department of Planning & Zoning

Multifamily Yields

Howard County
Department of Planning & Zoning



Source: Howard County Housing Commission 2021 Housing Survey

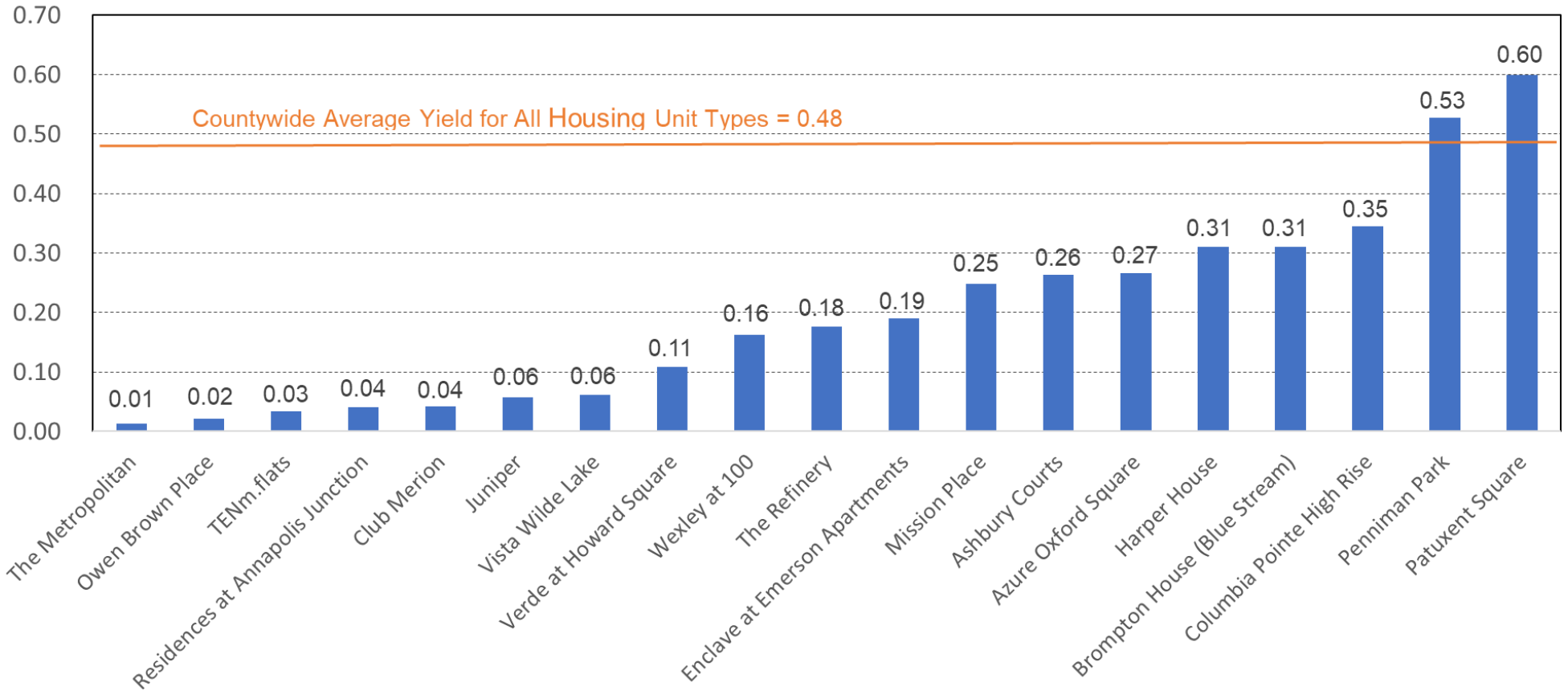


Source: HCPSS Office of School Planning, Howard County Housing Commission 2021 Housing Survey

- Garden apartments are walkup non-elevator buildings, typically two or three stories, but sometimes up to four stories.
- Mid-rise apartments are elevator-served up to eight stories.
- High-rise apartments are elevator-served nine stories and above.

Multifamily Yields

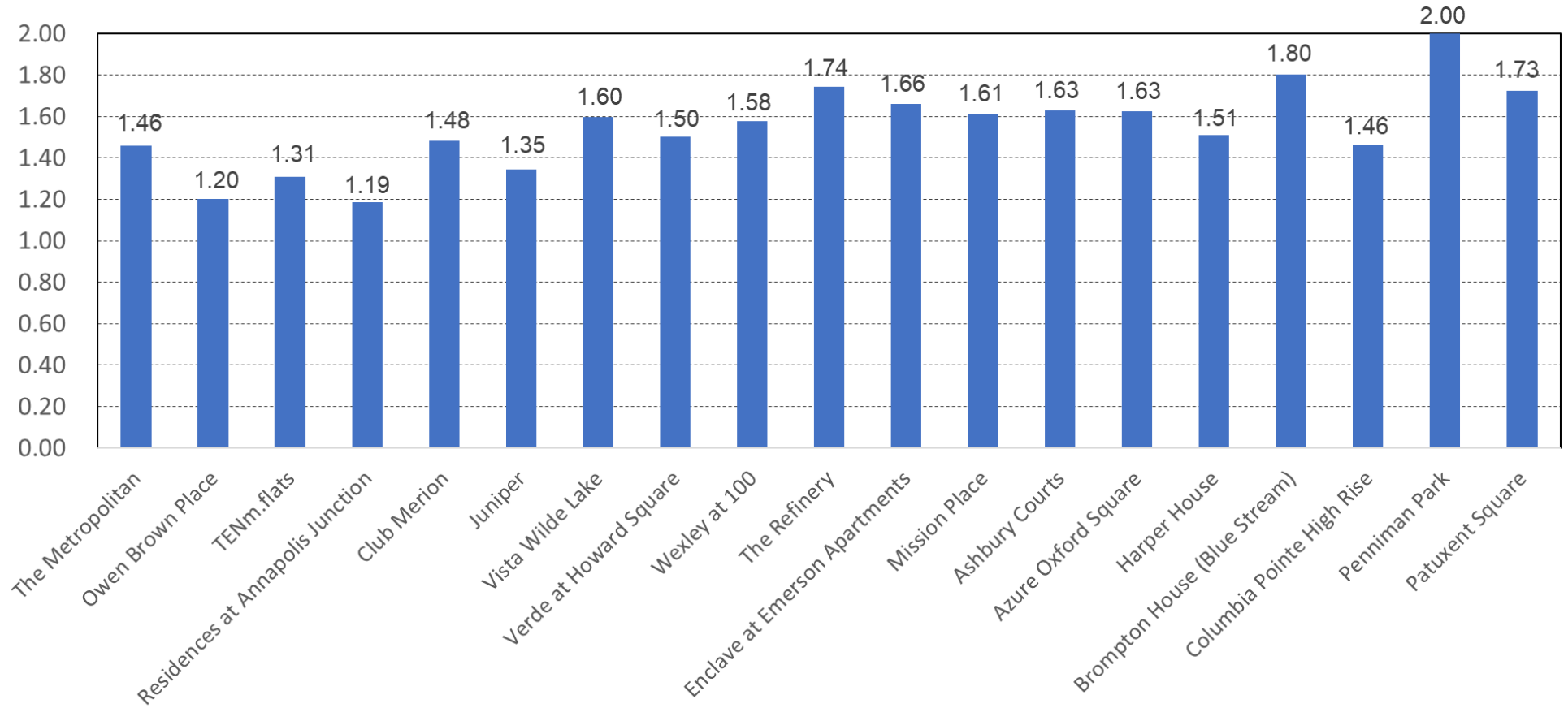
Howard County
Department of Planning & Zoning



Source: HCPSS Office of School Planning, Howard County Housing Commission 2021 Housing Survey

Multifamily Yields

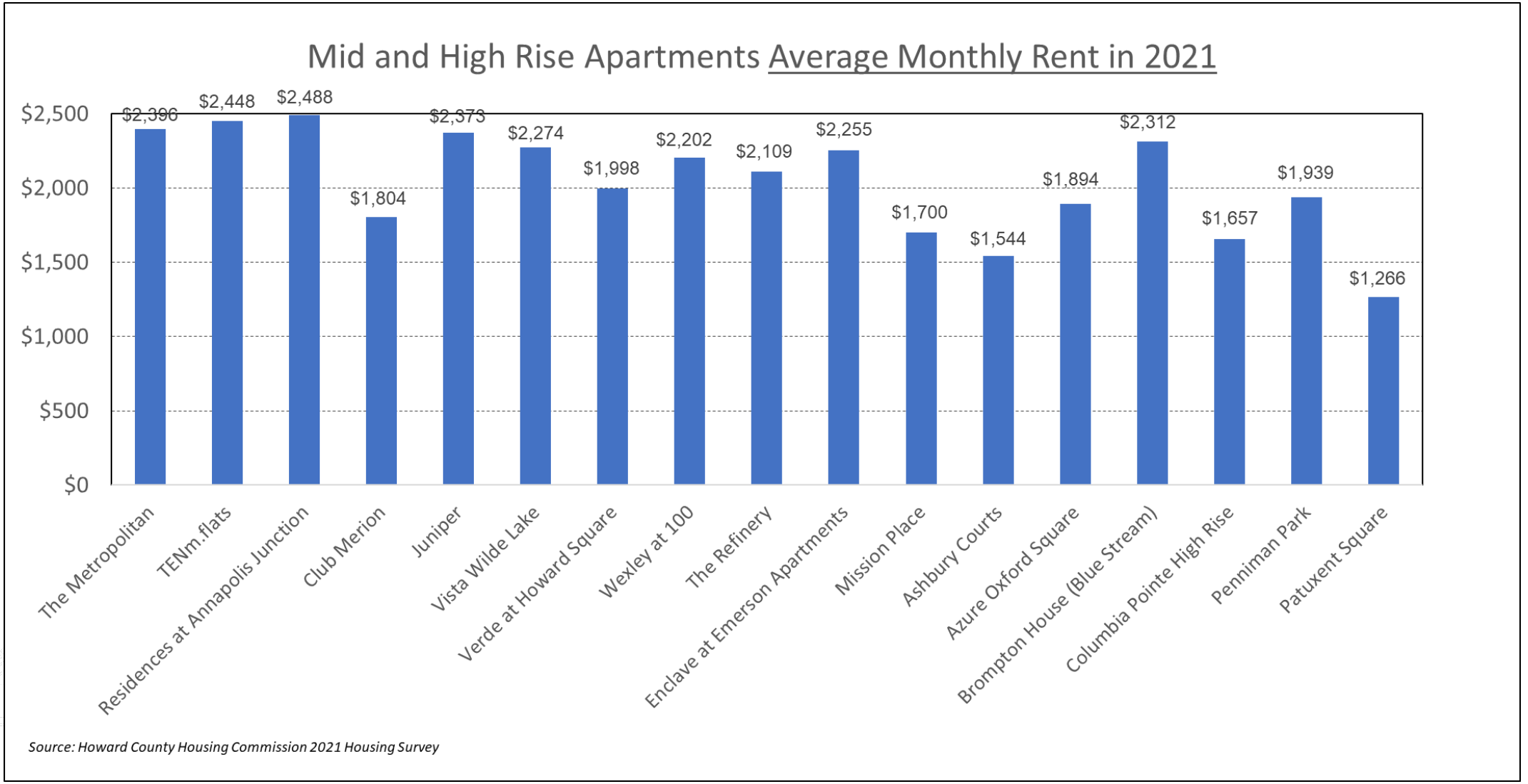
Howard County
Department of Planning & Zoning



Source: Howard County Housing Commission 2021 Housing Survey

Multifamily Yields

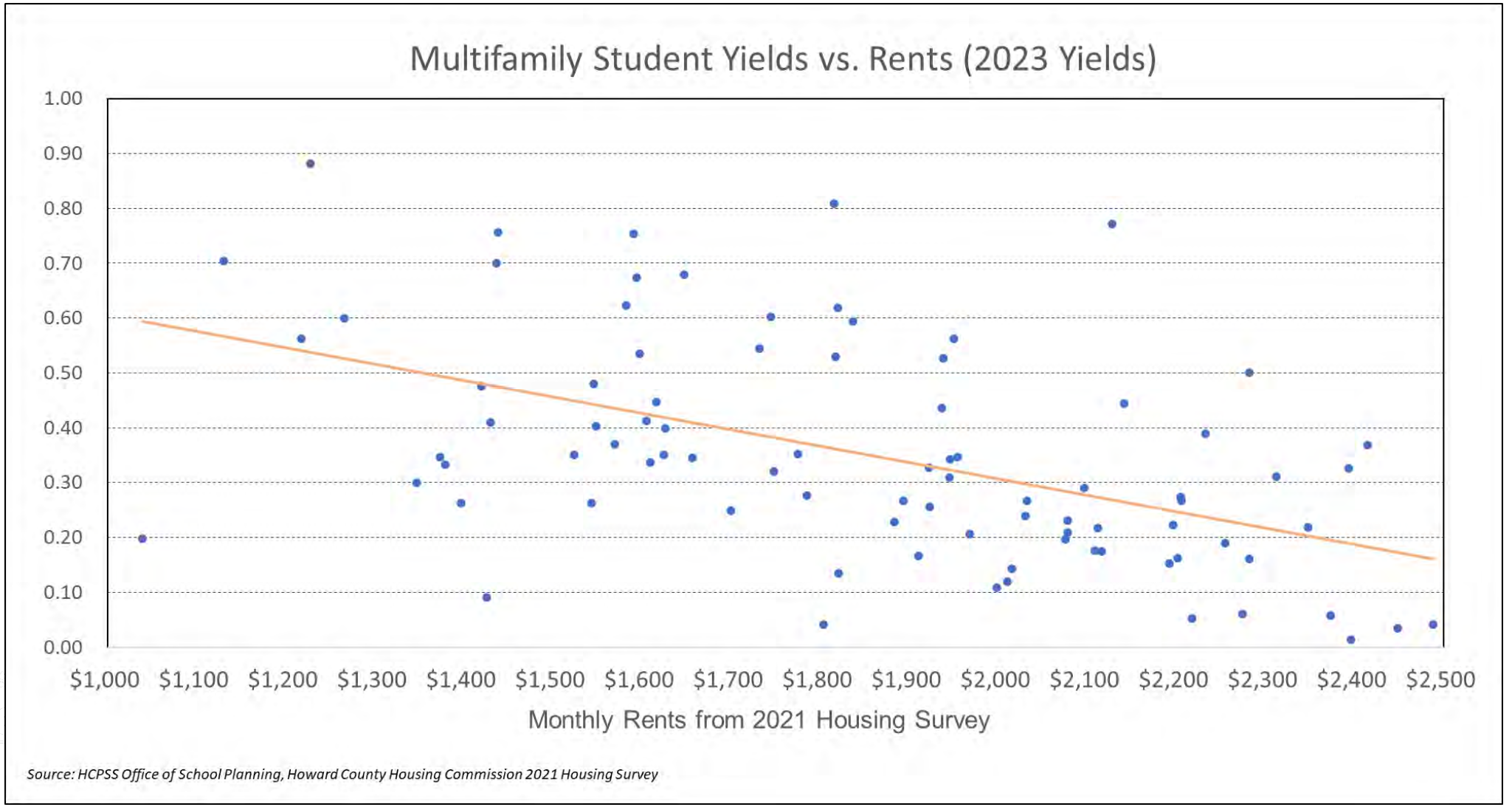
Howard County
Department of Planning & Zoning



Source: Howard County Housing Commission 2021 Housing Survey

Multifamily Yields

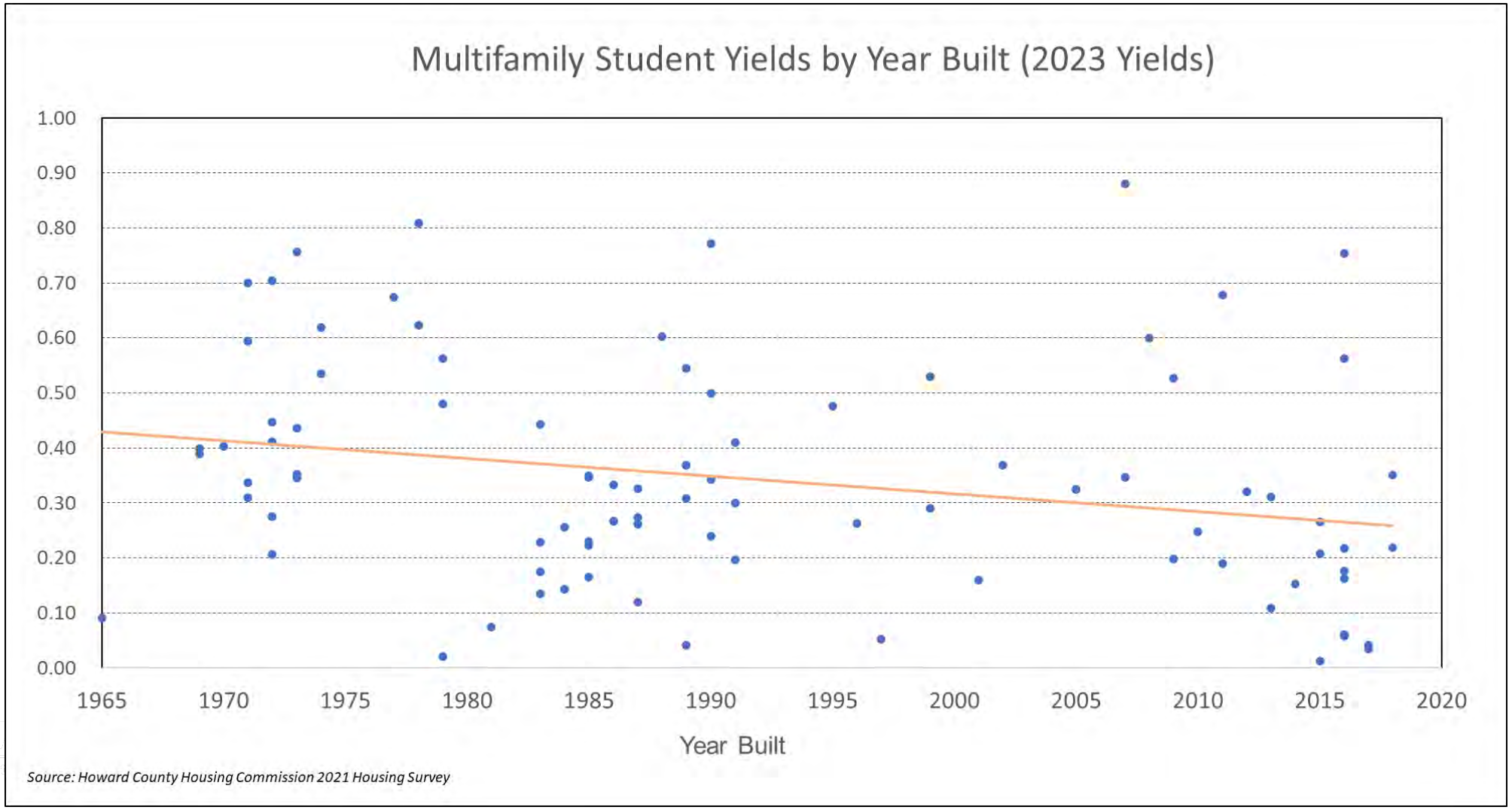
Howard County
Department of Planning & Zoning



Source: HCPSS Office of School Planning, Howard County Housing Commission 2021 Housing Survey

Multifamily Yields

Howard County
Department of Planning & Zoning

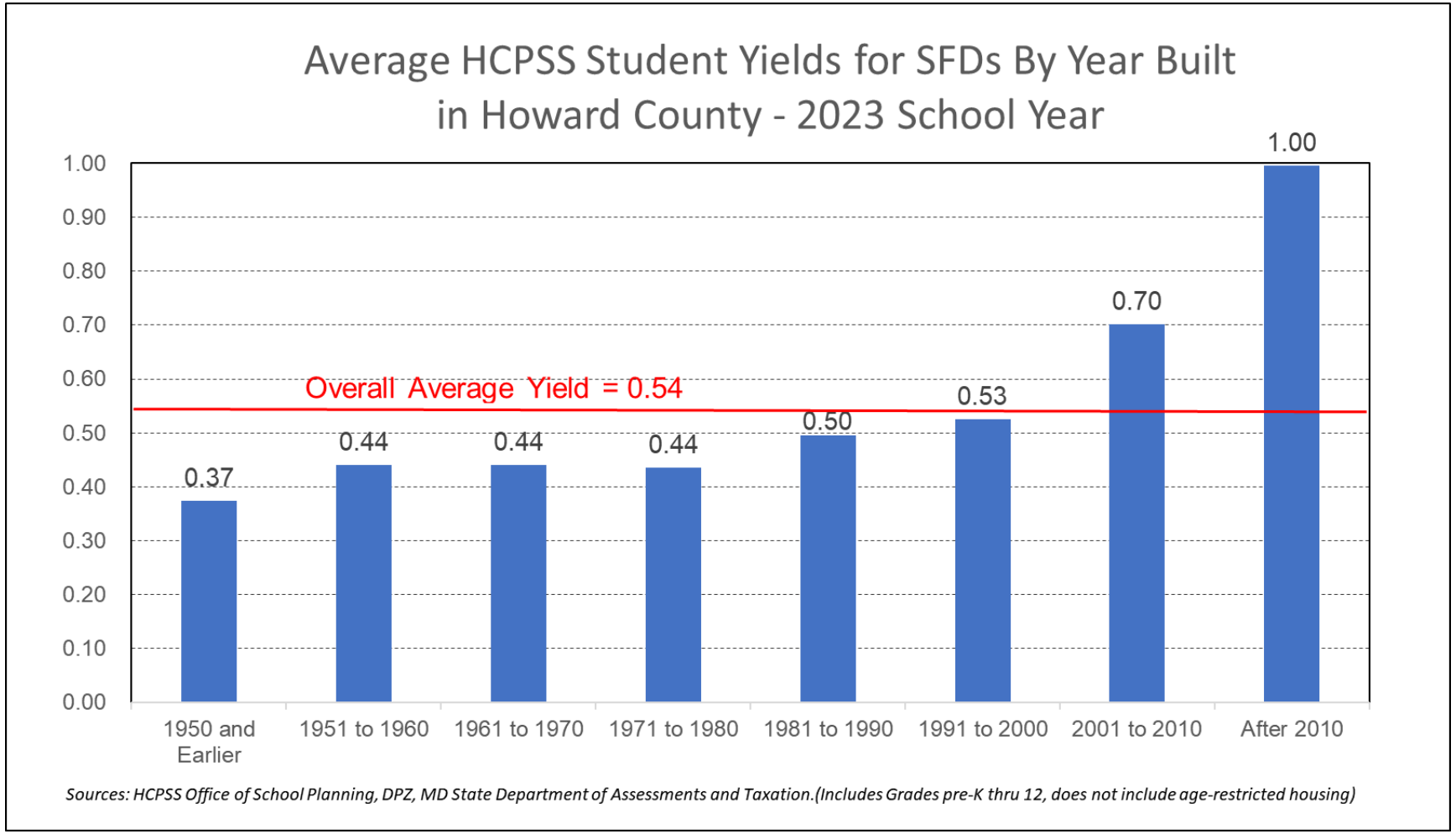


Source: Howard County Housing Commission 2021 Housing Survey



SFD and SFA Yields – A Deeper Dive

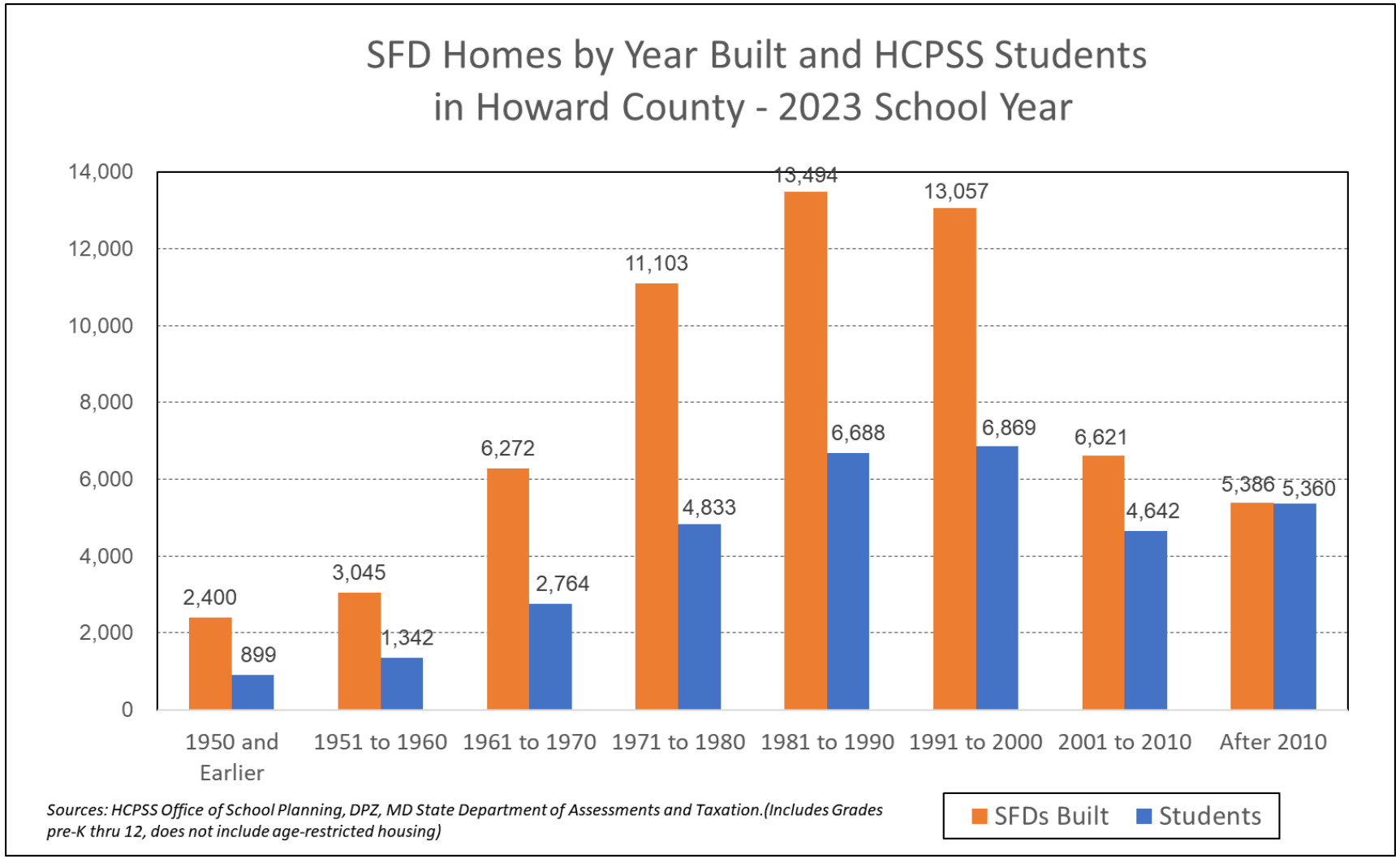
SFD & SFA Yields



Sources: HCPSS Office of School Planning, DPZ, MD State Department of Assessments and Taxation.(Includes Grades pre-K thru 12, does not include age-restricted housing)

Howard County
Department of Planning & Zoning

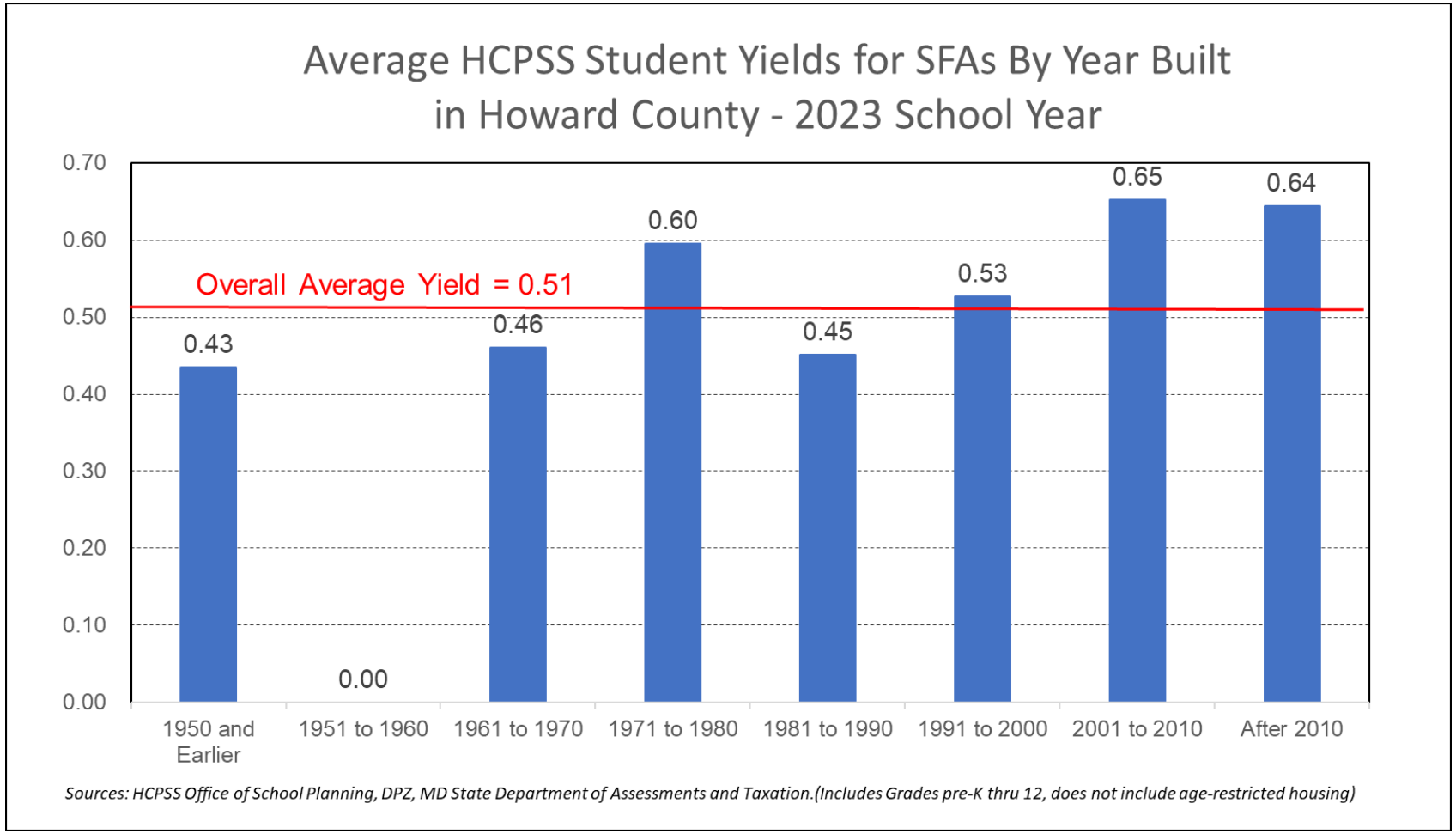
SFD & SFA Yields



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Howard County
Department of Planning & Zoning

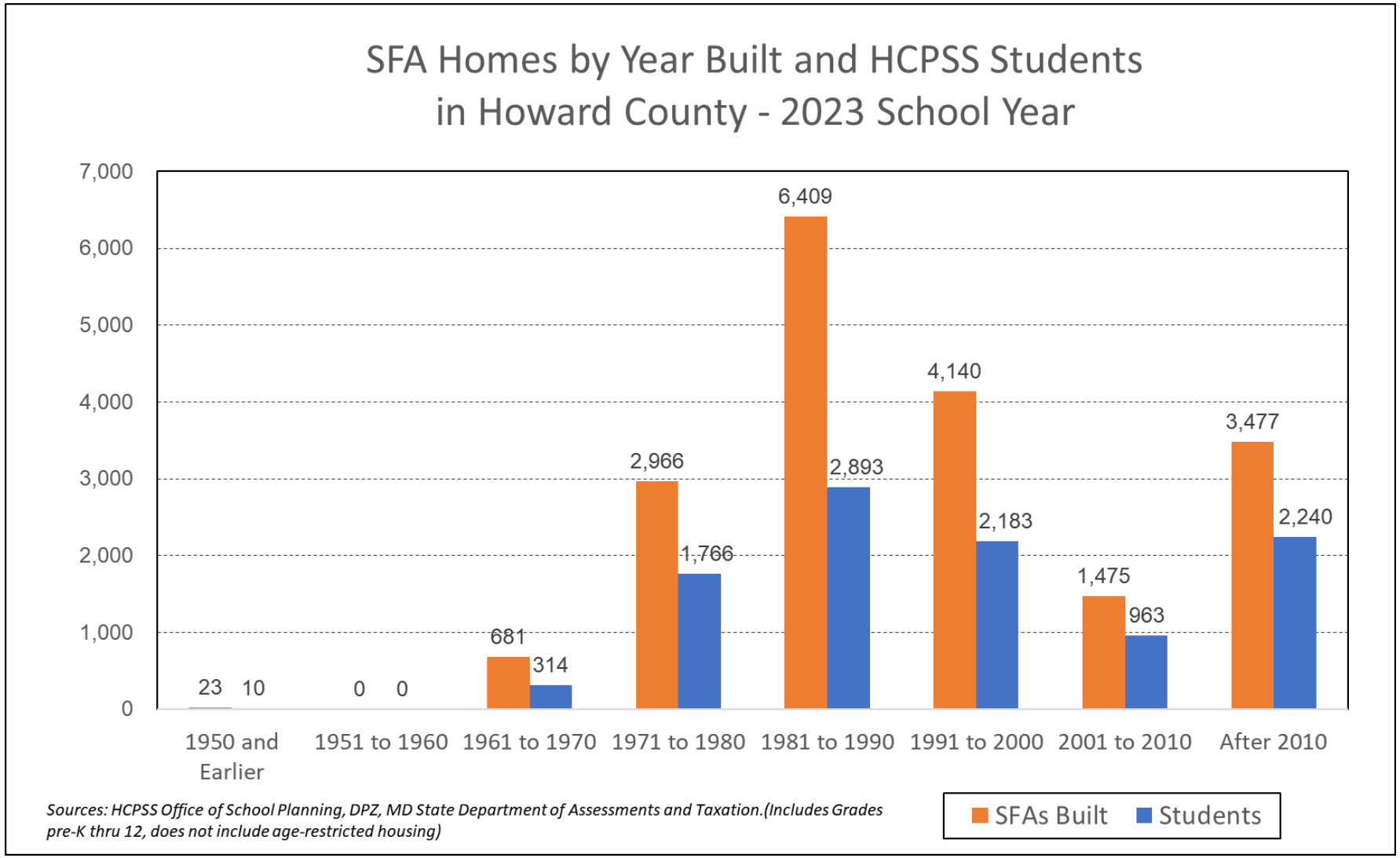
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Howard County
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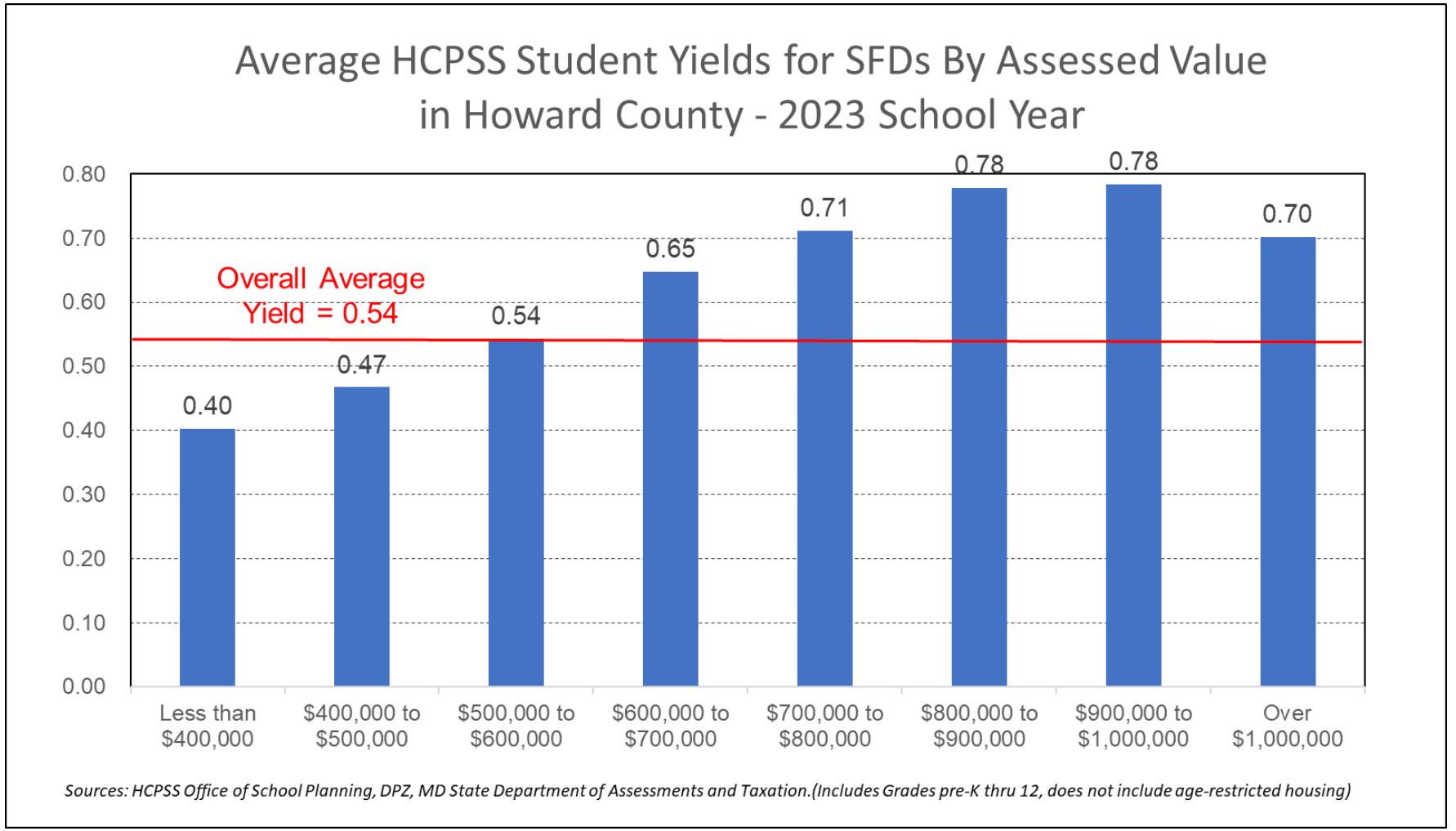
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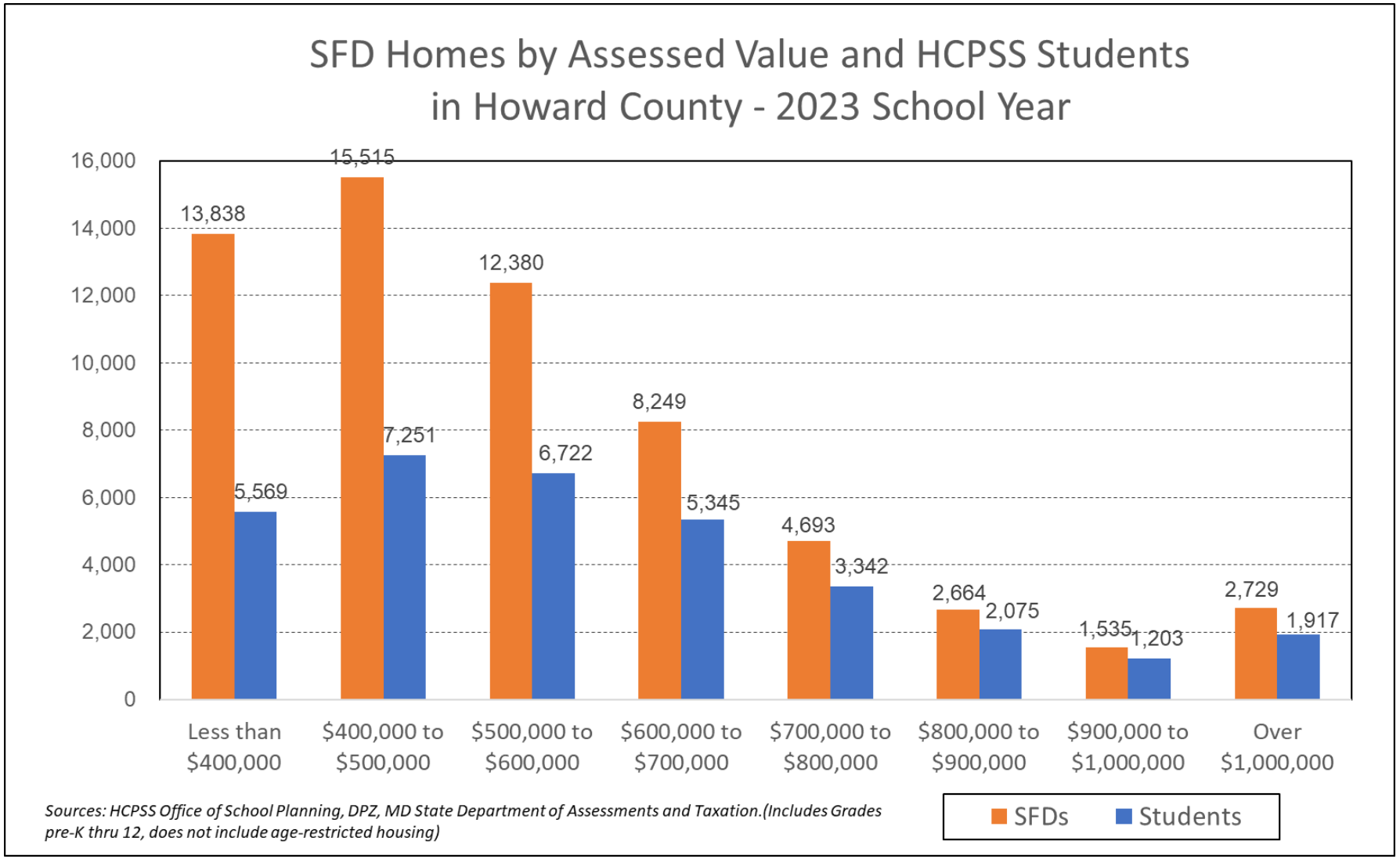
Howard County
Department of Planning & Zoning

SFD & SFA Yields



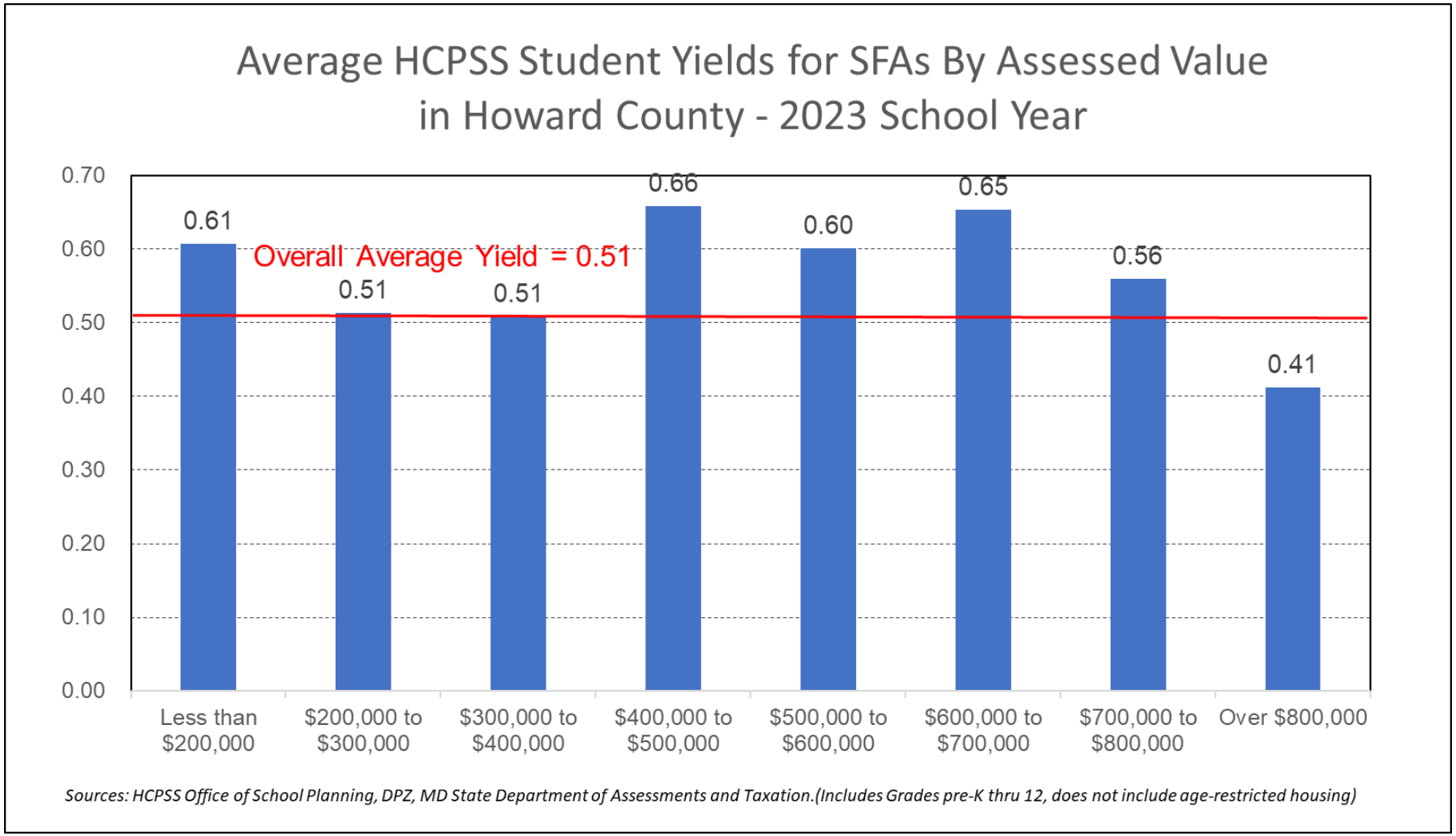
Howard County
Department of Planning & Zoning

SFD & SFA Yields



Howard County
Department of Planning & Zoning

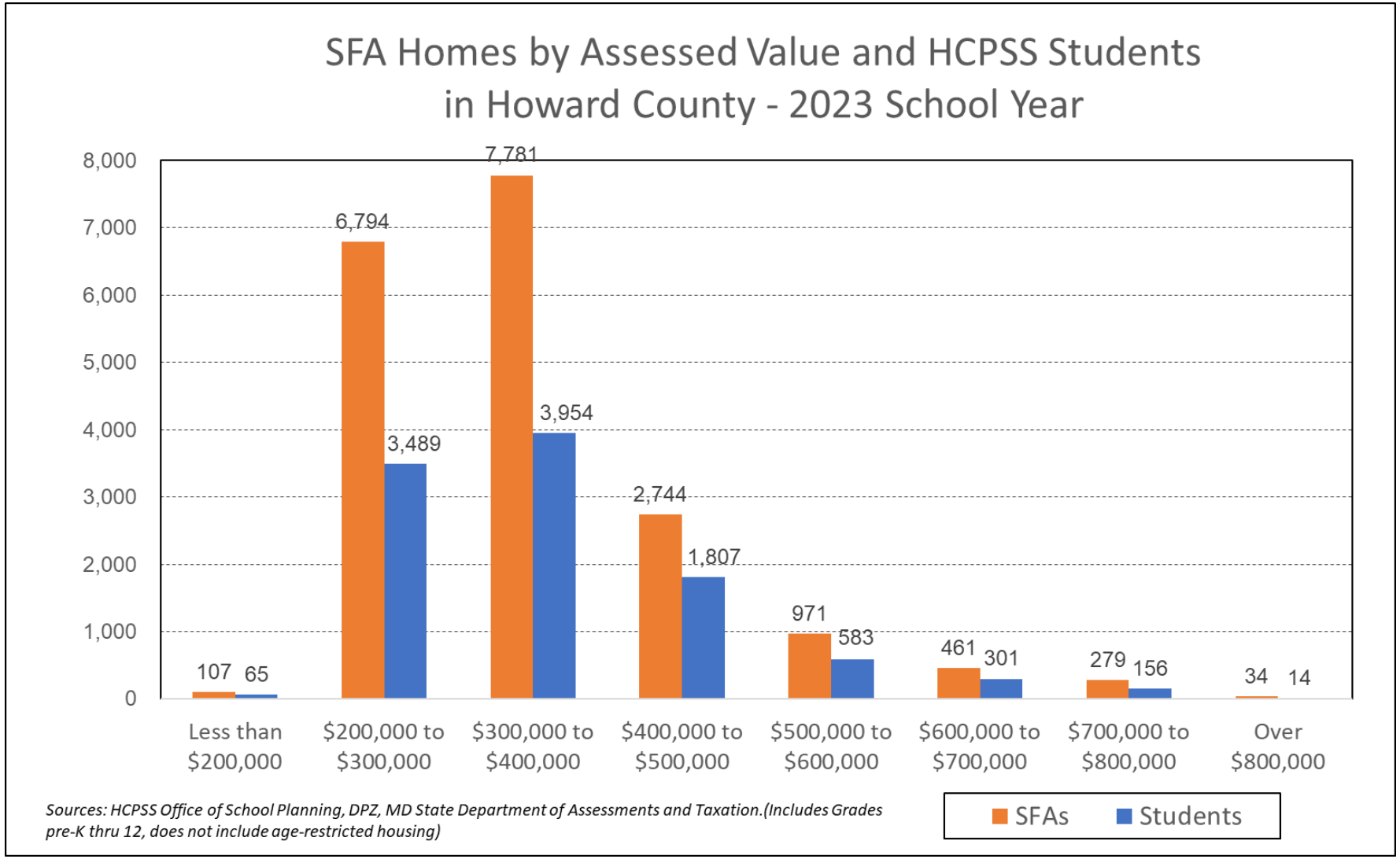
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Howard County
Department of Planning & Zoning

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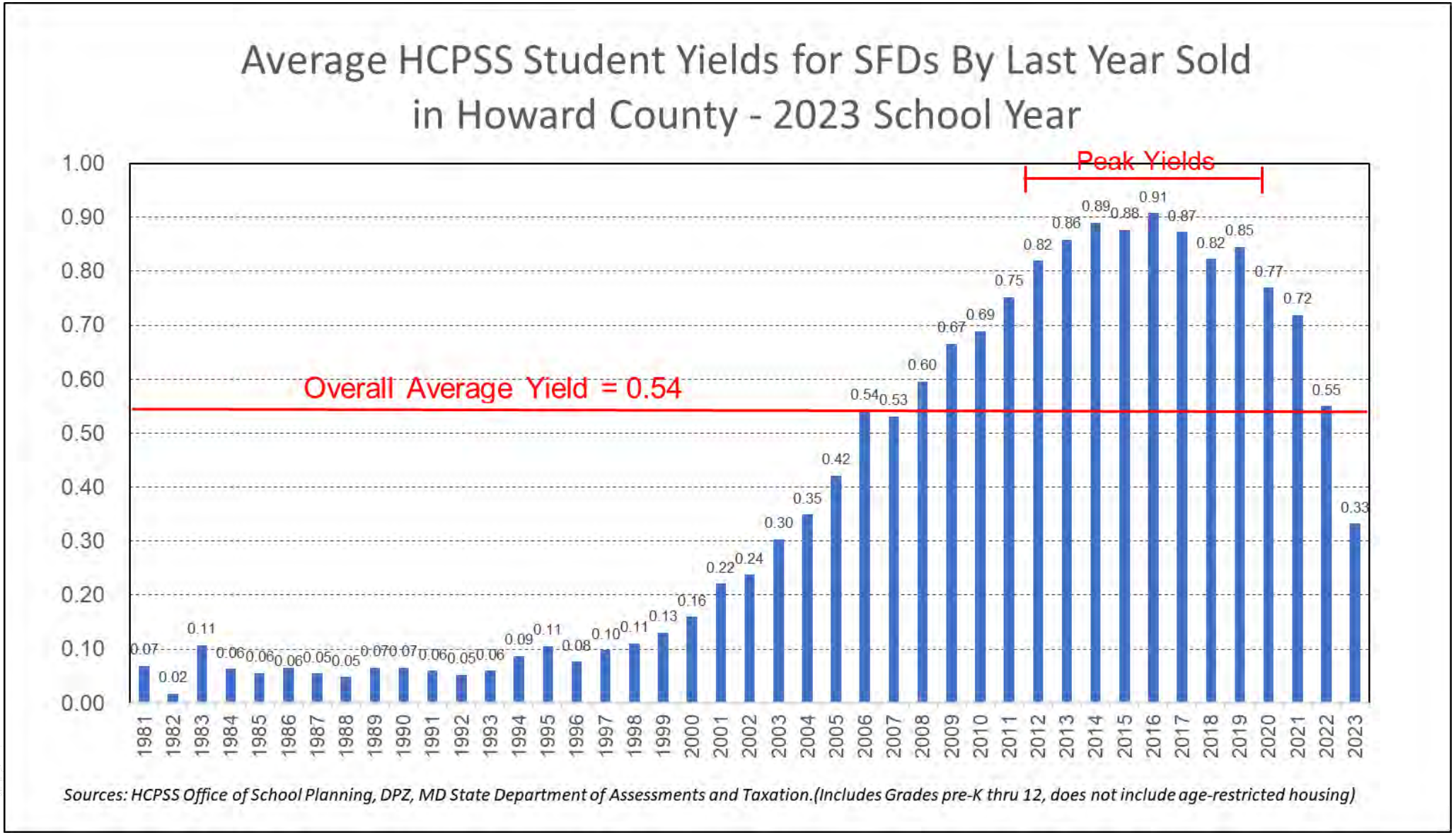


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Howard County
Department of Planning & Zoning

SFD and SFA Yields

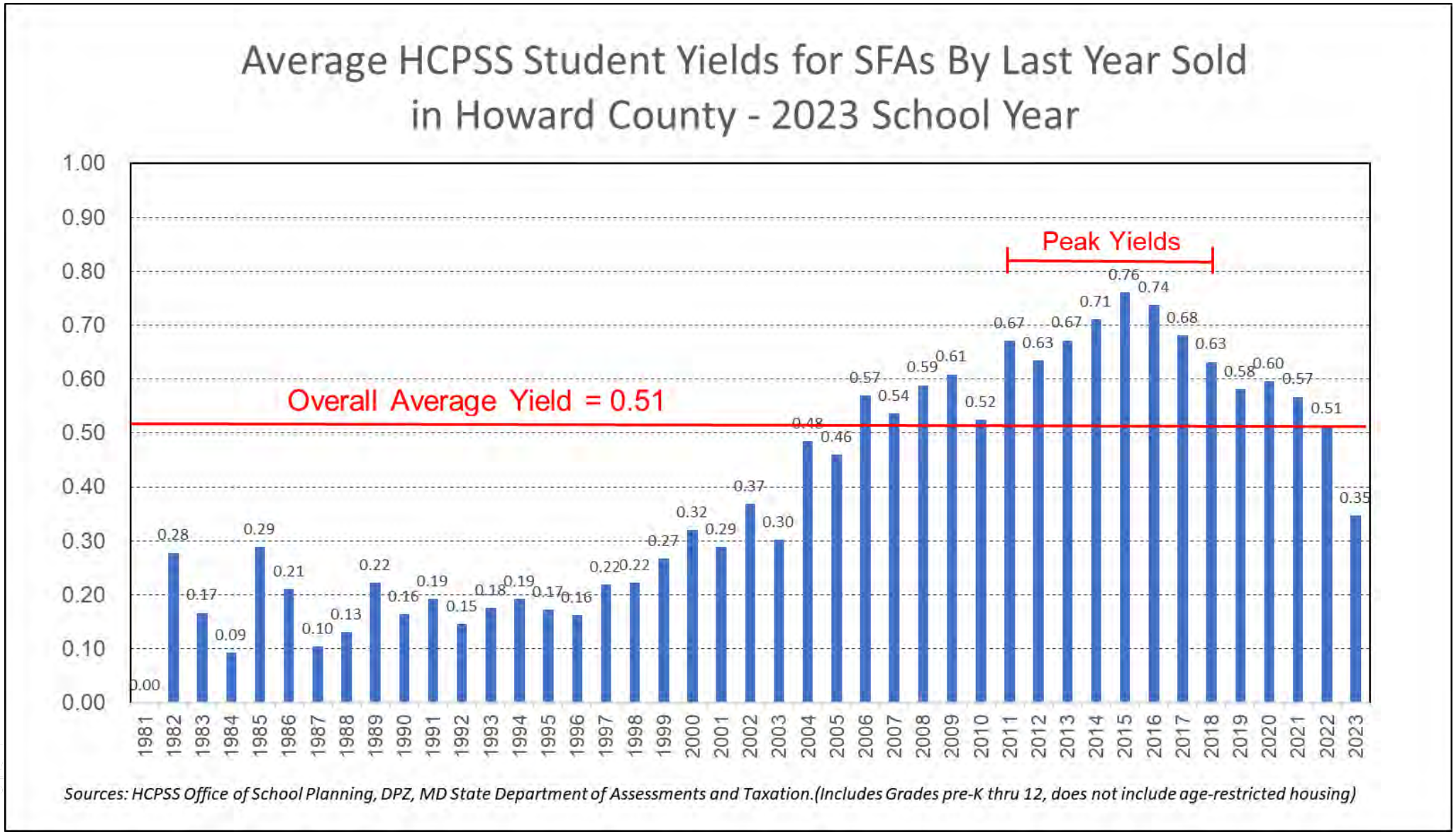
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Department of Planning & Zoning



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Howard County
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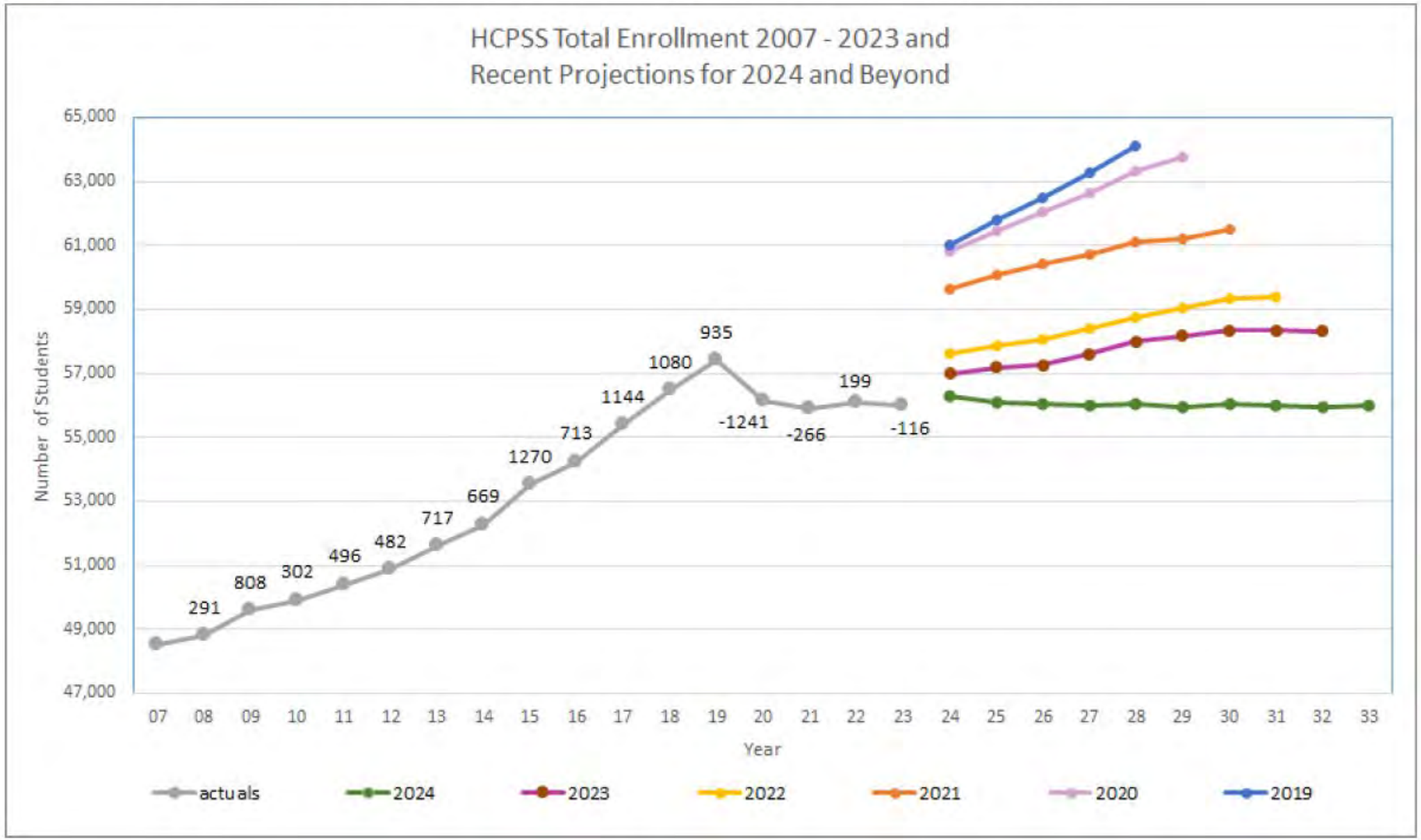
HCPSS's Latest Ten-Year Enrollment Projections

Latest Enrollment Projection

Source: HCPSS 2024 Projection Report - April 2023

Howard County
Department of Planning & Zoning

Figure 4.12 Historical Enrollment and Recent Projections for 2024 and Beyond



Summary of Major Findings

Howard County
Department of Planning & Zoning

- Howard County Public School enrollment peaked in the 2019/2020 school year and has declined since then beginning with and following the COVID pandemic. Average yields were 0.505 pupils per housing in 2019/2020, decreasing to 0.482 in 2022/2023, a 4.6% decrease.

- Most pupils live in single family detached homes (59%), followed by townhomes (24%), apartments units (15%), and then mobile homes (2%), as of the school year ending 2023.

- Fifty-two percent of existing homes in Howard County are single family detached, 22% are townhomes, 24% are apartment units, and 2% are mobile homes (as of 2023).

- Average yields for the 2022/23 school year were 0.54 for single family detached homes, 0.51 for townhomes, and 0.31 for apartments.

- Average yields are highest in the Ellicott City Planning Area, followed by Elkridge, the Rural West, the Southeast, and then the Columbia Planning Areas, respectively.

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Department of Planning & Zoning

Summary of Major Findings

Howard County
Department of Planning & Zoning

- Slightly more than two-thirds of all single family detached homes and townhomes do not have any school children living in them. Of the approximately one-third that do, an average of 1.71 and 1.65 students per unit live in single family detached homes and townhomes, respectively.

- For multifamily units, garden apartments have the highest yields at 0.38 pupils per unit, followed by mid-rise and high-rise elevator apartments at 0.16 and 0.17 pupils per unit.

- Yields decrease as multifamily rents increase, and more recently built apartment units also tend to have smaller yields. For example, the recently built mid-rise elevator apartment buildings in Downtown Columbia have very small average yields ranging between 0.01 and 0.06 pupils per unit.

- Based on current land use and zoning, about 60% of all future units to be built in Howard County will be multifamily apartment units. Currently, about 26% of all units are apartments. So, it can be anticipated that future yields from new housing will be less than past trends.

- For single family detached homes and townhomes, yields generally increase as assessed values increase, and average yields peak in homes last sold seven and eight years prior for single family detached and townhome units, respectively, following a bell curve around the peaks.

Questions/Discussion



Howard County
Department of Planning & Zoning

3430 Court House Drive • Ellicott City, MD 21043 • 410-313-2350

APFO Committee Meeting 4
October 9, 2024

- Call to Order/Welcome (10 min)
    - Establishment of a Quorum
    - Review and Approval of Agenda
    - Review and Approval of Minutes
- Transportation (Chad Edmondson, David Cookson and Kris Jagarapu) (50 min)
- DPW (Water and Sewer, Stormwater, Solid Waste) (Yosef Kebede) (40 min)
- Discussion (10 min)
- Questions
- Adjourn
- Next Meeting- October 23, 2024 6-8pm
- Public Hearing November 6, 2024

Transportation

Adequate Public Facilities Ordinance Review Committee

October 9, 2024

Agenda

1. Historical Context
2. Current Process
3. Complete Streets Policy & General Plan Integration
4. Land Use and Transportation Regulations Advisory Group Recommendations
5. Next Steps

The Team

David Cookson

- Deputy Administrator/Long Range and Regional Transportation Planning
- Howard County Office of Transportation

Kris Jagarapu

- Chief, Bureau of Highways
- Howard County Department of Public Works

Chad Edmondson

- Chief, Development Engineering Division
- Howard County Department of Planning and Zoning

Chris Eatough

- Bicycle and Pedestrian Coordinator
- Howard County Office of Transportation

What are we talking about tonight?

Transportation Adequacy/Transportation Concurrency: Planning principle that requires transportation infrastructure to be adequate to support new development projects





Key Components

- Standards
- Fees to fund transportation improvements to meet standards
- Transportation mitigations to meet standards

Historical Context

Kris Jagarapu
Chief, Bureau of Highways
Howard County Department of Public Works

Adequate Public Facilities Review
Task Force

APFO Roads Historical Context

1990
- APFO recommended in the 1990 General Plan
- Commission on Adequate Public Facilities established

1992
- Legislation passed linking residential construction to an elementary schools test, a school regions test, a roads test (both residential and commercial), and a housing units test
- Law also established the building excise tax and dedicated it to road mitigation

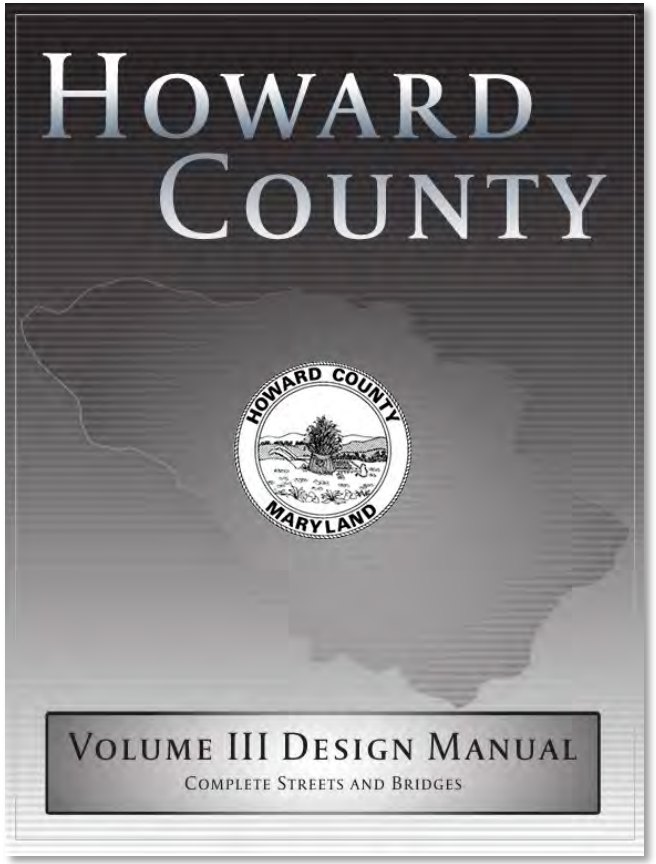
2000
- Existing Ordinance updated to account for demographic and economic shifts that affected growth
- Study area for APFO road test increased from 1 mile to 1.5 miles from the entrance of a new project

2010
- Passage of the Downtown Columbia Plan
- APFO roads test amended to include an additional provision only applicable to Downtown Columbia
- Sec. 16.1101. title changed from Adequate Road Facilities to Adequate Transportation Facilities

2015+
- Task force reviewed provisions that regulate grade separations, critical lane volumes, and traffic safety
- Considered altering the traffic study process required for all new development
- Only minor changes were made to the Roads Test due in part to limited jurisdiction over state roads

Relevant Changes Since 2015

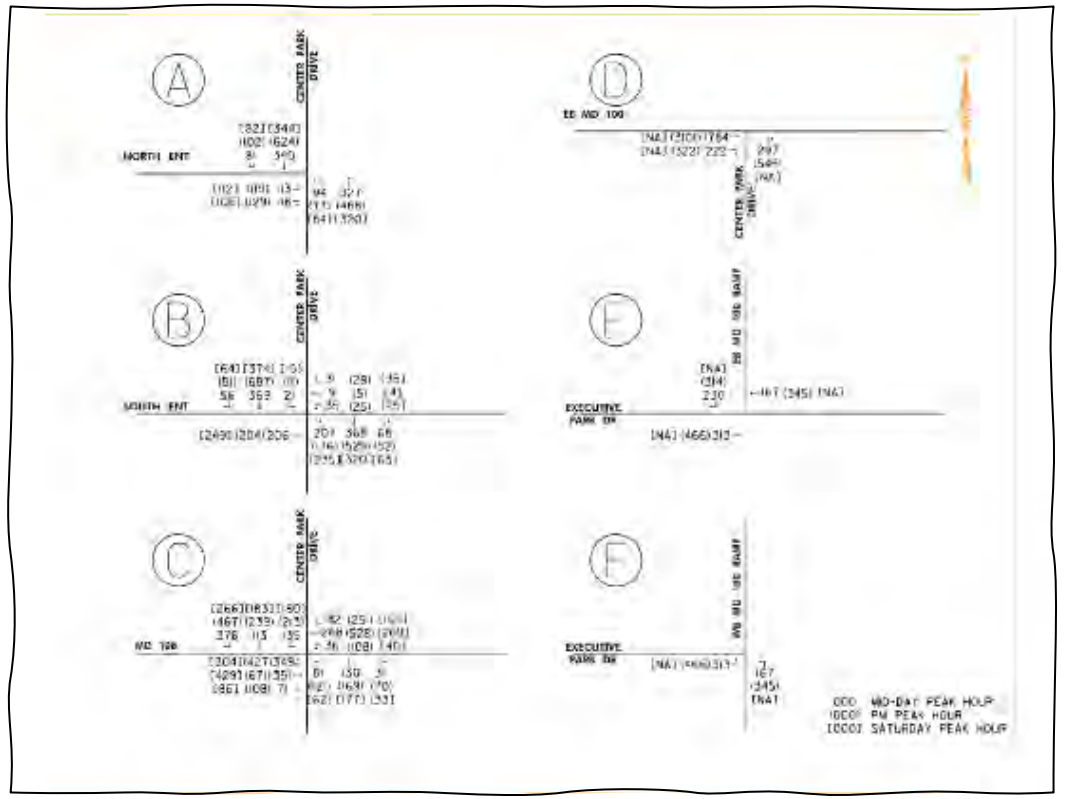
- Howard County Design Manual Volume III
  - Substantial updates were made following the 2019 adoption of the Complete Street policy
  - Previously entitled Roads and Bridges, now entitled Complete Streets and Bridges
  - Adopted by Council Resolution No. 17-2022 in February 2022
  - Council Resolution No. 17-2022 includes the following Whereas clause:
    - …revisions to Adequate Public Facilities Ordinance and Subdivision and land Use Regulations must reflect a complete streets approach throughout the County that would support and encourage walking, bicycling, transit use, and accessibility for all users as per the County's Complete Streets Policy (CR 120-2019)"



Relevant Changes Since 2015

- Howard County Design Manual Volume III updates
  - Chapter 4, Adequate Transportation Facilities Test Evaluation Requirements and Chapter 5, Multimodal Traffic Studies include the guidance necessary to implement APFO regulations
  - The background traffic growth rate documented in Chapter 4 changed from 3% per year compounded for years 1-3 and 6% compounded beyond year 3 (for comprehensive or phased projects) to 2% per year compounded
    - Use of higher than necessary growth rates may result in unnecessarily wide roads, which reduce safety for pedestrians and bicyclists and create additional impervious surface

Current Process- Adequate Public Facilities Ordinance - Roads Test



Chad Edmondson
Chief, Development Engineering Division
Howard County Department of Planning and Zoning

Road Test Purpose

- Promote public safety
- Allow time for roads to keep pace with development
- Use data to determine road capacity



Roads Test for New Development

- Critical Lane Volume Method
- Determine intersection “LEVEL OF SERVICE” impact area for proposed development (1.5 miles in Planned Service Area - 2.0 miles outside)
- Major Collector or higher intersections studied in PSA
- Minor collector or higher outside PSA - study submitted with the first plan
- Number of intersections studied based on development size
- Scoping meeting required

Impacted Intersections

Net Peak Hour Trips	Intersections in Each Direction
5 - 99	1
100 -399	2
400 -799	3
800 -1500	4
>1500	5

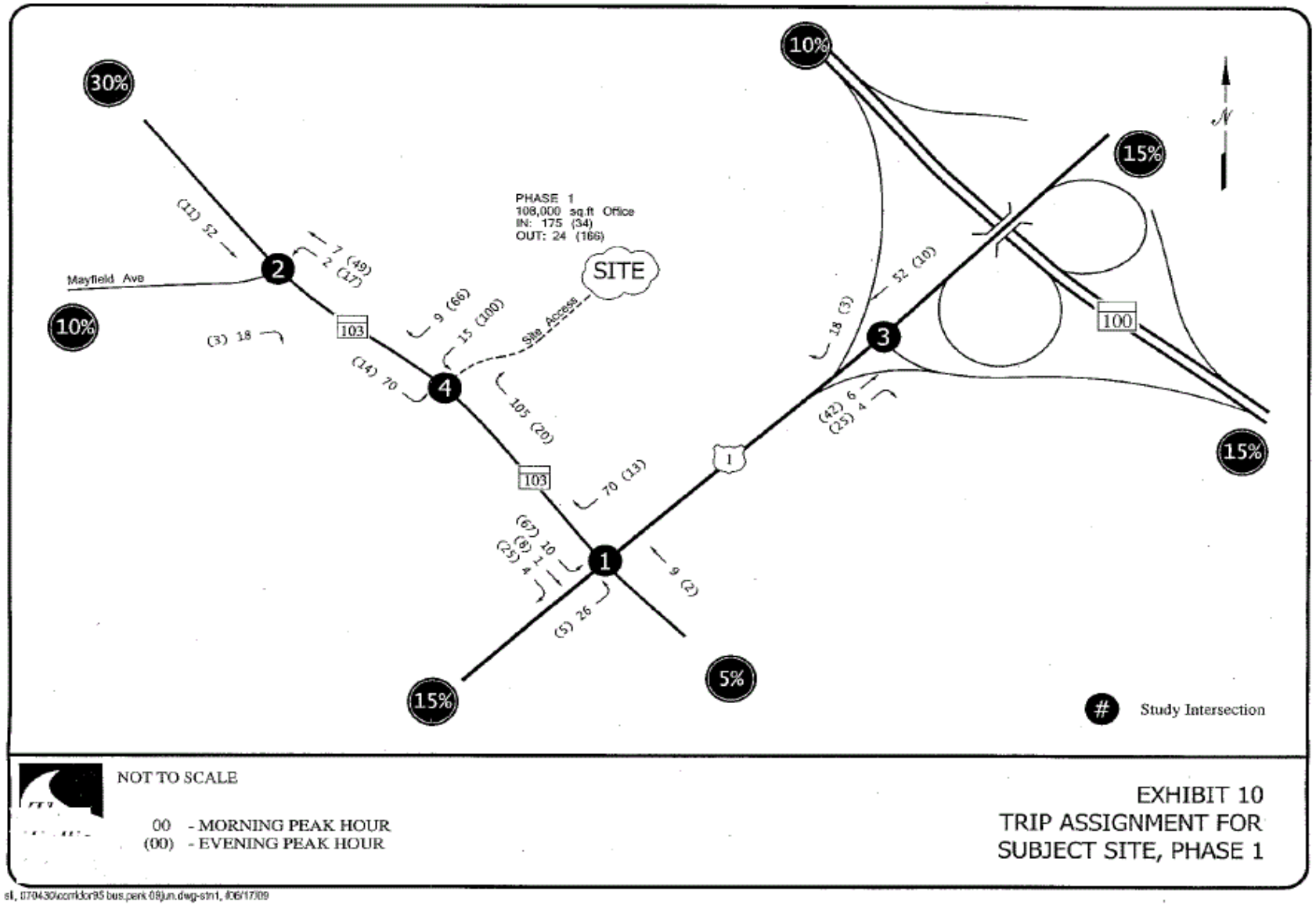
Level of Service

- LOS ranges from A (free flow) to F (jam conditions)
  - o Acceptable LOS “D” for county roads
  - o Acceptable LOS “E” for state roads
- Congested intersections include LOS ratings of “E” or “F”
- LOS “E” = Critical Lane Volume from 1,450 to 1,600 vehicles per hour
- LOS “F” = Critical Lane Volume greater than 1,600 (v/c range greater than 1.00 or 100% of capacity or greater)
- Perfect intersection clears 100% of waiting platoon of cars with each signal phase and cycle – no leftover cars

Traffic Volumes Counted

- Traffic counts taken 7-9 am and 4-6 pm during school year; good for one year
- Site generated traffic (projected from ITE manual)
- Background traffic from approved studies not yet constructed
- Future growth projection - 2% for 3 years or projected buildout date

Trip Assignment



sll, 070430\corridor95 bus.peak.09jun.dwg-stn1, 06/17/09

RESULTS OF INTERSECTION CAPACITY ANALYSIS

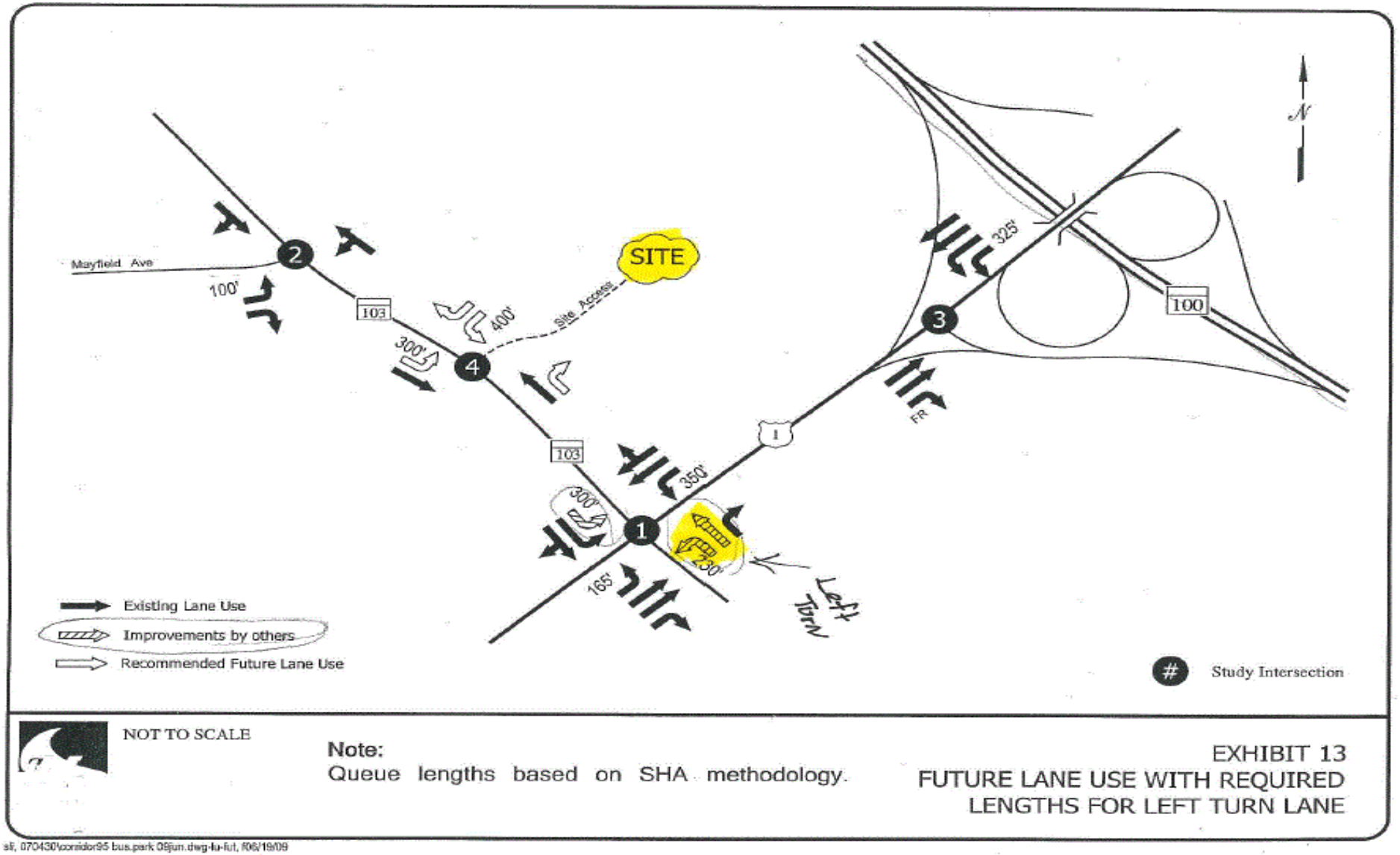
	EXISTING	YEAR 2011		YEAR 2028	
		BACKGR'D	TOTAL	BACKGR'D	TOTAL
MORNING PEAK HOUR TRAFFIC					
1. US 1 MD 103	C/1166	E/1455	E/1524	F/3374	F/3670
2. MD 103 & Mayfield Ave	A/906	C/1191	C/1261	F/2867	F/3164
3. US 1 & MD 100 EB Ramp	A/710	A/917	A/945	F/2231	F/2354
4. MD 103 & Site Access	----	----	B/1017	----	F/2599
EVENING PEAK HOUR TRAFFIC					
1. US 1 MD 103	C/1250	E/1520	E/1553	F/3577	F/3712
2. MD 103 & Mayfield Ave	A/704	A/985	B/1068	F/3278	F/3753
3. US 1 & MD 100 EB Ramp	A/997	C/1261	C/1284	F/3104	F/3196
4. Site Access & MD 103	----	----	A/768	----	F/2048

NOTE:

1. Background Traffic is derived from combining Existing Traffic, growth and traffic to be generated by approved developments.
2. Total Traffic is derived from combining Background Traffic and traffic to be generated by site.

EXHIBIT 12
RESULTS OF INTERSECTION
CAPACITY ANALYSIS (CLV)

Lane Use Summary



sil, 070430\corridor95 bus.park 09jun.dwg-lu-fut, 06/19/09

When this happens mitigation is required



Mitigation

- Construct lane improvements - mitigate LOS to acceptable levels
- Plans included in F or SDP and bonded as p/o a Developer Agreement
- If improvements can tie to existing capital project - fee may be accepted to offset County's cost for required improvements
- Fee pays portion of mitigation based on the over-capacity trips generated

Takeaways

- APFO helped to provide new road infrastructure
- Failing the Roads Test does not slow development as long as mitigation is possible
- Only establishes standards for automobile level of service

Complete Streets Policy & General Plan Integration

HOCO BY DESIGN

Every Voice, One Vision

Howard County's General Plan



David Cookson

Deputy Administrator/Long Range and Regional Transportation Planning
Howard County Office of Transportation

Howard County Complete Streets Policy

- Passed by Council Resolution 120-2019 on 10/7/19
- Policy vision:
  - To ensure that Howard County is a place for individuals of all backgrounds to live and travel freely, safely, and comfortably, **public and private roadways in Howard County shall be safe and convenient for residents of all ages and abilities who travel by foot, bicycle, public transportation or automobile**, ensuring sustainable communities countywide.
- Policy scope:
  - Every transportation project, whether new or retrofit, capital improvement, or subdivision and land development.

Howard County Complete Streets Policy

- Section 4. Conflicting or Competing Needs
  - Where there are conflicting needs among users and/or modes, safety shall be the highest priority; particularly safety for the most vulnerable street users.
  - **Motor vehicle speed, flow, and driver convenience shall not be prioritized over safety for vulnerable street users**. Reducing excessive motor vehicle speeds on streets where vulnerable road users are likely will be considered a net benefit to the community.
  - To the extent that current code allows, when space is a limiting factor and where vulnerable users are likely, allocating space to a mode that is not currently accommodated shall be prioritized over providing additional space to a mode that is already accommodated.

Complete Streets Policy Implementation

- ✓ **Design Manual Volume III, Complete Streets and Bridges** – setting standards/guidelines for capital and private projects (substantive edits to Chapters 1-3)
- ✓ **Design Manual Volume IV, Standard Specifications and Details for Construction**
- ✓ **Community Engagement Plan** – promoting equitable and accessible decision-making processes that affect complete streets design
- ✓ **Performance measures and reporting** – transparency and accountability to track / ensure progress and adjust course when needed

Complete Streets Policy Implementation

- ✓ **Design Manual Volume III, Complete Streets and Bridges** – setting standards/guidelines for capital and private projects (substantive edits to Chapters 1-3)
- ✓ **Design Manual Volume IV, Standard Specifications and Details for Construction**
- ✓ **Community Engagement Plan** – promoting equitable and accessible decision-making processes that affect complete streets design
- ✓ **Performance measures and reporting** – transparency and accountability to track / ensure progress and adjust course when needed
- ❑ **Land-use-related regulations** – align these policies and regulations to support the above and enhance holistic achievement of complete streets throughout Howard County

Transportation Topics, Policies & Actions

Transportation Topics, Policies and Actions	
Maintaining the Transportation System	Safety and the Transportation System
Mobility and Access	Delivering Projects
Future of the Transportation System	Transportation Investment Priorities
Managing Growth	

HOCO BY DESIGN

Every Voice, One Vision

Howard County's General Plan

Transportation Topics, Policies & Actions

Managing Growth-1: Evaluate the Adequate Public Facilities Ordinance (APFO), including current and anticipated development patterns and challenges, to support the vision and policies presented in HoCo By Design and in accordance with the law established for the review of APFO.

- Evaluate and amend APFO standards for transportation adequacy and develop context driven transportation adequacy measures that align with the County's land use and transportation safety vision.
- Study and develop APFO standards for specific geographic subareas.
- Evaluate and amend APFO standards to mitigate trips with investments in bicycle, pedestrian, and transit infrastructure, road connectivity, and safety projects.

HOCO BY DESIGN

Every Voice, One Vision

Howard County's General Plan



Transportation Topics, Policies & Actions

CIM-2: Design and operate an equitable transportation system that prevents and mitigates the most severe types of crashes for motorists, transit riders, bicyclists, and pedestrians.

- Prioritize and fund measures outlined in the Strategic Road Safety Plan using a safe system approach to focus education, enforcement, and engineering efforts and investments.

- Advance the Complete Streets Policy by updating the Subdivision and Land Development Regulations to provide accommodations and favor land use and development that improves safety, particularly for pedestrians and bicyclists who are the most vulnerable roadway users.

HOCO BY DESIGN

Every Voice, One Vision

Howard County's General Plan

Safety and the Transportation System

Transportation Topics, Policies & Actions

CIM-3: Make the transportation system equitable, close mobility gaps, and improve access to jobs, housing, health care, education, and social services.

CIM-5: Deliver transportation system improvements that support efforts to reduce reliance on automobile trips, improve air quality, and give people cost-effective and sustainable choices on how they get to work, home, school, and play.

CIM 6: Focus on improvements to the transportation system that improve travel reliability.

HOCO BY DESIGN

Every Voice, One Vision

Howard County's General Plan

Mobility and Access

Land Use and Transportation Regulations Advisory Group (LUTRAG) Recommendations

Chris Eatough

Bicycle and Pedestrian Coordinator

Howard County Office of Transportation

LUTRAG Role

- Members:
  - Provided expertise and input from your perspective and that of broader community / stakeholder interests
  - Actively contributed at monthly meetings and through other means (e.g., respond to questionnaire)
  - Worked together to create a recommended framework and action plan for enhancing Land Use/Zoning/APFO regs to present to the APFO committee
- Deliverable
  - A consensus-based framework and recommended action plan

LUTRAG Staff Workgroup

- Staff Workgroup met to compile all the issues that regularly come up during the site plan review and subdivision process
- This list was cross referenced with responses from the LUTRAG survey and outstanding comments from the Complete Streets Implementation Team
- The resulting list of issues were grouped into four categories:
  - Frontage Improvements
  - Intersection Improvements
  - Connectivity Improvements
  - Other Transportation Elements

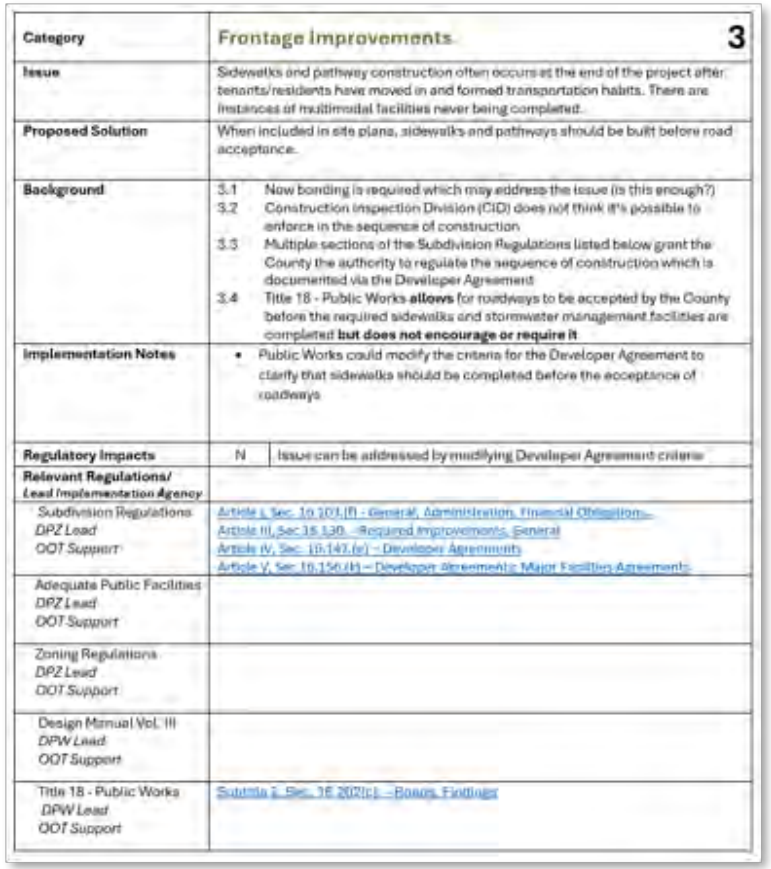
LUTRAG Issues

- Addressing any one of these issues **may** require changes to multiple regulatory documents, including:
  - Subdivision Regulations
  - Adequate Public Facilities Ordinance
  - Zoning Code
  - Design Manual Chapters 4 or 5
- Staff have identified the related section(s) of regulatory document that may need to be altered
- These findings have been summarized in a memo dated August 6, 2024 documenting the findings and feedback from the LUTRAG
- LUTRAG Recommendations: LUTRAG Memo

LUTRAG Recommendations

Issues and recommendations are documented in the Land Use and Transportation Regulations Advisory Group Recommendations dated August 6, 2024

- **Issue Number**: 1-16
- **Category**: Frontage, Intersection, Connectivity, or Other
- **Issue**: Sentence describing the identified issue
- **Proposed Solution**: Sentence describing the proposed solution
- **Background**: An explanation of why this issue is impacting compliance with the Complete Streets policy
- **Implementation Notes**: A high-level overview of potential next steps to address the issue
- **Regulatory Impacts**: Notes whether a formal change to Howard County Code or the Design Manual is necessary to address the issue, listing regulation(s) that need to be updated.
- **Relevant Regulations/Lead Implementation Agency**: Lists the relevant regulations. Just because a code provision is listed does not necessarily mean it needs to be modified.



Category	**Frontage Improvements**	**3**
Issue	Sidewalks and pathway construction often occurs at the end of the project after tenants/residents have moved in and formed transportation habits. There are instances of multimodal facilities never being completed.	
Proposed Solution	When included in site plans, sidewalks and pathways should be built before road acceptance.	
Background	3.1 New bonding is required which may address the issue (is this enough?) 3.2 Construction Inspection Division (CID) does not think it's possible to enforce in the sequence of construction 3.3 Multiple sections of the Subdivision Regulations listed below grant the County the authority to regulate the sequence of construction which is documented via the Developer Agreement 3.4 Title 18 - Public Works **allows** for roadways to be accepted by the County before the required sidewalks and stormwater management facilities are completed **but does not encourage or require it**	
Implementation Notes	• Public Works could modify the criteria for the Developer Agreement to clarify that sidewalks should be completed before the acceptance of roadways	
Regulatory Impacts	N	Issue can be addressed by modifying Developer Agreement criteria
Relevant Regulations/ *Lead Implementation Agency*		
Subdivision Regulations *DPZ Lead* *OOT Support*	Article I, Sec. 16.101.(f) - General, Administration, Financial Obligation... Article III, Sec 16.130. - Required Improvements, General Article IV, Sec. 16.147.(e) - Developer Agreements Article V, Sec 16.156.(k) – Developer Agreements; Major Facilities Agreements	
Adequate Public Facilities *DPZ Lead* *OOT Support*		
Zoning Regulations *DPZ Lead* *OOT Support*		
Design Manual Vol. III *DPW Lead* *OOT Support*		
Title 18 - Public Works *DPW Lead* *OOT Support*	Subtitle 2, Sec. 18.207(c) – Bonds; Findings	

LUTRAG Identified Issues

This chart is a summary of the issues and proposed solutions identified by LUTRAG relevant to the transportation element of APFO. More detail in the full LUTRAG recommendations here: https://www.howardcountymd.gov/transportation/lutr-updates

#	Issue	Proposed Solution
6	Fees from Fee in Lieu are not easily trackable or utilized for proximate projects.	Improve management of fees from Fee in Lieu.
7	Current APFO requirements omits local intersections (signalized and non-signalized) from the evaluation process.	Current APFO requirements omits local intersections (signalized and non-signalized) from the evaluation process.
8	APFO studies and mitigations are currently solely based on LOS for motor vehicles.	APFO studies and mitigations should include all modes and emphasize safety.
9	APFO method for forecasting future traffic does not reliably predict all changes in travel behavior, sometimes resulting in unnecessary road widening.	Update the methodology for forecasting future traffic growth in APFO and the Design Manual to provide a logical process with accurate results.
10	APFO method unfairly places burden of capacity expansion on the “last one in” rather than distributing the burden based on traffic contribution.	Under evaluation.

Proposed Next Steps

- Feedback from APFO Committee Members
- Guided by HoCo By Design, next steps will be to:
  - Evaluate, *"… context-driven transportation adequacy measures that align with the County's land use and transportation safety vision"*
  - Study, *"…Geographic subareas."*
  - Evaluate, *"…Mitigation investments in bicycle, pedestrian and transit infrastructure, road connectivity, and safety projects"*
  - Research models used in other jurisdictions-Case Studies
- LUTRAG Recommendations



Case Studies

- Montgomery County, MD | Growth and Infrastructure Policy
- City of Vallejo, CA | In-Lieu Fee for VMT Reduction
- City of San Diego, CA | Active Transportation In-Lieu Fee, VMT-based
- Culver City, CA | Mobility Impact Fee
- Pasco County, FL | Mobility Fee
- City of Bellevue, WA | Multimodal Transportation Concurrency – System Completeness
- City of Seattle, WA | Multimodal Transportation Concurrency – Mode-share Threshold

Questions?

APFO Committee Meeting No.4

October 9, 2024

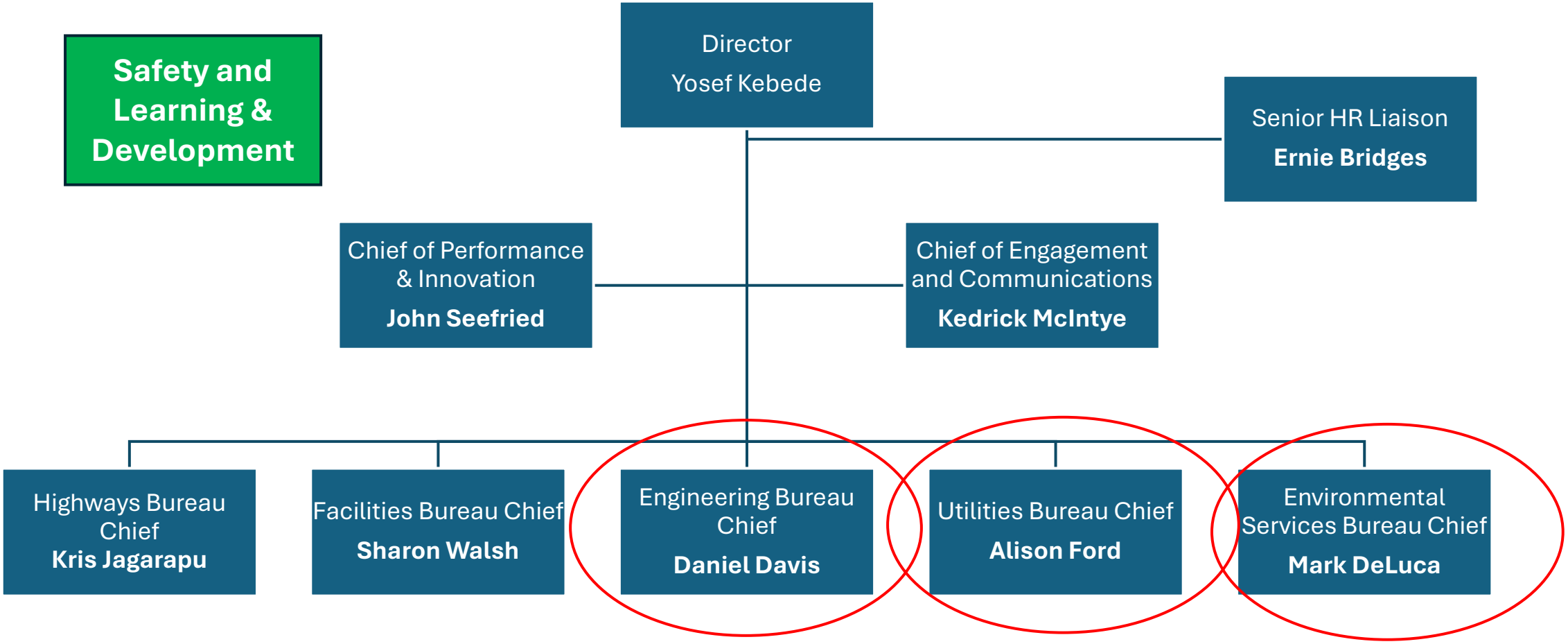
Department of Public Works

(Water & Sewer, Stormwater, and Solid Waste)

Agenda

- Introduction and Background
- Overview of Services and Capital Planning Process
- Water and Sewer Master Planning
- Water and Sewer New Project Planning
- Stormwater Capacity Planning
- Solid Waste Capacity Planning

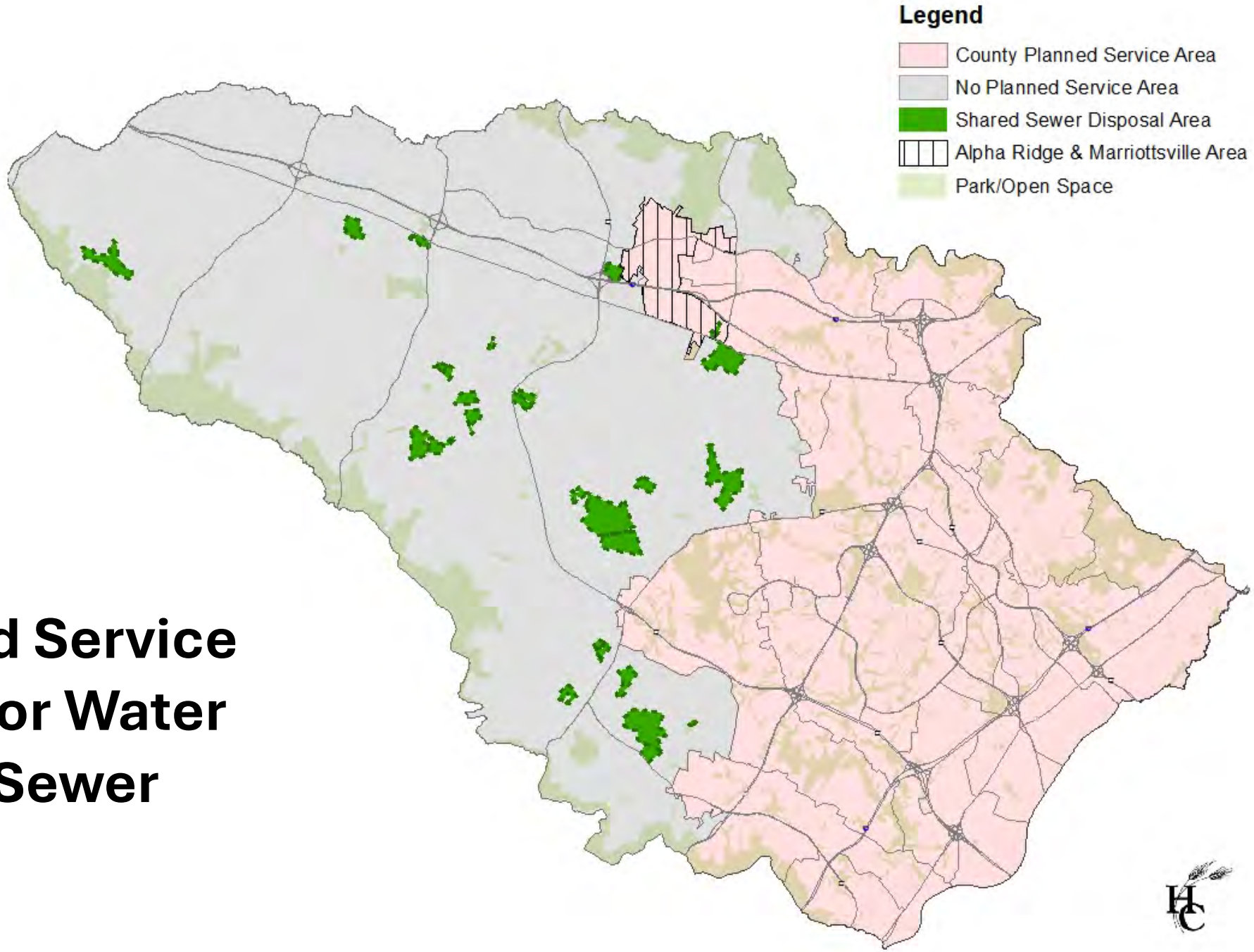
DPW Governance Structure



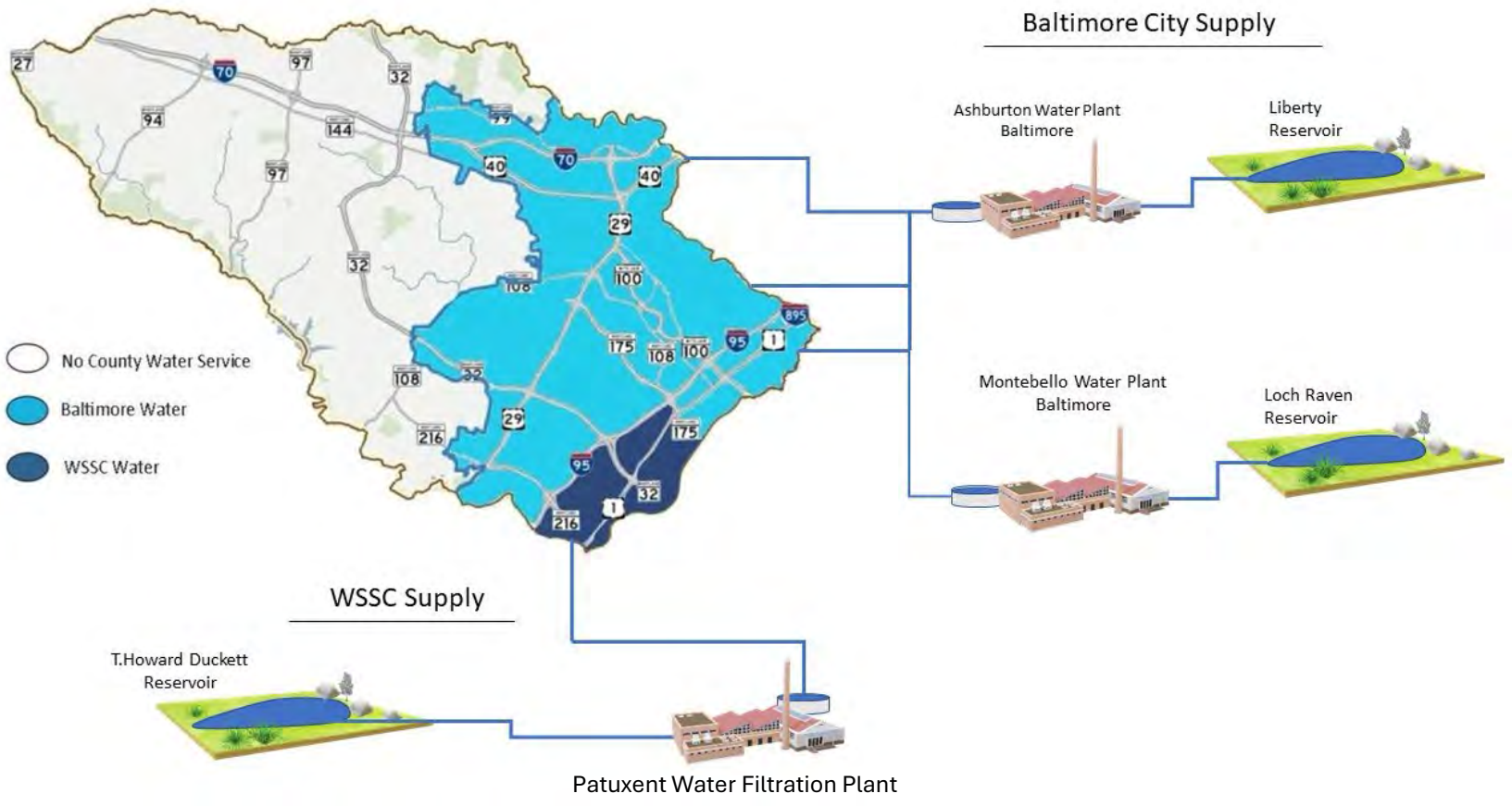
Services Overview and Capital Budgeting

Yosef Kebede, P.E. – Director, Department of Public Works

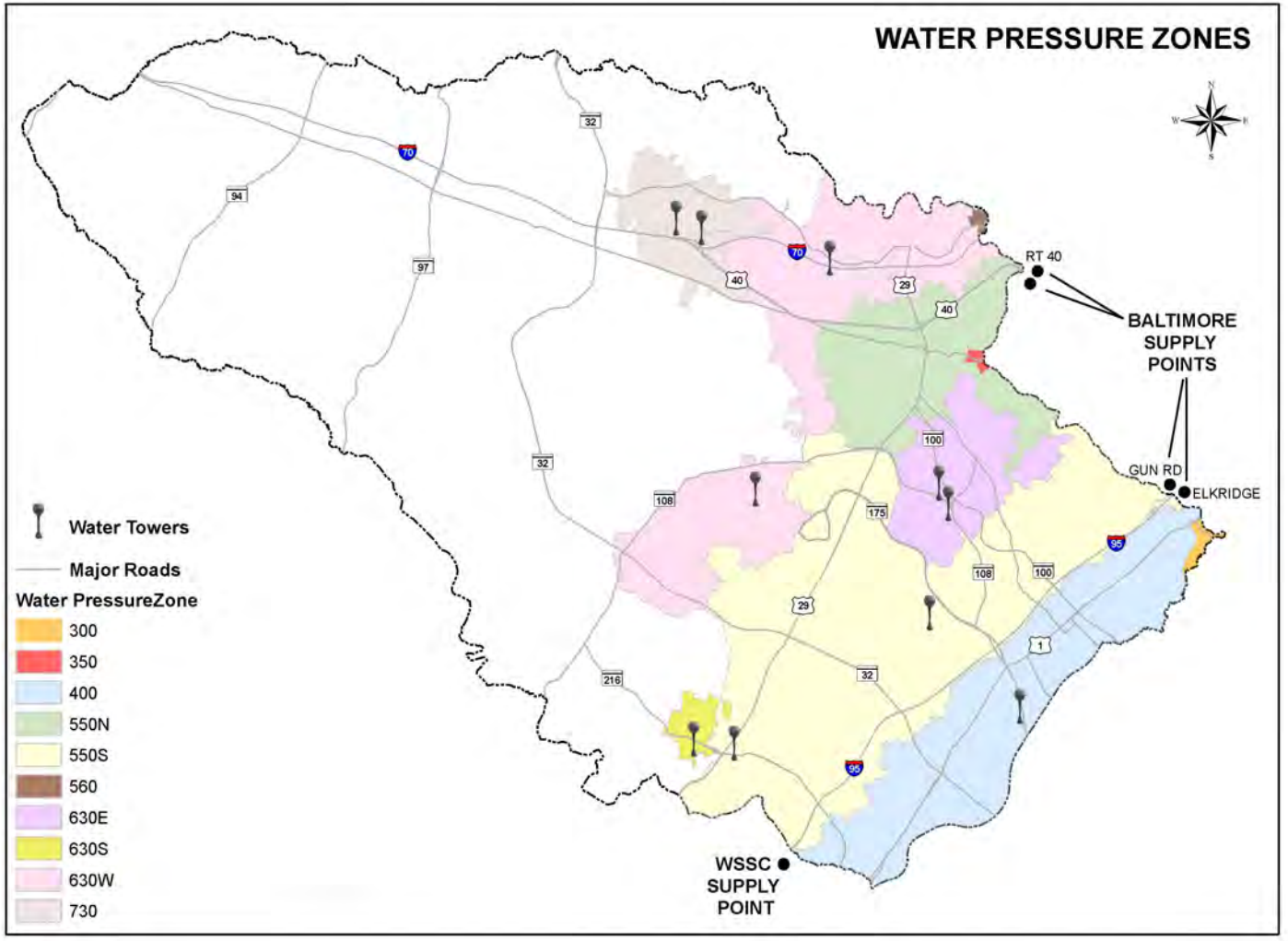
Planned Service Areas for Water and Sewer



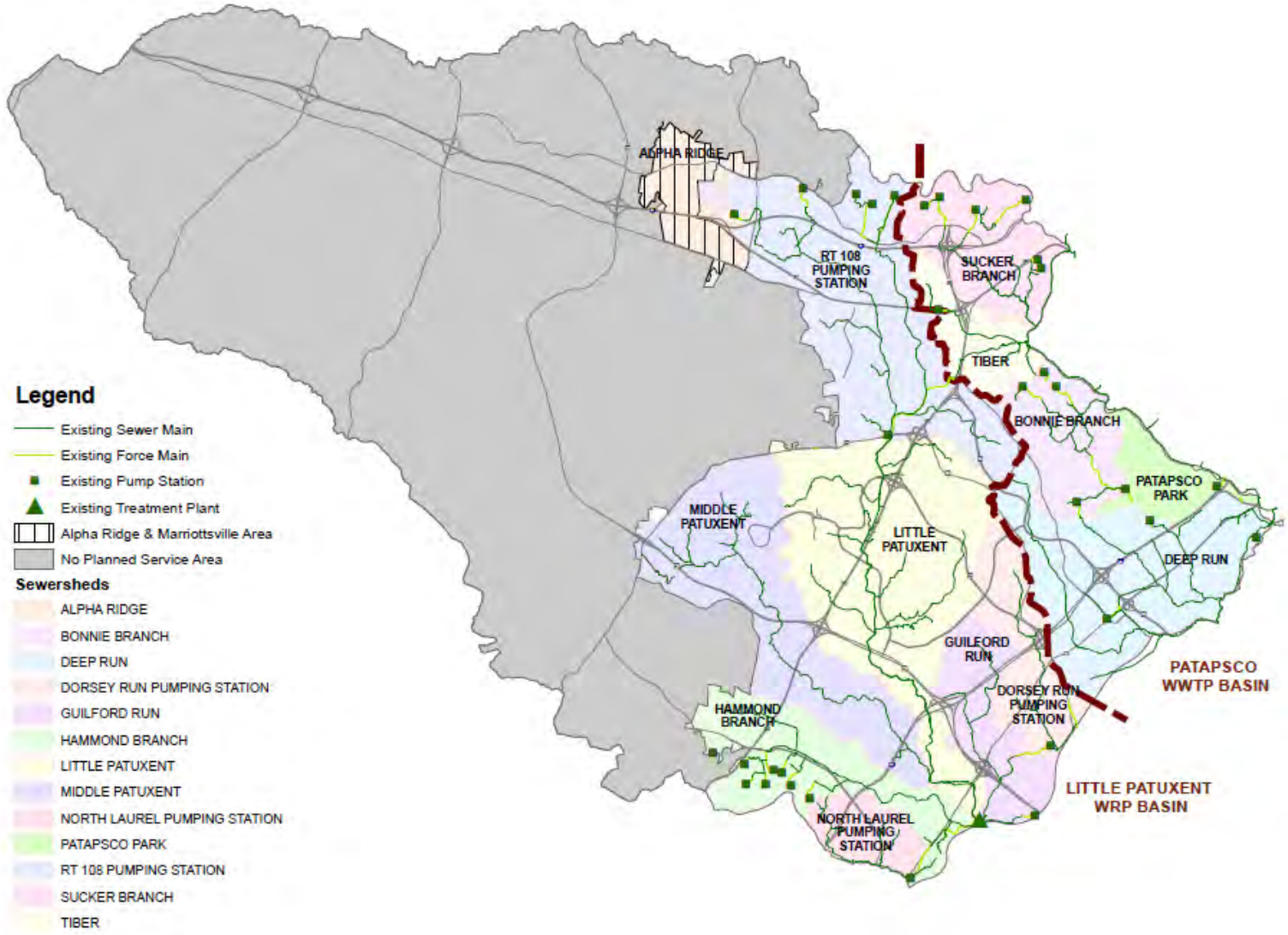
Drinking Water System



Water Pressure Zones



Sanitary Sewer System



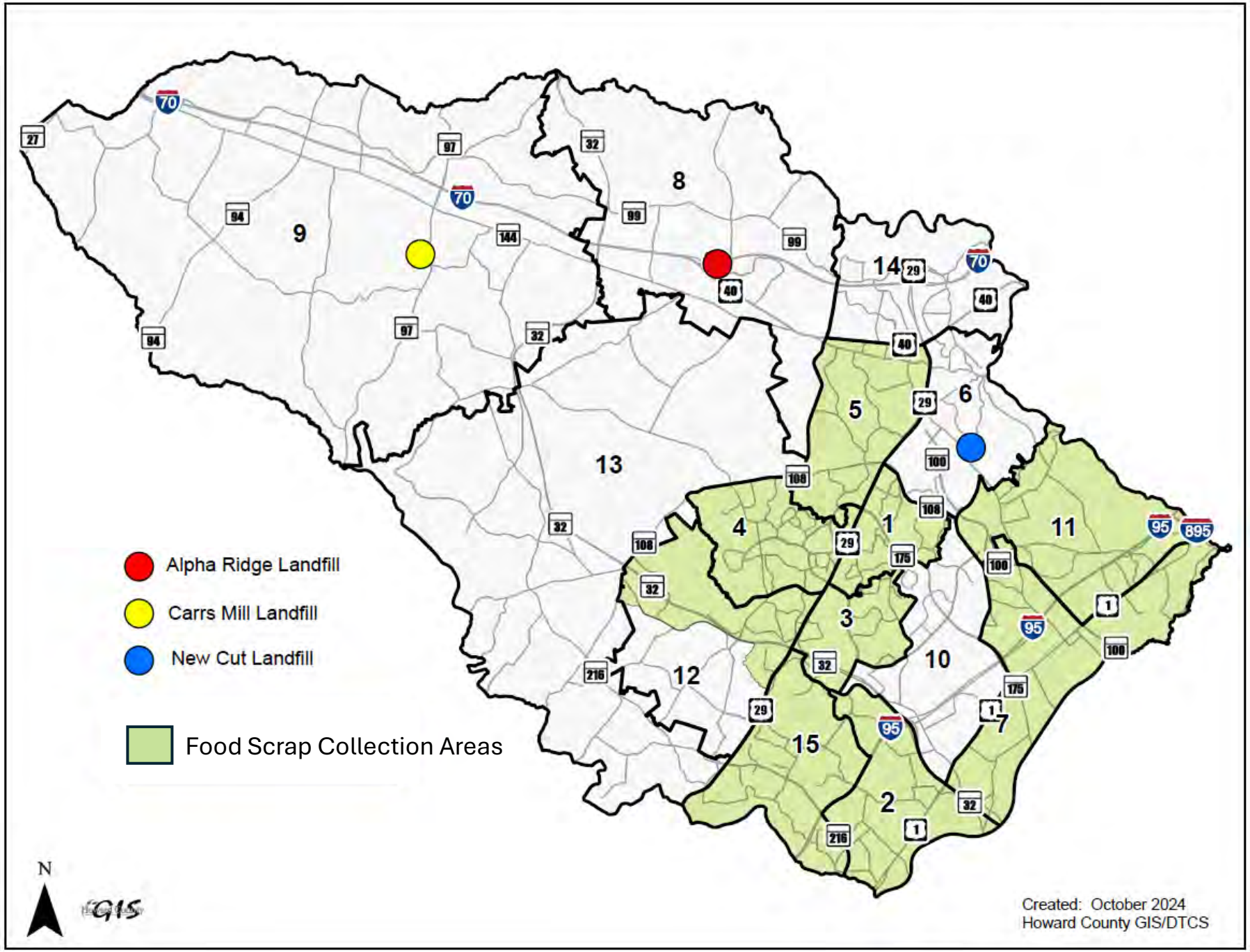
Stormwater System

Stormwater Facility	Quantity
Storm Drain Inlets	30,220
Storm Drain Manholes	42,961
Major Outfalls	577
Miles of Storm Drain Pipes	832
Best Management Practices	15,544

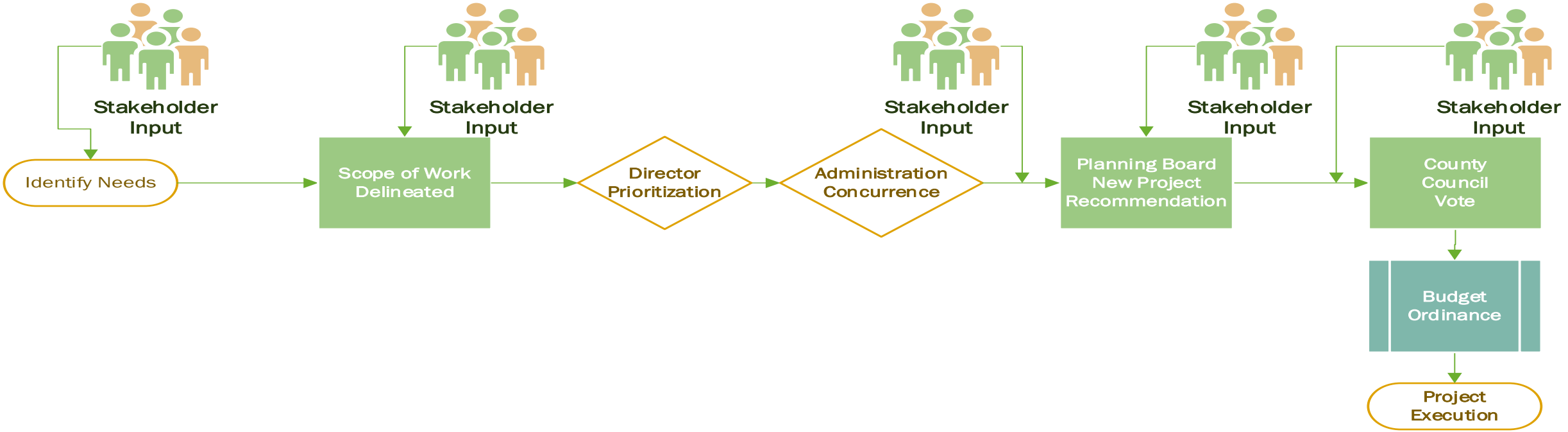




Solid Waste Management



Capital Budgeting Process



Stakeholders

Residential & Commercial Customers

Administration

County Council

Regulators

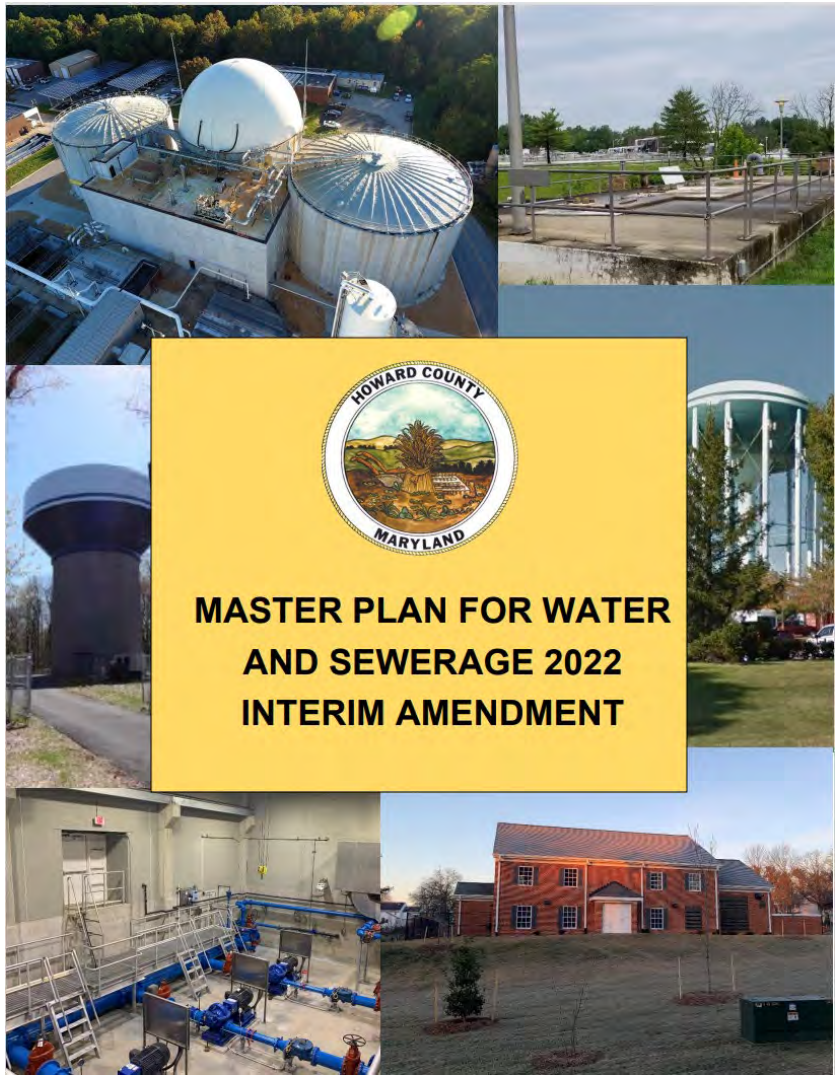
County Staff

Water and Sewer Master Planning

Alison Ford, P.E. – Chief of the Bureau of Utilities

Water and Sewer Master Plan

- Maryland Department of the Environment (MDE) requires that jurisdictions develop and update Water and Sewer Master Plans (MP) once every three years
- DPW responsible for preparing and updating Howard County's MP
- MP developed alongside the County's General Plan (GP)
- Major Amendments done approximately every 5 years
- Interim Amendments done based on annual reviews
- Draft Major Amendment in process; delayed to coincide w/ General Plan (2023)



Available Water Supply and Use

Source	Current		2040	
	Average Daily Use (MGD)	Contracted Allotment Avg (MGD)	Projected Average Daily Use (MGD)	Planned Contracted Allotment Avg (MGD)
Baltimore City	22.1	38.5	26.3	38.5
WSSC	3.0	3.0	3.6	10.0
Total	25.1	41.5	29.9	48.5

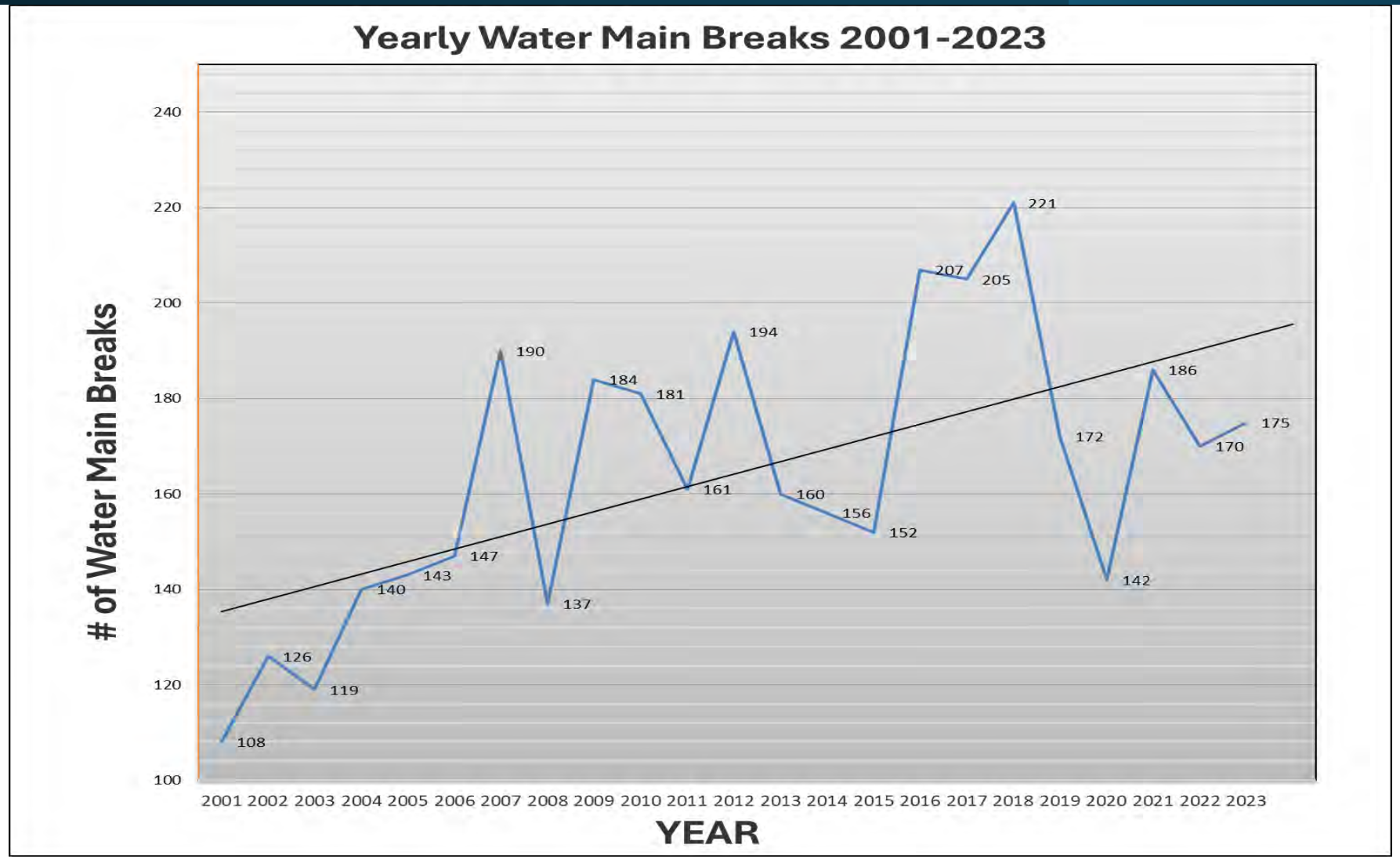
Howard County Wastewater Capacity and Use

Treatment Plant	Current		2040	
	Average Daily Use (MGD)	Contracted Capacity MGD	Projected Average Daily Use (MGD)	Planned Contracted Capacity (MGD)
Patapsco	8.2	12.4	9.7	12.4
Little Patuxent	21.0	29.0	24.6	29.0
Total	29.2	41.4	34.3	41.4

Water and Sewer New Project Planning

Daniel Davis, P.E. – Chief of the Bureau of Engineering

Water Main Break History



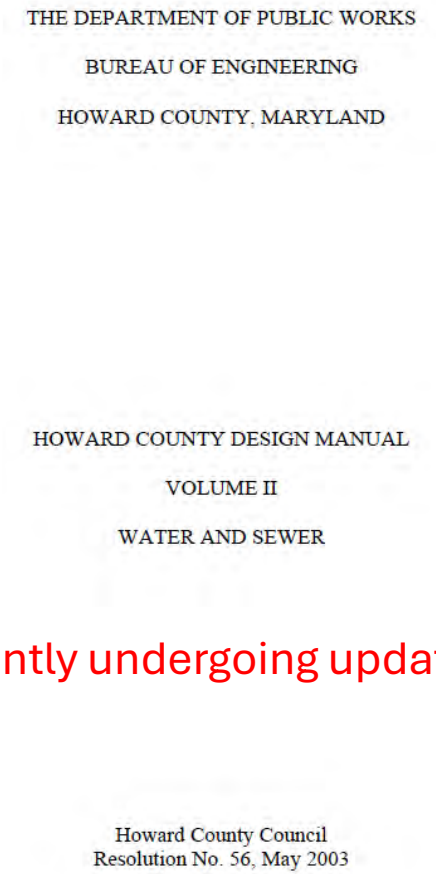
Water/Sewer New Project Planning

Authorization:

The **Water and Sewer Design Manual** is **Volume II** of four volumes of the Howard County Design Manual authorized and required to be promulgated under Howard County Subdivision and Land Development Regulations as formulated in Council Bill Number 41, enacted November 24, 1975.

Purpose of the Manual:

The Water and Sewer Design Manual is intended to provide a summary of information, procedures, criteria and practices which are applicable to the undertaking of public water and sewer projects within Howard County. The procedural aspects presented represent current County practices, which to some degree may be considered fluid as these standards are in continuous evolution, subject to both administrative and legislative action at federal, state and local government levels. The design criteria and engineering practices set forth in the manual shall be considered firm requirements for the development of water and wastewater projects for Howard County.



Currently undergoing update process

Capital Project Planning

Capital Projects:

- ✓ Capital Projects may begin in several ways. **Residents** may petition the County to undertake projects or to advance projects previously contemplated. Petitions for water or sewer service are received by the DPW, reviewed by the DPW staff and endorsed with its recommendations, then forwarded to the Director of the DPW. The **DPW** may originate projects to alleviate existing or projected problems in the overall operation of the systems. The **Howard County Health Department** may propose water and sewer projects, which come to its attention through its responsibility in maintaining the public health and welfare. The **County Council** may request of the County Executive to create a Capital Project. Regardless of who or what the originating cause is for a Capital Project, the County Executive is charged with the responsibility of annually preparing a budget of Capital Projects for adoption by the County Council.
- ✓ The DPW staff accomplishes most of the preliminary work associated with the identification of Capital Projects. However, after the adoption and funding of Capital Projects are approved, it is normal practice for the County to engage the services of consulting engineers (Designers) to provide the detailed engineering for water and sewer projects. Selection of a Designer is made in accordance with County regulations and policies.
- ✓ The Designer will begin the project by preparing a concise report of the project describing the purpose and extent of the work, providing a preliminary cost estimate and other items of an engineering nature as specified in DMV II, Chapter 2, “Engineering Reports.” Review and approval routines as described in this manual will be followed. When engaged in a Capital Project, either water or sewer, the Designer’s point of contact is with the DPW. The DPW will designate a Project Manager from its staff who will assume responsibility for monitoring the project, coordinating details and reviewing reports, plans, specifications and other data to ensure that the engineering work satisfies the project requirements.

Developer Project Planning

Developer Projects:

- ✓ When a Developer is to provide public water and sewer services to a proposed development, the Developer must submit to the Department of Planning and Zoning (DPZ), a request in writing for consideration.
- ✓ If system capacity is in question, the Developer may be required to employ an engineer to determine the system capacity and the improvements required to provide system capacity. The Developer shall be financially responsible for the design and construction of all necessary improvements to the public water and sewer system required as a result of his development.
- ✓ Generally, the downstream interceptor sewers 12-inches and larger in diameter and major water facilities as shown on the Master Plan outside of the development area shall be the responsibility of the County. The Developer shall be responsible for the adequacy of the proposed public water and sewer systems within their development. The Developer shall also ensure that there is no adverse impact on the existing public water and sewer system as a result of their development. The capacity of downstream collector sewers shall be reviewed by the Developer to ensure adequate capacity to accept the additional wastewater flows from the development. Adequate internal and external looping of the public water system for pressure and redundancy requirements shall be provided.
- ✓ Upon the receipt and approval of the engineering report and the preliminary water and sewer plan, the engineering design of construction plans is authorized.
- ✓ All improvements to collector sewers, interceptor sewers, wastewater pumping stations, force mains, and treatment facilities required to convey and treat wastewater from the development must be in service prior to any units from that development connecting to the public sewer system. [“Adequate Facilities Rule”]

Engineering Reports

Engineering Reports:

The requirement for an engineering report is applicable to Developer and Capital Projects alike whenever water or sewer system extensions or improvements are being considered for construction. The report shall be prepared by a professional engineer, experienced in water and sewer systems, who is licensed to perform such services in the State of Maryland. Refer to DMV II, Chapter 2 for engineering report requirements.

Engineering Report Purpose:

The engineering report is intended to be a concise presentation of all relevant project facts together with a proposal for satisfying the needs of the project. The report shall be addressed to the Director of the Department of Public Works and delivered to the designated Project Manager. The report shall be presented in an organized manner so that the Director, his staff, County officials and other interested agencies may quickly identify and comprehend all aspects of the project including, but not limited to, the purpose, scope, cost and scheduling of the project. The Designer is expected to present a discussion of background information, design criteria, alternate solutions, cost comparisons and recommendations, which are fully consistent with applicable County, State and Federal regulations and practices.

Stormwater and Solid Waste Planning

Mark DeLuca, P.E. – Chief of the Bureau of Environmental Services

Stormwater Capacity Planning (Mark D.)

- Stormwater Management facilities designed to address impervious surface created by new development is regulated by the Maryland Department of the Environment, adopted into our local code and addressed at the time of Site Development Plan review by the Development Engineering Division within Planning and Zoning. The type, effectiveness and placement of these Best Management Practices are evaluated at that time.
- After construction and acceptance, the facilities are taken into the county inventory and inspected for compliance on a triennial basis as required under the MDE mandated MS4 permit. The total number of facilities in service this year and planned for the next two years are shown below.
  - 2024 (Actual) 15,544
  - 2025 (Estimated) 16,844
  - 2026 (Projected) 17,993

- The facilities are inspected by Stormwater Management Division staff and DPW consultants. The average increase of constructed facilities in the county as a result of new housing or commercial development is approximately 7.6 percent each year. The inspection and compliance effort is funded by the Watershed Protection and Restoration Fee which is assessed each year on county property owners. Because it is regulated within the design approval process and fee based for monitoring and compliance, impact on Adequate Public Facilities is indirect.

Solid Waste Services Capacity Planning

- The Bureau of Environmental Services uses data provided by the Department of Planning and Zoning to estimate population growth.

Howard County Population Projections (2025-2040)

Year	Household Population	Group Quarters Population	Total Population
2025	340,762	3,077	343,839
2030	357,195	3,077	360,272
2035	367,726	3,077	370,803
2040	374,848	3,077	377,925

- New households are subject to the annual Trash Fee which compensates County for the cost of curbside services and the use of the Recycling Convenience Center at Alpha Ridge Landfill. There are systemic improvements that will be necessary in the next few years such as Green House Gas Reduction measures, renovated scale house, and renovated administrative offices. This will be funded primarily by the Environmental Service fee

- The current amount of annual residential waste generated per capita is approximately 0.57 tons per year. This includes all recycling and organic material. The per capita amount is used to plan future capacity. The Trash Fee is inclusive of collection and disposition of the material and may increase over time to reflect future costs at the same level of service. Master Plan updated every 10 years. Progress reports issued every 3 years to update per capita rates of waste generation.

- Since 1999, Howard County has contracted with Waste Management, Inc to export nearly all waste to their landfill facility located in King George, Virginia. Currently, the landfill at King George has capacity to accept our waste beyond our planning horizon of 2040. This is monitored and updated every three years.

- Because it is fee based, there is no direct impact caused by growth on Public Facilities. However, to ensure Adequate Public Facilities for these services, roads must be designed with the proper width and turnaround capability to allow for collection vehicles to access households. Also, county zoning must continue to allow for material sorting and recycling facilities as well as organic processing facilities under M-1 and M-2 designations

Thank you

HOWARD COUNTY DEPARTMENT OF FIRE & RESCUE SERVICES

Ms. Danielle Goodwin
Ms. Becca Scharf
Deputy Chief Sean Alliger

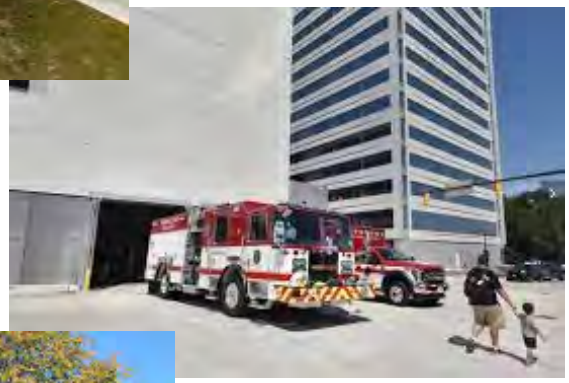
HOWARD COUNTY DEPARTMENT OF FIRE & RESCUE SERVICES

- Combination system ~ 800 career and operational volunteer providers
- 14 Fire Stations across Howard County
- Responsibilities **(39,330 total responses in 2023)**
  - Fire Suppression and Rescue
  - Emergency Medical Services (EMS)
  - Code Enforcement and Fire Investigation
  - All Hazards Department
    - HAZMAT Incidents
    - Technical Rescue
  - Lead responsibility for county-wide emergency management planning, preparedness and response.
- **Our mission is to maintain a safe environment and high quality of life in Howard County by educating, protecting, and serving our citizens, members, and visitors.**

What's New?

- DFRS has opened two new stations since 2016's APFO process:
  - Station 12 in Waterloo near Route 1 and Route 175 (2022)
  - Station 14 in the Merriweather District (2019)
- Two stations have moved into new buildings
  - Station 1 (Elkridge) – moved one-mile up Montgomery Road
  - Station 4 (Lisbon) – moved out of dated facility to a station less than .25 mile away.
- Increased staffing at Stations 3 (West Friendship) and 4
- Added one daytime (7am to 7pm) peak-load ambulance
  - Second by the end of the calendar year 2024.







Apparatus Types









AS0

Howard County, MD Fire Stations

Howard County Department of Fire and Rescue Services
2201 Warwick Way
Marriottsville, MD 21104

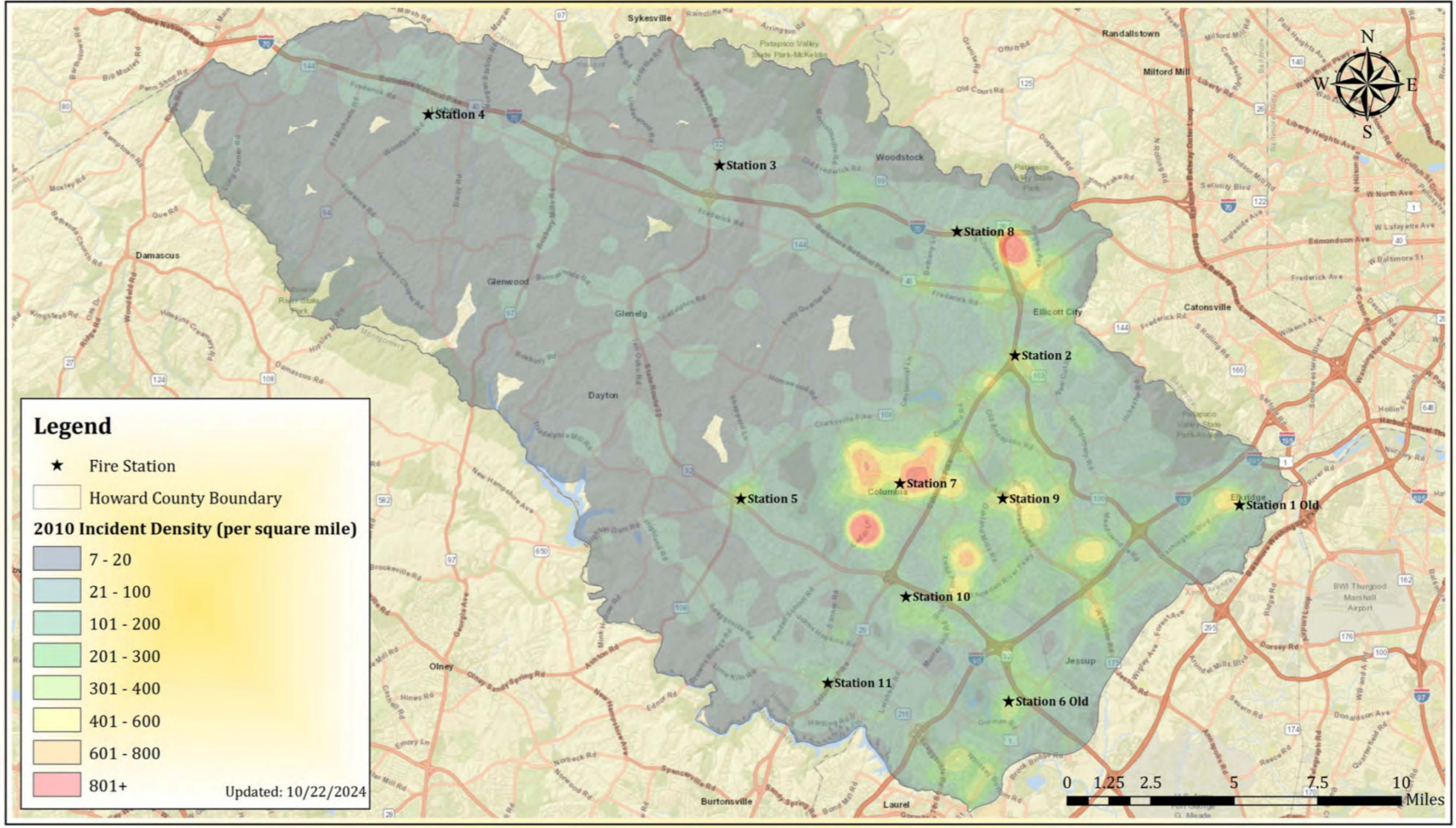


Updated: 6/4/2024

2010 Incident Density

Incidents per Square Mile

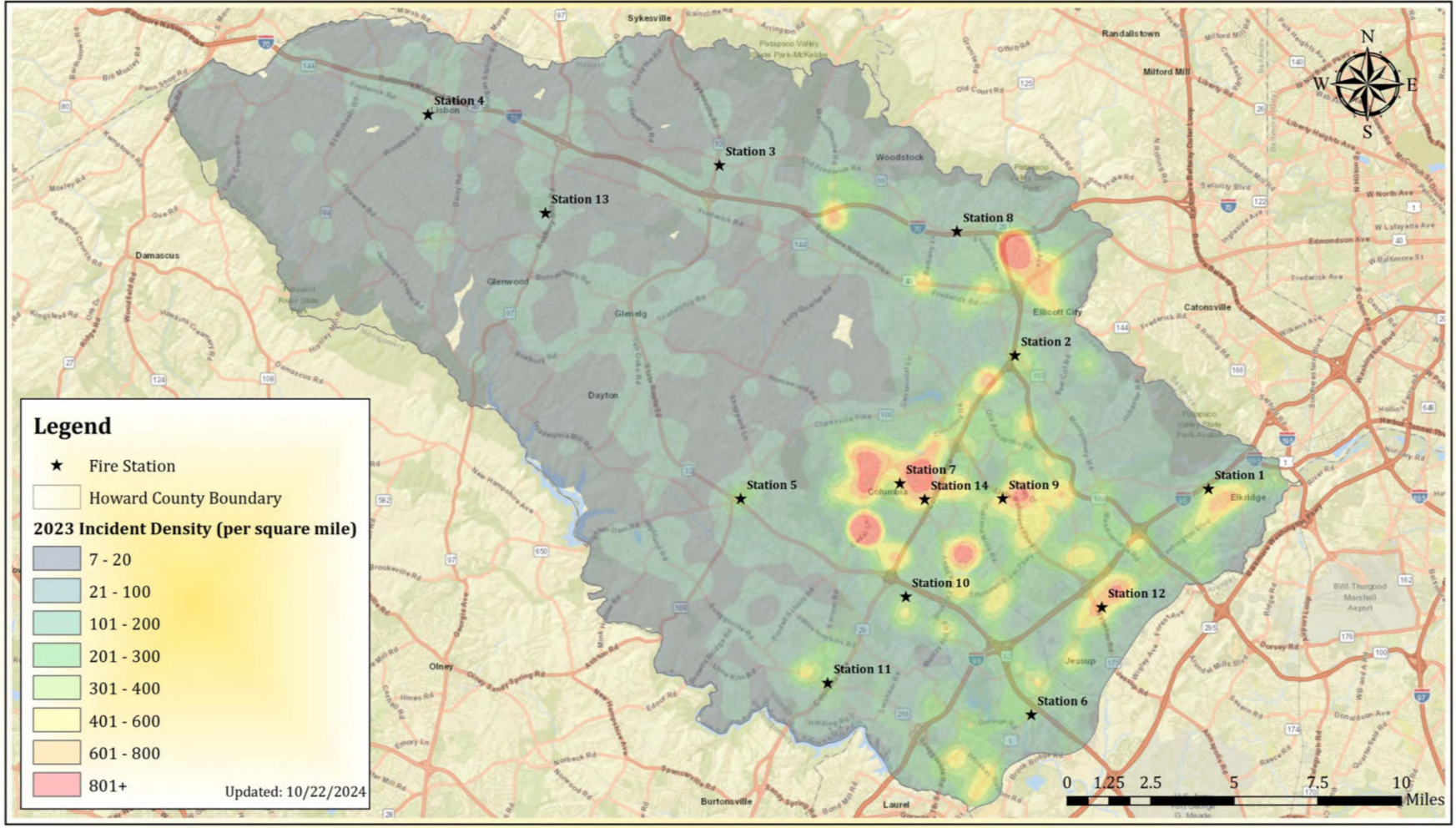
Past



2023 Incident Density

Incidents per Square Mile

Present



Legend

- ★ Fire Station
- Howard County Boundary

2023 Incident Density (per square mile)

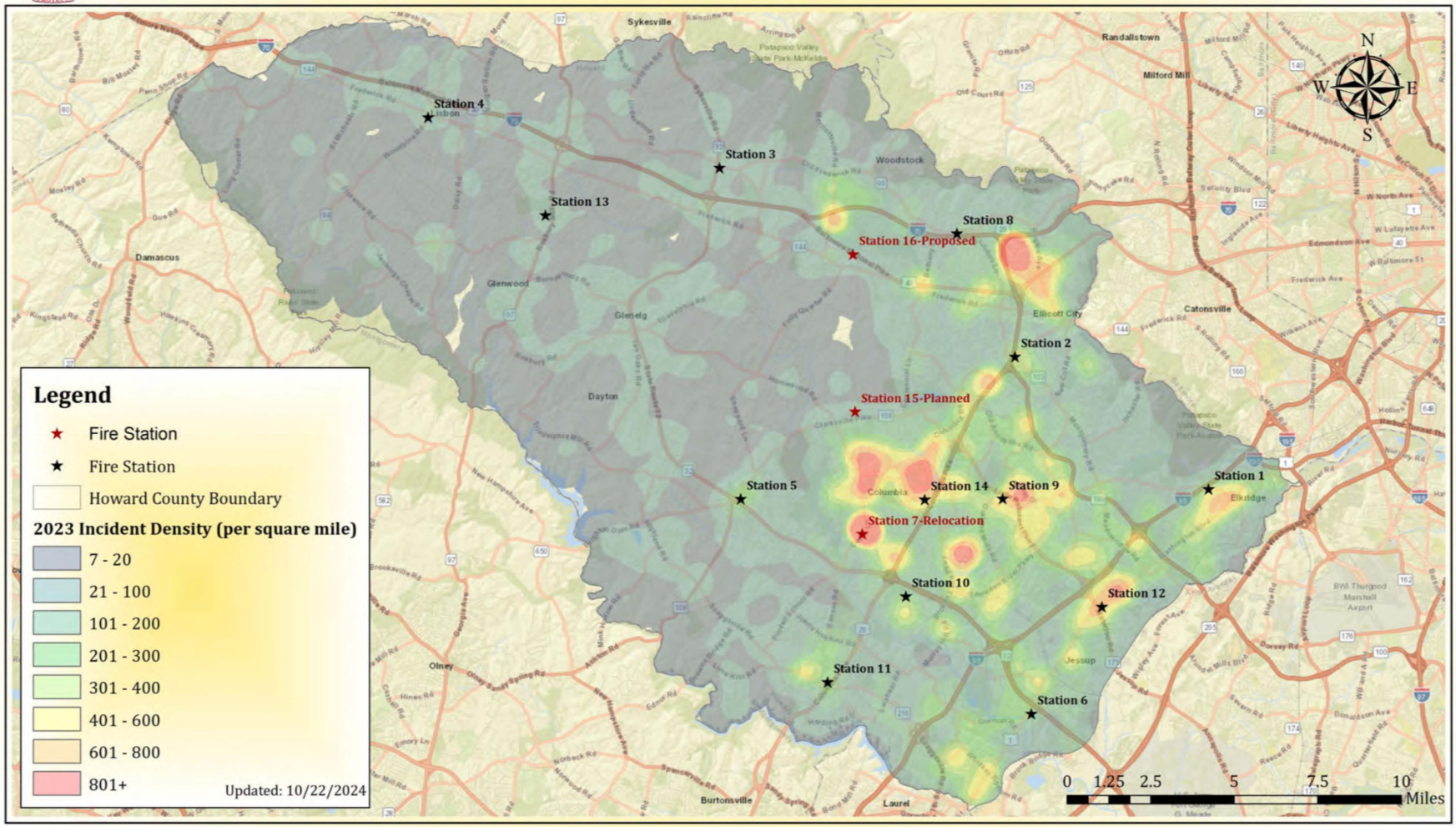
- 7 - 20
- 21 - 100
- 101 - 200
- 201 - 300
- 301 - 400
- 401 - 600
- 601 - 800
- 801+

Updated: 10/22/2024

2023 Incident Density

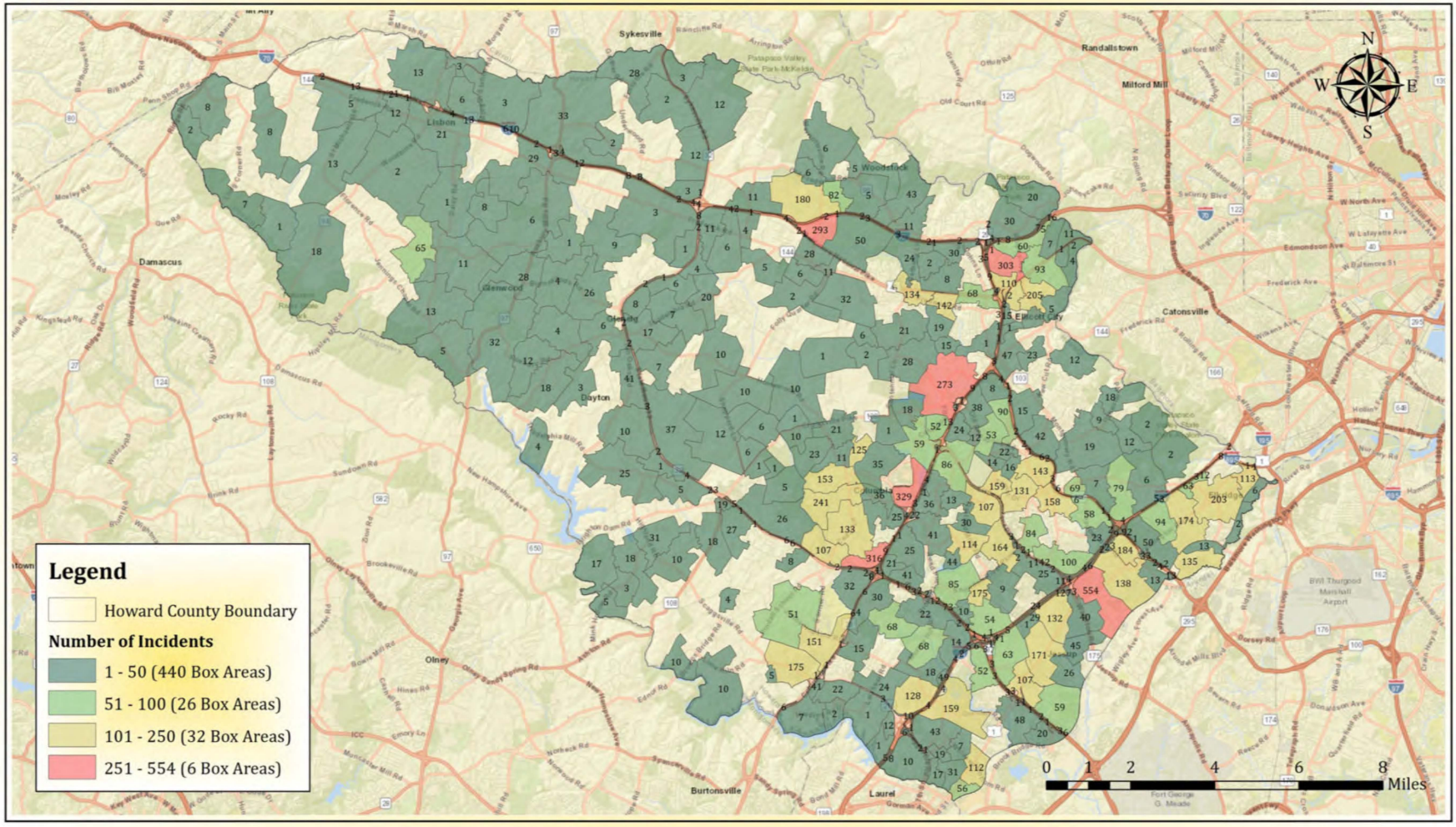
Incidents per Square Mile

Future



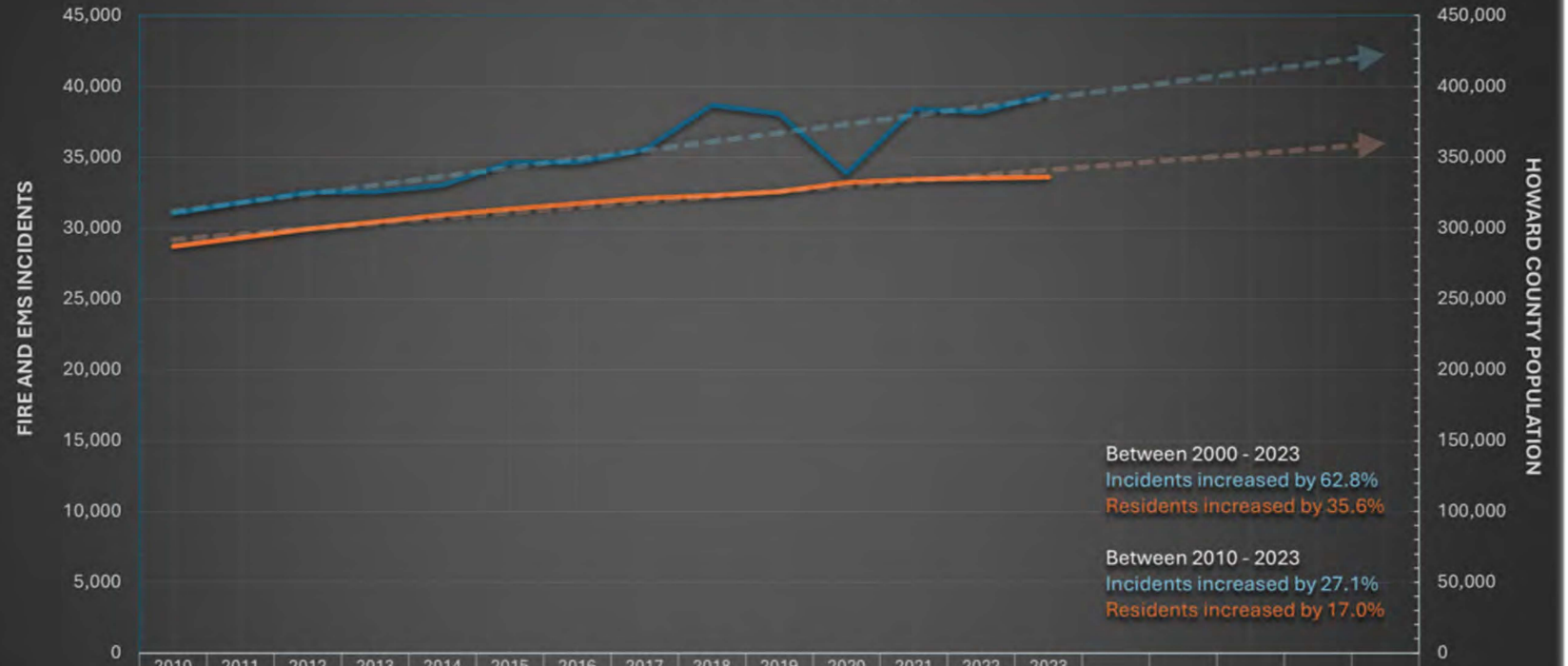
2023 Incident Growth by Box Area

Difference from 2010 to End of 2023



Fire and EMS Incidents vs. Howard County Population

2010 through 2023*

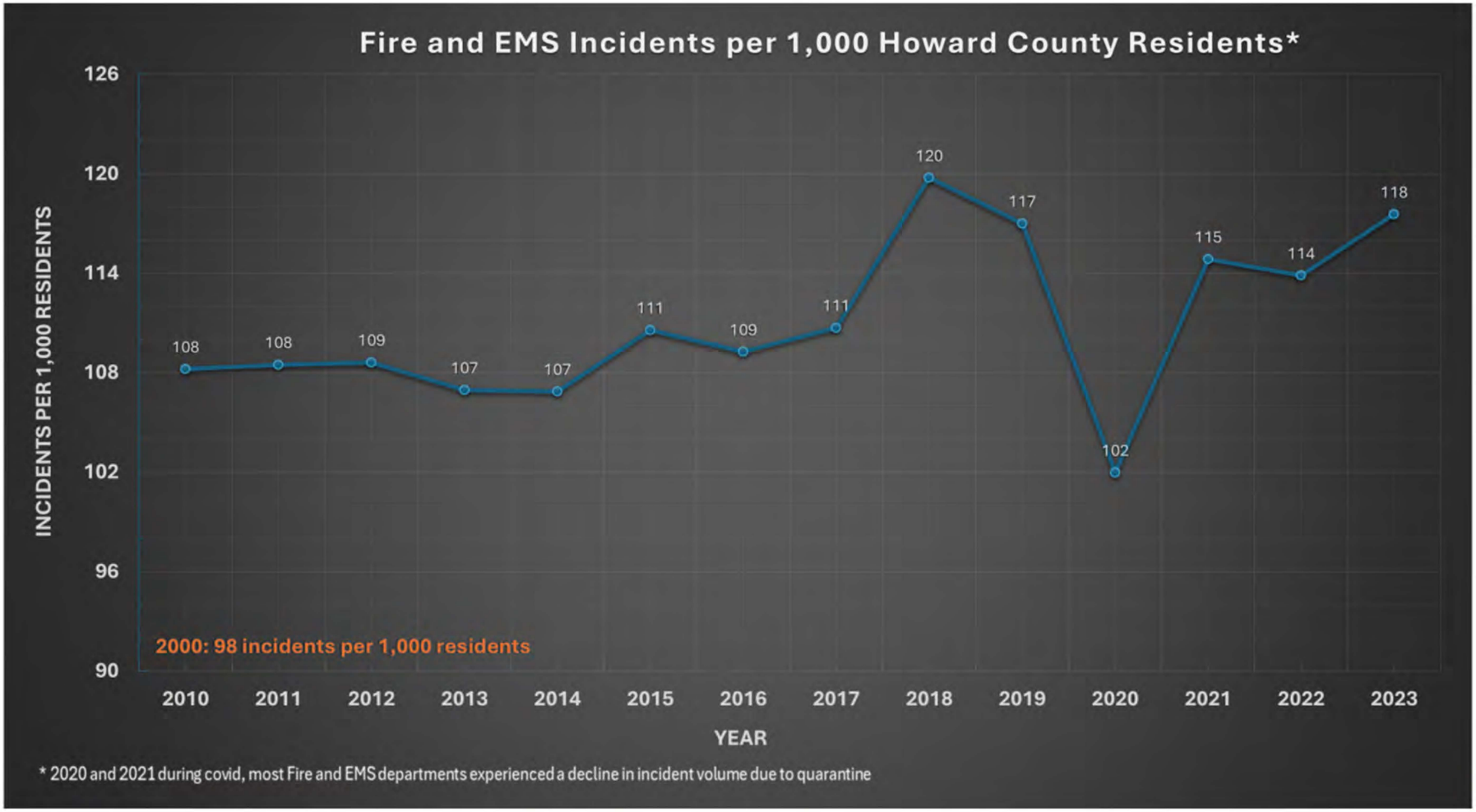


	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Fire and EMS Incidents	31,067	31,802	32,526	32,576	33,050	34,656	34,659	35,553	38,706	38,109	33,886	38,421	38,190	39,501
Howard County Population	287,085	293,142	299,430	304,580	309,284	313,414	317,233	321,113	323,196	325,690	332,317	334,529	335,411	336,001

* 2020 and 2021 during covid, most Fire and EMS departments experienced a decline in incident volume due to quarantine

Howard County MARYLAND

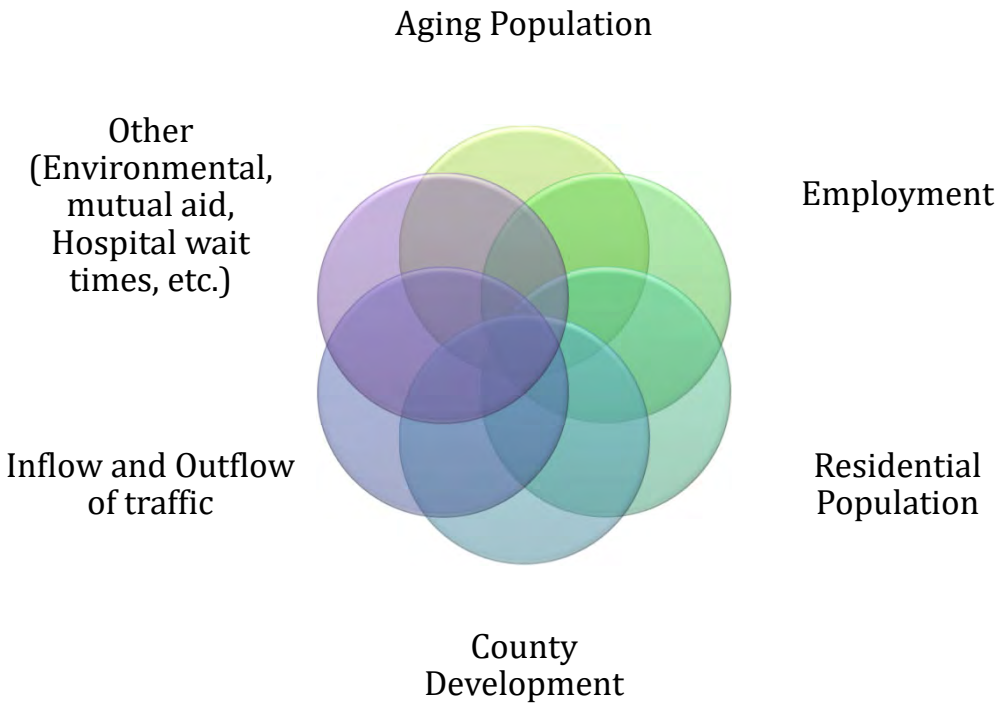
HOWARD COUNTY FIRE & RESCUE
EDUCATE PROTECT SERVE



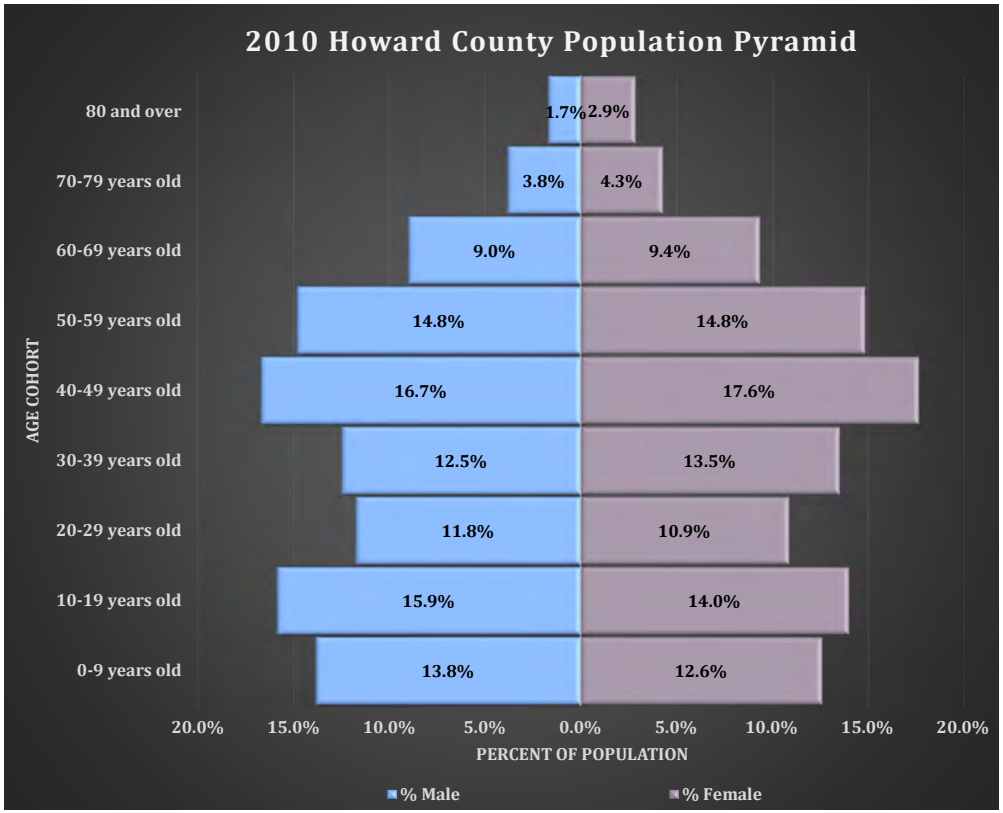
Howard County MARYLAND

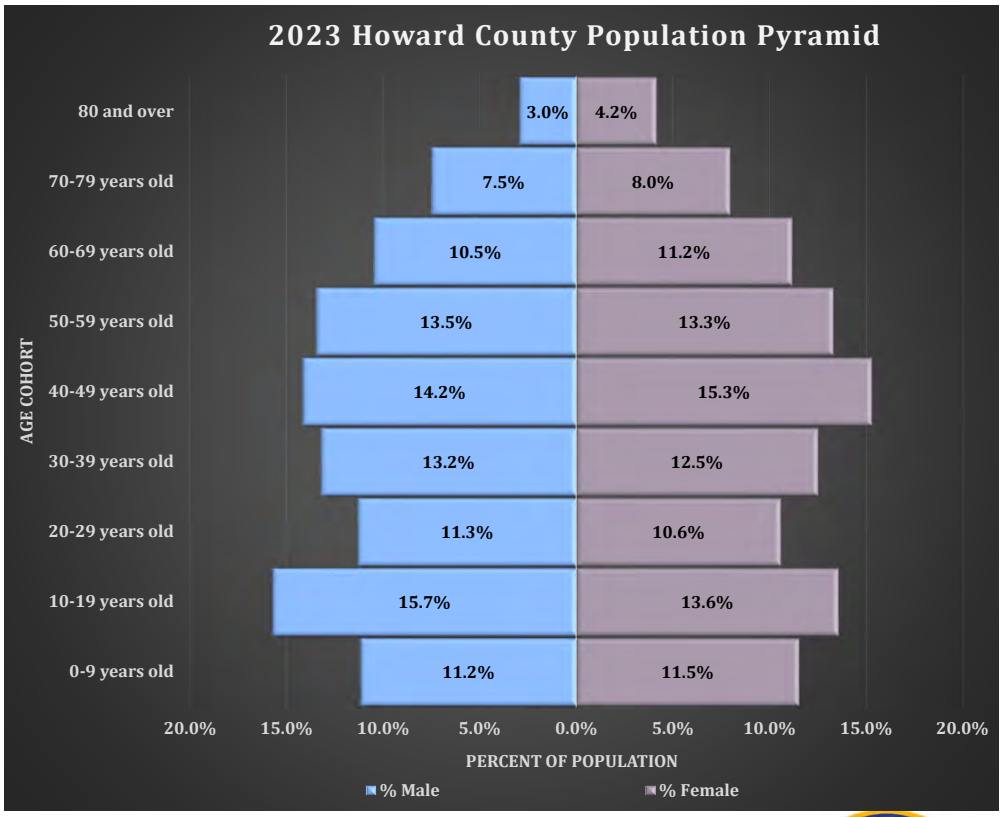
HOWARD COUNTY FIRE & RESCUE
EDUCATE PROTECT SERVE

Factors Impacting Incident Volume and Fire/EMS Service Delivery



Howard County Population Pyramid





Howard County MARYLAND

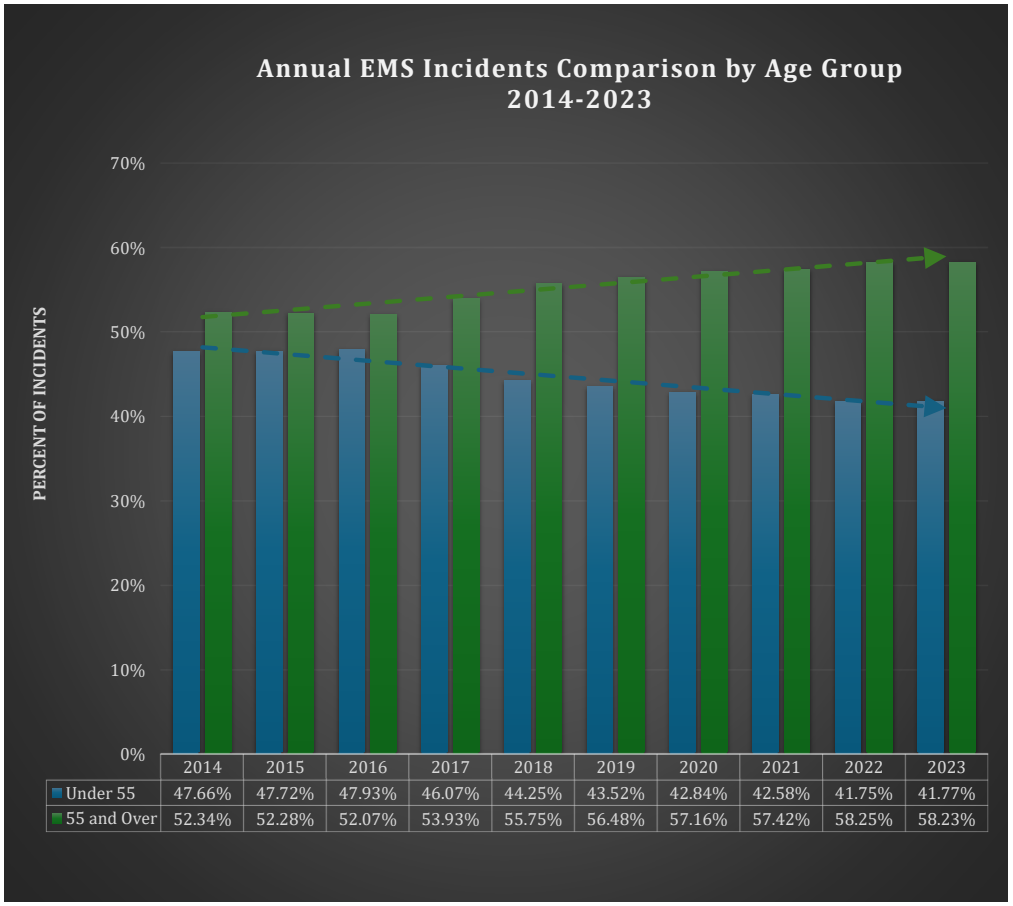
HOWARD COUNTY FIRE & RESCUE
EDUCATE PROTECT SERVE

Population Increase in Howard County, MD

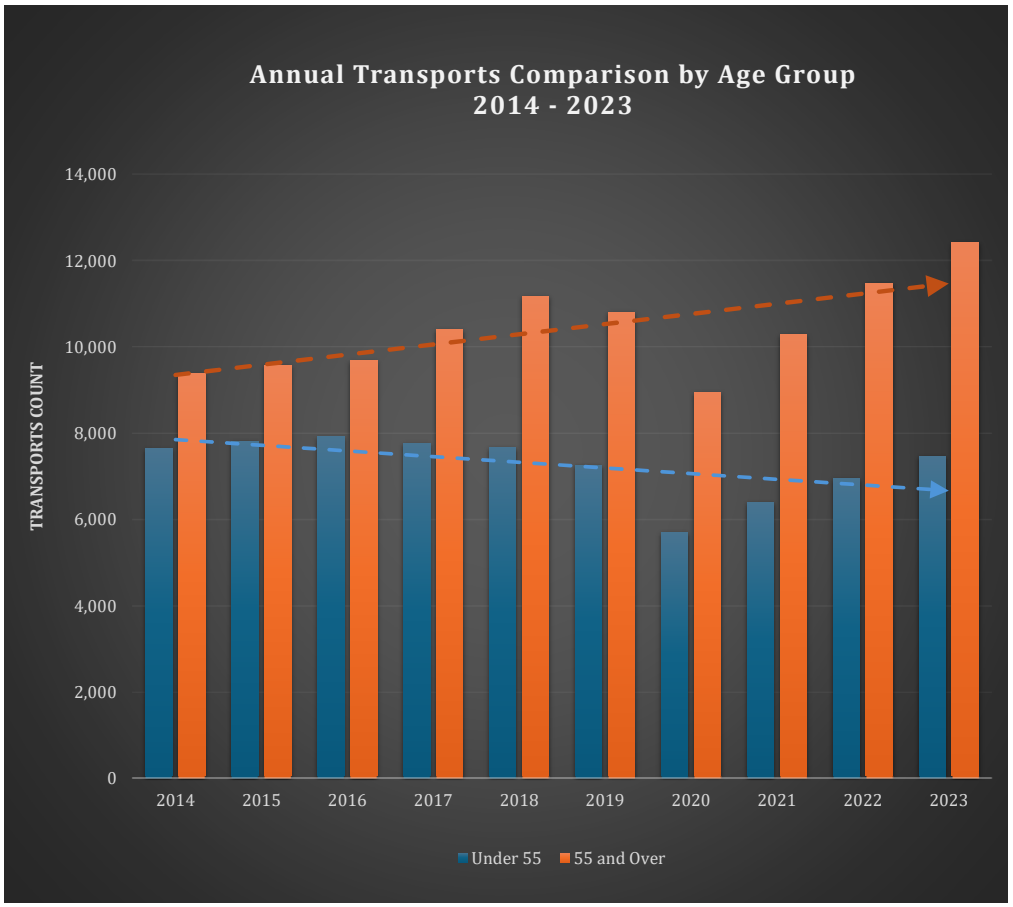
Age Cohort	2010	2023	Difference	Total Increase	Cohort Change
0-19	80,723	87,255	+6,532	+13.4%	8%
20-59	161,724	174,365	+12,641	+25.8%	8%
60+	44,638	74,381	+29,743	+60.8%	67%
Total	287,085	336,001	+48,916		

- Between 2010 to 2023 Howard County's Population grew by nearly 49,000 residents, according to the U.S. Census.
- By the end of 2023, there were nearly 30,000 more residents 60+ than in 2010.
- Residents 60+ accounted for 61% of the County's growth during this same time.

EMS Incidents and Transports by Age

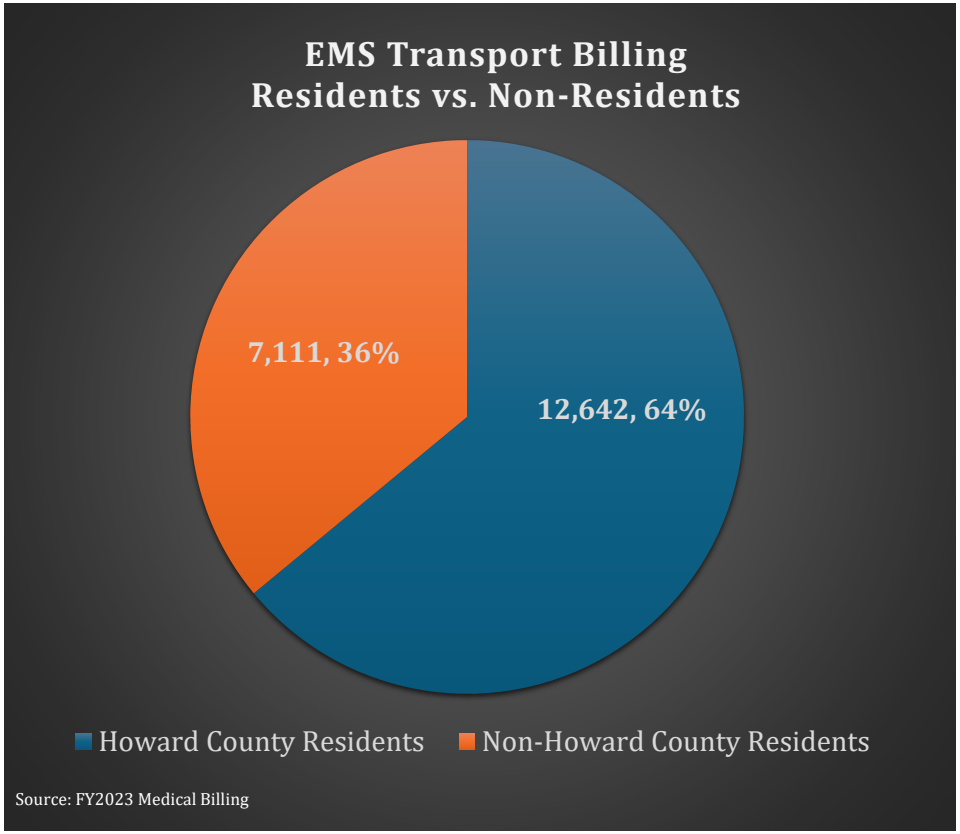


	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Under 55	47.66%	47.72%	47.93%	46.07%	44.25%	43.52%	42.84%	42.58%	41.75%	41.77%
55 and Over	52.34%	52.28%	52.07%	53.93%	55.75%	56.48%	57.16%	57.42%	58.25%	58.23%



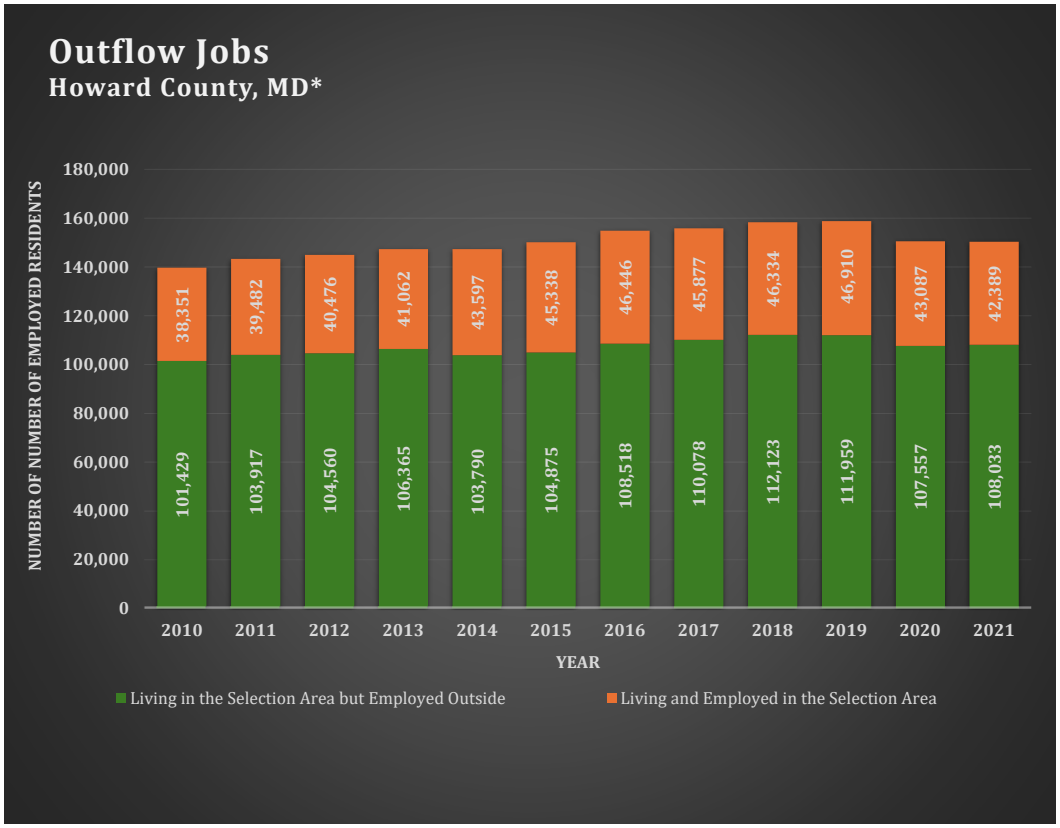
Howard County MARYLAND

HCDFRS Serves All Individuals who Live, Work, and Play in Howard County



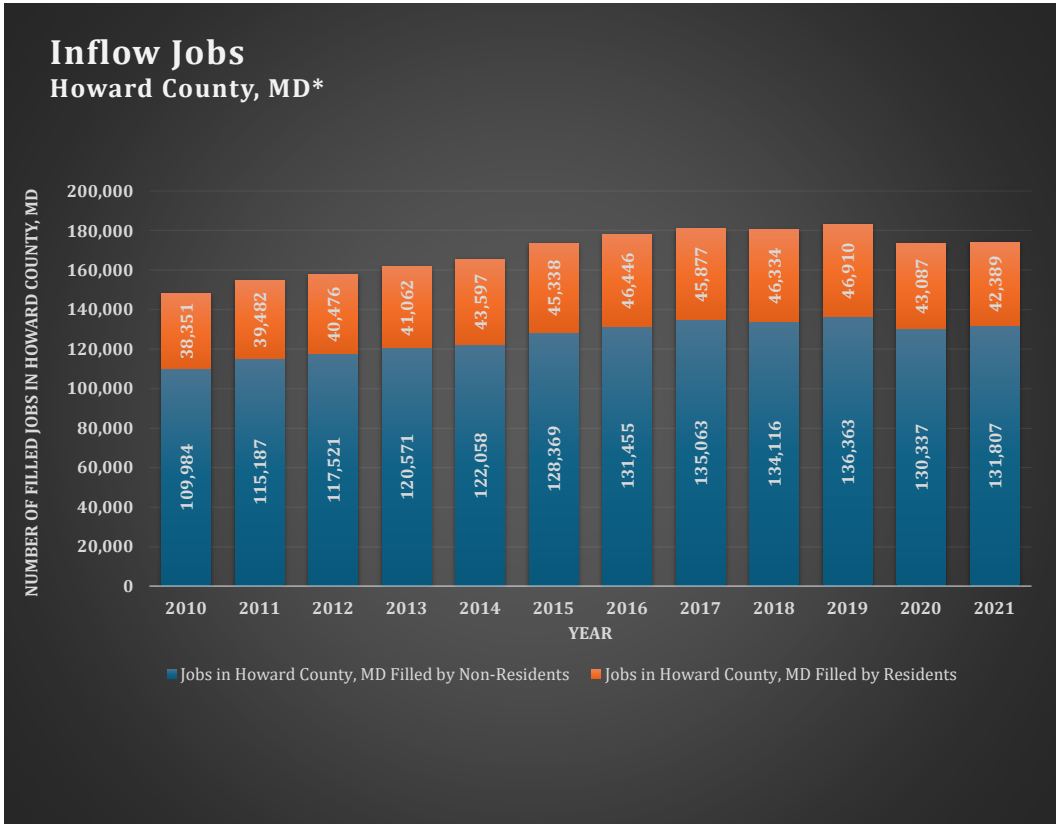
- Between 2010 and 2023, the County's potential daytime population increased by 23%.
  - Daytime population are those residents working in Howard County, non-residents employed in Howard County, and residents who do not work but live in Howard County. This does not include visitors or those traveling through Howard County.

Outflow of Workers



- Almost 50% of Howard County residents travel 10 to 24 miles to their place of employment.
- 38% of residents travel under 10 miles.
- 14% travel more than 24 miles away.
- Residents traveling outside of Howard County to work, nearly 48% travel to (respectively):
  - Montgomery County, MD
  - Baltimore City, MD
  - Baltimore County, MD
  - Anne Arundel County, MD
- An additional 14% of residents travel to:
  - Prince Georges County, MD
  - Washington D.C.
- Employed Residents of Howard County tend to travel in the Baltimore-Columbia-Towson area for employment.

Inflow of Workers



- Over 75% of those who work in Howard County, live in other counties across Maryland, Pennsylvania, Virginia, and further
- Only 24% of workers in 2021 live and work in Howard County.
- 64% of workers commute from (respectively):
  - Baltimore County, MD
  - Anne Arundel County, MD
  - Montgomery County, MD
  - Prince George's County, MD
  - Baltimore City, MD
  - Carroll County, MD
  - Frederick County, MD
  - Hartford County, MD
  - Washington D.C.
- Majority of the 13,000 additional workers (2010-2021) came from Montgomery County, MD, Prince George's County, MD, and Anne Arundel County, MD.

? Questions ?

- The Department appreciates the time we had with you tonight.
- Please let us know if you need anything else for your work.

- Sean Alliger
  - Deputy Chief, Support Services Command
    - fd1773@howardcountymd.gov

HOWARD COUNTY POLICE DEPARTMENT

Adequate Public Facilities Ordinance

October 2024



About Us

- The Howard County Police Department was founded in 1952.
- Provide services for an area of 251 square miles
- HCPD is comprised of full-time Sworn Officers, Animal Control Officers, Civilian Administrative Personnel, Auxiliary Officers, Volunteers, and Interns
- The mission of HCPD is to provide a sense of safety and security for everyone by protecting life and property, reducing the opportunity for crime and disorder, enforcing criminal and traffic laws, assisting victims and promoting positive community engagement and effective partnerships.
- The Howard County Police Department holds several accreditation certifications throughout the agency. The police department is internationally accredited by the Commission on Accreditation for Law Enforcement Agencies, Inc. (CALEA) since July 28, 1990.

Leadership



CHIEF OF POLICE
Gregory Der

Command Staff



Jeffrey Specht
Deputy Chief, Field Operations Command



Jayson Janowich
Deputy Chief, Special Operations Command



Justin Baker
Deputy Chief, Criminal Investigations Command



Terrence Benn
Deputy Chief, Administration Command

Adequate Public Facilities Ordinance (APFO)

Purpose

- Is a growth management process that enables the County to provide adequate public roads, schools, and other facilities (in this case, police services) in a timely manner and achieve general plan growth objectives.
- Ensure a high quality of public facilities and services.

Adequate Public Facilities Ordinance (APFO)

Variables to Consider

- Number of officers
- Officers dedicated to Patrol
- Population & Density
- Geographical Coverage area
- Shifting Neighborhood Demographics
- Beat/Patrol Configuration
- Residential vs Commercial areas
- Temporal shifts in calls
- Geographical shifts in calls
- Crime Fluctuations (spikes)
- Shifting Community Expectations/Needs
- Hiring Trends

Measuring Success

Defined Measures for Success

1. Response times to 911 calls (HoCo By Design)
2. Maintain the property and violent crime rate under the state-wide average (Howard County Approved Budget FY24)

Ensuring Future Police Services

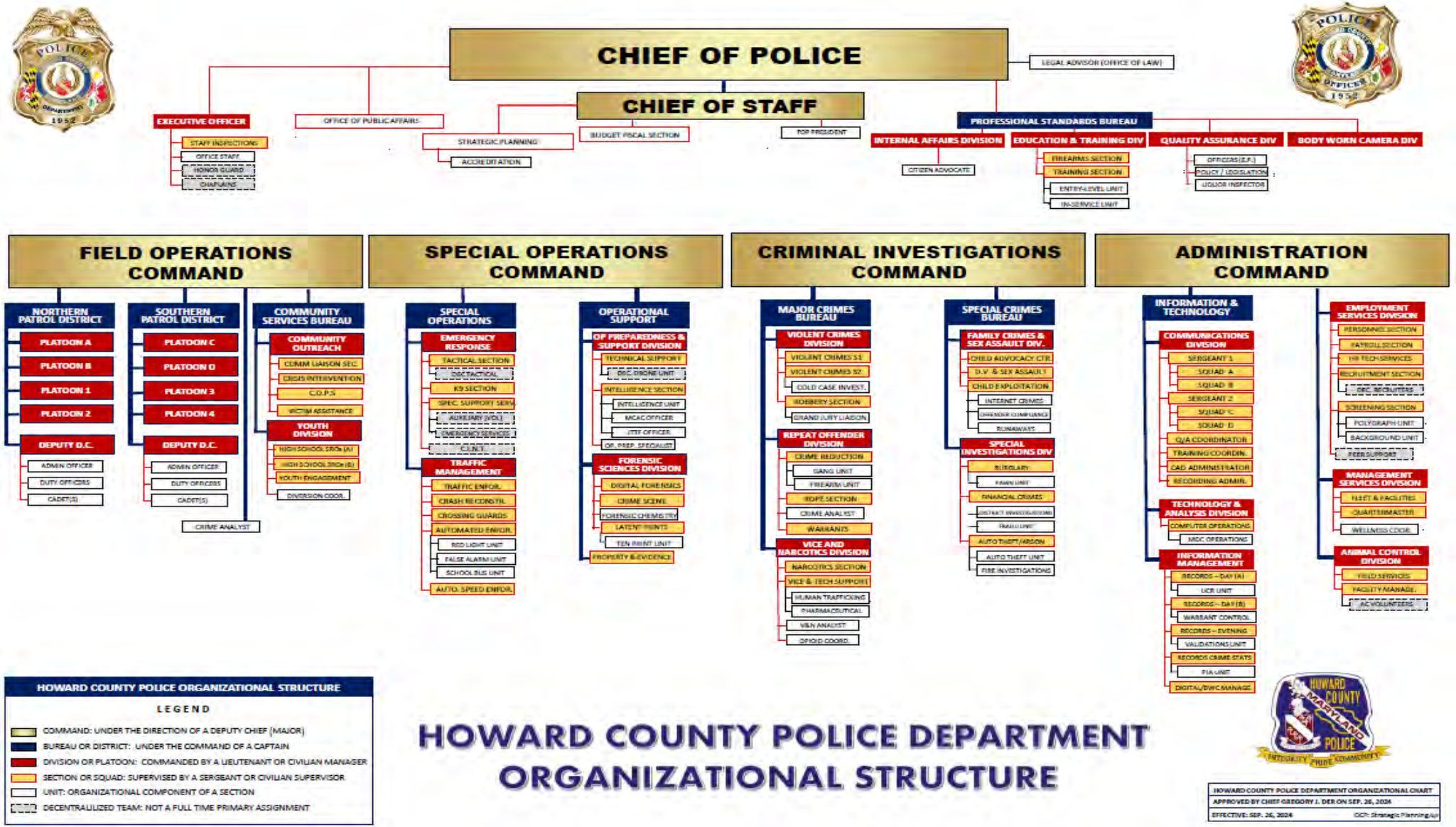
1. Ensure adequate funding through the County's General Fund
2. Continue to leverage technology and emerging hardware/software (PlanHoward2030)
3. Consider the need/benefit for a third patrol district (HoCo by Design)
4. Flexibility of the department to shift resources as the need of the community arises and new standards in policing become enacted.

HCPD Goals & Objectives

Fiscal Year 2024

1. Enhance agency responsiveness by making full use of the recently approved patrol strength increase and reducing response times to priority one calls for service.
2. Continue implementation of all provisions of newly passed and updated police reform legislation.
3. Build upon community engagement by pursuing strong partnerships with a wide variety of community organizations.
4. Invest in improved training of personnel in all areas of the Department.
5. Continue focusing on competitively recruiting, training, and retaining the highest-caliber candidates possible.
6. Strengthen the Department's technological capabilities by evaluating current system suitability and any upgrade or replacement needs.
7. Emphasize officer moral and mental health, with recognition that officer wellness is closely related to job performance and attrition.
8. Conduct a comprehensive review of HCPD's fleet assets with a view toward fuel savings, decreased carbon emissions, and less downtime/ maintenance costs.

Organizational Chart



Organizational Chart



PATROL DISTRICTS

The Northern and Southern Patrol Districts are divided into four platoons each. Officers respond to calls for service, enforce traffic and criminal laws and address community needs.

The Patrol Division is the most visible and recognized function of law enforcement today. Day to day, community members rely on the officer on patrol more than any other aspect of law enforcement. Patrol officers are most accessible in times of crisis or when immediate assistance is needed. The Patrol function is the cornerstone of all policing and can promote perceptions of safety and reduce citizen fears concerning local neighborhood crime.

Component Breakdown



COMMUNITY OUTREACH

Community Policing Model: the community is a partner with the police department in the process to fight crime. Community policing uses community partnerships, collaborative problem-solving strategies in order to make Howard County a safe place to live and work.

Community Outreach and Pathway Section (COPS:) Officers are partnered with specific communities, developing relationships with the neighborhood residents, businesses, and faith organizations, and addressing neighborhood concerns. COPS officers patrol the 190+ miles of pathways and trails in Howard County.

Crisis Intervention (CIT): Mental health has been at the forefront of law enforcement concerns for many years and a focus for HCPD. There has been an increased emphasis on potential school shootings, mass casualty incidents, officer-involved shootings, and officer and civilian injuries involving a person with mental illness. One in four people live with mental illness, and one in 17 live with a serious mental illness such as schizophrenia, bipolar disorder, or major depression.

Component Breakdown



YOUTH DIVISION

School Resource Officer (SRO): build positive relationships with students and staff while providing a safe school environment and deterrence to crime. SROs ensure protection of students and staff and provide positive support for students through mentoring.

SROs receive specialized training through the Maryland Center for School Safety and the National Association of School Resource Officers, in addition to the extensive training all HCPD officers receive, which far exceeds the state requirements.

There is an SRO assigned to each High School in Howard County – total of 14 schools.

Component Breakdown



CRIMINAL INVESTIGATIONS

This command is comprised of 14 sections that investigate a variety of serious criminal incidents. The work often involves interviewing victims & witnesses, providing the victim with resources, recovering on scene evidence, covert surveillance, obtaining evidence through Search Warrants, and more.

Component Breakdown



SPECIAL OPERATIONS

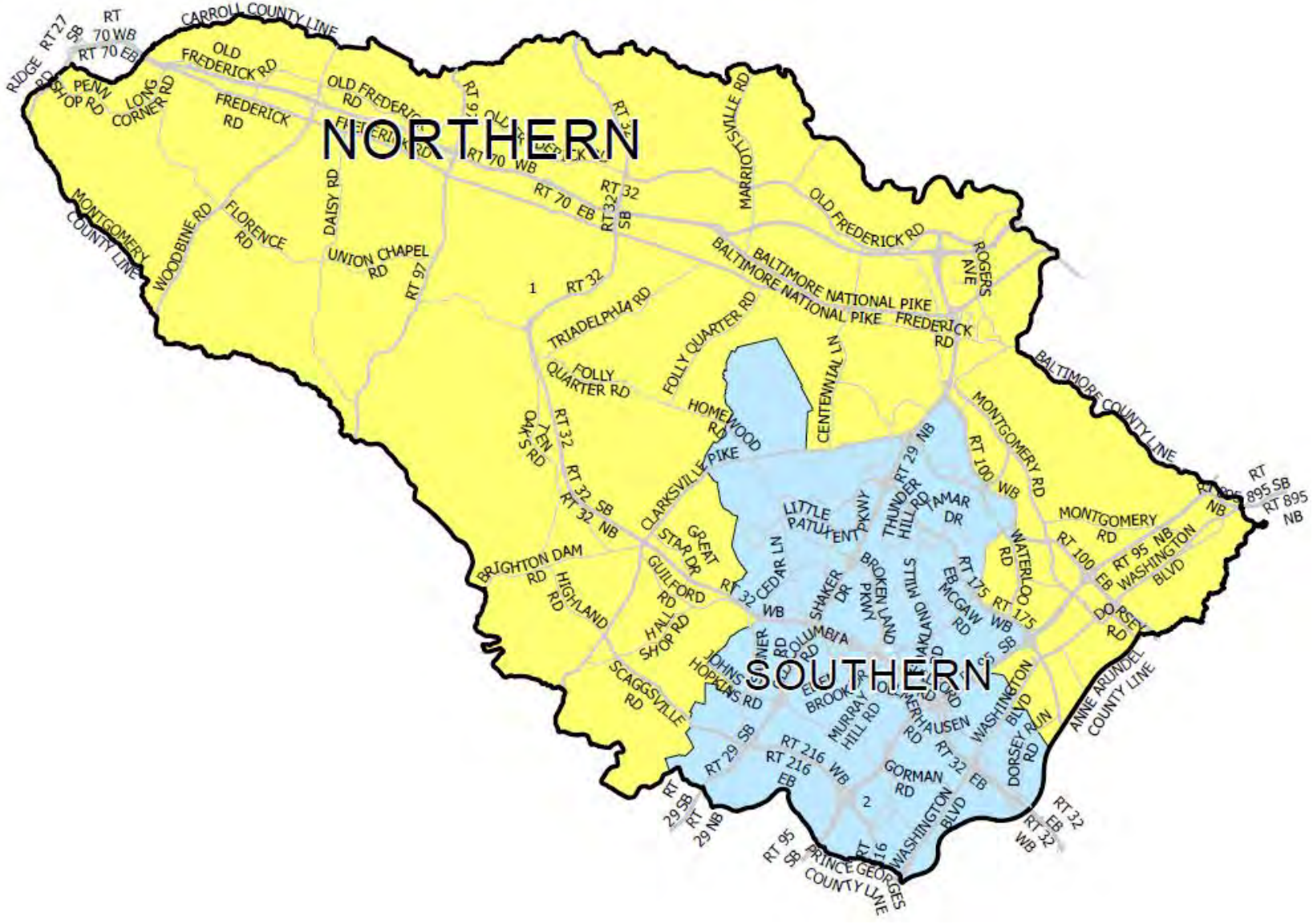
Includes the Emergency Response Division which works to support Patrol and the community for specialized (and critical incidents).

Includes the Traffic Management Division which is comprised of the Crash Reconstruction Section, Traffic Enforcement Section, School Crossing Guard Section, and more. *The division of Crash and Traffic Enforcement Sections was implemented in 2022 to respond to community concerns.

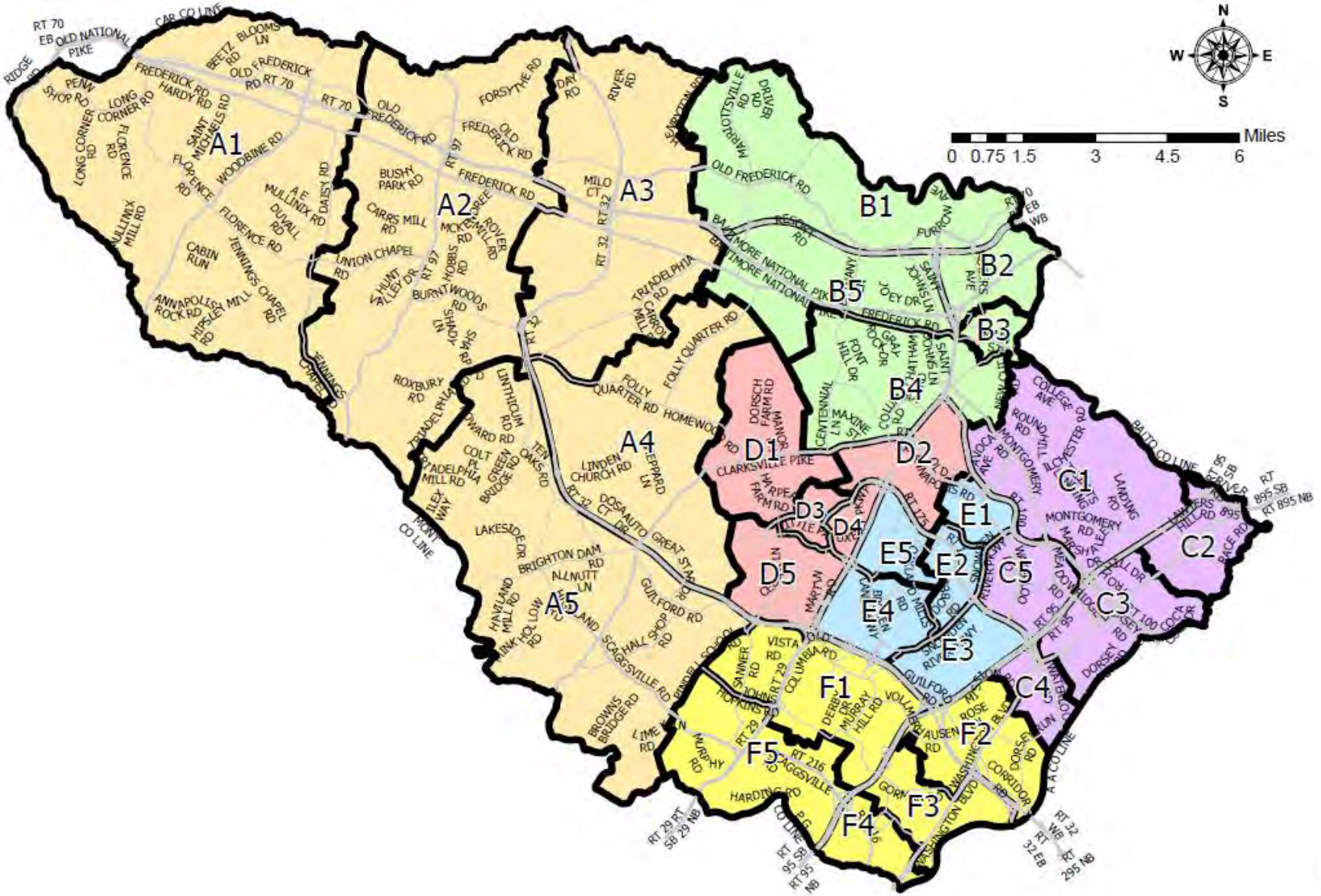
OPERATIONAL SUPPORT

Includes the Technical Support& Intelligence Sections, Forensic Division, and the Property & Evidence Section.

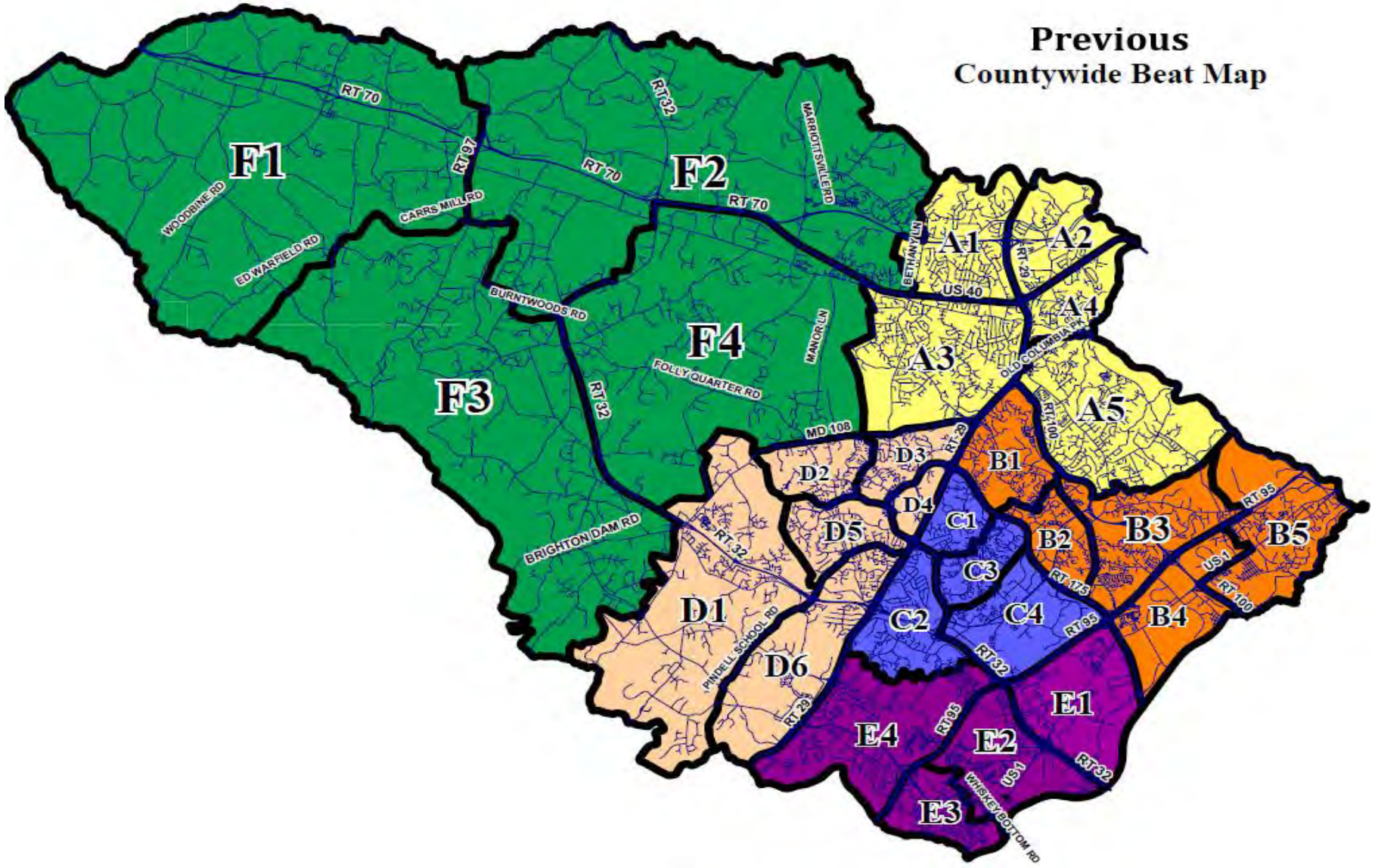
Beat Map by Patrol District



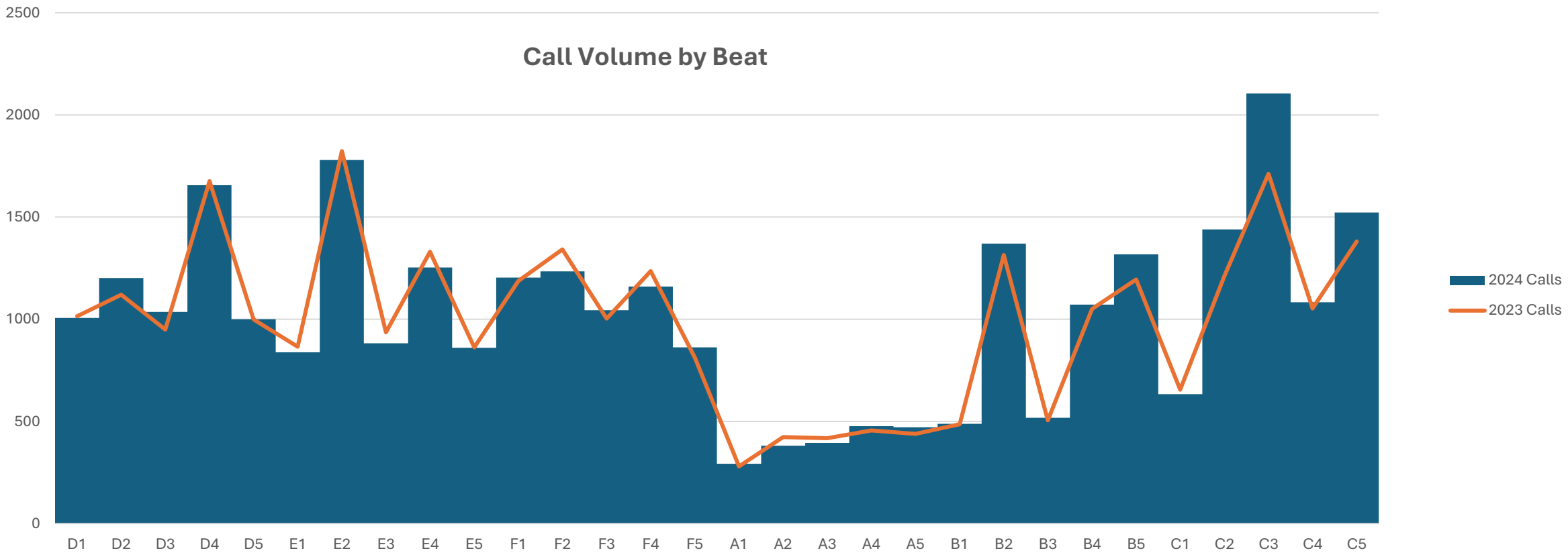
Beat Map (2024)



Previous Beat Map (Used until 2019)

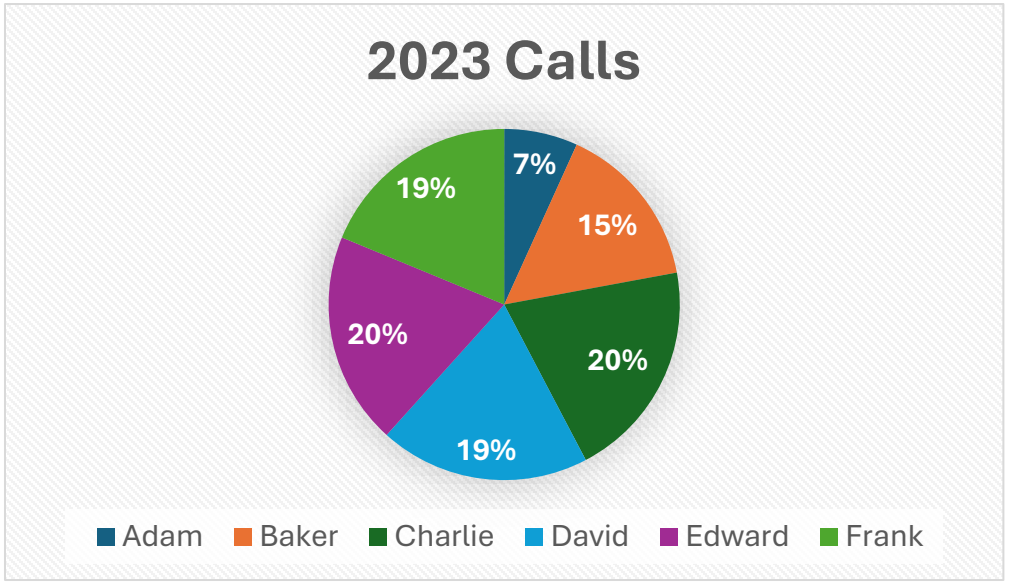


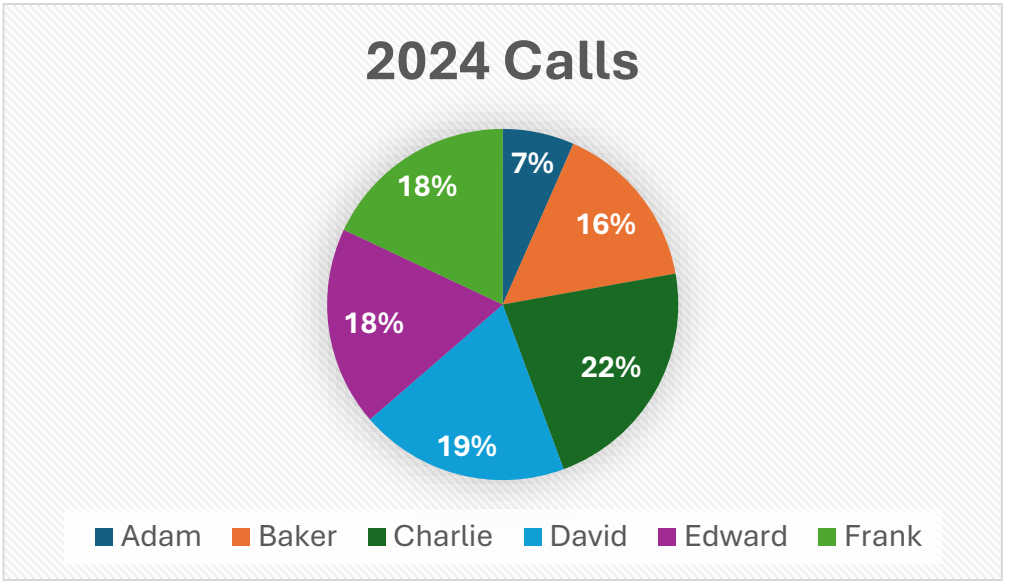
Call Volume Assessments



Call Volume Assessments

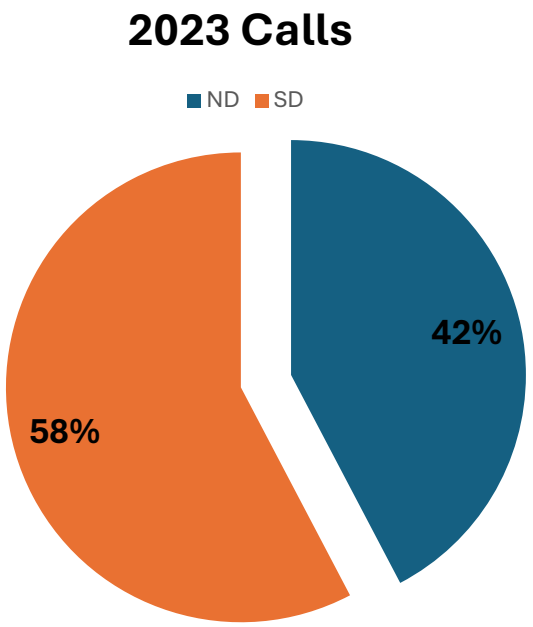
Assessment of equity of call volume with Beat Configuration

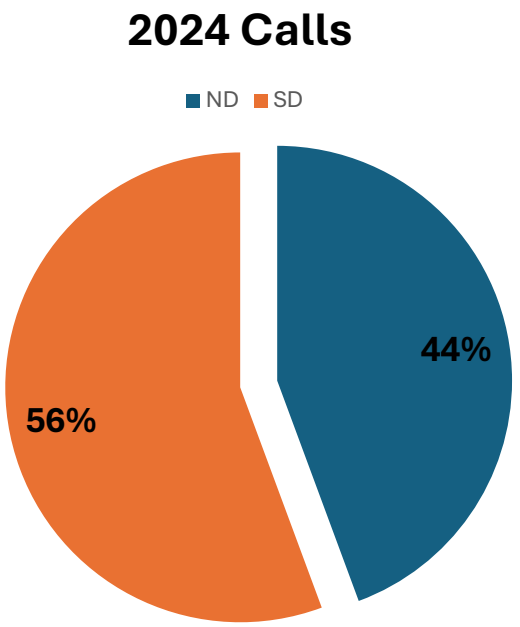




Call Volume Assessments

Assessment of equity of call volume between Patrol Districts.





Call Volume Assessments

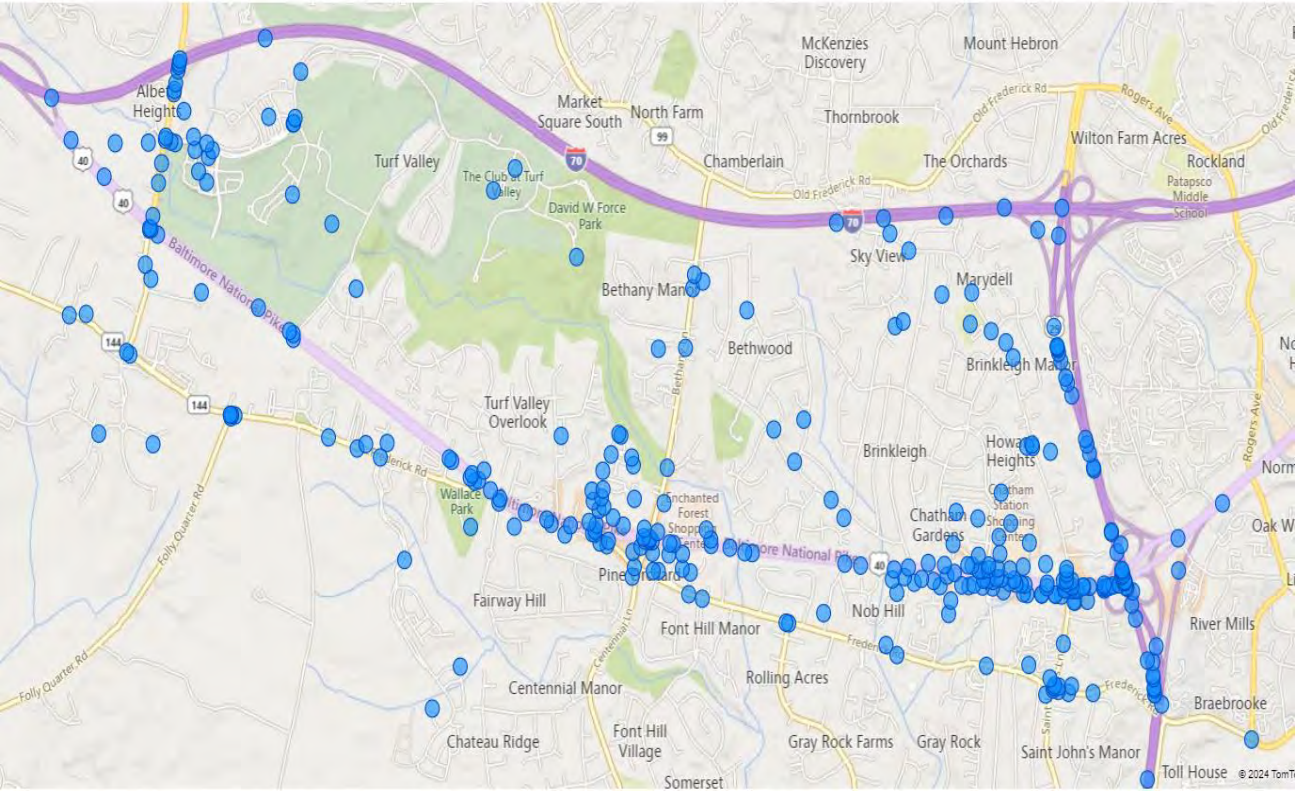
Location Type	2023	2024
Abandoned/Condemned Structure	4	7
Air/Bus/Train Terminal	24	11
Amusement Park	2	0
Arena/Stadium/Fairgrounds/Coliseum	31	14
ATM Separate from Bank	20	22
Auto Dealership New/Used	104	111
Bank/Savings and Loan	210	205
Bar/Nightclub	44	42
Camp/Campground	1	1
Church/Synagogue/Temple/Mosque	15	13
Commercial/Office Building	325	342
Community Center	36	40
Construction Site	91	49
Convenience Store	242	241
Cyberspace	209	222
Daycare Facility	13	12
Department/Discount Store	572	642
Dock/Wharf/Freight/Modal Terminal	2	5
Drug Store/Doctor's Office/Hospital	132	165
Farm Facility	4	9
Field/Woods	30	29

Location Type	2023	2024
Gambling Facility/Casino/Race Track	1	1
Government/Public Building	124	88
Grocery/Supermarket	313	280
Highway/Road/Alley/Street/Sidewalk	564	683
Hotel/Motel/Etc.	221	195
Industrial Site	15	21
Jail/Prison/Penitentiary/Corrections Facility	6	2
Lake/Waterway/Beach	4	3
Liquor Store	85	94
Military Installation	1	1
Other/Unknown	535	448
Park/Playground	127	132
Parking/Drop Lot/Garage	1924	2110
Rental Storage Facility	15	10
Residence/Home	3027	2933
Rest Area	3	3
Restaurant	209	169
School/College	4	6
School - College/University	19	20
School - Elementary/Secondary	225	265
Service/Gas Station	134	93
Shelter - Mission/Homeless	2	3
Shopping Mall	284	267
Specialty Store	254	312

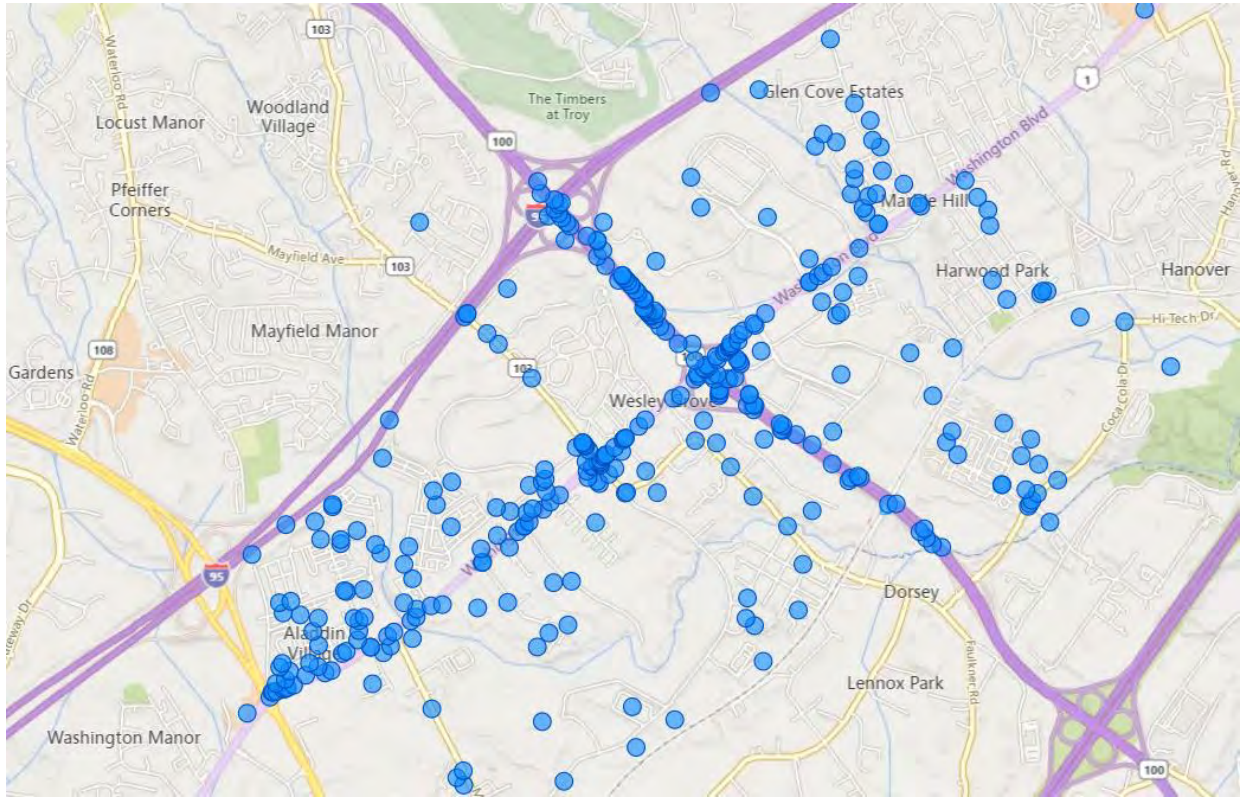
Crash Data

Northern District (Beats with the 2 highest Rates in past 12 months).

Beat: B5



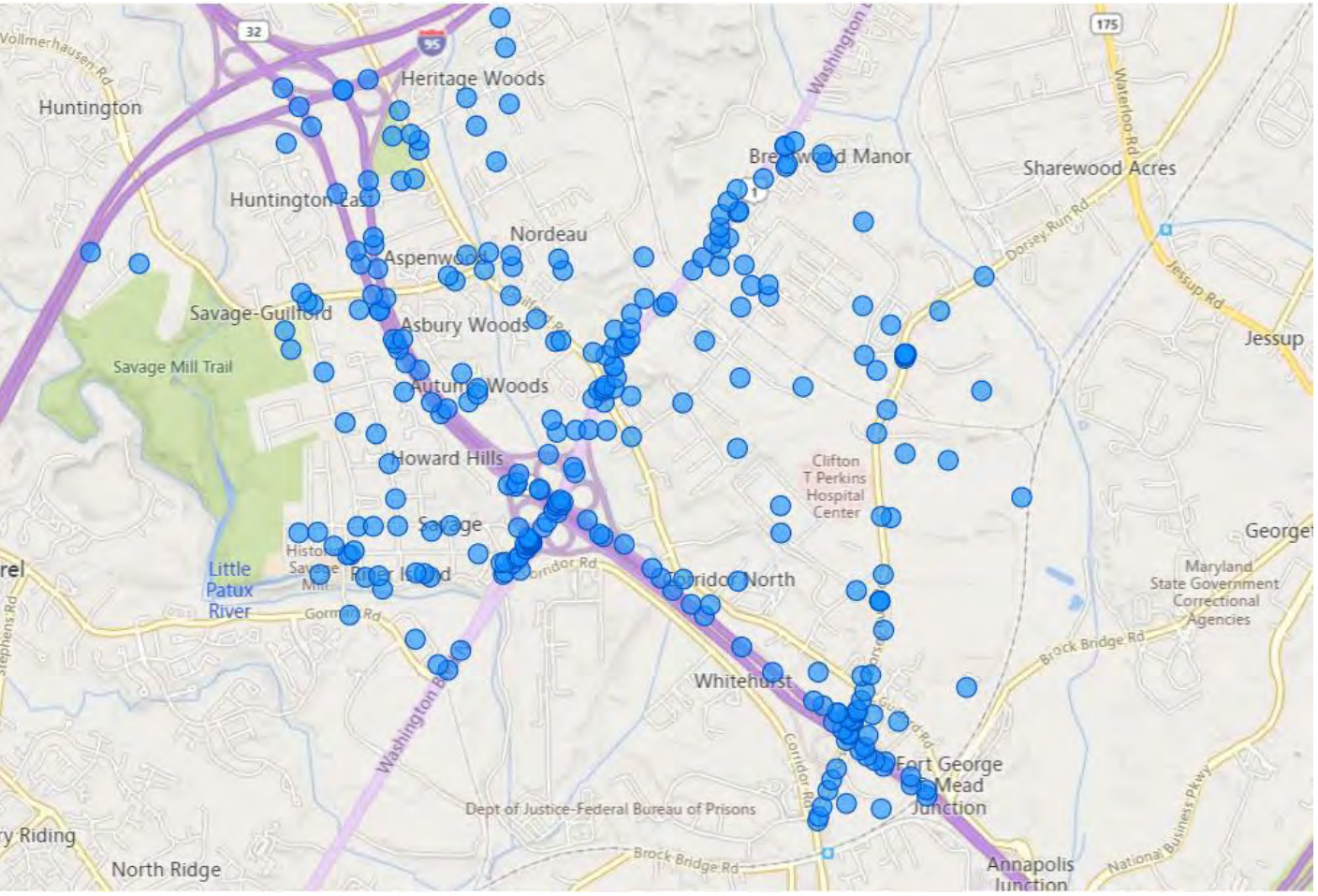
Beat: C3



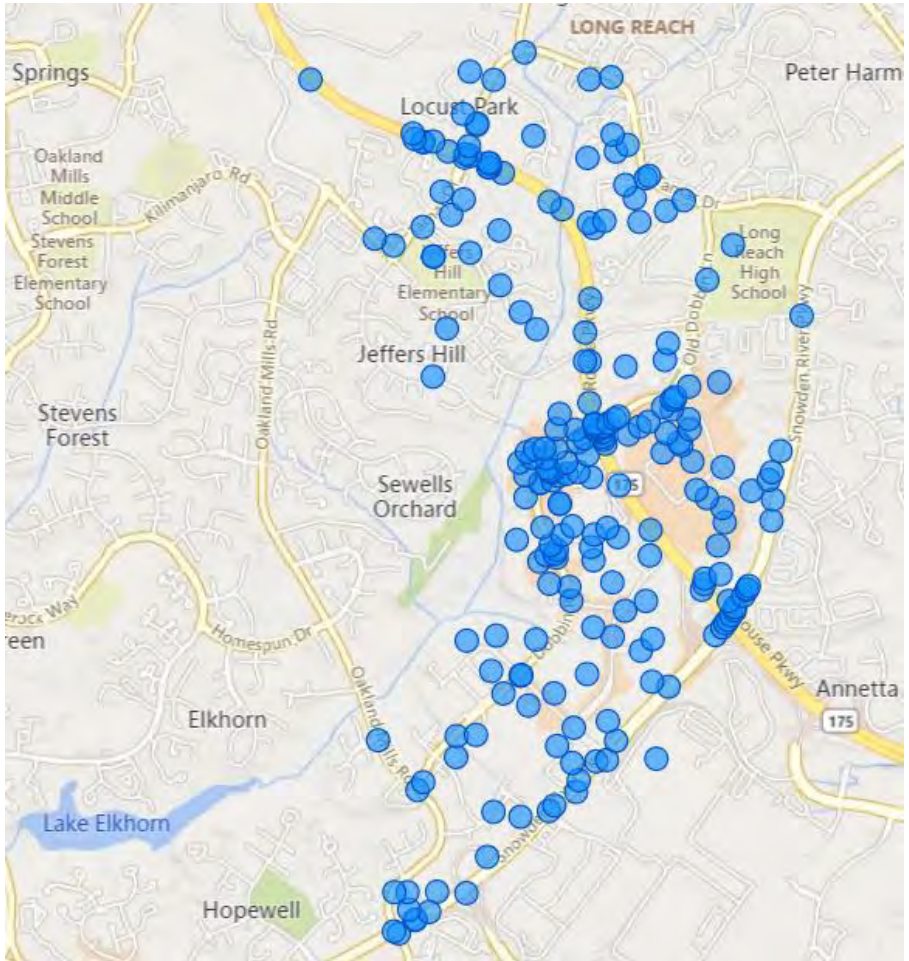
Crash Data

Southern District (Beats with the 2 highest Rates in past 12 months).

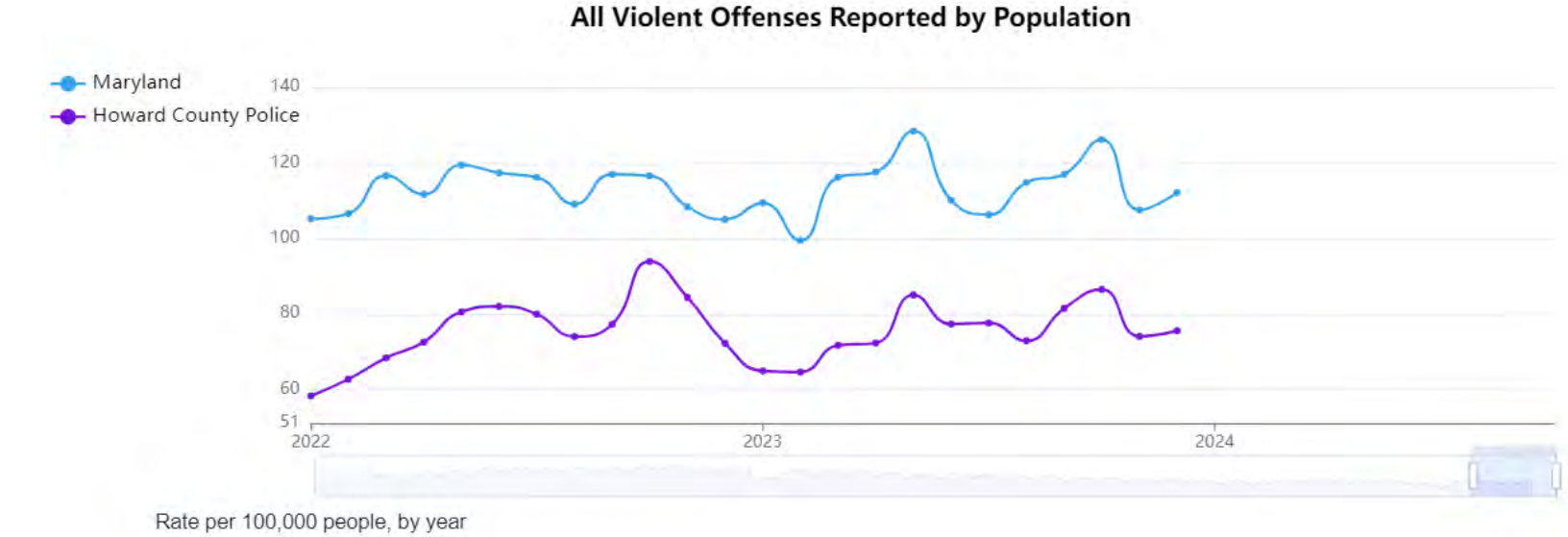
Beat: F2



Beat: E2

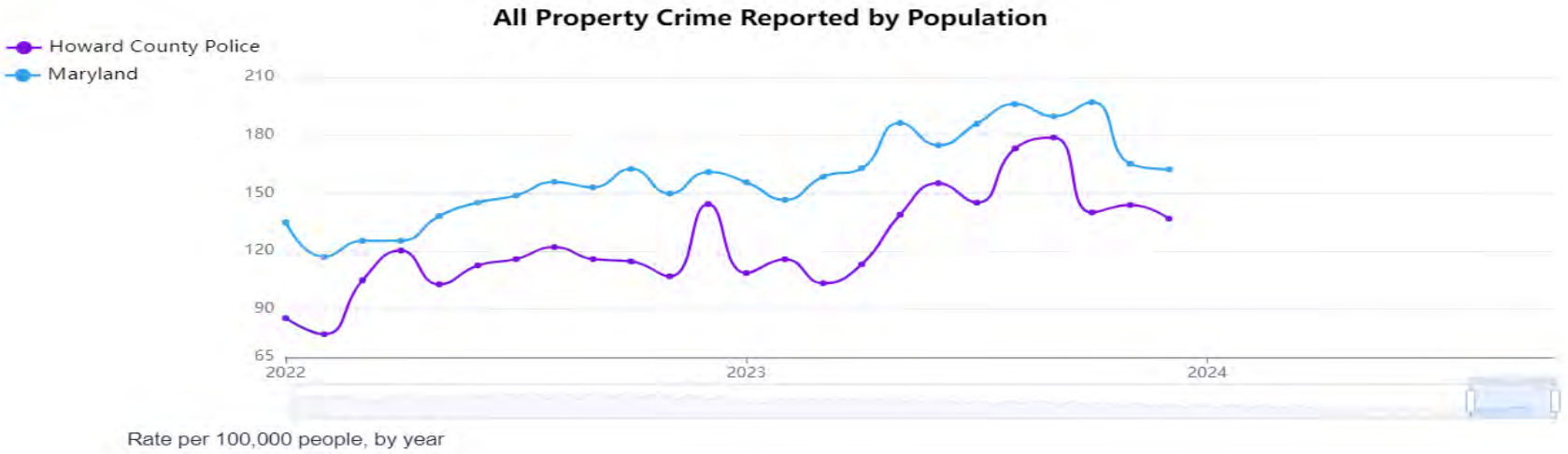


Crime Stats



Rate per 100,000 people, by year

Last Updated: 01/01/2024



Rate per 100,000 people, by year

Last Updated: 01/01/2024

Response Times

GOAL: Respond to Priority 1 calls within 8 mins 14 secs, 80% of the time during the year

Trend Analysis

In 2018, the Department adopted the goal of responding to at least 80 percent of its Priority 1 calls in less than 8 minutes and 14 seconds. There are a variety of factors that affect the response time for calls for service, including complexity of the call, number of competing calls, traffic, weather, number of patrol officers working, and size of the patrol area (beat configuration).



Response Times

GOAL: Respond to Priority 1 calls within 8 mins 14 secs, 80% of the time during the year

Strategies

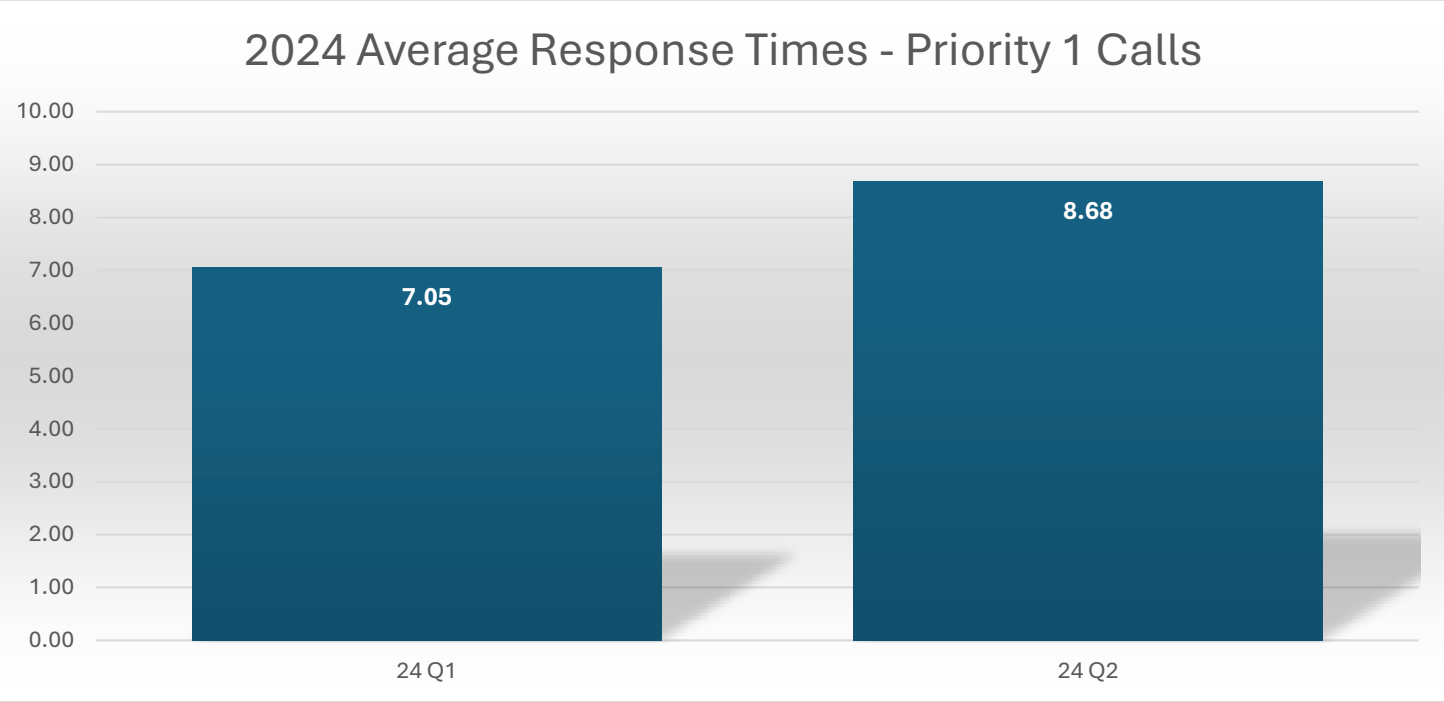
- Patrol beat configurations recommended following the 2018 external and internal comprehensive study.
- Monitor the impact of beat configuration on response times to adjust resources and beat areas as needed.
- Add additional patrol officers each year to keep up with population growth and catch up to the national average of 2.4 officers per 1,000 population.
- Monitor and quickly address vacancies to minimize patrol staffing deficiencies.
- Continue to provide the highest training to all Police Department employees in regards to call taking, processing, and police response.
- Equip all personnel with the latest technology to maximize performance and safe response.
- Closely monitor and address vacancies and staffing levels as appropriate to workload within the 911 Communications Center.

Response Times

GOAL: Respond to Priority 1 calls within 8 mins 14 secs, 80% of the time during the year

Definition

Current metrics used to average the total response times are: time to answer, gather essential details, process, dispatch, and (safely) travel to an emergency scene. Priority 1 calls warrant officers responding with lights and sirens. This includes all “In-Progress” calls, such as shootings; domestic incidents; violent/sexual assaults; breaking and entering; bank robberies; carjacking; suicide attempts; or any major catastrophes. In these situations, officers are dispatched immediately, even while dispatchers work to gather additional details.



Staffing

STAFFING	2022	2023	2024
Authorized Sworn Positions	485	491	509
Authorized Civilian Positions	238	240	236
Authorized Contingent Positions	70	74	97
Auxiliary Officers (Volunteers)	11	9	9

Added Civilian Positions:

2022

Admin Analyst I – BWC (1)

Police Serv. Sup. Tech II (2)

Police Serv. Sup Supv III in Forensic Sci. Div. (1)

2023

None

2024

None

Added Contingent Positions:

2022

Animal Control (1)

2023

Vehicle Theft Specialist (1)

Education & Training (1)

Animal Control (2)

2024

Crossing Guards (20)

Payroll Specialist (1)

Victim Assistance (1)

Cold Case Investigator (1)

Staffing - Onboarding

Sworn Officers Hired:

2023: 34

2024: 20

Hiring Process:

1. Submit an application
2. Complete a History Questionnaire
3. Written & Physical Test
4. Interview
5. Polygraph examination
6. Medical & Psychological Exam
7. Background Investigation

* Process takes about 3 to 6 months

Onboarding (new officers):

1. Accept hiring offer
2. Complete HCPD Police Academy (32 weeks)
3. Complete Field Training [4 phases] (14 weeks)
4. Assigned to the Patrol Division
5. Must complete 18-month probationary period prior to apply for other Divisions/Specialties

* Training process takes about 11 months

Onboarding (lateral officers):

1. Accept hiring offer
2. Complete Lateral Academy (6 weeks)
3. Complete Field Training (4 weeks)
4. Assigned to the Patrol Division
5. Must complete 12-month probationary period prior to apply for other Divisions/Specialties

* Training process takes about 10 weeks

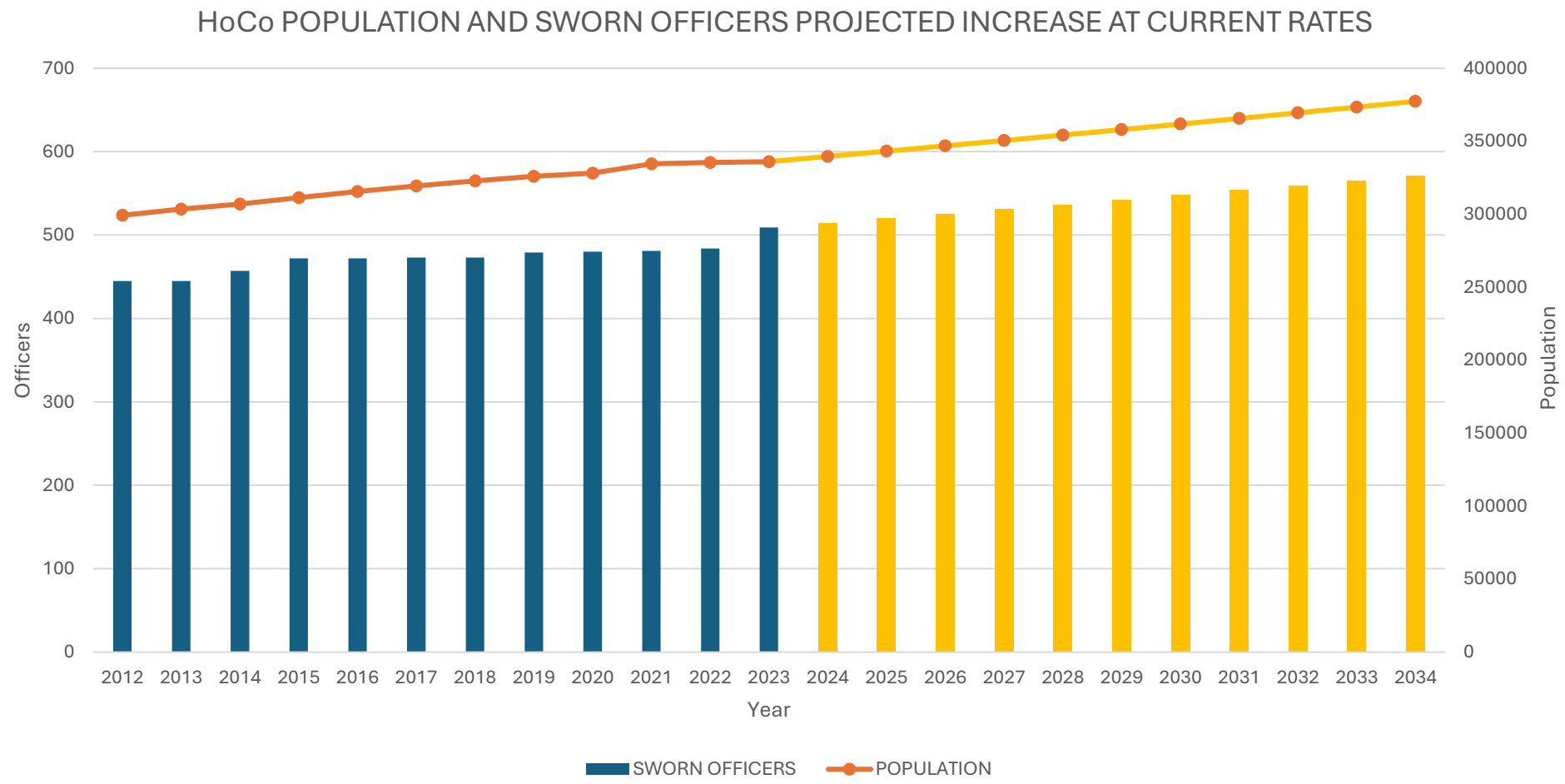
New Officer Equipment Needs: Uniforms, Badge, Duty Belt, Ballistic Vest, Firearm, Radio, Computer (MDT), marked Vehicle.

Staffing vs Population Growth

	SWORN OFFICERS	POPULATION	SWORN PER 1,000 POP
Year			
2013	445	299223	1.49
2014	445	303590	1.47
2015	457	306989	1.49
2016	472	311417	1.52
2017	472	315581	1.50
2018	473	319407	1.48
2019	473	322895	1.46
2020	479	325951	1.47
2021	480	328200	1.46
2022	481	334529	1.44
2023	485	335366	1.44
2024	509	336001	1.51
2025	514	339563	1.51
2026	520	343162	1.51
2027	525	346799	1.51
2028	531	350476	1.51
2029	537	354191	1.51
2030	542	357945	1.51
2031	548	361739	1.51
2032	554	365574	1.51
2033	560	369449	1.51
2034	566	373365	1.51

- This table assumes that Howard County's average yearly population growth from 2012-2023 of 1.06% will continue.
- Assuming the projected population growth, in order to maintain the current Howard County ratio of 1.51 officers per 1,000 residents, the sworn officer increases in red would need to occur.
- With no increase to sworn staffing, the ratio of sworn officers to 1,000 residents would drop to 1.4 by 2030 and 1.3 by 2034.

Staffing vs Population Growth



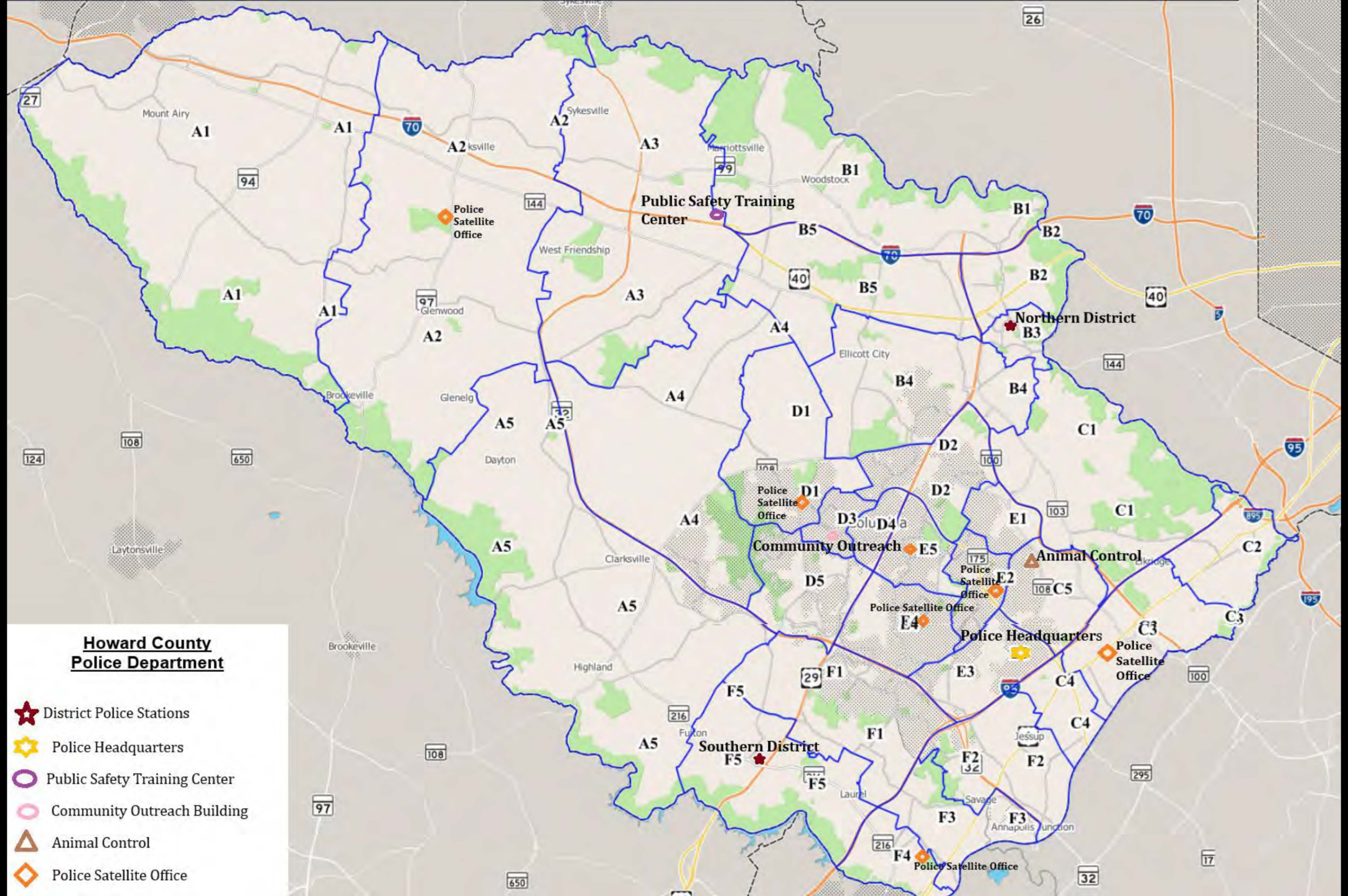
Current Locations

Visible Footprint

- Northern District (Ellicott City)
- Southern District (Fulton)
- Oracle Building (Columbia)
- Outreach Building (Columbia)
- Public Safety Training Center (Marriottsville)
- Ligon Building (Communications)

Police Satellite Offices

- Harpers Choice Police Office (Beat: D1)
- Long Reach Police Office (Beat: E2)
- Owen Brown Police Office (Beat E4)
- Oakland Mills Police Office (Beat: E5)
- North Laurel Police Office (Beat: F4)
- Elkridge Police Office (Beat: C2)
- Glenwood Police Office (Beat: A2)


Howard County Police Department
District Police Stations
Police Headquarters
Public Safety Training Center
Community Outreach Building
Animal Control
Police Satellite Office
Public Safety Training Center
Police Satellite Office
Northern District
Police Satellite Office
Community Outreach
Animal Control
Police Satellite Office
Police Satellite Office
Police Headquarters
Police Satellite Office
Southern District
Police Satellite Office
Mount Airy
Sykesville
Woodstock
West Friendship
Glenwood
Ellicott City
Brookeville
Glenelg
Dayton
Laytonsville
Clarksville
Highland
Fulton
Laurel
Savage
Jessup
Annapolis Junction
A1
A2
A3
A4
A5
B1
B2
B3
B4
B5
C1
C2
C3
C4
C5
D1
D2
D3
D4
D5
E1
E2
E3
E4
E5
F1
F2
F3
F4
F5

Proposed Construction/Expansion

- Third Patrol District – Explore the benefits and need for an additional police station (HoCo By Design)
  - Status: Need Assessment and Pre-Planning
- Animal Control – Expansion to existing structure.
  - Status: Feasibility Study completed

Capital Equipment - Drones

Year	Pilots	Platforms	Operational Flights
2021	24	7	140
2022	40	15	187
2023	40	19	266
2024	51	19	206

Highlights

- 2022: the Department expanded the program into the Traffic Section and the Tactical Section. Additional platforms were purchased to supplement patrol and more substantial platforms were being researched for indoor flights for the Tactical Section.
- 2023: The Tactical Section selected a drone platform for indoor use. The Department began to replace the Mavic 2 with the Mavic 3.
- 2024: Two large pilot classes were hosted to bolster the patrol pilot numbers due to transfers and retirements. Additionally, a pilot class was hosted to increase the number of pilots in the Tactical Section and the Traffic Section. The Traffic Section is planning on replacing their sole Phantom 4 with two Mavic 3s.

Operating Budget Highlights

General Fund - 2024

- Total: $145,086,624
- Increase of 6.3% from 2023
- An increase of $8.6 million in Police budget to support staff and service needs. This includes$175,000 for digital evidence storage.

General Fund - 2023

- Total: $136,494,954
- Increase of 8.4% from 2022
- $1.2 million to expand the Body Worn Camera program to include all sworn personnel in the Police Department and Sheriff's Office.
- $3.7 million to create 24 new patrol officers to keep up with population growth.
- $80,000 for a licensed mental health provider for bi-annual mental health screenings for all police officers.

General Fund - 2022

- Total: $125,933,189
- Increase of 5% from 2021
- Nearly $1.0 million in PAYGO funds to implement the new Body Worn Camera program that will cover 300 HCPD officers and77 Sheriff deputies.

Conclusion

- Current system: working in tandem with County Administration during planning and allocation of funds from the General Operating Fund
- Meeting HCPD Goals and Performance Measures

MARYLAND HOSPITAL ASSOCIATION:
HOWARD COUNTY APFO PRESENTATION

October 23, 2024

Maryland
Hospital Association

MHA MISSION

Maryland Hospital Association

Advancing health care and the health of all Marylanders

MHA serves Maryland's hospitals and health systems through collective action to shape policies, practices, financing and performance to advance health care and the health of all Marylanders.

60+ MEMBERS


Adventist HealthCare
Adventist HealthCare White Oak Medical Center
Adventist HealthCare Rehabilitation
Adventist HealthCare Shady Grove Medical Center
Adventist HealthCare Fort Washington Medical Center
MedStar Good Samaritan Hospital
MedStar Union Memorial Hospital
Mt. Washington Pediatric Hospital
NORTHWEST HOSPITAL
CARE BRAVELY
MedStar Harbor Hospital
MedStar Health
MedStar Southern Maryland Hospital Center
TidalHealth
SUBURBAN HOSPITAL
JOHNS HOPKINS MEDICINE
Encompass Health
Rehabilitation Hospital of Salisbury
MedStar Franklin Square Medical Center
MedStar Montgomery Medical Center
Ascension Saint Agnes
MedStar St. Mary's Hospital
UNIVERSITY of MARYLAND UPPER CHESAPEAKE MEDICAL CENTER
ATLANTIC GENERAL HOSPITAL
Children's National
Luminis Health
Anne Arundel Medical Center
Luminis Health
JOHNS HOPKINS MEDICINE
THE JOHNS HOPKINS HOSPITAL
BROOK LANE
UNIVERSITY of MARYLAND ST. JOSEPH MEDICAL CENTER
UPMC WESTERN MARYLAND
ChristianaCare
Mercy
BALTIMORE, MD
LEVINDALE
A LifeBridge Health Center
CARE BRAVELY
NIH Clinical Center
CalvertHealth
CARROLL HOSPITAL
A LifeBridge Health Center
CARE BRAVELY
Frederick Health
JOHNS HOPKINS MEDICINE
Howard County Medical Center
UNIVERSITY of MARYLAND CAPITAL REGION HEALTH
UNIVERSITY of MARYLAND CAPITAL REGION MEDICAL CENTER
GARRETT REGIONAL MEDICAL CENTER
WVUMedicine
UNIVERSITY of MARYLAND LAUREL REGIONAL HOSPITAL
JOHNS HOPKINS MEDICINE
JOHNS HOPKINS BAYVIEW MEDICAL CENTER
JOHNS HOPKINS MEDICINE
LIFEBRIDGE HEALTH
UNIVERSITY of MARYLAND MEDICAL CENTER
GBMC
HOLY CROSS HEALTH
UNIVERSITY of MARYLAND SHORE REGIONAL HEALTH
UNIVERSITY of MARYLAND CHARLES REGIONAL MEDICAL CENTER
Sheppard Pratt
UNIVERSITY of MARYLAND MEDICAL SYSTEM
Encompass Health
GRACE MEDICAL CENTER
A LifeBridge Health Center
CARE BRAVELY
SINAI HOSPITAL
A LifeBridge Health Center
CARE BRAVELY
UNIVERSITY of MARYLAND BALTIMORE WASHINGTON MEDICAL CENTER
Rehabilitation Hospital of Bowie

CARING FOR COMMUNITIES ACROSS THE STATE



HOSPITAL CAPACITY

HOSPITAL CAPACITY OVERSIGHT

Maryland Health Care Commission (MHCC)

- Independent regulatory agency whose mission is to plan for health system needs, promote informed decision making, increase accountability, and improve access
- Oversees Certificate of Need (CON) process that requires hospitals to obtain state approval before expanding capacity or services
- Requires hospitals to justify need for care, avoids race to the bottom in quality

Health Services Cost Review Commission (HSCRC)

- Independent state agency responsible for regulating hospital rates and ensuring the financial stability of hospitals
- Sets hospital global budget
- To expand capacity, must get approval to be reimbursed for additional services

TOTAL COST OF CARE MODEL



The Maryland Total Cost of Care Model is an innovative healthcare payment approach designed to improve the efficiency and quality of care while controlling costs for Medicare beneficiaries.



Structure: A global budget system, allowing hospitals to receive a fixed annual budget rather than being paid per service, encouraging them to prioritize preventive care and manage chronic conditions effectively.



Goal: Aims to reduce unnecessary hospitalizations and improve overall health outcomes in the community.

CURRENT EMERGENCY DEPARTMENT FOCUSED WORK ACROSS THE STATE

GENERAL ASSEMBLY HOSPITAL THROUGHPUT WORK GROUP

- Requested by Chairs of House Health and Government Operations and Senate Finance committees
- Comprised of General Assembly members, hospital leaders, providers, allied health stakeholders, and public advocates
- Convened July 2023 – January 2024
- Tasked with analyzing:
  - Health care workforce
  - Health system capacity
  - Post-acute care options
  - Changes in acuity over time in hospitalizations and ED visits

EMERGENCY DEPARTMENT DRAMATIC IMPROVEMENT EFFORT (EDDIE)

- EDDIE is an HSCRC quality improvement initiative that began in June 2023 with two components:

Quality Improvement

- Rapid cycle QI initiatives to meet hospital set goals related to ED throughput/length of stay
- Learning collaborative
- Convened by MHA

Commission Reporting

- Public reporting of monthly data
- Led by HSCRC and MIEMSS

MARYLAND ED WAIT TIME REDUCTION COMMISSION

- House Bill 1143 (2024) established the Maryland Emergency Department Wait Time Reduction Commission
- The Commission will develop strategies and initiatives to address factors throughout the health care system that contribute to increased emergency department wait times
- The Commission includes diverse representation including MDH, MIEMSS, MHA, hospital administrators and clinical experts, policy advocates, and behavioral health professionals
- Link to Commission website here

JOHNS HOPKINS
HOWARD COUNTY MEDICAL CENTER

HOWARD COUNTY MEDICAL CENTER

- Founded in 1973
- Member of Johns Hopkins Medicine
- Specializes in women & children's services, surgery, cardiology, oncology, orthopedics, gerontology, psychiatry, emergency services, and community health education
- 232 Licensed beds
- Patient Care Provided (FY 2023)
  - 75k emergency room visits
  - 28k outpatient services
  - 20k patients admitted or observed
  - 8k surgeries
  - 2.5k babies delivered

HOWARD COUNTY MEDICAL CENTER



Streamlining the discharge process for patients who have completed treatment by opening a discharge lounge



Added additional outpatient capacity

Behavioral Health Unit opening in December will increase beds available for this service from 6 to 24

Planning for new observation unit for patients who need short-term treatment or are still under evaluation

QUESTIONS?

Adequate Public Facilities Ordinance Taskforce

Meeting #6
November 13, 2024

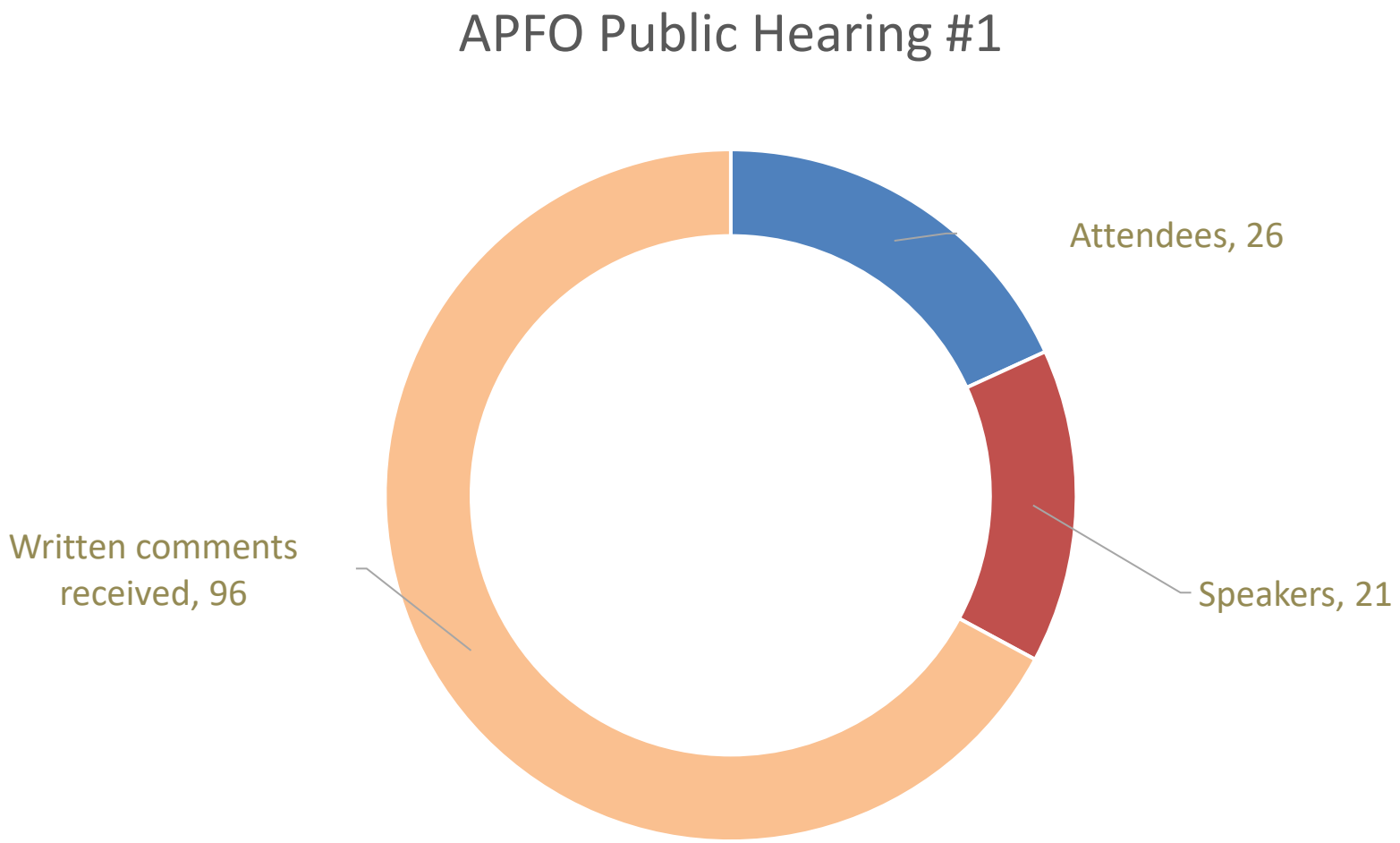


Agenda

- Call to Order/Welcome (10 min)
  - Establishment of a Quorum
  - Review and Approval of Agenda
  - Review and Approval of Minutes
- Recap of Public Hearing (60 min)
- Additional future topics or research (30 min)
- 2025 Calendar Discussion (30 min)
- Discussion
- Questions
- Adjourn

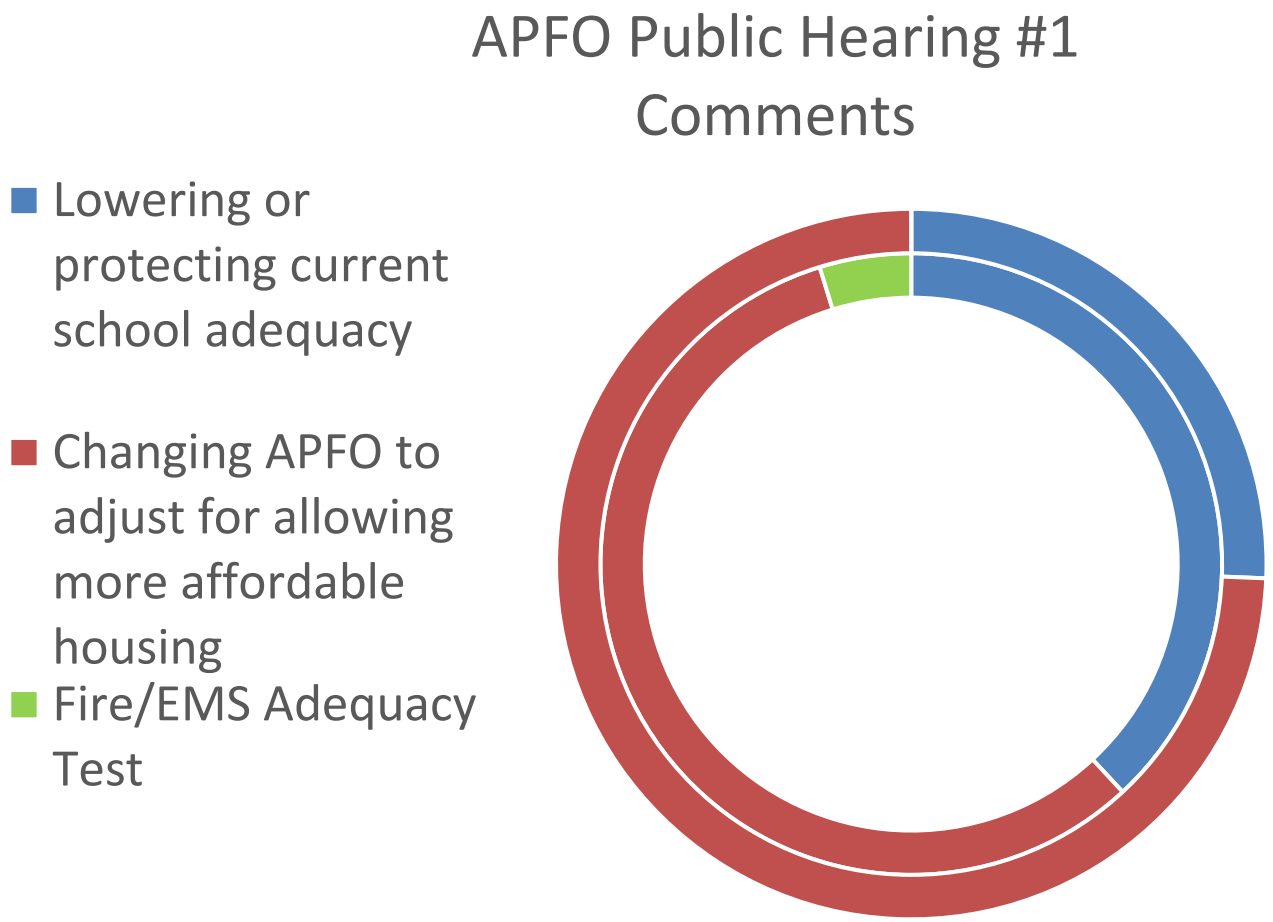
- Next Meeting- November 20, 2024

Recap of Public Hearing



Howard County
Department of Planning & Zoning

Recap of Public Hearing



Howard County
Department of Planning & Zoning

Review Public Hearing Testimony

- Housing Comments
- Schools Comments
- Fire/EMS Comments

Howard County
Department of Planning & Zoning

Future Topics

- What other jurisdictions are doing- Presentation from Montgomery County
- Recommendations from the Affordable Housing Task Force
- State Rate Capacity and State School Funding
- Excise Taxes and Impact Fees
- Builder fees across MD jurisdictions
- APFO wait times and things that are measured across other jurisdictions
  - AA, Baltimore, Frederick, PG and MoCo

- Other Considerations

Howard County
Department of Planning & Zoning

2025 Calendar

- Are Wednesdays still good?
- Is the 6-8:30pm still a good time slot?
- Is every 2 weeks still agreeable?

- Tentative Dates:
  - January 8 & 22
  - February 5 & 19
  - March 12 & 26
  - April 3 & 17 (Public Hearing #2)

Howard County
Department of Planning & Zoning

Questions

- Any additional questions or discussion?

- Next Meeting- November 20, 2024

Howard County
Department of Planning & Zoning

Affordable Housing Working Group APFO Recommendations

November 20, 2024

Howard County
Department of Planning & Zoning

Overall Scope of Work

As described in HoCo by Design in the Dynamic Neighborhoods and Managing Growth Chapters:

DN-6 Action 4: ...evaluate the feasibility of a targeted incentive program for affordable and accessible housing, including:

a. The creation of a definition of affordable and accessible housing, including physical factors such as unit type, size, or physical accessibility design criteria; and/or income factors through tools such as deed restrictions.

b. A zoning overlay targeting locations for affordable and accessible housing where there is limited existing supply of affordable and accessible units.

c. Incentives related to development, such as density bonuses or relief to setback or other development standards.

d. Incentives related to the development process, such as the creation of a specific housing allocation pool for affordable and/or accessible units, exemptions from school requirements in the Adequate Public Facilities Ordinance, allowing affordable housing allocations to roll over from year to year, releasing allocations from their requirement to be either for ownership or rental after three years, or other means of reducing other regulatory barriers.

e. Incentives related to homeownership opportunities.

MG-1 Action 1 (g): ... evaluate and recommend goals and criteria for the targeted incentive program for affordable and accessible housing and the Affordable Housing set aside in the APFO Allocations Chart.

Workgroup Members

The Workgroup Consisted of 13 Appointed members by the County Executive and County Council

County Executive Appointments:

- Ned Howe
- Timothy J. Goetzinger
- Justin Kennell
- Grace Morris
- Jacquline West-Spencer

County Council Appointments:

- Cedric Brown
- Tom Evans
- Paul Revelle
- Taneeka Richardson, MPH
- Kathryn Valentine

Non-Voting Members:

- Kelly Cimino
- Peter Engel

Timeline and Meeting Schedule

Kickoff Meeting - July 15, 2024

Meeting # 1 – September 30, 2024: Data and Findings of Past Planning Efforts

- Defining what Affordable and Accessible housing means in HoCo
  - Income and Household Size
  - Programs, Housing Typologies, and Physical Features

Meeting #2 – October 21, 2024:

- Strategies for increasing production of affordable units – lessons learned from work of group members
- Development Incentives and realistic industry solution for utilization of affordable housing set aside

Timeline and Meeting Schedule

Meeting #3 – November 4, 2024

- Review findings and discussion points thus far
- Incentives related to homeownership opportunities.
- Goals and criteria for establishing an incentive program in Howard County

Meeting #4 – November 18, 2024

- Finalization of APFO recommendations

Final Recommendations

Howard County
Department of Planning & Zoning

APFO Recommendations:

Theme 1:

Recommendations for Overall Unmet Demand for Housing (Limited Supply of Housing)

Themes/Challenges	Tools/Ideas
Theme 1: Overall Unmet Demand for Housing (Limited Supply of Housing)	
There is an unmet demand for housing at most income levels, causing competing demand for housing between different income brackets and further reducing the availability for housing affordable to those making 60-120% of AMI in the county. Increasing the supply of housing overall would help to reduce market pressure and competing demands, thereby providing more opportunities for workforce housing.	1. Provide options for affordable housing throughout the county, rather than only providing zoning incentives in specific locations. 2. Expand the types of housing allowed throughout the county, including manufactured and modular homes. 3. Allow increased density or housing types in the rural west. 4. Develop tools to encourage smaller affordable home types in the rural west through age restricted adult housing and changes to zoning requirements.

APFO Recommendations:

Theme 2:

Recommendations for a Lengthy Development Process

Themes/Challenges	Tools/Ideas
Theme 2: Lengthy Development Process	
The development review process in Howard County has significantly lengthened in recent years, taking up to 5 years for projects. This is due to factors such as multiple iterations of site planning, APFO challenges, and school waiting bins. The addition of ECP and DAP, while beneficial, has also contributed to the extended timeline. Development process lack predictability. Additional time required for development contributes to higher prices for housing units.	1. Develop a floating zone whereby increased density and other incentives are provided by-right, given certain criteria are met in the development proposal. 2. Expand the amount and types of development allowed by right (without discretionary review or approvals) 3. Reduce the number of iterations required for site planning or streamlining the approval process for certain types of projects. 4. Implement a fast-track development review process for affordable housing projects that meet specific criteria. **5. <u>Adjust the timing of the APFO waiting bins.</u>** 6. Remove ARAH from conditional use requirements (similar to POR zone) .

APFO Recommendations:

Theme 2 Continued...

Recommendations for a Lengthy Development Process

Themes/Challenges	Tools/Ideas
Theme 2: Lengthy Development Process	
The development review process in Howard County has significantly lengthened in recent years, taking up to 5 years for projects. This is due to factors such as multiple iterations of site planning, APFO challenges, and school waiting bins. The addition of ECP and DAP, while beneficial, has also contributed to the extended timeline. Development process lack predictability. Additional time required for development contributes to higher prices for housing units.	7. Reduce the road classification requirement for Age Restricted Adult Housing. 8. Develop a pattern book or design guidelines with pre-approved designs for missing middle housing types that account for more affordable building materials. **9. Exempt smaller unit sizes from the APFO schools test, given the reduced student yield.** **10. Remove the APFO Allocations chart to reduce potential hurdles for development.**

APFO Recommendations:

Theme 2 Continued...

Recommendations for a Lengthy Development Process

Themes/Challenges	Tools/Ideas
Theme 2: Lengthy Development Process	
The development review process in Howard County has significantly lengthened in recent years, taking up to 5 years for projects. This is due to factors such as multiple iterations of site planning, APFO challenges, and school waiting bins. The addition of ECP and DAP, while beneficial, has also contributed to the extended timeline. Development process lack predictability. Additional time required for development contributes to higher prices for housing units.	11. Provide expedited and simpler review, in combination with form-based codes, pattern books, and clear guidelines, to smaller and minority owned developers to simplify the development process and encourage greater innovation around affordable housing development. **12. <u>Continue to exempt Accessory Dwelling Units from APFO criteria. Ensure detached Accessory Dwelling Units are also exempt from APFO criteria.</u>** 13. Provide expedited review processes or other incentives for projects that provide more than the required percentage of MIHUs.

APFO Recommendations:

Theme 2 Continued…

Recommendations for a Lengthy Development Process

Themes/Challenges	Tools/Ideas
Theme 2: Lengthy Development Process	
The development review process in Howard County has significantly lengthened in recent years, taking up to 5 years for projects. This is due to factors such as multiple iterations of site planning, APFO challenges, and school waiting bins. The addition of ECP and DAP, while beneficial, has also contributed to the extended timeline. Development process lack predictability. Additional time required for development contributes to higher prices for housing units.	14. Allow Environmental Concept Plans and Sketch Plans to be reviewed simultaneously. 15. Streamline the Village Center redevelopment process. 16. Clarify and streamline the development process for the New Town zoning district. **17. Exempt Affordable Housing, Accessible Housing, and Minor Subdivisions from APFO school adequacy requirements.** **18. Adjust school capacity requirements to revert to the 2018 adequacy standards.**

APFO Recommendations: 

Theme 3:

Recommendations for Development Cost and Land Availability

Themes/Challenges	Tools/Ideas
Theme 3: Development Costs and Land Availability	
The high cost of development and limited availability of affordable land are major barriers to affordable housing development. The land that is left for development is often more difficult to build on, further increasing costs and challenges. Limited land supply, combined with limited areas available for smaller scale housing types, has led to concentration of affordable housing in certain areas of the county, particularly in the eastern portion of the county.	1. Implement strategies such as government land acquisition and disposition. 2. Implement a right of first refusal policy that prioritizes purchase of county owned land for affordable housing development 3. Provide government owned land for subsidized affordable housing development, subsidized through both land cost and downpayment assistance. 4. Develop partnerships with non-profit organizations, or the creation of land trusts (Baltimore City model). **5. <u>Offer incentives to developers, such as reduced permitting fees or no APFO requirements.</u>** 

APFO Recommendations:

Theme 3 Continued...

Recommendations for Development Cost and Land Availability

Themes/Challenges	Tools/Ideas
Theme 3: Development Costs and Land Availability	
The high cost of development and limited availability of affordable land are major barriers to affordable housing development. The land that is left for development is often more difficult to build on, further increasing costs and challenges. Limited land supply, combined with limited areas available for smaller scale housing types, has led to concentration of affordable housing in certain areas of the county, particularly in the eastern portion of the county.	**6.** **Review traffic count changes since the pandemic. If telecommuting and hybrid work practices have reduced traffic counts as compared to prior to the pandemic, explore amending the roads test to match the lower traffic volumes seen given the rise in remote work.** 7. Provide incentives throughout the county, rather than in targeted locations, to avoid concentration of affordable housing. 8. Implement a shot clock, or maximum length of review time before independent review of projects are permitted.

APFO Recommendations:

Theme 4:

Recommendations for Unmet Demand for Low-Income Housing

Themes/Challenges	Tools/Ideas
Theme 4: Unmet Demand for Low-Income Housing	
Current affordable housing programs are not providing housing needed for low-income individuals. Inclusionary housing programs are primarily only working for households with moderate incomes due to Howard County's higher AMI when compared to the rest of the State.	1. Lower the 80% AMI requirement or refining income categories to better address the needs of low-income residents. 2. Amend zoning regulations to allow for greater density in areas with existing affordable housing, or require higher MIHU percentages, while ensuring that displacement is mitigated. Build program off potential pilot projects. o Assess methods to encourage affordable housing in the New Town (NT) zoning district without displace the existing naturally occurring affordable housing. 3. Implement density bonuses for MIHU provisions beyond the required amount.

APFO Recommendations:

Theme 4 Continued...

Recommendations for Unmet Demand for Low-Income Housing

Themes/Challenges	Tools/Ideas
Theme 4: Unmet Demand for Low-Income Housing	
Current affordable housing programs are not providing housing needed for low-income individuals. Inclusionary housing programs are primarily only working for households with moderate incomes due to Howard County's higher AMI when compared to the rest of the State.	4. Implement programs that provide a sliding scale requirement for housing that meets different AMI brackets, such as 15% of units at 50% AMI rather than 20% of units at 60% AMI 5. In activity centers, implement full spectrum housing programs to ensure housing is developed for a greater range of AMI brackets, similar to the program implemented in Downtown Columbia. 6. Ensure income brackets used for affordable for-sale housing consider the costs of home maintenance in addition to purchase price. 7. Establish clear, predictable processes for subsidy and incentive programs.

APFO Recommendations:

Theme 4 Continued…

Recommendations for Unmet Demand for Low-Income Housing

Themes/Challenges	Tools/Ideas
Theme 4: Unmet Demand for Low-Income Housing	
Current affordable housing programs are not providing housing needed for low-income individuals. Inclusionary housing programs are primarily only working for households with moderate incomes due to Howard County's higher AMI when compared to the rest of the State.	8. Incentivize nonprofit and/or faith-based developments through the expansion of the R-SI (Residential: Senior – Institutional) district or change faith-based housing from a conditional use to a permitted use in the zoning regulations. 9. Expand the radius for nonprofit and faith-based housing programs near rail stations beyond .75 miles. 10. Combine expansion of development and process incentives; financing; and programs and partnerships with covenant restrictions on AMI to ensure incentives lead to real affordable housing opportunities.

APFO Recommendations:

Theme 5:

Recommendations for Public Perception

Themes/Challenges	Tools/Ideas
Theme 5: Public Perception	
Negative public perception of affordable housing, often fueled by NIMBY attitudes, can hinder development efforts. This can manifest in opposition to zoning changes, increased density, or proximity to public transit.	1. Engage in community outreach and education programs to raise awareness about the benefits of affordable housing and dispel misconceptions. 2. Examine the relationship between low-income families in Howard County and their reliance on public transit. Consider whether there is a need to locate affordable housing closer to transit for low-income families when living in a car-dependent area. 3. Develop design guidelines for missing middle homes specific to neighborhood types or locations to set expectations and ensure neighborhood compatibility

APFO Recommendations:

Theme 6:

Recommendations for Lack of Financial Resources

Themes/Challenges	Tools/Ideas
Theme 6: Lack of Financial Resources	
Insufficient funding at the state, local, and federal levels limits the ability to support affordable housing development. This includes limited housing trust fund dollars and unpredictable financing mechanisms.	**1. <u>Advocate for increased government funding for affordable housing, including APFO related infrastructure financing programs.</u>** 2. Explore public-private partnerships. 3. Develop innovative financing mechanisms (Maryland Mortgage Program) 4. Develop revolving bond fund financing, similar to programs in Montgomery County, operated by both the county and nonprofit groups. 5. Adjust transfer taxes and/or recordation fees based on value of property, whereby fees are lower for lower value properties and higher for higher value properties.

APFO Recommendations:

Theme 7:

Recommendations for Accessibility and Inclusion for Elderly and Disabled

Themes/Challenges	Tools/Ideas
Theme 7: Accessibility and Inclusion for Elderly and Disabled	
Ensuring that affordable housing units are accessible to people with disabilities, including those with mental impairments, is a challenge that requires careful planning and design. This includes factors such as "visitability" requirements, unit size, and accessibility features.	1. Update building codes and zoning regulations to require accessibility features in all new affordable housing developments. 2. Encourage more age restricted townhome and condo developments. 3. Change major collector requirement for age restricted housing. **4. Exempt accessible units from APFO requirements.** 5. Create a separate percentage requirement for housing for persons with disabilities, in addition to affordable housing.

Affordable Housing Work Group Representative

Howard County
Department of Planning & Zoning

APFO Recommendations (All Themes)

1. Adjust the timing of the APFO waiting bins.
2. Exempt smaller unit sizes from the APFO schools test, given the reduced student yield.
3. Remove the APFO Allocations chart to reduce potential hurdles for development.
4. Continue to exempt Accessory Dwelling Units from APFO criteria. Ensure detached Accessory Dwelling Units are also exempt from APFO criteria.
5. Exempt Affordable Housing, Accessible Housing, and Minor Subdivisions from APFO school adequacy requirements.
6. Adjust school capacity requirements to revert to the 2018 adequacy standards.
7. Offer incentives to developers, such as reduced permitting fees or no APFO requirements.
8. Review traffic count changes since the pandemic. If telecommuting and hybrid work practices have reduced traffic counts as compared to prior to the pandemic, explore amending the roads test to match the lower traffic volumes seen given the rise in remote work.
9. Advocate for increased government funding for affordable housing, including APFO related infrastructure financing programs.
10. Exempt accessible units from APFO requirements.

AHWG Next Steps

- **Prepare all matrix recommendations to forward to the APFO committee, the County Executive and County Council per the Executive order by December deadline.**
- **When the APFO recommendations are being discussed by the APFO committee the AHWG members will be available to respond to questions or review materials sent from the APFO committee to the AHWG.**
- **Will be available to support the APFO committee on actions that further the AHWG recommendations at Council meetings.**
- **The AHWG is active until October of 2025.**



Montgomery Planning

2024 Growth and Infrastructure Policy

Howard County APFO Committee

Overview

- Montgomery Planning initiates an update of the County's Growth and Infrastructure Policy (GIP) every 4 years
- County Code directs the Planning Board to transmit a draft of the GIP to the County Council by **August 1**, and for the County Council to adopt the policy by **November 15**
- New policy adopted on **November 12, 2024**, and goes into effect on **January 1, 2025**

What is the Growth and Infrastructure Policy?

- The **Growth and Infrastructure Policy (GIP)** directs the Planning Board's administration of adequate public facility requirements

- The County's **Adequate Public Facilities (APF)** requirement states:

    - *"The [Planning] Board may only approve a preliminary plan when it finds that public facilities will be **adequate** to support and service the subdivision."*

Policy Reflects County's Growth Context and Goals

- When the growth policy was initially adopted, much of the land in the County was undeveloped and the focus was on expanding our infrastructure to accommodate growth.
- Today were working within the existing footprint to make our infrastructure work better for everyone.



County Priorities

- Racial Equity and Social Justice
- Economic Competitiveness
- Environmental Resilience
- Compact Growth
- Housing for All
- Safety
- Good Governance



How Does the Policy Work?

How Does the GIP Work?

- Guides the assessment of the adequacy of public facilities during the regulatory or development review process
- Sets the standards for adequacy, criteria for evaluation, and requirements for mitigation
- Making an adequacy determination involves both predicting future demand from private development ***and*** assessing the condition of existing public infrastructure

Implementation Guidelines

- The Council-adopted GIP establishes the broad rules for defining adequacy
- The GIP is then implemented through subject-specific guidelines approved by the Planning Board:
  - Local Area Transportation Review (LATR) Guidelines
  - Annual School Test Guidelines

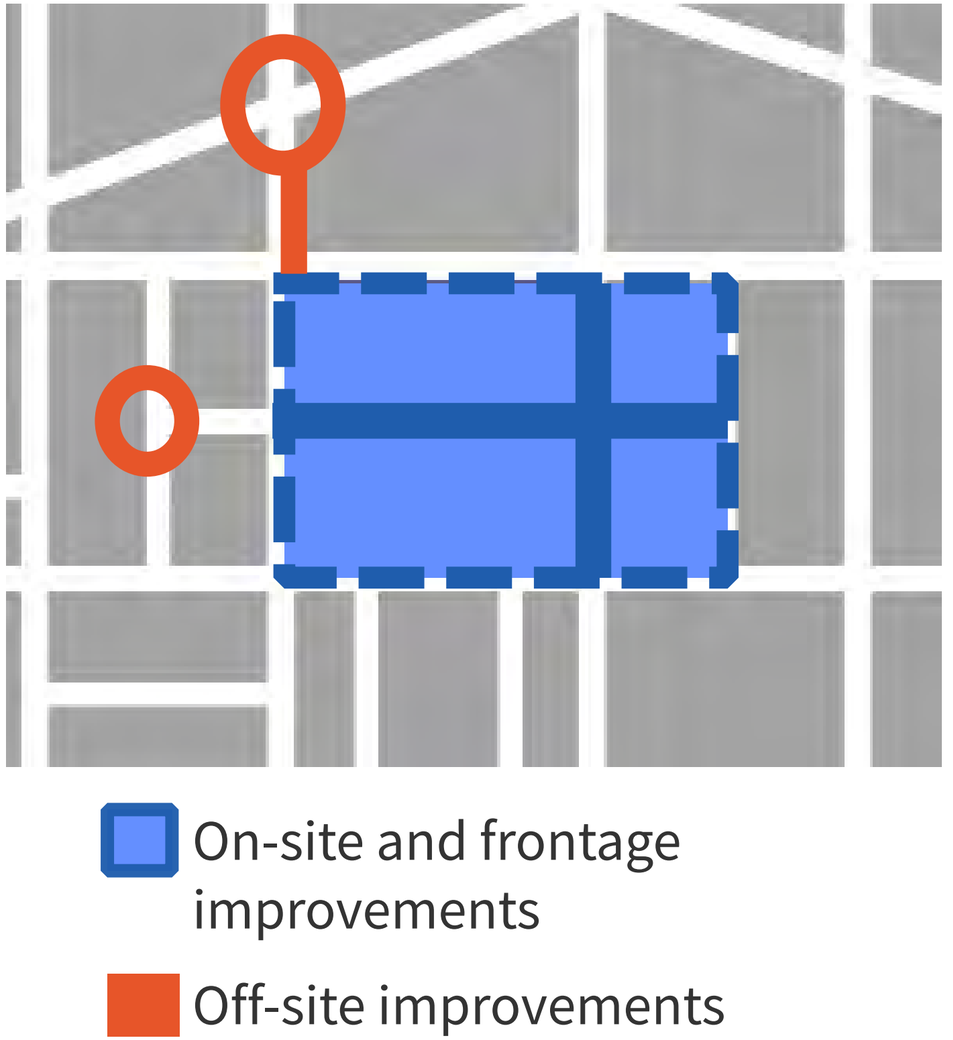




Transportation Element

Off-Site Improvements

- Only addresses off-site transportation facilities.
- Applicants evaluate conditions, identify deficiencies, and develop list of mitigations.



Recent Changes

2016

- Introduced pedestrian and bicycle adequacy tests

2020

- Eliminated motor vehicle system adequacy test in Red Policy Areas, the county's urban, transit-oriented areas
- Strengthened pedestrian and bicycle adequacy tests

2022

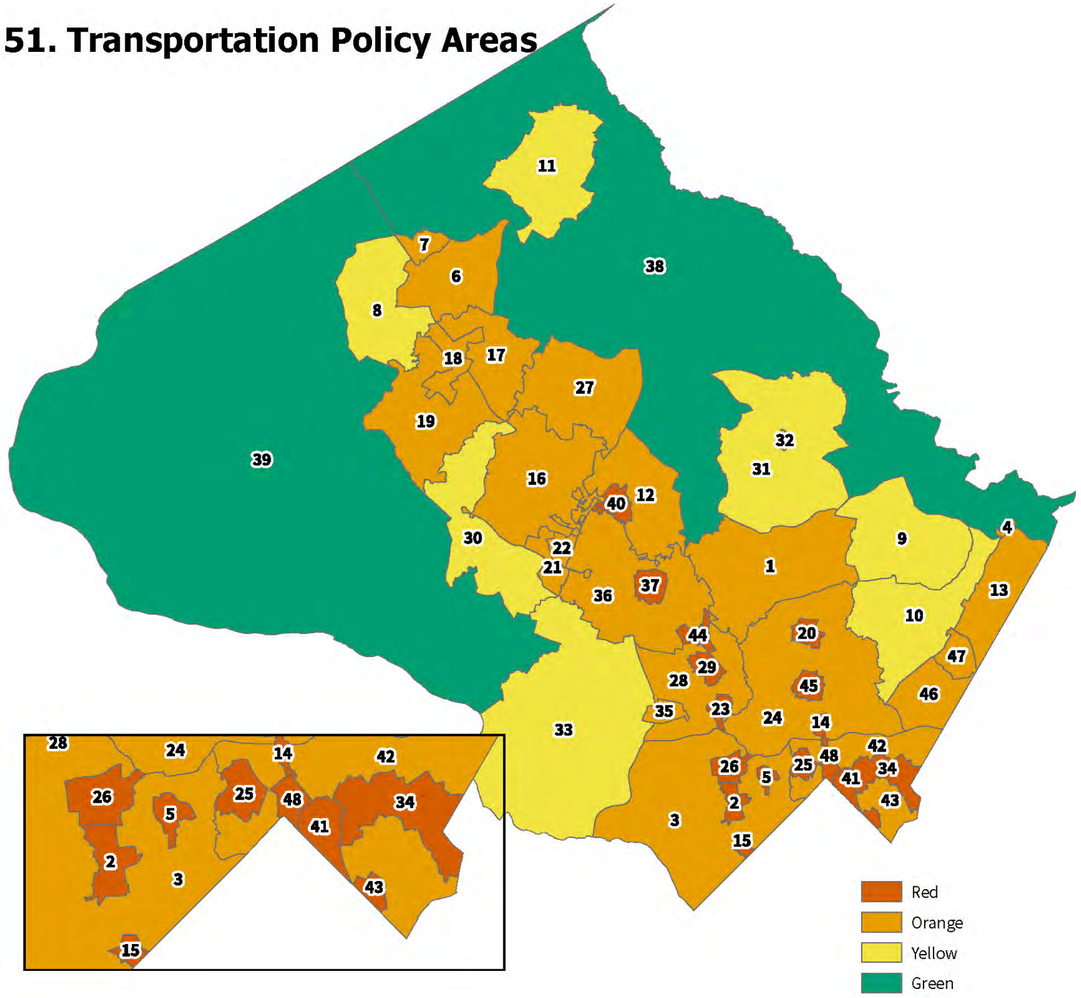
- Introduced the proportionality guide to limit amount of non-motorized mitigation

2024

- Exempted Orange Policy Area downtowns from motor vehicle adequacy
- Transportation test exemptions for bioscience, small daycares, deeply affordable housing

Transportation Policy Areas

- **Red**: Metro station policy areas and Purple Line station policy areas
- **Orange**: Corridor-Focused Growth Areas
- **Yellow**: Lower-density residential neighborhoods with community serving commercial areas
- **Green**: Agricultural Reserve and Country areas



Non-Motor Vehicle Adequacy

Net New Peak-Hour Weekday Motor Vehicle Trips	ADA Compliance	Pedestrian Level of Comfort	Illuminance	Bicycle Level of Traffic Stress	Bus Transit
30–64*	125’	250’	250’	400’	500’
65–124	200’	400’	400’	750'	1000’
125–224	250’	500’	500’	900'	1300’
225 or more	300’	600’	600’	1000'	1500’

* Minimum for daycares is 50 trips.

Motor Vehicle Adequacy

- Applies to Orange, Yellow and Green Policy Areas, excluding planned downtowns
- Intersection Level of Service standards
  - Orange Policy areas: Highway Capacity Manual
  - Yellow Policy areas: Critical Lane Volume
  - Green Policy areas: Critical Lane Volume
- Defines minimum number of intersections in each direction to be evaluated
- Improvements not required if they degrade safety

Mitigating Inadequacies

- Pedestrian, bicycle, and bus transit deficiencies are prioritized.
- Reduce vehicular demand or through traffic operational changes, unless the mitigation would reduce safety.
- Required mitigation is limited by Proportionality Guide to ensure requirements are proportional to the size of the project.
- Mitigation typically involves constructing or installing transportation infrastructure.

Case Study

Wisteria Business Park - LIDL Germantown

- 30,000-square-foot LIDL grocery store, replacing an office.
- Preliminary Plan and Site Plans approved by the Planning Board in July 2022



Case Study: Wisteria Business Park - LIDL Germantown

Policy area and trip generation dictate

- Applicable adequacy tests
- Geographic scope of study area
- Maximum length of improvements
- Standards for adequacy



Policy Area
Orange

Trip Generation
136 /417 (AM/PM)

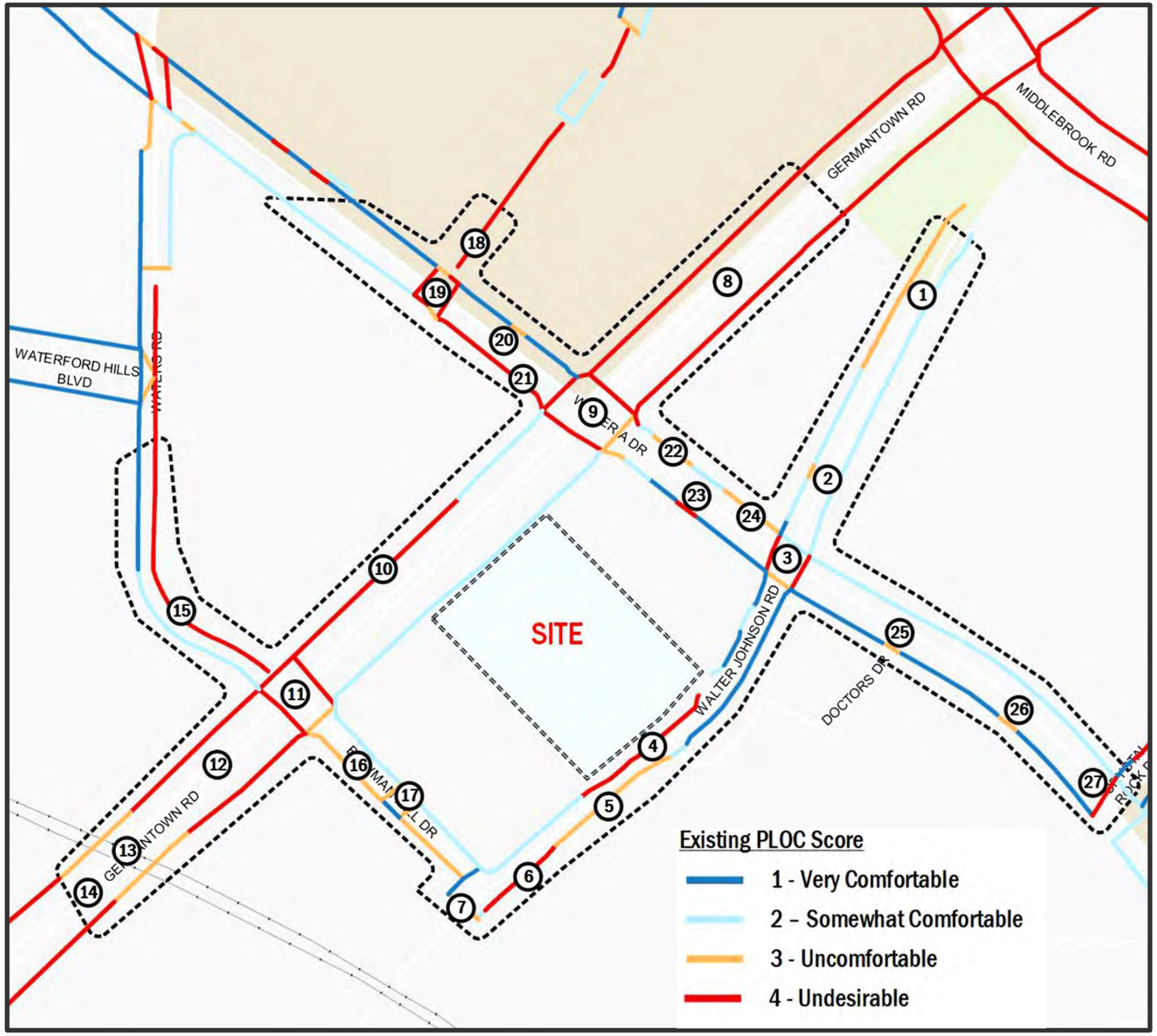
Pedestrian Adequacy

- **Pedestrian Level of Comfort (PLOC)**

  5,195 linear feet not to standard (PLOC-2 or better)

- **Illuminance**

- **ADA Compliance**



Pedestrian Adequacy

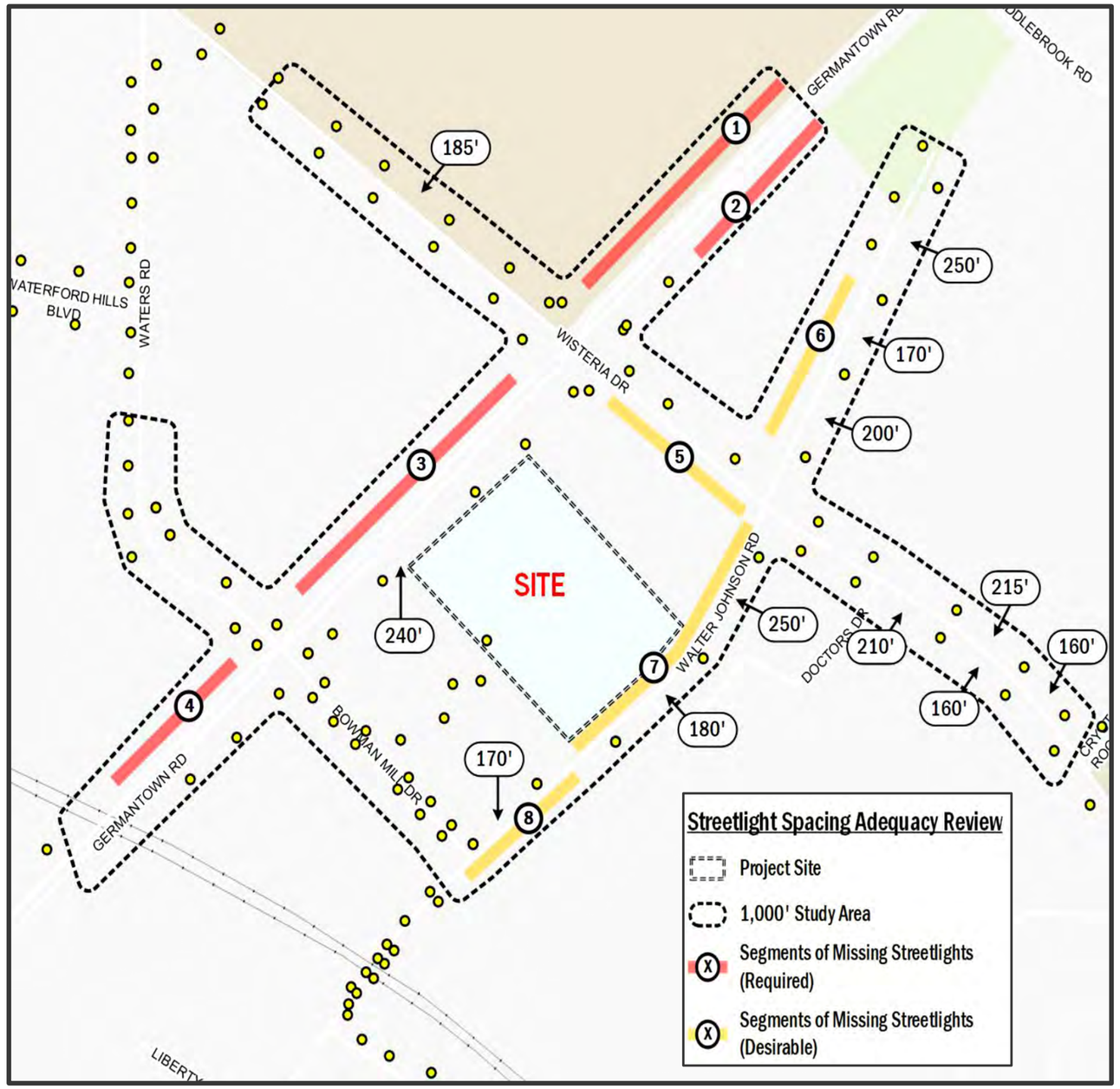
- **Pedestrian Level of Comfort (PLOC)**

  5,195 linear feet not to standard (PLOC-2 or better)

- **Illuminance**

  3,900 linear feet not to streetlight standard

- **ADA Compliance**



Pedestrian Adequacy

- **Pedestrian Level of Comfort (PLOC)**

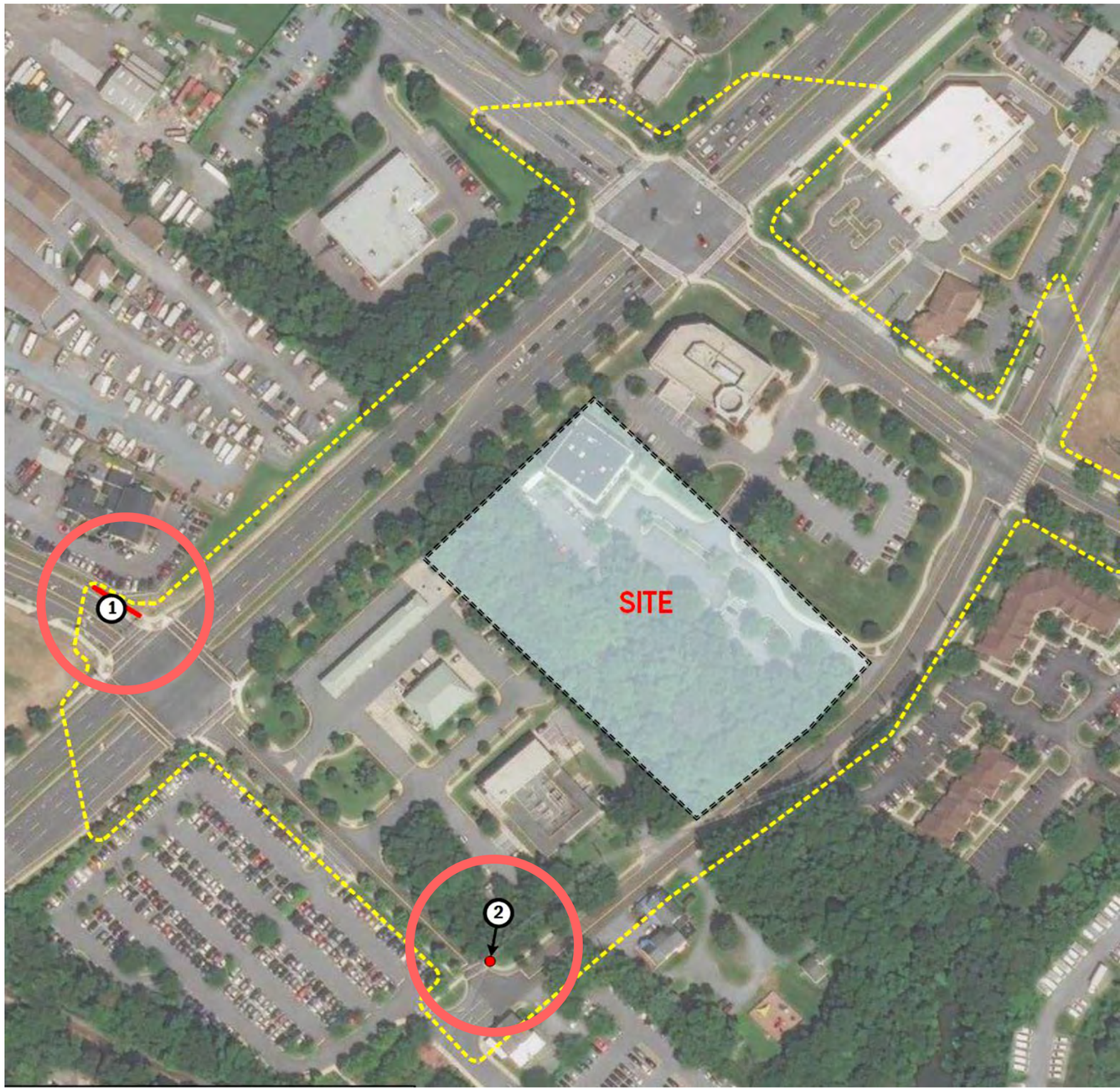
  5,195 linear feet not to standard (PLOC-2 or better)

- **Illuminance**

  3,900 linear feet not to streetlight standard

- **ADA Compliance**

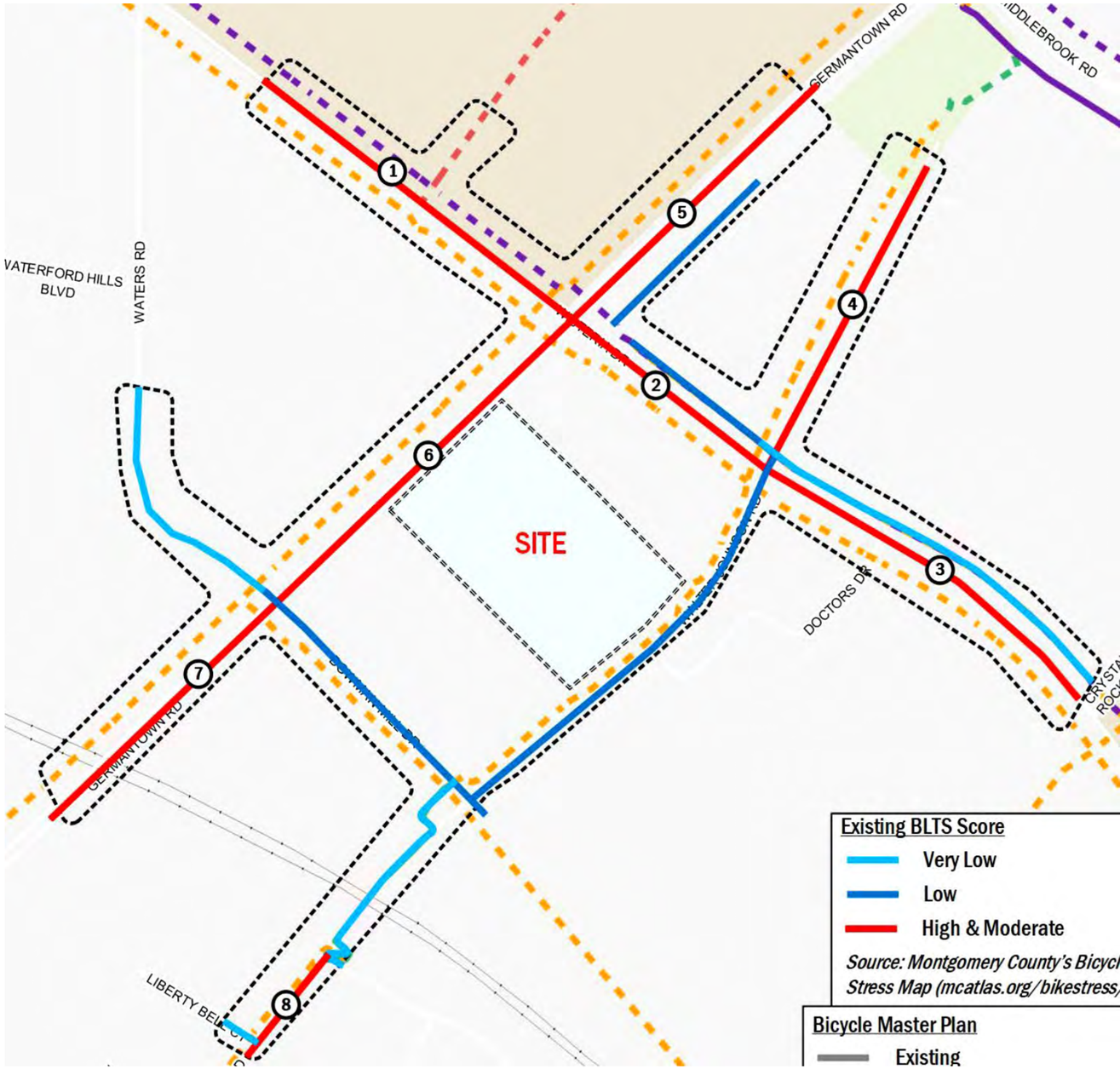
  80 feet of missing sidewalk, 1 curb ramp



Bicycle Adequacy Test

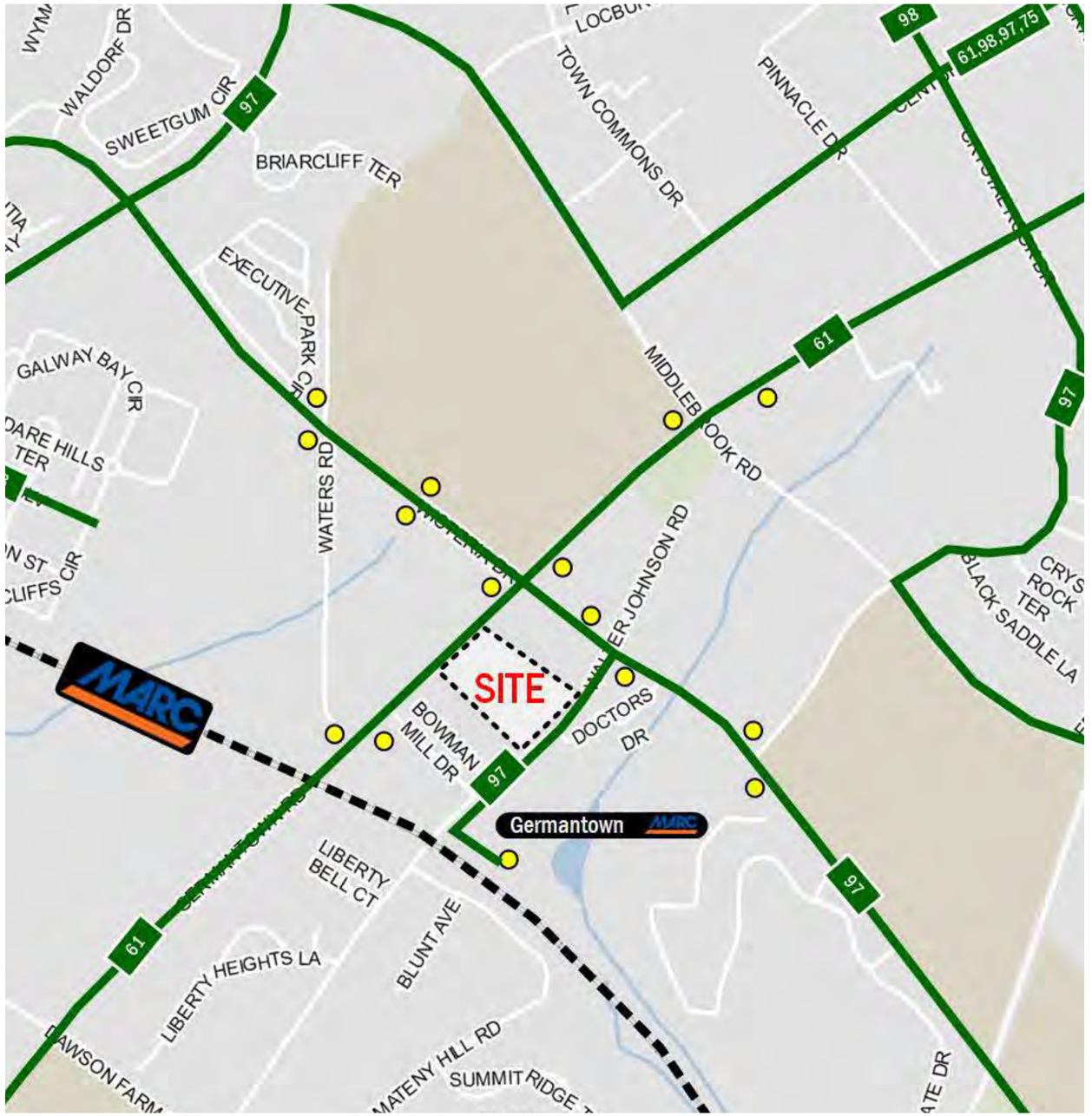
- **Bicycle Level of Traffic Stress (BLTS)**

  1,965 linear feet do not meet adequacy
  (BLTS-2 or better)



Bus Transit

- One bus shelter lacking

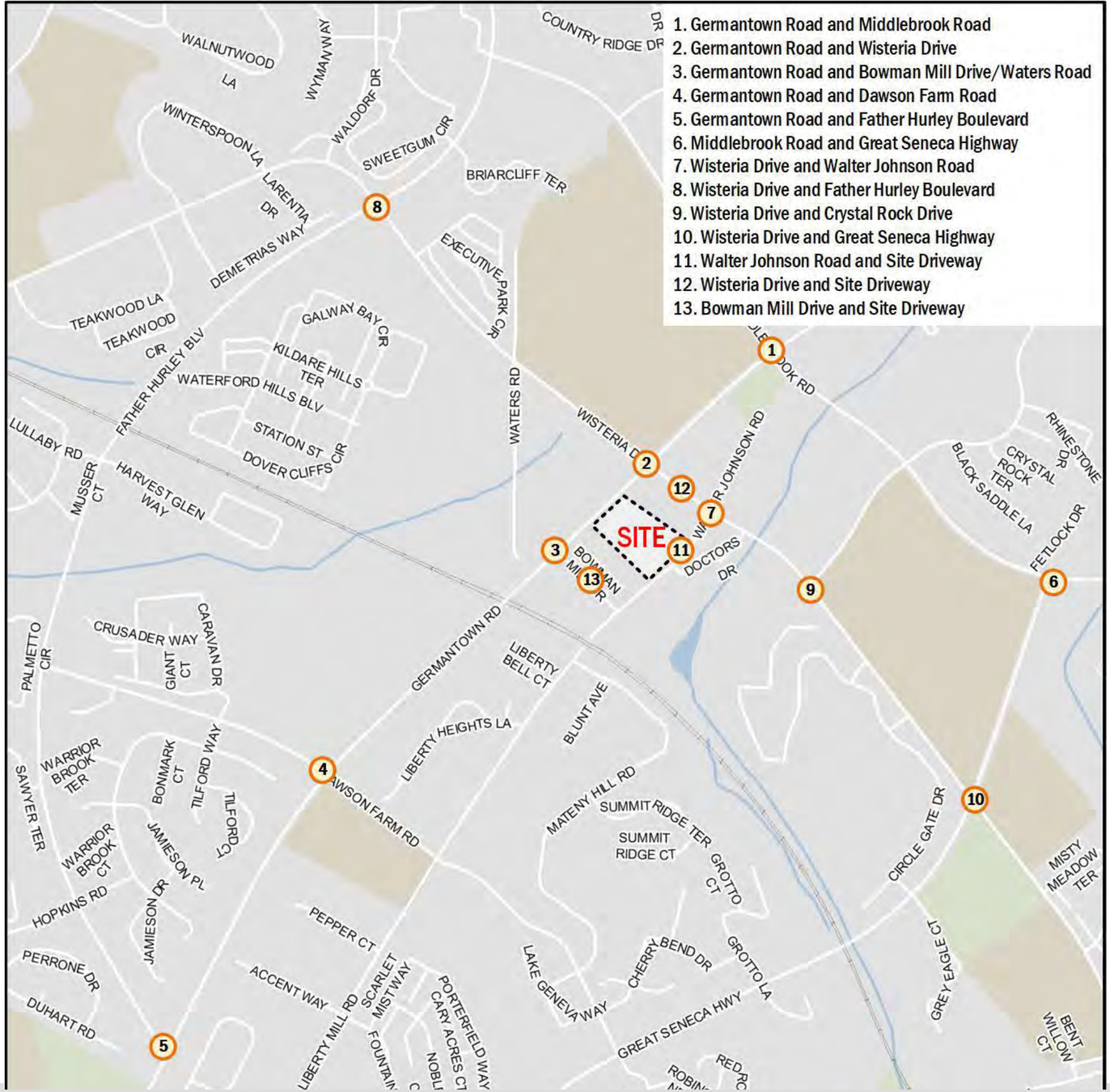


Motor Vehicle Tests

- Established study area
- Studied thirteen intersections
- Used the Highway Capacity Manual (HCM) Methodology

- **All intersections will operate under the congestion limit.**

Motor vehicle adequacy met without improvements

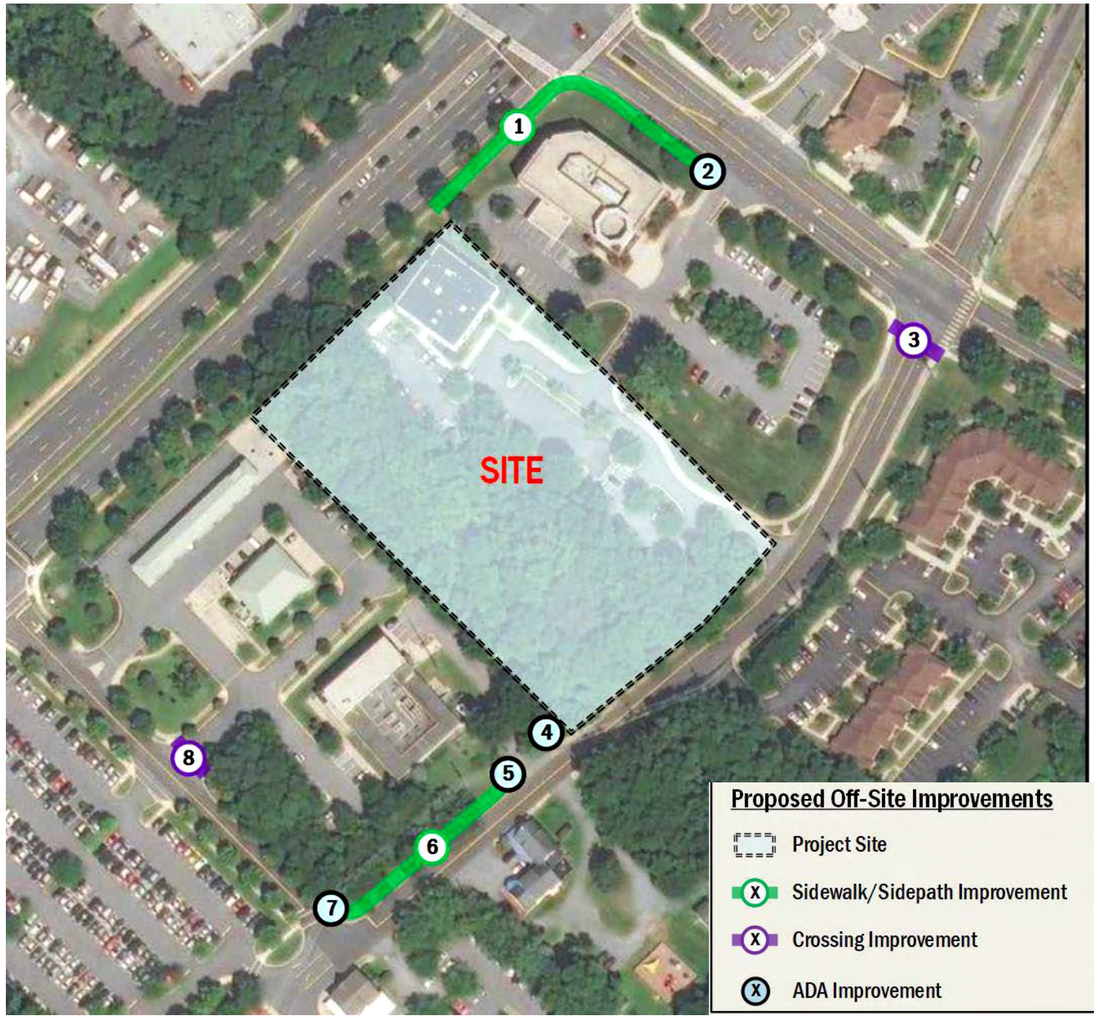


Proportionality Guide

- Ensures that required off-site transportation improvements are reasonable as they relate to a project's impact.
- Provides a procedure for calculating a recommended maximum cost of improvements that a development applicant must construct or fund to address deficiencies identified in pedestrian, bicycle, and bus transit system adequacy tests only.
- Proportionality Guide: $123,375

Prioritized Mitigation: Off-Site Improvements

- 8-foot wide sidepath along the Walter Johnson Road
  10-foot wide sidepath of Wisteria Drive
- 10-foot wide sidepath along Germantown Road
- 10 ft-wide bikeable crossing of Walter Johnson Road at the western leg of the Walter Johnson Road / Wisteria Drive intersection



Transportation Outcomes

18 plans with LATR mitigation conditions

June 2021–July 2024

Off-site mitigation totals (conditioned):

- $7.13 M in constructed improvements
- $3.14 M in payments



8,220 feet of Sidepaths & Sidewalks
3,800 feet of Protected Bike Lanes
5 Streetlights



6 Crosswalks
31 Curb Ramps
3 Protected Intersections



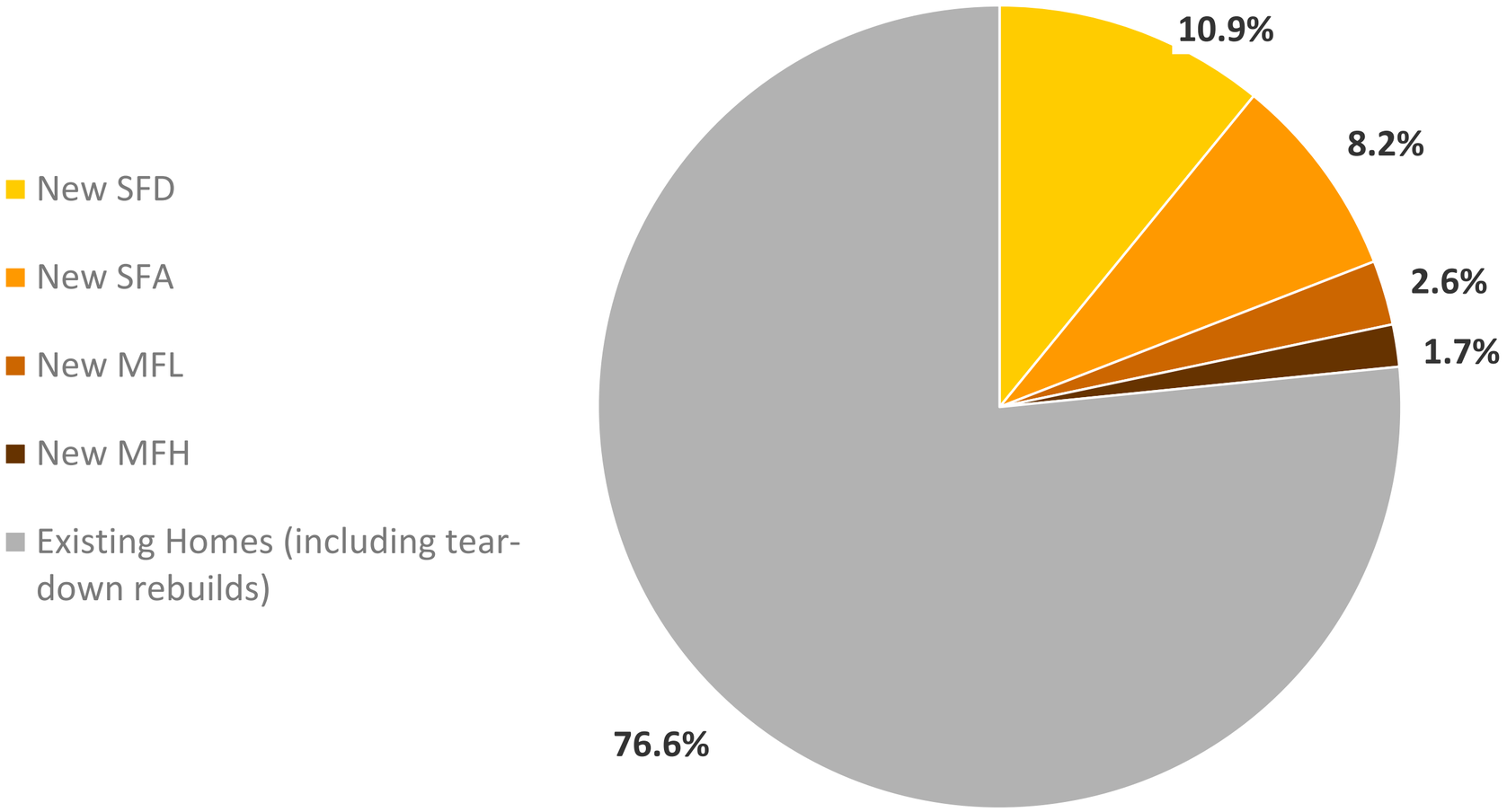
5 Bus Shelters



3 Traffic Signals
1 Turn Lane

Schools Element

Share of Enrollment Growth from New Development



2010 – 2015

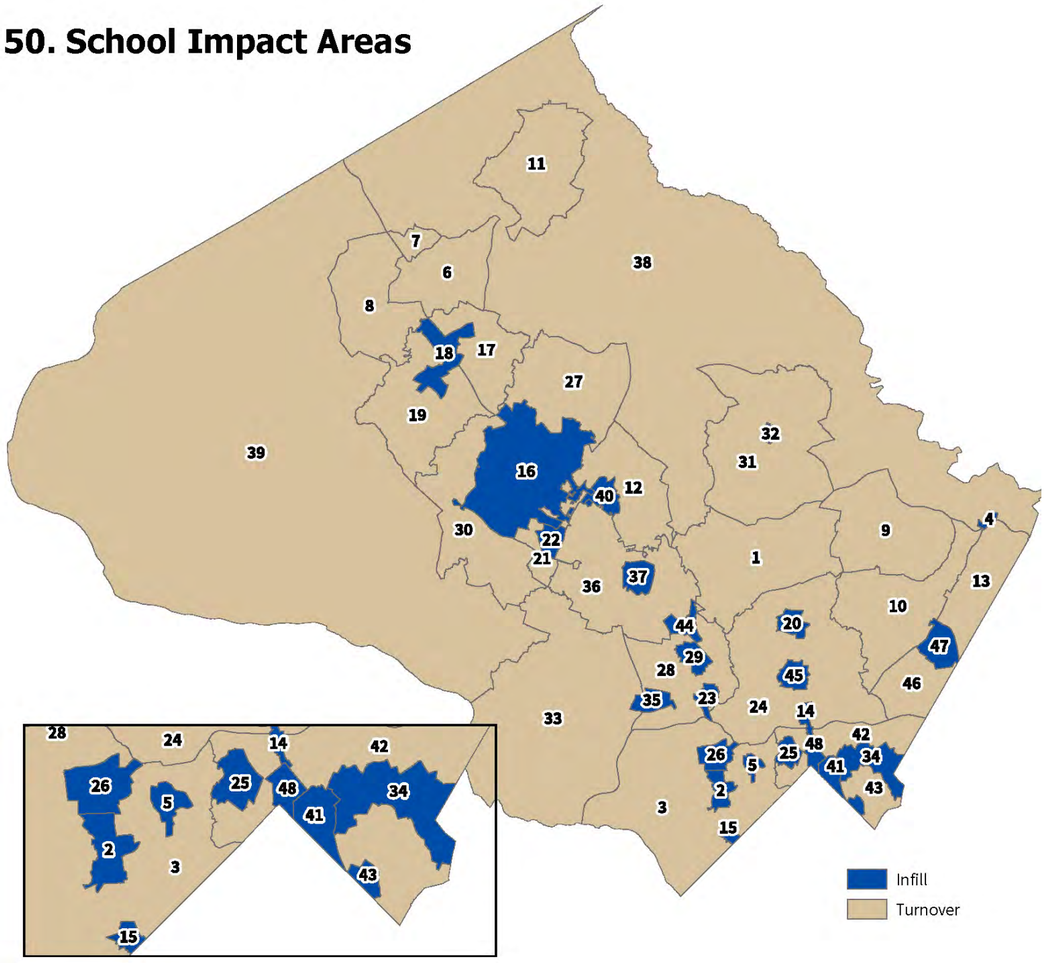
Utilization Premium Payment
Rates and Application

- Assessed in addition to school impact tax for residential units proposed in school service areas found to be overutilized by the Annual School Test.
- The following factors are applied to school impact tax rates.

School Level	Payment Factor			
	No UPP	Tier 1	Tier 2	Tier 3
Elementary School	-	16⅔%	33⅓%	50%
Middle School	-	10%	20%	30%
High School	-	13⅓%	26⅔%	40%
Total	**-**	**40%**	**80%**	**120%**

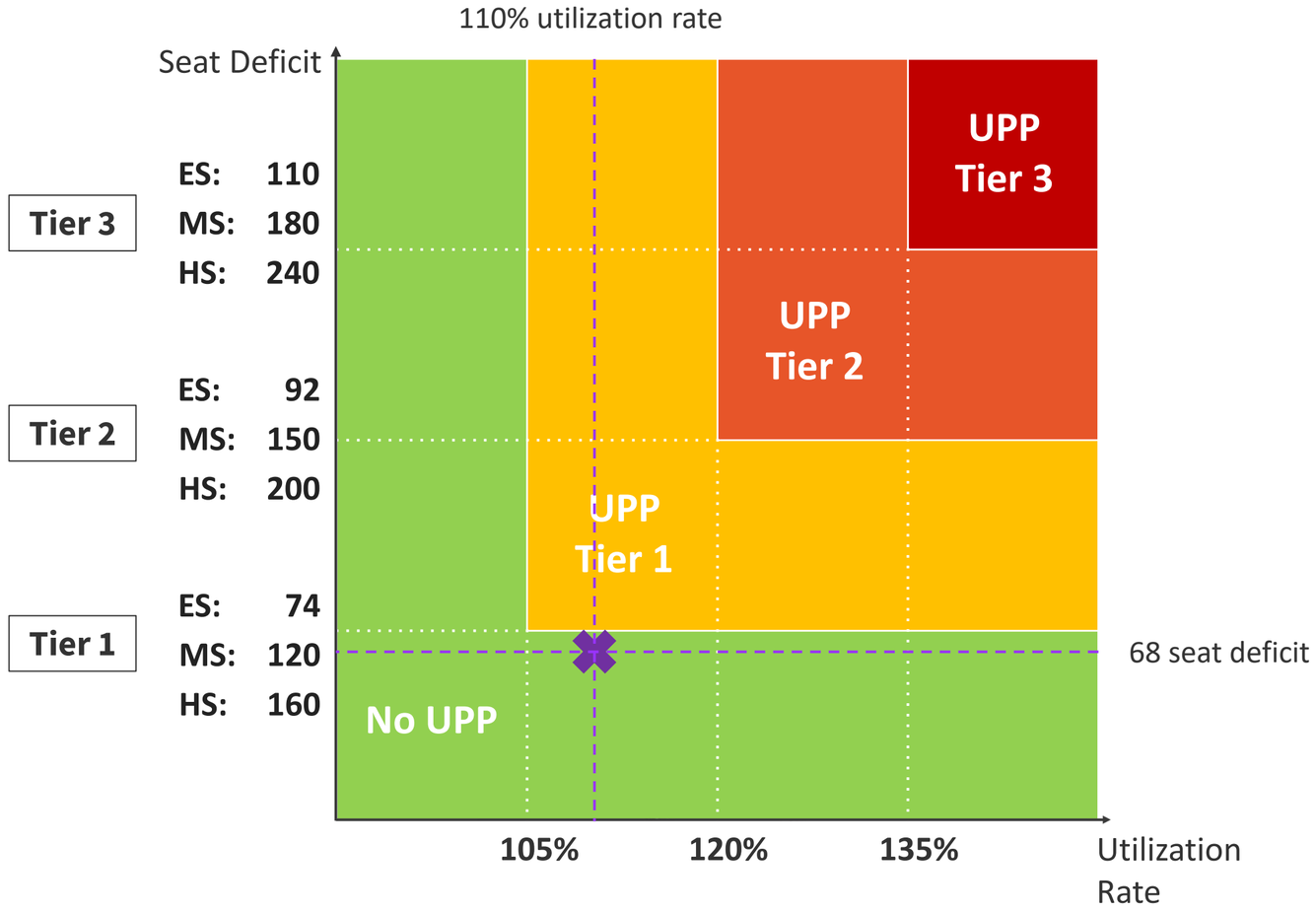
School Impact Areas

- **Infill**: High housing growth predominantly in the form of multi-family units that generate relatively few students on a per-unit basis.
- **Turnover**: Low housing growth, where enrollment trends are largely dependent on the turnover of existing single-family units.
- **Greenfield**: High housing growth predominantly in the form of single-family units, consequently experiencing high enrollment growth.



Annual School Test
Adequacy Standards

- Utilization Rate
  $= Enrollment \ / \ Capacity$
- Seat Deficit
  $= Capacity - Enrollment$



Development Review
School Adequacy Analysis under 2024 GIP

School	Projected School Totals, 2028				Adequacy Status	Adequacy Ceilings		
	Program Capacity	Enrollment	% Utilization	Surplus/ Deficit		Tier 1	Tier 2	Tier 3
Farmland ES	724	792	109.4%	-68	No UPP	6	77	186
Tilden MS	1,264	1,106	87.5%	+158	No UPP	278	411	601
Walter Johnson HS	2,299	2,175	94.6%	+124	No UPP	284	584	929

Development Review
School Adequacy Analysis under 2024 GIP

Type of Unit	Net # of Units	ES Turnover SGR	ES Students Generated	MS Turnover SGR	MS Students Generated	HS Turnover SGR	HS Students Generated
Single-Family Detached	0	0.184	0.000	0.101	0.000	0.153	0.000
Single-Family Attached	0	0.217	0.000	0.118	0.000	0.167	0.000
Multi-Family Low Rise	0	0.121	0.000	0.065	0.000	0.083	0.000
Multi-Family High Rise	500	0.049	24.500	0.025	12.500	0.032	16.000
TOTAL	**500**		**24**		**12**		**16**

UPP Outcomes

School Service Area	Impact Area Type	UPP Level	Unit Type (# of units)	Estimate*
Blake HS	Turnover	Tier 1	SFD (1)	$3,478
Clarksburg HS	Turnover	Tier 2	SFD (58), SFA (237), MFL (476), MFH (89)	$4,138,651
Gaithersburg HS	Infill	Tier 1	SFA (5)	$14,443
Richard Montgomery HS	Infill	Tier 2	MFH (49)	$546,033
	Turnover	Tier 2	MFH (307)	
Northwest HS	Turnover	Tier 1	SFD (4)	$13,911
Quince Orchard HS	Turnover	Tier 2	SFD (1)	$6,956
Ashburton ES	Turnover	Tier 2	SFD (1)	$8,695
Bannockburn ES	Turnover	Tier 1	SFD (2)	$8,695
Total				$4,740,861

** Estimates are based on a hypothetical assumption that building permits are pulled during FY 2024-2025, using current impact tax rates.*

Thank you!

Montgomery County Planning Department

Website: montgomeryplanning.org

X/Twitter: @montgomeryplans

Facebook: Facebook.com/montgomeryplanning

Instagram: @montgomeryplanning

Growth and Infrastructure Policy: https://montgomeryplanning.org/gip/

David Anspacher, Division Chief

Montgomery County Planning Department

David.Anspacher@montgomeryplanning.org

301-495-2191

Adequate Public Facilities Ordinance Committee

Meeting #8
December 11, 2024



Agenda

- Call to Order/Welcome
- Establishment of a Quorum
- Review and Approval of Agenda
- Review and Approval of Minutes
- State Rated Capacity (SRC) process (Chuck Boyd, Maryland Department of Planning and Jamie Bridges, The Planning Division of the Interagency Commission on School Construction, IAC)
- Finance Presentation (Rafiu Ighile, Director of Finance) - Excise Taxes and Impact Fees
- Discussion
- Questions
- Adjourn
- Next Meeting- January 8, 2025

Excise Taxes and Impact Fees

Rafiu Ighile, Director of Finance

Howard County
Department of Planning & Zoning

Impact Fees and Building Excise Tax

DEVELOPMENT IMPACT FEES AND BUILDING EXCISE TAXES ENABLE LOCAL GOVERNMENTS TO COLLECT REVENUE FROM BUILDERS FOR PUBLIC FACILITIES NECESSITATED BY NEW RESIDENTIAL OR COMMERCIAL DEVELOPMENT.

Impact Fees

DEVELOPMENT IMPACT FEE-

A DEVELOPMENT IMPACT FEE IS A REGULATORY MEASURE DESIGNED TO FUND FACILITIES SPECIFICALLY REQUIRED BY NEW DEVELOPMENT PROJECTS IN ORDER TO MITIGATE THE IMPACT OF SUCH DEVELOPMENT ON INFRASTRUCTURE OR PUBLIC FACILITIES.

Building Excise Tax

BUILDING EXCISE TAX-

A BUILDING EXCISE TAX IS ANOTHER MEANS OF RAISING REVENUE FROM NEW DEVELOPMENT. UNLIKE AN IMPACT FEE, THE AMOUNT OF AN EXCISE TAX DOES NOT HAVE TO BE CLOSELY RELATED TO THE ACTUAL COST OF PROVIDING PUBLIC FACILITIES TO SERVE NEW DEVELOPMENT

HOWARD COUNTY CODE:

SECTION 20.500 OF THE HOWARD COUNTY CODE OF ORDINANCES GIVES AUTHORITY FOR THE COUNTY TO IMPOSE A BUILDING EXCISE TAX FOR FINANCING ADDITIONAL OR EXPANDED PUBLIC ROAD FACILITIES IN THE COUNTY'S CAPITAL BUDGET.

INCLUDING THE FOLLOWING:

- BRIDGES
- INTERSECTION IMPROVEMENTS
- NEW ROAD CONSTRUCTION
- ROAD IMPROVEMENTS

Building Excise Tax

BUILDING EXCISE TAX SCHEDULE:

Residential Construction

Each additional gross square foot of new construction $1.90
Each gross square foot of additional construction $1.90

Non-Residential Construction

Office and retail
Per gross square foot of addition construction or new construction $1.90

Distribution and manufacturing
Per gross square foot of addition construction or new construction $0.97

Institutional and other
Per gross square foot of addition construction or new construction $0.97

Public School Facility Surcharge

HOWARD COUNTY CODE:

SECTION 20.142 REQUIRES THAT THE COUNTY COUNCIL IMPOSE A SCHOOL FACILITIES SURCHARGE ON RESIDENTIAL NEW CONSTRUCTION FOR WHICH A BUILDING PERMIT IS ISSUED, WITH THE REVENUE FROM THE SURCHARGE TO BE USED TO PAY FOR ADDITIONAL OR EXPANDED PUBLIC SCHOOL FACILITIES SUCH AS RENOVATIONS TO EXISTING SCHOOL BUILDINGS OR OTHER SYSTEMIC CHANGES, DEBT SERVICE ON BONDS ISSUED FOR ADDITIONAL OR EXPANDED PUBLIC SCHOOL FACILITIES, OR NEW SCHOOL CONSTRUCTION.

CURRENT FEE SCHEDULE:

Fee item	Effective July 1, 2024
Regular	$8.15 a square foot
Residential Additions ONLY *	$1.32 a square foot for the first 2,000 square feet. $8.15 a square foot for any additional square footage.
Senior Housing (Non-Affordable) **	$1.32 a square foot
Additional On-site MIHU located outside The Downtown Columbia Development District**	$2.72 a square foot
Affordable Units within The Downtown Columbia Development District**	$4.74 a square foot
Affordable Non-Senior Housing Project with State or County funding received after December 31, 2020	$2.72 a square foot
Affordable Non-Senior Housing Project with State or County Funding received before December 31, 2020	$1.32 a square foot

Transfer and Recordation Tax

TRANSFER TAX- ARTICLE 14, SECTION 20.300 OF THE PUBLIC LOCAL LAWS AUTHORIZES HOWARD COUNTY TO IMPOSE A TAX ON EVERY INSTRUMENT OF WRITING CONVEYING TITTLE TO REAL OR LEASEHOLD PROPERTY OFFERED FOR RECORD AND RECORDED IN HOWARD COUNTY WITH THE CLERK OF THE CIRCUIT COURT.

EXEMPTIONS: STATE OR POLITICAL SUB PARTY, NONPROFIT HOSPITALS, CHARITABLE ORGANIZATIONS, MIHU, FIRE & RESCUE MEMBERS, TEACHERS AND LAW ENFORCEMENT.

HOWARD COUNTY TRANSFER TAX RATE- 1.25%

STATE TRANSFER TAX RATE- .5%

RECORDATION TAX- SECTION 12-103(B) OF THE TAX PROPERTY ARTICLE OF THE ANN. CODE OF MD AUTHORIZES THE GOVERNING BODY OF THE COUNTY TO IMPOSE A RECORDATION TAX UPON INSTRUMENTS OF WRITING WITH THE CLERK OF CIRCUIT COURT FOR THE COUNTY .

RECORDATION TAX RATE- $2.50 OF EACH $500 OR FRACTION OF $500

Howard County
APFO Committee Meeting 8

State Rated Capacity (SRC) Process

Presenters

Chuck Boyd, Assistant Secretary of Planning Services
Maryland Department of Planning

Jamie Bridges, Planning Manager
Interagency Commission on School Construction

December 11, 2024

Agenda

How is the State Rated Capacity (SRC) metric used in State Funding of School Construction?

- Purpose of the School Facility State Rated Capacity (SRC) for State Funding
  - COMAR 14.39.02.05: State Rated Capacity
  - Determine Eligible Enrollment Projections for Equitable School Funding

How do local governments use the SRC as part of adequate facility regulations to manage development approval?

- State Enabling Legislation
- Recap of 2012 Maryland Sustainable Growth Commission APFO Workgroup Report

State Rated Capacity for State Funding Purposes

- COMAR 14.39.02.05 – State-rated capacity means the number of students that the IAC or its designee determines that an individual school has the physical capacity to enroll.
  - Elementary Schools – Pre-K to Grade 6 (Section B)
  - Secondary Schools – Grades 6 to 12 (Section C)
  - Career and Technology Programs (Section D)

- The IAC or its designee shall determine on a case-by-case basis the State-rated capacity for a school that is not defined in §§B, C, and D of this regulation

What is State-Rated Capacity — or SRC?

In general, the SRC is the number of students that the state determines that a school can accommodate.

IAC
Interagency Commission on School Construction

When is SRC Determined?

- SRC is estimated when a school is planned/designed
- SRC is set when a school opens
- SRC can be updated, per LEA request, when an LEA changes the use of educational space in a school
- the IAC can not determine or change the use of educational space in a school

IAC
Interagency Commission on School Construction

How is SRC Determined?

Example Elementary School, 2020

ROOM TYPE	SRC / ROOM	ROOMS	SRC
Prekindergarten Classroom	20	1	20
Kindergarten Classroom	22	4	88
Grades 1-5 Classroom	23	22	506
Special Subject Classroom	0	6	0
Special Education Classroom	10	2	20
Resource Room	0	2	0
ALL		**37**	**634**

How is SRC Determined?

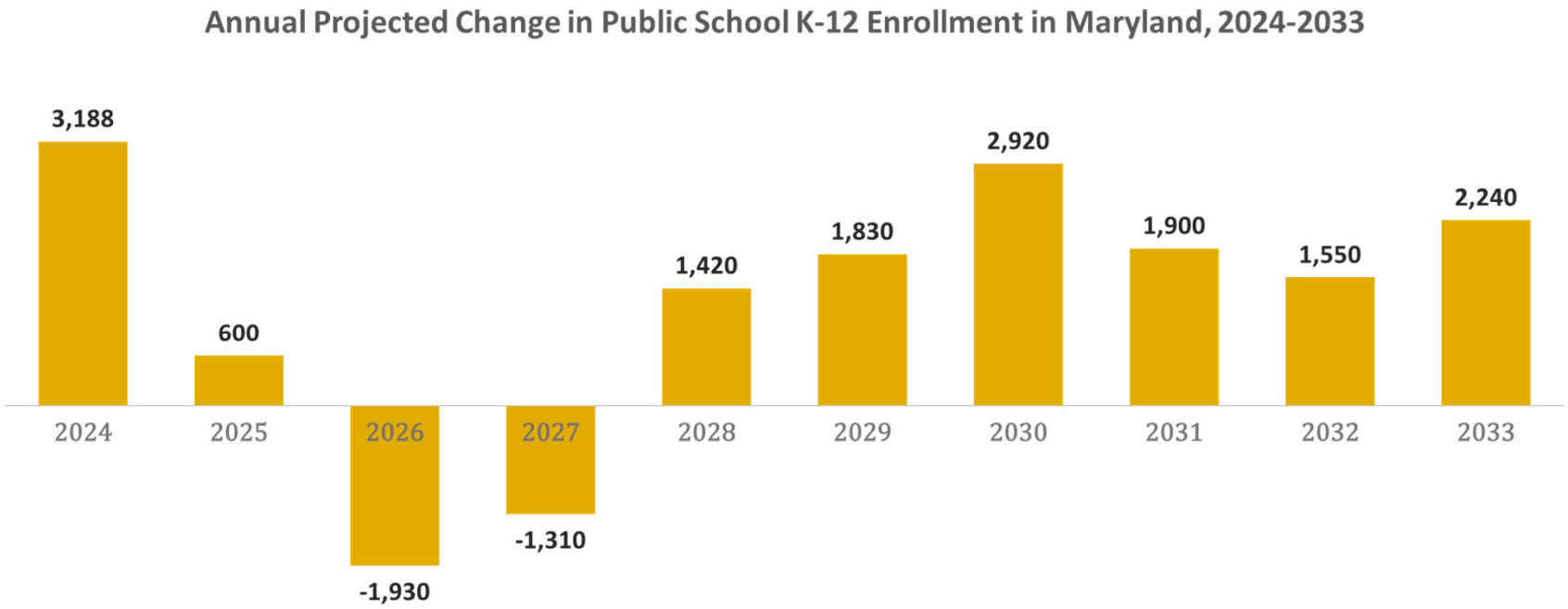
Example Elementary School, 2024

ROOM TYPE	SRC / ROOM	ROOMS	SRC
Prekindergarten Classroom	20	3	60
Kindergarten Classroom	22	4	88
Grades 1-5 Classroom	23	21	483
Special Subject Classroom	0	5	0
Special Education Classroom	10	2	20
Resource Room	0	2	0
ALL		**37**	**651**

IAC
Interagency Commission on School Construction

How is SRC Determined?

Example Elementary School, 2026?



IAC
Interagency Commission on School Construction

What Do We Do with SRC?

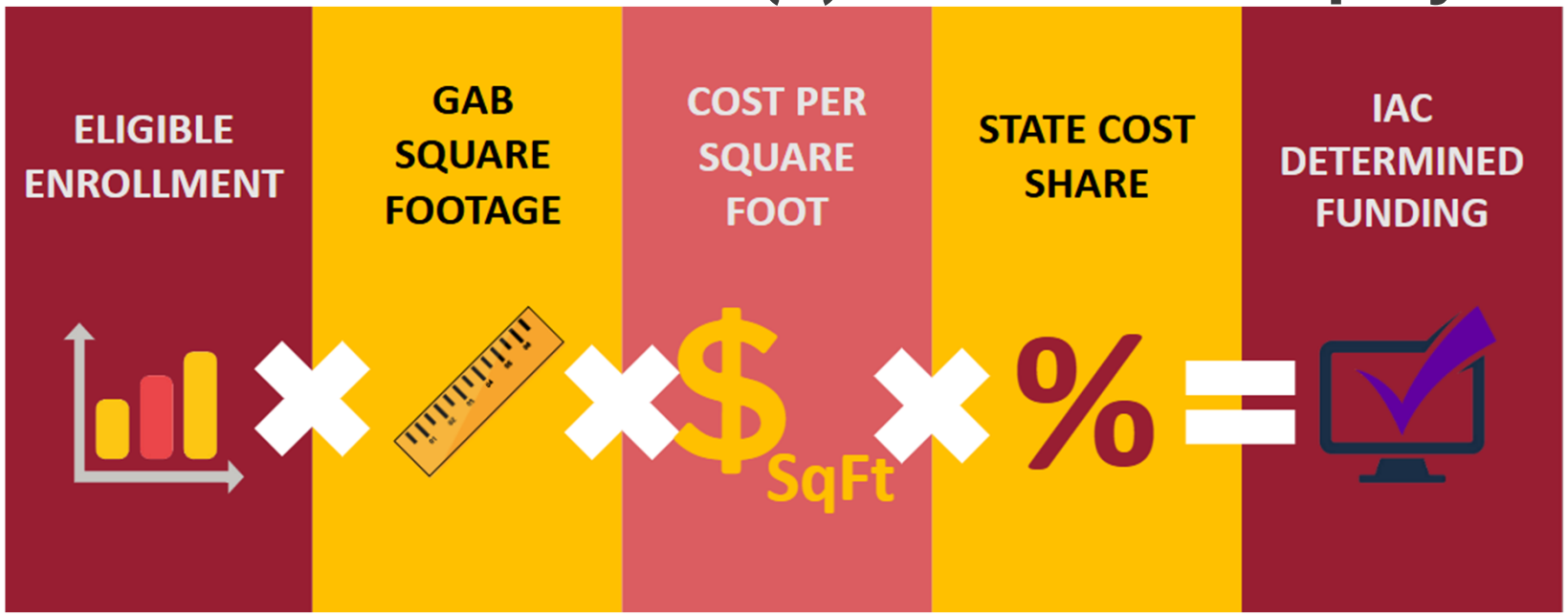
Calculate eligible enrollment for a school project…

Eligible Enrollment is the net difference between the sum of the SRC and the sum of the projected, seven-year enrollment for a project school and for the schools adjacent to the project school.

IAC
Interagency Commission on School Construction

What Do We Do with SRC?

…and then calculate State ($) for the school project



What Else Can We Do with SRC?

SRC can be used to calculate Utilization

- Utilization = Enrollment / SRC
  - Often found in portfolio-scale master plans
    - As relative measure of supply and demand
  - Often found in APFO
    - As an absolute measure of supply and demand

IAC
Interagency Commission on School Construction

Adequate Public Facility Enabling Legislation
Land Use Article

- §4–202 – local governments may adopt zoning regulations to "promote or facilitate adequate transportation, water, sewerage, schools, recreation, parks, and other public facilities."
- §7–101 – local governments may use non-traditional land use regulations, including the "planning, staging, or provision of adequate public facilities"
- §7–104 – If local governments adopt an APFO must report APFO restrictions to MDP every two years

The APFO Workgroup of the *Maryland Sustainable Growth Commission* (2012)

- 14 Maryland counties and 26 municipalities in Maryland that have adopted APFOs
  - All counties with APFOs have standards for roads and schools
- APFOs typically use State Rated Capacity in some manner in determining the capacity for each school.
- There is a wide variance of local school capacity metrics used by jurisdictions

2024 Local Annual Report

- APFOs have been enacted by 14 counties and 25 municipalities. MDP received reports of APFO restrictions within PFAs from five counties.
- Based on local reports submitted for CY2022 and CY2023
  - Five counties reported development restrictions due to school overcapacity (Anne Arundel, Baltimore, Frederick, Harford and Howard)
  - Three counties reported no development restrictions (Montgomery, Queen Anne's and St. Mary's)

Observation 1

The IAC created and uses SRC to allocate constrained capital school construction funds to projects across Maryland in the most efficient and equitable manner possible — which is core to the mission of the IAC.

Observation 2

State APFO enabling legislation does not mandate a specific school capacity metric to be used. Some local governments decide to use utilization — or enrollment / SRC — as a school capacity metric. Ultimately, it is a local decision on what school capacity metric is used.

Observation 3

Since Local Education Agencies (LEA) can update the SRC for a school whenever the programmatic use of space at the school changes, close coordination between the local governments and the LEAs is critical to address potential unintended consequences should local governments decide to use utilization as a school capacity metric.

Howard County
APFO Committee Meeting 8

State Rated Capacity (SRC) Process

Thank You

We are available of any questions

Adequate Public Facility Ordinance (APFO)

Inventory

For

Selected Maryland Jurisdictions

DPZ Staff Update Prepared by

Randolph M.

Updated Winter 2024

Original Document Prepared by Philip

LaCombe

Maryland Department of Planning May

10, 2012

Appendix A: County APFO Summary Tables

Summary

FACILITIES EVALUATED IN ADEQUATE PUBLIC FACILITIES ORDINANCES IN MARYLAND County Regulations							
Jurisdiction	**Schools**	**Roads**	**Water**	**Sewer**	**Stormwater Drainage**	**Fire**	**Police**
Howard	x	x	x	x	↑		
Anne Arundel	x	x	x	x	x	x	
Baltimore Co.	x	x	x	x	x		
Frederick	x	x	x	x			
Montgomery	x	x	x	x		x	x
Prince George's	x	x	x	x	x	x	x

**Please note:* Symbol "↑" represents the facility type is now being evaluated whereas is was not evaluated under APFO in 2012, symbol "↓" represents this facility is no longer being evaluated whereas is was being evaluated under APFO in 2012. And symbol "X" or no symbol/blank cell represents no change.

**Please note:* Facilities such as senior centers, libraries, and parks did not have a level of service standard on par with traditional APFO Regulations and were therefore not mentioned in the table above.

Please note:* What is evaluated for each facility type is as follows - **Schools: School system adequacy standard, **Roads:** Road infrastructure level of service, **Water/Sewer & Stormwater Drainage:** System capacity, and **Fire/Police:** Service coverage and response times

Sources

ADEQUATE PUBLIC FACILITIES ORDINANCES IN MARYLAND County Regulations		
Jurisdiction	**2012**	**2024**
Howard	Howard County Code, Title 16, Subtitle 11	No change SUBTITLE 11. - ADEQUATE PUBLIC FACILITIES | Code of Ordinances | Howard County, MD | Municode Library
Anne Arundel	Anne Arundel County Code, Article 17, Title 5	No change **§ 17-5-102. Assumptions and elements.**
Baltimore Co.	Baltimore County Code, Article 32, Title 6	No change TITLE 6. - ADEQUATE PUBLIC FACILITIES | Code of Ordinances | Baltimore County, MD | Municode Library
Frederick	Frederick County Code, Part I, Chapter 1-20	No change CHAPTER 1-20: ADEQUATE PUBLIC FACILITIES
Montgomery	Montgomery County Growth Policy	Newly adopted Montgomery County Growth Policy: 2024 GIP Report Web 20210101-Text-of-the-2020-2024-Growth-and-Infrastructure-Policy-with-Maps.pdf
Prince George's	Prince George's County Code, Part II, Title 17, Subtitle 24, Subdivisions 3 & 4	Zoning Ordinance, Sec 24-4500 Public Facility Adequacy Document Viewer | Zoning Ordinance, Subdivision Regulations, & Landscape Manual (Effective 4/1/2022)

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service School Standards		
Jurisdiction	**2012**	**2024**
Howard	Open/closed chart defined by school region, approved by County Council.	No change **-Percentage of Total Closed Schools: 9%**
Anne Arundel	100% of state-rated capacity; does not include temporary or relocatable structures; 6 year wait period.	No change **-Percentage of Total Closed Schools: 8%**
Baltimore Co.	115% of state-rated capacity or adequacy in CIP in district or adjacent district.	**Addition[1]:** Department of Planning must make recommendations and develop an annual school utilization report to identify overcrowded school districts, in conjunction with an advisory Committee on Public School Capacity per recently adopted Bill 50-24. Bill No. 50-24 | Code of Ordinances | Baltimore County, MD | Municode Library **-Percentage of Total Closed Schools: 8%**
Frederick	100% of state-rated capacity; school construction fee option.	No change **-Percentage of Total Closed Schools: 51%**
Montgomery	120% state-rated capacity; school facilities fee option for 105%-120%; does not include relocatable structures, considers first 5 years of CIP.	**Revamp[2]:** The Annual School Test evaluates the projected capacity utilization of the county's K–12 public school facilities. It establishes an adequacy status for each school service area as the Growth and Infrastructure Policy prescribes. The results of the test are certified by the Planning Board each June to be effective for the upcoming fiscal year and then used to determine the conditions of approval during development review. If a school's four-year projected utilization does not exceed both 105% utilization and the applicable seat deficit threshold identified in Table S2, the facility is considered adequate and the service area's status is open. If a school's four-year projected utilization is found to exceed the standards indicated in Table S2, the service area's status will require mitigation in the form of Utilization Premium Payments (UPP) (≥ 105% requires Tier 1 UPP, ≥120% requires Tier 2 UPP, & ≥135% requires Tier 3 UPP). These UPPs are in addition to school impact taxes, based on School Impact Areas -Percentage of Total Closed Schools: 5%
Prince George's	105% of state-rated capacity.	No change **-Percentage of Total Closed Schools: 20%**

[1] Please note "addition" refers to a code change and requires bolding to signify difference from 2012, as some language is carried over to 2024

[2] Please note "revamp" refers to a major code change and does not require bolding to signify difference from 2012, as there is no code language carried over

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Transportation Standards		
Jurisdiction	**2012**	**2024**
Howard	Minimum LOS "D" for county roads, excluding Downtown Columbia. Minimum LOS "E" for state roads. In Downtown Columbia, the intersection standard is up to 1,600 CLV for all intersections as specified in the Howard County Design Manual.	No change
Anne Arundel	Road facilities in the impact area are considered adequate if they meet a minimum Level of Service (LOS) "D" and have an adequacy rating of not less than 70 as defined by the county road rating program. For Parole Town Center, intersections from site access points must have a peak hour critical lane volume of less than 1,450, or 1,600 in the core at the discretion of the Planning and Zoning Officer.	**Addition:** Road facilities in the impact area are considered adequate if they meet a minimum Level of Service (LOS) "D" and have an adequacy rating of not less than 70 as defined by the county road rating program. For Parole Town Center, intersections from site access points must have a peak hour critical lane volume of less than 1,450, or 1,600 in the core at the discretion of the Planning and Zoning Officer**. In the Glen Burnie Sustainable Community Overlay Area, redevelopment under Title 7, Subtitle 3 and Article 18, Title 14, Subtitle 6 passes the test for adequate road facilities if in the scheduled completion year of the redevelopment it creates 250 or fewer new daily trips or if each intersection from site access points to and including the first intersection with an arterial or higher classification road operates with a peak hour critical lane volume of less than 1,450. In the Odenton Town Center, a development passes the test for adequate road facilities if in the scheduled completion year of the development, after the offset provided for in paragraph (2), it creates 250 or fewer daily trips, or: each intersection inside the Odenton Town Center, from all site access points to and including the first intersection with an arterial road and other intersections identified by the Office of Planning and Zoning, operates at a peak hour level of service 'D' or better at all intersections outside the OTC-C Zoning District, or a peak hour level of service 'E' or better at all intersections inside the OTC- C Zoning District; or: the developer has an approved mitigation plan under Subtitle 9 of Title 5.**
Baltimore Co.	LOS "E" or "F" for arterial and arterial collector intersections. Adequacy standard only applies to nonindustrial development.	No change
Frederick	Signalized intersections and roundabouts within designated growth boundaries shall be considered adequate if LOS "E" or better is maintained, LOS "D" outside of designated growth boundaries. All other roadway links, unsignalized intersections and corridors shall be considered adequate is LOS "E" or better is maintained.	**Small Change[3]:** Signalized intersections and roundabouts within designated growth boundaries shall be considered adequate if LOS "E" or better is maintained, LOS "D" outside of designated growth boundaries. All other roadway links, unsignalized intersections and corridors shall be considered adequate is LOS **"D"** or better is maintained.
	(1) Policy Area Transportation Review is based upon a relationship between Relative Arterial Mobility and Relative Transit Mobility: - If the forecasted transit LOS is "A", the	**Revamp**: Any new development expected to generate 50 or more net new peak-hour person trips is subject to a series of multi-modal infrastructure tests known as Local Area

[3] Please note "small change" refers to a minor code change and requires bolding to signify difference from 2012, as most of the code language is carried over to 2024

Montgomery	minimum acceptable arterial LOS is "D" - If the forecasted transit LOS is "B", the minimum acceptable arterial LOS is "D" - If the forecasted transit LOS is "C", the minimum acceptable arterial LOS is "D" - If the forecasted transit LOS is "D", the minimum acceptable arterial LOS is "C" - If the forecasted transit LOS is "E", the minimum acceptable arterial LOS is "B" - If the forecasted transit LOS is "F", the minimum acceptable arterial LOS is "A" (2) Local Area Transportation Review mandates intersection congestion adequacy by critical lane volume: - In rural areas, 1350-1400 - In suburban and urbanizing areas, 1425-1600 - In urban areas, 1800 The trip mitigation required by a project depends on its policy area, and varies between 10% and 50% of trips.	Transportation Review (LATR). The tests evaluate the geography around a development application for the adequacy of motor vehicle, pedestrian, bicycle, and bus transit systems. For intersections located within Orange policy areas, the Highway Capacity Manual (HCM) delay based level of service standard applies to all study intersections. For intersections located within Yellow or Green policy areas, the Critical Lane Volume (CLV) level of service standard applies to study intersection with a CLV of 1,350 or less and the HCM delay-based level of service standard applies to study intersections with a CLV of more than 1,350.
Prince George's	The County Planning Board adopts minimum peak-hour service levels for major intersections and major roadways. Minimum LOS is based on comprehensive plan designation: - Developed Tier: LOS "E" - Developing Tier: LOS "D" - Rural Tier: LOS "C" - Metropolitan and Regional Centers: LOS "E"	**Revamp:** Adequate transportation facilities shall be available to accommodate or offset (through alternative trip capture) the vehicular trips within the Transportation Impact Area surrounding the development subject to the requirements of this Section, as defined by the *Transportation Review Guidelines:* • Transportation Service Area 1: LOS "E" (Critical Lane Volume of 1451-1600) • Transportation Service Area 2: LOS "D" (Critical Lane Volume of 1301-1450) • Transportation Service Area 2: LOS "C" (Critical Lane Volume of 1151-1300) RTO and LTO base and Planned Development (PD) zones: "Edge" areas of RTO and LTO base and PD Zones: LOS "Transit Edge" (Critical Lane Volume of 1601-1800) "Core" areas of RTO and LTO base and PD Zones: LOS "Transit Core" (Critical Lane Volume of 1801-2000) In instances where CLV exceeds 1800 in the RTO and LTO base and PD zone "edge" or where CLV exceeds 2000 in the RTO and LTO base and PD zone "core," refer to Section 24-4505(b)(4)]

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Water Standards		
Jurisdiction	**2012**	**2024**
Howard	n/a	**Revamp:** Water and sewer facilities shall be considered adequate if the approved subdivision plans and site development plans comply with all applicable requirements including, but not limited to, the standards established in the following Code provisions for water and sewer services: (1) Section 16.131, Sewage disposal and water supply. (2) Section 18.100A, Capital Improvement Master Plan (C.I.M.P.) for Water and Sewerage. (3) Section 18.122B, Allocation of water and wastewater capacity
Anne Arundel	A private water supply system shall be considered adequate if the source facilities, storage tanks, pumping stations and distribution system have sufficient available capacity to provide maximum day demand and peak hour demand in addition to fire flow to the proposed development.	No change
Baltimore Co.	For property located within the metropolitan district, residual water pressure at the public fire hydrant nearest the site of the proposed nonindustrial development must meet the standards established by the National Board of Fire Underwriters fire flow test. For property that is not served by a public water system, the minimum water well yield requirement equals a recovery rate of 1 gallon per minute.	No change
Frederick	A public or private community water system shall be considered adequate if: (1) the source facilities, storage tanks and local pumping stations have sufficient available capacity to provide maximum day demand to the proposed development and meet peak hour demand in addition to fire flow; and (2) the distribution system is capable of providing normal required pressure as well as minimal residual pressure to the proposed development. Also considered adequate if improvements are scheduled in the first 2 years of the CIP.	No change
Montgomery	Applications must be considered adequately served by water and sewerage if the subdivision is located in an area in which water and sewer service is presently available, is under construction, is designated by the County Council for extension of service within the first two	No change

	years of a current approved Comprehensive Water and Sewerage Plan, or if the applicant provides a community water system or meets Department of Permitting Services requirements for well systems. Also considered adequate if improvements are scheduled in the first 5 years of the WSSC CIP.	
Prince George's	The location of the property within the appropriate service area of the Ten Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.	No change

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Sewer Standards		
Jurisdiction	**2012**	**2024**
Howard	A community sewer system is defined as adequate if the system has unused capacity available for allocation. The required improvements for the approval of lots for sewage disposal vary according to the planned service time frame designation in the county water and sewerage plan.	No change
Anne Arundel	A public community sewerage system shall be considered adequate if the lateral systems, interceptors, pumping stations and force mains, and treatment plants have available capacity to accommodate expected and ultimate peak flows from the proposed subdivision.	No change
Baltimore Co.	The maximum level of non-industrial development per sewage area shall not be greater than that capable of being provided with available sewerage capacity based on sewage yield standards which have been established for various types of residential and commercial uses.	No change
Frederick	A sewerage system shall be considered adequate if the systems designed to serve the proposed development are sufficient to accommodate ultimate peak flows. Also considered adequate if improvements are scheduled in the first 2 years of the CIP.	No change
Montgomery	Applications must be considered adequately served by water and sewerage if the subdivision is located in an area in which water and sewer service is presently available, is under construction, is designated by the County Council for extension of service within the first two years of a current approved Comprehensive Water and Sewerage Plan, or if the applicant provides a community sewerage system or meets Department of Permitting Services requirements for septic systems. Also considered adequate if improvements are scheduled in the first 5 years of the WSSC CIP.	No change
Prince George's	The location of the property within the appropriate service area of the Ten Year Water and Sewerage Plan is deemed sufficient evidence of the immediate or planned availability of public water and sewerage for preliminary or final plat approval.	No change

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Stormwater Standards		
Jurisdiction	**2012**	**2024**
Howard	n/a in 2012.	**Addition:** Stormwater facilities shall be considered adequate if approved subdivision plans and site development plans comply with all applicable requirements including, but not limited to, the standards established in section 16.133 ("Storm drainage") and title 18 ("Public Works"), subtitles 5 ("Storm Drainage Systems") and 9 ("Stormwater Management") of the Howard County Code.
Anne Arundel	A storm drain system shall be considered adequate if: (1) the on-site drainage system and stormwater management system includes environmental site design to the maximum extent practicable, and is capable of conveying through and from the property the design flow of storm water runoff originating in the subdivision to an adequate outfall; (2) the off-site drainage systems are capable of conveying to an adequate outfall the design flow of storm water originating in the subdivision.	**Addition:** A storm drain system shall be considered adequate if: (1) the on-site drainage system and stormwater management system includes environmental site design to the maximum extent practicable, and is capable of conveying through and from the property the design flow of storm water runoff originating in the subdivision to an adequate outfall; (2) the off-site drainage systems are capable of conveying to an adequate outfall the design flow of storm water originating in the subdivision; and **(3) the developer has an approved mitigation plan under §§ 17-5-901 et seq., and has paid applicable fees due under Title 11.**
Baltimore Co.	The proposed drainage facilities shall be adequate to accommodate the amount of runoff that would be generated by the proposed development and the entire upstream area if the area were fully developed in accordance with County zoning regulations. Development must not increase the extent of the floodplain on neighboring properties.	No change
Frederick	n/a in 2012	No change
Montgomery	n/a in 2012	No change
Prince George's	Proposed subdivisions shall demonstrate adequate control of the increased runoff due to the 10 year storm or other such standards as the State law or the County shall adopt, with stormwater control provided on-site.	No change

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Fire and Emergency Services Standards		
Jurisdiction	**2012**	**2024**
Howard	n/a in 2012	No change
Anne Arundel	A development passes the test for adequate fire suppression facilities if in the scheduled completion year of the development the public water supply system, or a private fire protection water supply system approved by the Office of Planning and Zoning after consultation with the reviewing agencies, will be capable of providing adequate fire-flow.	**Addition:** A development passes the test for adequate fire suppression facilities if in the scheduled completion year of the development the public water supply system, or a private fire protection water supply system approved by the Office of Planning and Zoning after consultation with the reviewing agencies, will be capable of providing adequate fire-flow. **A development may be re-tested for adequacy of fire suppression facilities as a condition precedent to final plan approval and permit issuance.**
Baltimore Co.	n/a in 2012	No change
Frederick	n/a in 2012	No change
Montgomery	Programmed services must be considered adequate for facilities such as police stations, firehouses, and health clinics unless there is evidence that a local area problem will be generated. Such a problem is one which cannot be overcome within the context of the approved Capital Improvements Program and operating budgets of the relevant agencies.	No change
Prince George's	The population and/or employees generated by the proposed subdivision at each stage of the proposed subdivision must be within the adequate coverage area of the nearest fire and rescue station(s) as determined by the Planning Board guidelines; or an adequate fire and rescue station(s) available to serve the population and/or employees generated by the proposed subdivision has been programmed with 100 percent of the construction expenditures within the Capital Improvement Program, unless the construction of such improvements has	**Addition:** The population and/or employees generated by the proposed subdivision at each stage of the proposed subdivision must be within the adequate coverage area of the nearest fire and rescue station(s) as determined by the Planning Board guidelines; or an adequate fire and rescue station(s) available to serve the population and/or employees generated by the proposed subdivision has been programmed with 100 percent of the construction expenditures within the Capital Improvement Program, unless the construction of such improvements has not commenced within 9 years after the project is fully funded. **The Fire**

	not commenced within 9 years after the project is fully funded.	**Chief shall submit to the County Office of Audits and Investigations, County Office of Management and Budget, and the Planning Director: (A) A statement reflecting adequate equipment in accordance with studies and regulations used by the County, or the *Public Safety Master Plan* for fire stations in the vicinity of the area where the subdivision is proposed to be located; and (B) A statement by the Fire Chief that the response time for the first due fires and rescue station in the vicinity of the proposed subdivision is a maximum of seven minutes travel time (Seven minutes travel time for any residential uses; Five minutes response time for any nonresidential uses). The Fire Chief shall submit monthly reports chronicling actual response times for calls for service during the preceding month.**

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Police Standards		
Jurisdiction	**2012**	**2024**
Howard	n/a in 2012	No change
Anne Arundel	n/a in 2012	No change
Baltimore Co.	n/a in 2012	No change
Frederick	n/a in 2012	No change
Montgomery	Programmed services must be considered adequate for facilities such as police stations, firehouses, and health clinics unless there is evidence that a local area problem will be generated. Such a problem is one which cannot be overcome within the context of the approved Capital Improvements Program and operating budgets of the relevant agencies.	No change
Prince George's	The population and/or employees generated by the proposed subdivision at each stage of the proposed subdivision must not exceed the service capacity of existing police stations as determined by the Planning Board guidelines; or an adequate police facility available to serve the population and/or employees generated by the proposed subdivision has been programmed with 100 percent of construction expenditures within the Capital Improvement Program.	**Addition:** The population and/or employees generated by the proposed subdivision at each stage of the proposed subdivision must not exceed the service capacity of existing police stations as determined by the Planning Board guidelines; or an adequate police facility available to serve the population and/or employees generated by the proposed subdivision has been programmed with 100 percent of construction expenditures within the Capital Improvement Program. **To demonstrate compliance with this LOS standard, the Chief of Police shall submit the following information, on an annual basis, to the Planning Director: (A) A statement reflecting adequate equipment pursuant to studies and regulations used by the County, or the *Public Safety Master Plan* for police stations in the vicinity of the area of the proposed subdivision; and (B) A statement by the Police Chief that the rolling 12-month average, adjusted monthly, for response times in the vicinity of the proposed subdivision is a maximum of 25 minutes total for non-emergency calls and a maximum of 10 minutes total for emergency calls for service. For the purposes of this Subsection, response time means the length of time from the call for service until the arrival of Police personnel on-scene or other police response, as appropriate.**

ADEQUATE PUBLIC FACILITIES PROVISIONS, Timing of APFO Tests		
Jurisdiction	**2012**	**2024**
Howard	Sketch plan stage.	No change
Anne Arundel	Before final subdivision plat approval.	No change
Baltimore Co.	Before building permits issued.	No change
Frederick	Prior to preliminary plat or site plan approval.	No change
Montgomery	Preliminary plan stage.	No change
Prince George's	Preliminary plat stage.	**Small Change:** Preliminary **plan** stage.

ADEQUATE PUBLIC FACILITIES PROVISIONS Level of Service Exemptions to APFO Tests		
Jurisdiction	**2012**	**2024**
Howard	Subdivisions in agricultural preservation easements for dwellings of the owner or the owner's children; minor subdivisions which create the potential for only one additional dwelling unit for immediate family and owners with economic hardships; residential site development plans for single-family attached and detached housing; Schools Test - residential site development plans for multifamily projects that cannot generate children; nursing and residential care facilities; Roads Test - non-residential subdivisions; exempt governmental facilities, subdivisions that do not generate additional traffic, minor subdivision plans.	No Change, See Bronow's exemption slides for further explanation
Anne Arundel	Lots owned by the developer for a minimum of 5 years, if plans 3 dwellings or less; Schools Test - nonresidential subdivisions, religious facilities not containing a school, moderate income housing for the elderly, subdivisions that cannot generate children, a single family detached dwelling, agricultural preservation subdivisions, accessory apartments and caretaker dwellings in commercial districts;	No change

	Roads Test - religious facilities not containing a school, a single family detached dwelling, agricultural preservation subdivisions; Stormwater and Fire Tests - a single family detached dwelling, agricultural preservation subdivisions; several exemptions for Odenton and Parole Growth Management Areas.	
Baltimore Co.	Schools Test - non-residential developments, elderly housing, emergency or transitional housing, sheltered housing for the handicapped or disables, community care facilities, child care centers or nursery schools, minor subdivisions.	**Addition:** Schools Test - non-residential developments, elderly housing, emergency or transitional housing, sheltered housing for the handicapped or disables, community care facilities, child care centers or nursery schools, minor subdivisions, **university based housing, retirement communities, veterans housing, and treatment campuses**
Frederick	Minor residential subdivisions and public safety facilities; the first five lots from an original parcel; age-restricted housing meeting certain requirements; Schools Test - non-residential developments; Roads Test - developments which are expected to generate 50 or less peak hour trips.	No change
Montgomery	Schools Test - multifamily housing subdivisions for elderly or handicapped persons, multifamily housing units that cannot generate children; Transportation Policy Test - developments generating 3 or fewer peak hour trips; Local Transportation Test - developments generating fewer than 30 trips.	**Addition:** Schools Test - multifamily housing subdivisions for elderly or handicapped persons, multifamily housing units that cannot generate children; **Moderately Priced Dwelling Units and other affordable housing units, which are exempt from development impact taxes for schools under Section 52-54(d), paragraphs 1 through 4, are exempt from the Utilization Premium Payments. In addition, any dwelling unit in a development for which a preliminary plan application is filed prior to February 26, 2021 that includes 25% affordable units as defined in Sections 52-41(g)(1) through 52-41(g)(4) or 52-54(d)(1) through 52-54(d)(4) are exempt from the Utilization Premium Payment;** Transportation Policy Test - developments generating 3 or fewer peak hour trips; Local Transportation Test - developments generating fewer than 30 trips. **Roads Test: Any proposed development located in the White Flint Metro Station Policy Area is exempt from Local Area Transportation Review if the development will be required to provide substantial funds to the Special Tax District created to finance master planned public improvements in the Policy Area. Any proposed development in Red policy areas is exempt from the LATR motor vehicle adequacy test. Transportation**

		adequacy is assumed for any development application generating 49 or fewer net new peak-hour trips.
Prince George's	Developments for which a subdivision plan is not required (except in the Chesapeake Bay Critical Area); School Test - family conveyances; Police and Fire Tests - commercial and industrial developments.	**Addition:** Developments for which a subdivision plan is not required (except in the Chesapeake Bay Critical Area); School Test - family conveyances; **Schools Test: (A) A preliminary plan for subdivision (minor or major) which is a redevelopment project that replaces existing dwelling units; (B) A preliminary plan for subdivision (minor or major) for elderly housing operated in accordance with the State and Federal Fair Housing laws; (C) A preliminary plan for subdivision (minor or major) that consists of no more than three lots on less than five gross acres of land, whose lots, except for one to be retained by grantor, are to be conveyed to a son or daughter or lineal descendant of the grantor; and (D) A preliminary plan for subdivision (minor or major) located in the Transit-Oriented/Activity Center base or PD zones.;** Police and Fire Tests - commercial and industrial developments.

Adequate Public Facilities Ordinance Committee

Meeting #9
January 8, 2025



AGENDA

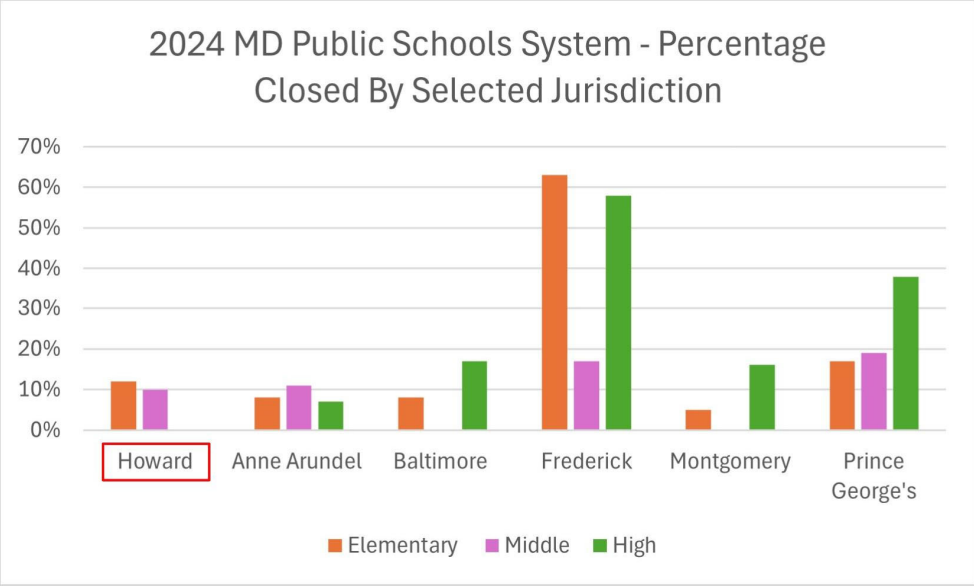
- Call to Order/Welcome
- Establishment of a Quorum
- Review and Approval of Agenda
- Review and Approval of Minutes
- Review of Surrounding Counties APFO Tests
- Review of Additional Schools Questions
- Review Voting Rules and Vote Sheet
- Discuss Direction of Recommendations
- Questions
- Adjourn
- Next Meeting- January 22, 2025

APFO Inventory for Howard & Surrounding Counties

	Howard	Anne Arundel	Baltimore	Frederick	Montgomery	Prince George's
Schools	✓	✓	✓	✓	✓	✓
Roads	✓	✓	✓	✓	✓	✓
Water	✓	✓	✓	✓	✓	✓
Sewer	✓	✓	✓	✓	✓	✓
Stormwater Mgmt.	✓	✓	✓			✓
Fire		✓			✓	✓
Police					✓	✓

Schools - Percentage Closed By Selected Jurisdiction

The below table and graph shows the percentage of closed schools at each level of the public school system for selected Maryland jurisdictions. Each jurisdiction's "closed" school status is based on percentage of state rated capacity, designated by jurisdiction specific policy.

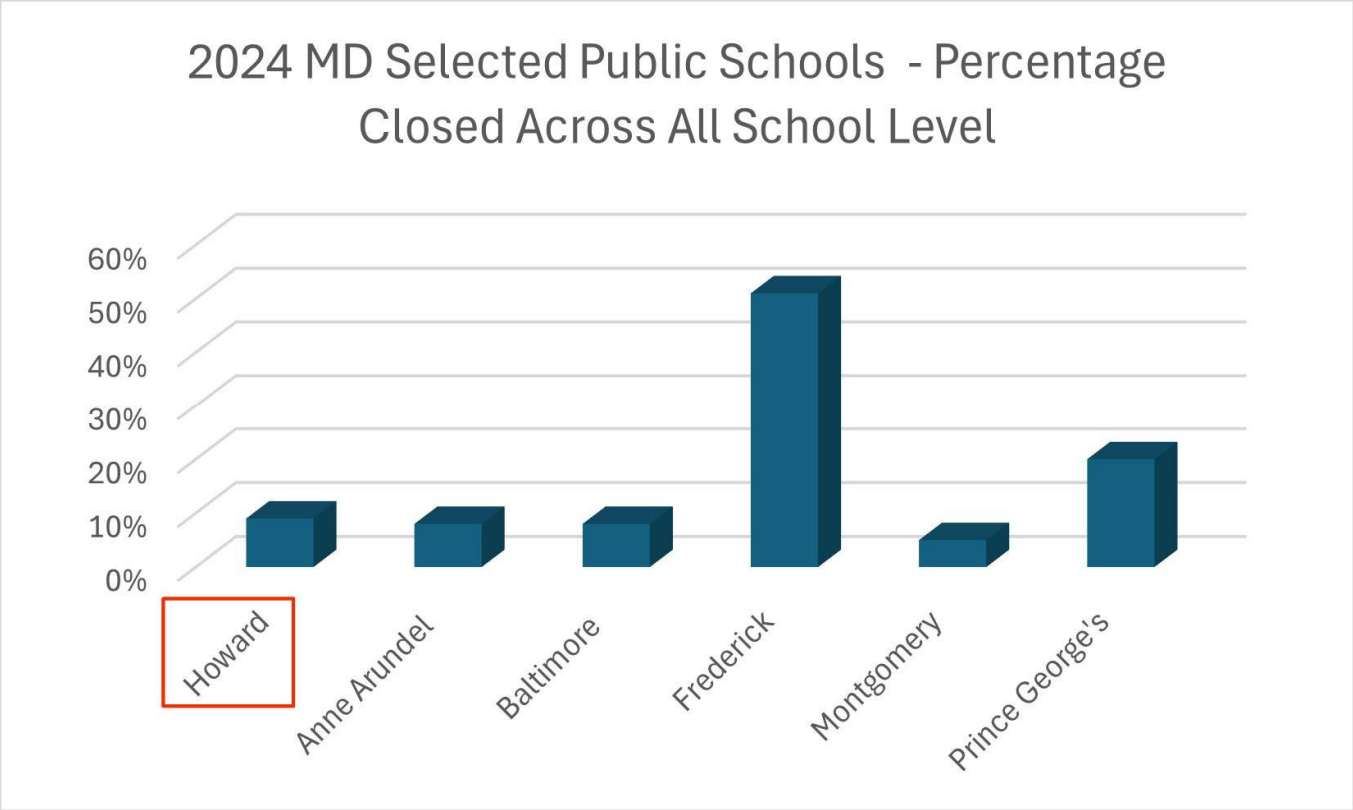


*Please note, all data is taken from the most recently produced school feasibility study/utilization report from the selected jurisdictions.

Jurisdiction	Elementary	Middle	High
Howard	12%	10%	0%
Anne Arundel	8%	11%	7%
Baltimore	8%	0%	17%
Frederick	63%	17%	58%
Montgomery	5%	0%	16%
Prince George's	17%	19%	38%

Schools - Percentage Closed By Selected Jurisdiction Cont.

- The graph to the right shows the percentage of closed schools from elementary to high school in each selected jurisdiction.



APFO School Test Maximum Wait Times in Howard & Surrounding Counties

- Howard County – 4 years
- Baltimore County – 4 years
- Anne Arundel County – 6 years
- Montgomery County – No wait time. Replaced with Utilization Premium Payment (UPP) rates in 2020.
- Frederick County – 5 years
- Prince George's County – No wait time. Surcharge only.

APFO Exemptions

Howard County
Department of Planning & Zoning

- Single lot exemption in the Rural West
- Single lot for family member
- Single lot for financial hardship
- Mobile home replacement units
- Redevelopment sites replacing existing units
- No School Capacity Test for age-restricted units
- Moderate Income Housing Units do not need allocations
  (However, still must pass School Capacity Test)
- Special affordable housing opportunities (by County Council resolution) – Patuxent Commons utilized this.

School Questions

Howard County
Department of Planning & Zoning

1) Since the peak enrollment of 2018-19 how many schools have moved from closed to open?

7 ES and MS were closed for the test year of the 2018 APFO chart and open for the test year of 2024 chart.

- 17 schools were expected to be closed for SY2027-28 in 2018 APFO chart but are open for the same year (the test year) of the 2024 APFO chart.

2) Was this due to capacity increases, redistricting or enrollment changes?

– The schools closed for the test year of the 2018 chart and open for the test year of the 2024 chart:
  - Running Brook ES: reduced projection due to low student yields from Columbia Town Center projects
  - Deep Run ES: reduced projection due to declining enrollment
  - Ducketts Lane ES: reduced projection due to declining enrollment
  - Manor Woods ES: enrollment expected to be higher after receiving students from St John's Ln in SY2020-21 redistricting
  - Burleigh Manor MS: reduced projection due to declining enrollment
  - Ellicott Mills MS: redistricted to OMMS and BBMS for SY2020-21
  - Murray Hill MS: redistricted to Hammond MS for SY2020-21

School Questions

Howard County
Department of Planning & Zoning

3) How many trailers were deployed in 18/19 and how many are out there now?

For SY2018-19 there were 217 in use as K-12 classrooms. For SY2024-25 there are 221. The peak count was 244 for SY2022-23. There are an additional 17 units in use at Central Office, Homewood, Old Cedar Lane, and 6 units in use for the Judy Center at Cradlerock ES and by Rec and Parks programs.

4) How Many open schools have trailers? If more than zero, why?

For SY2024-25 there are 134 portables at schools designated as “Open” on the APFO School Capacity chart. Many reasons:

1)It costs $150-$200k to move a portable
2)Older units would require extensive repairs or reconditioning once relocated
3)Schools utilize them for support services, pull-outs, storage, project rooms if not needed for classrooms
4)The school may have recently been over-utilized and/or is projected to be over-utilized in the future
5)Enrollment projections have been volatile recently, impacted by the effects of the pandemic
6)The Board of Education utilization goal is 100%, which is different than the APFO thresholds

School Questions

Howard County
Department of Planning & Zoning

5) **How much new capacity has been added since 18/19?**
   - 1658 seats at GPHS SY2022-23
   - Talbott Springs replacement SY2022-23 net increase of 113
   - Hanover Hills ES opened in SY2018-19 with 828 seats
   - Hammond HS renovation/addition added 225 seats SY2022-23

6) **How much is in the pipeline?**

   The LRMP from the FY26 Board Proposed Capital Budget includes 2,040 seats of K-12 capacity to be added through 2034. It also includes PK capacity to be added at the Faulkner Ridge Center and new ES #43.

School Questions

Howard County
Department of Planning & Zoning

7) What is the historical system-wide capacity utilization rate by school level (E/M/H) Current and projected?

Historical Utilization			
	ES Util	MS Util	HS Util
2023	98%	97%	95%
2022	98%	98%	107%
2021	96%	99%	106%
2020	95%	102%	105%
2019	99%	103%	105%
2018	98%	100%	103%
2017	96%	98%	100%
2016	98%	98%	97%
2015	97%	97%	97%
2014	96%	94%	96%

	Using SY24-25 Capacities + Board Requested LRMP		
	ES Util	MS Util	HS Util
2024	98%	98%	97%
2025	97%	98%	97%
2026	97%	99%	96%
2027	97%	99%	96%
2028	97%	99%	97%
2029	97%	97%	97%
2030	97%	95%	98%
2031	97%	95%	96%
2032	97%	95%	95%
2033	97%	94%	95%

Historical utilization data based on official September 30th enrollment and capacities for each school year.
Future utilization based on 2024 projection report and current capacities modified by projects in the FY26 Board Requested Long Range Master Plan.

School Questions

Howard County
Department of Planning & Zoning

8) What is the current backlog of deferred maintenance?

- The most recent Comprehensive Maintenance Plan is available here. It includes information about preventative and corrective maintenance items, and a plan for projects through summer 2025.

9) How much capital money is slated for each of the next 10 years?

- The Board Proposed capital budget can be found online here. The Long-Range Master Plan includes the anticipated funding needed to complete the scheduled projects.

The amount of funding that is slated to be allocated by the State and County will vary based on several factors and is determined by those entities.

10)In terms of spending which has priority for money- maintenance or increased capacity?

- Neither. All needs are balanced and planned according to Board input, in the best way to leverage state contribution. There is no policy or Board action that establishes prioritization of any type of project.

Voting

Howard County
Department of Planning & Zoning

- Decision Making

I. Vote Composition
   a. Each member appointed will be afforded a vote on each motion brought before the body.
   b. A member may not have a proxy vote in their stead.

II. Vote Procedure
   a. The task force shall work towards consensus in producing its recommendations and report. On issues where consensus or common ground cannot be found, differences of opinion shall be documented in meeting summaries and as needed, in the task force's report.
   b. After a motion has been proposed and seconded and a call for discussion the Chair shall call for a vote. In order for the motion to pass a majority of committee members must vote in the affirmative.

Howard County
MARYLAND

County Budget Overview

Holly Sun, Ph.D.
Budget Administrator

Jan. 22, 2025 APFO Committee Meeting

What Is Budget?



A plan to allocate scarce resources based on projected revenues.

County Operating Budget

- **General Fund** (FY25: $1.66 Billion): support daily services of the County (including education entities, 26 county agencies and debt service payments)
- **Restricted Funds** (FY25: $0.71 billion): legally restricted to specific purposes (e.g., Fire and rescue services, trash collection, etc.) and cannot be used for other services

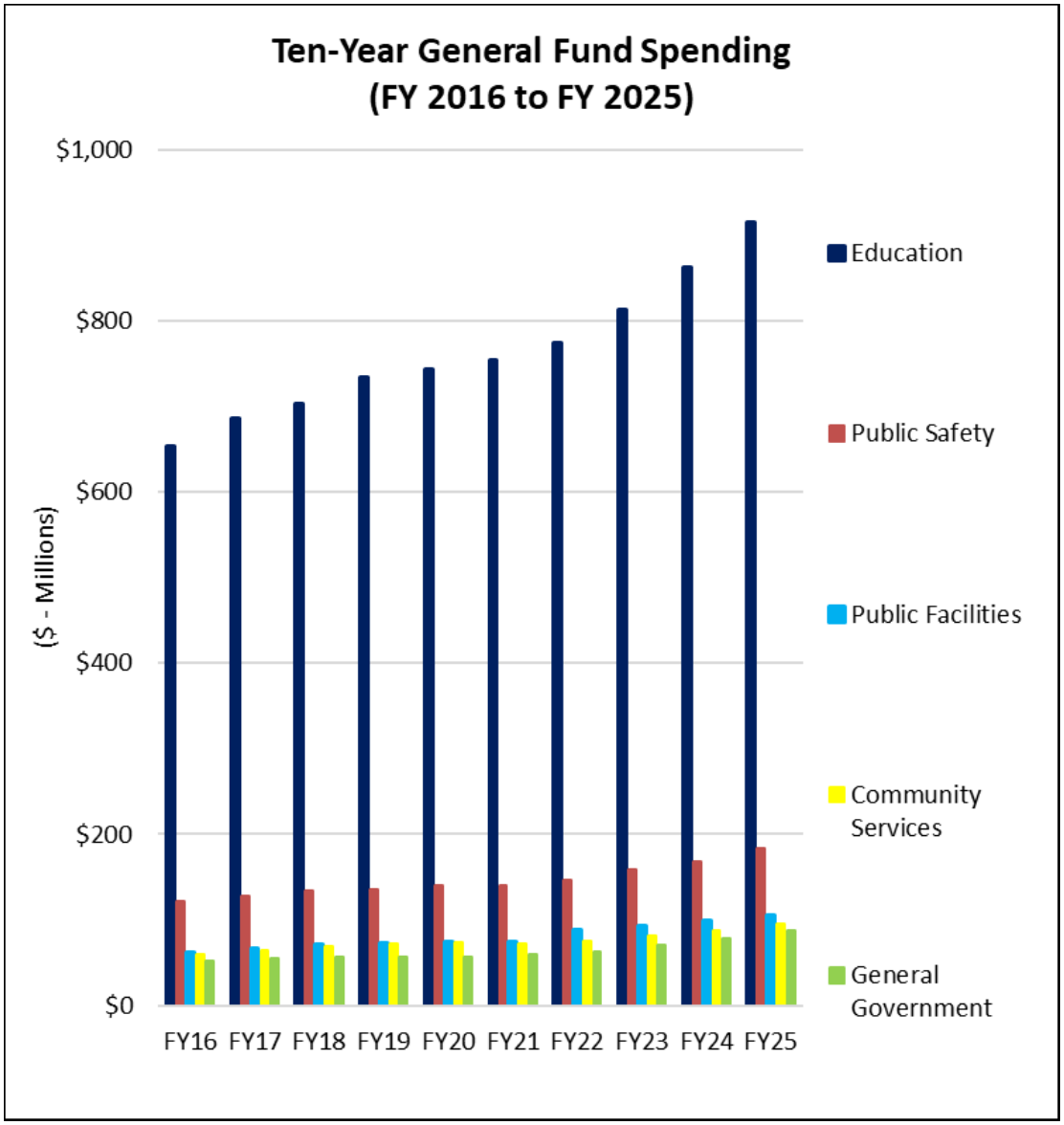


County Capital Budget (CIP)

Fund public infrastructure projects, primarily through issuing 20-year **General Obligation (GO) bonds** (and using General Fund to pay principal and interest annually, just like mortgage)

General Fund Expenditure Structure

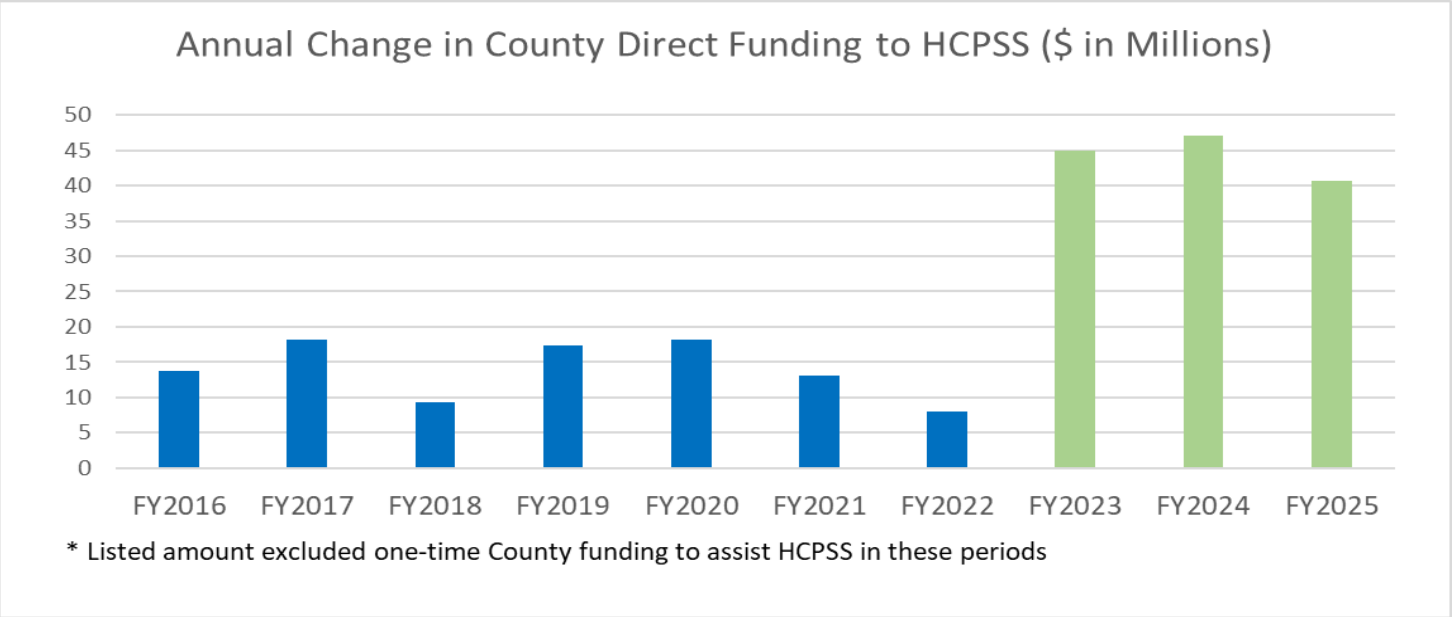
- County funding to education (HCPSS, HCC and HCLS)*
  - constitutes nearly **2/3** of total General Fund budget,
  - is more than **five** times public safety funding



* County funding support includes not only direct appropriation but also annual expenditure on ***retiree health benefit*** & ***debt financing*** for education entities'

County Funding to HCPSS Operating Budget

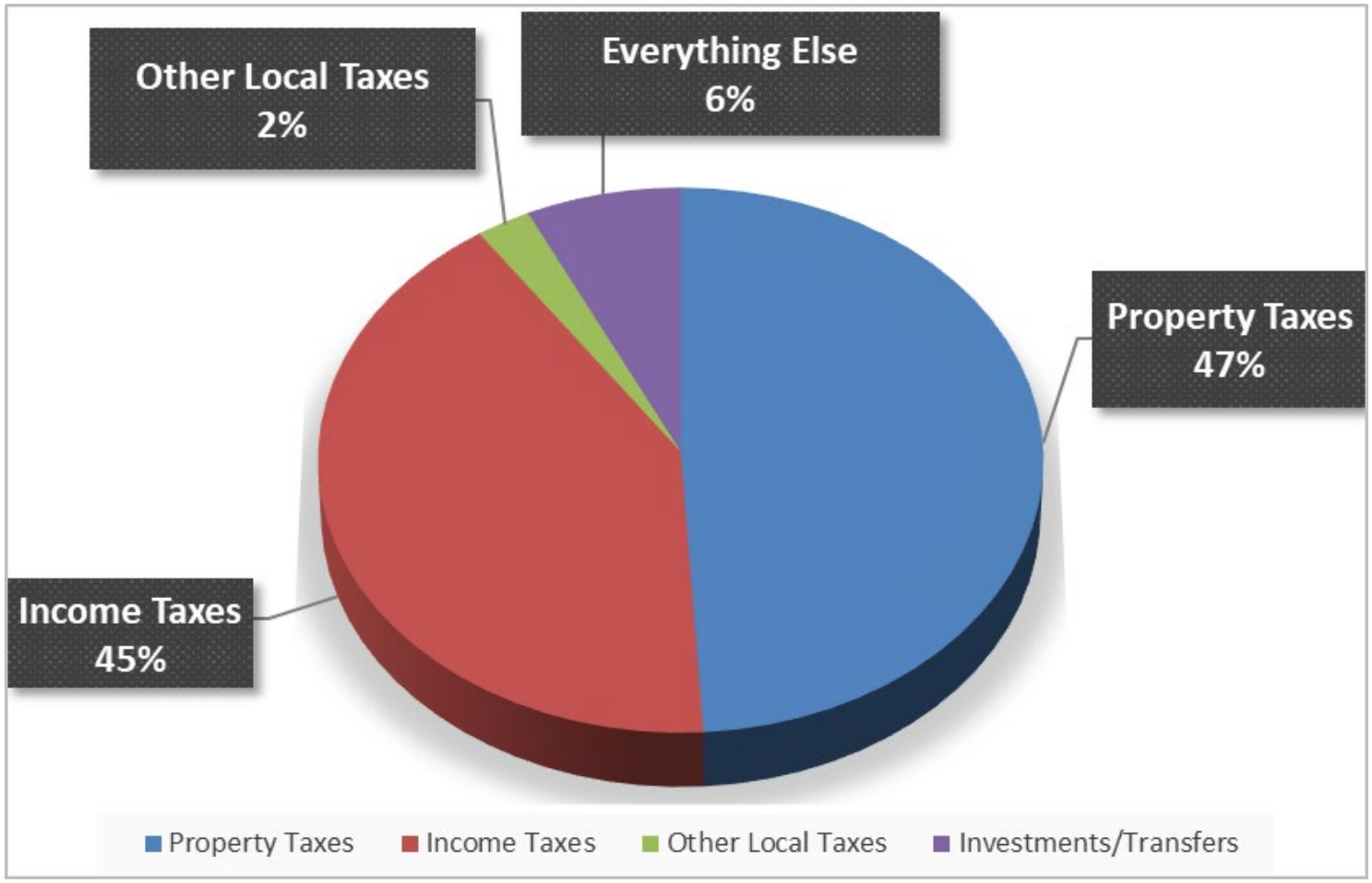
- County government has increased its investment to school operating budget significantly in last few years, despite a drop or flat growth in student enrollment since the Pandemic.



From Pre-Pandemic to FY2025 - HCPSS Enrollment and Budget Change

	Student Enrollment	County Funding to HCPSS ($ in millions)	Per Student County Funding	HCPSS General Fund Total ($ in millions)	Per Student GF Funding
2020 (Pre-pandemic)	57,907	$ 607.2	$ 10,486	$ 887.7	$ 15,330
2025	57,566	$ 761.0	$ 13,220	$ 1,142.9	$ 19,853
2020- 2025# change	(341)	$ 153.8	$ 2,734	$ 255.2	$ 4,524
2020- 2025 %change	**-0.6%**	**25.3%**	**26.1%**	**28.7%**	**29.5%**

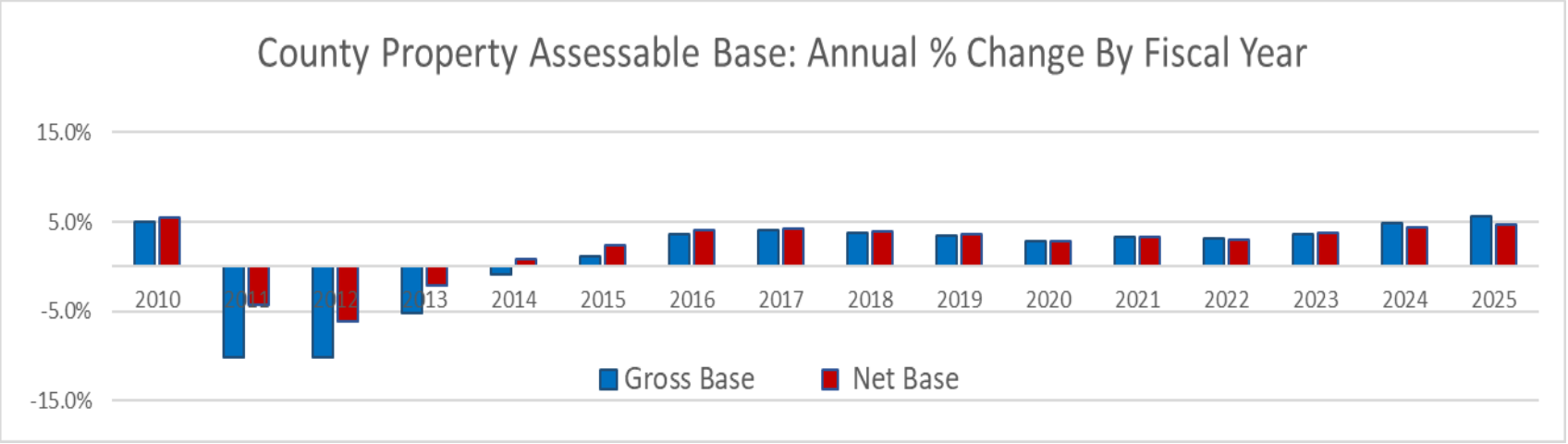
Property Taxes and Income Taxes Represent over 90% of General Fund Revenues



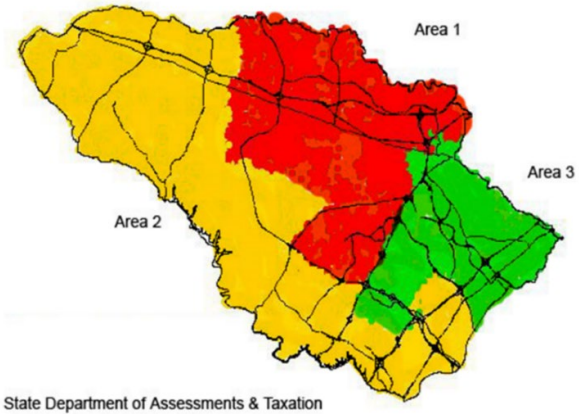
FY 2025 General Fund (excluding one-time funds)

Net Assessable Base: About 4.5% Growth in FY2025

- County property tax base has improved after years of gradual growth
  - 15-year average growth: 2.2% per year



- Every year, one thirds of the real properties are reassessed by the State and the growth is phased in over three years



- County real property tax rate (1.014% general + 0.236% fire) is **the 2nd highest** in MD counties

Factors Impacting Property Taxes

- Maryland's triennial assessment and three-year phase-in arrangement, combined with recent years' housing appreciation, will likely result in relatively strong reassessment in next year or two

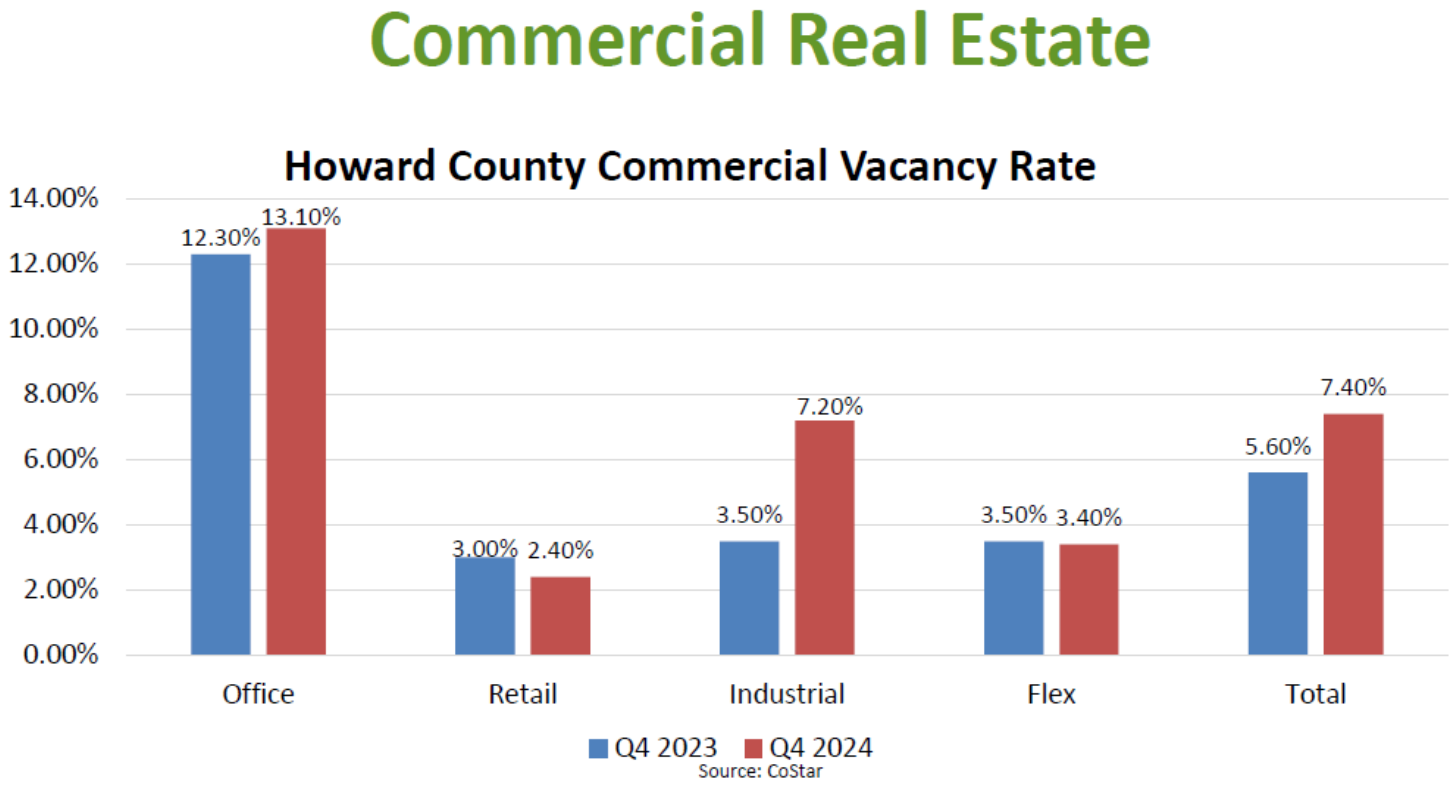
- Net gain will likely be mitigated by forgone revenues from tax credit
  - **Homestead credit (capping taxable growth of owner-occupied houses at 5% per year for County property taxes)**
  - **Aging in place credit** per CB-52-2022 (multi-million increase of credit due to easier eligibility, increased credit term, and higher credit ceiling)

- Commercial real property reassessment lagged State avg. growth; Personal property assessment decreased

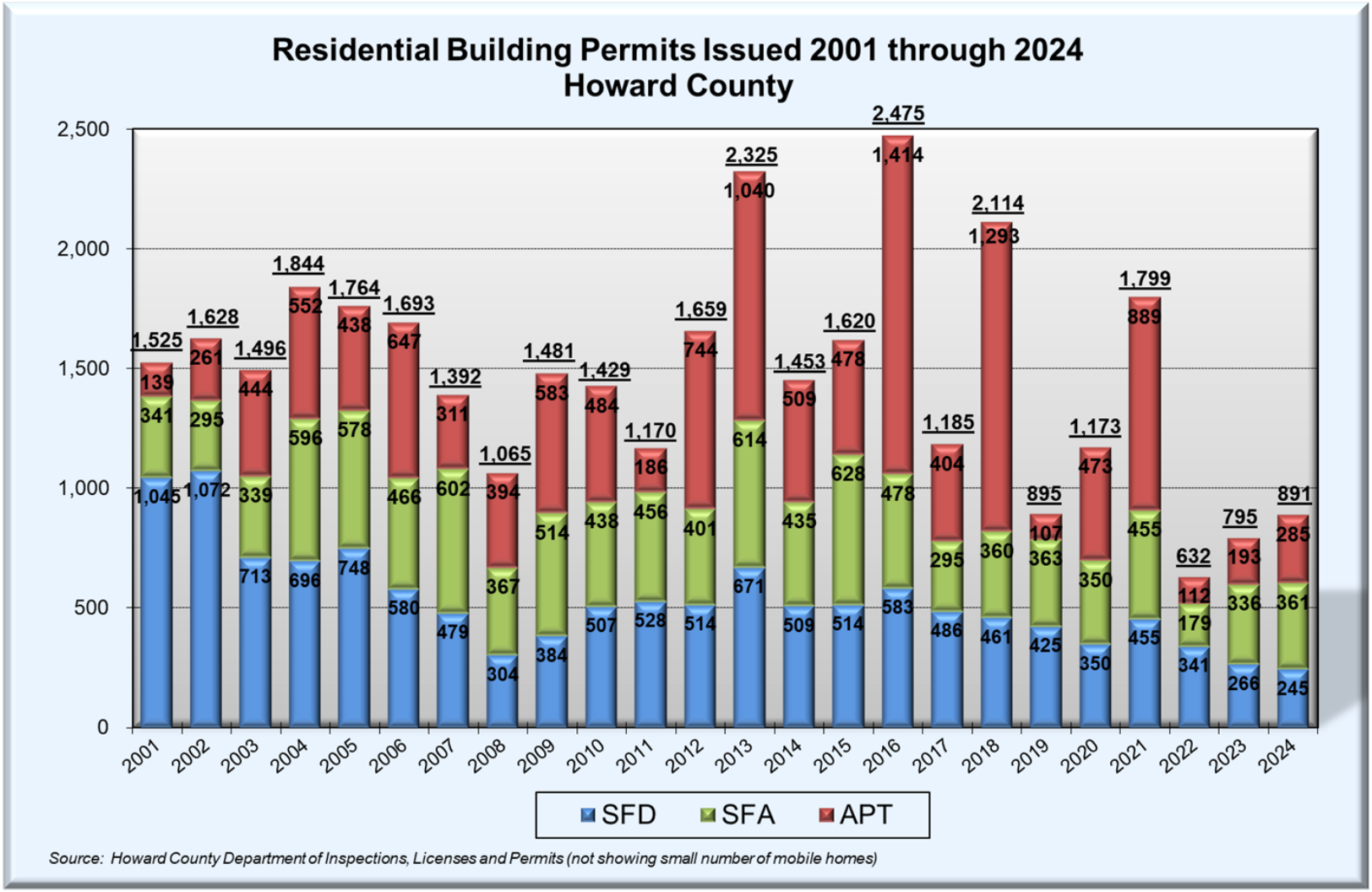
- Uncertainties
  - Housing market weakness
  - Continued weakening of commercial base (retail/mall, hotel and office building), esp. after existing leases expires
  - New construction slowdown due to market conditions and regulation

Commercial Property Vacancy Rates

- Office vacancy rate remains high and continues to grow



Residential Building Permits Issued Reached the Lowest Level in Last Two Decade



Personal Income Tax

- Income tax revenue growth has been very volatile
  - Pre-Pandemic 5-year avg: 3.4%
  - Pandemic period Avg.: 8.4%
  - FY 2024 actual: -6% (-$40M)



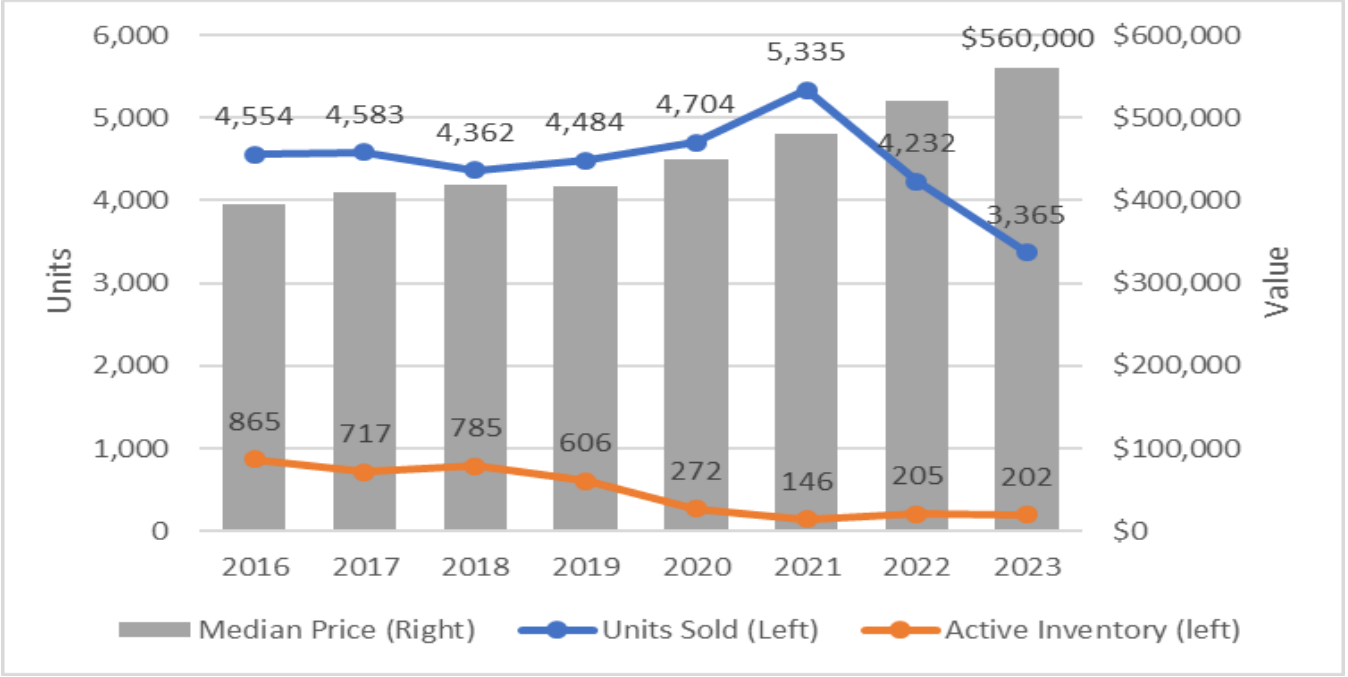
- Factors impacting Income Tax
  - During the pandemic: Federal stimulus, capital gains (stocks & housing market), and inflation (7%+ in 2022) – **non-sustainable**
  - Employment still below pre-pandemic level
  - Potential Federal actions (contractors and employees)
  - Long-term demographic changes, housing type, income disparity

- County income tax rate (3.2%) is at the **highest** level in the State

Other Key Revenues

- Transfer & Recordation taxes, building permits, and development-related charges
  - Double-digit decreases of these revenues experienced in both FY2023 and FY2024 amid housing market corrections (units sold dropped significantly in this period- see below)

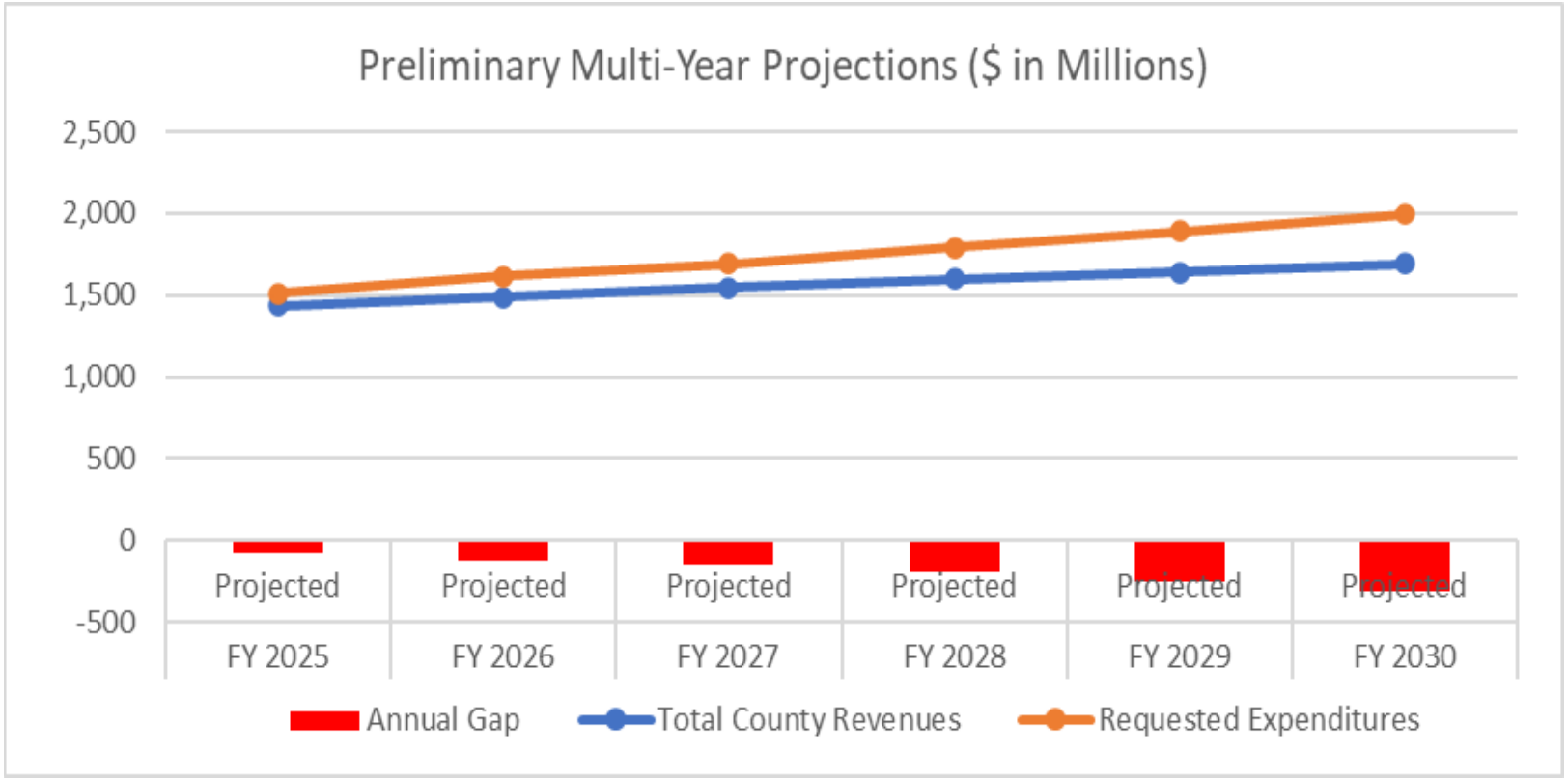
County Home Sales History



Multi-Year Projections (Before Actions)

- Demands continue to exceed resources capacity. The County is still in process of updating its multi-year projections for FY 2026 and beyond in collaboration with SAAC and other entities.

- Last year's projection showed demands from all entities will likely exceed projected revenues by $86~$396M per year, before any actions to close the gap (see below)



Capital Budget Challenges

- Request from education entities and County agencies for infrastructure are significantly higher than affordable level:

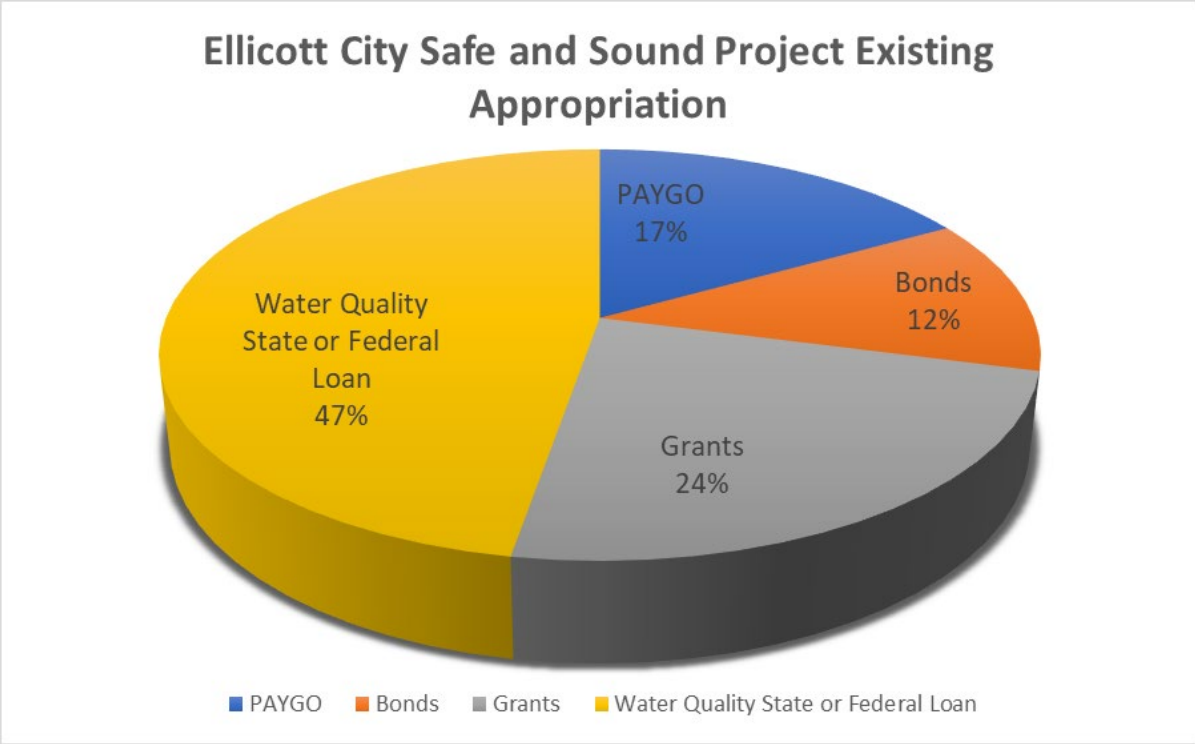
  Per latest info,
  - Requested GO debt: **$112M** in FY26; **$147M**/year in FY27-31
  - Approved GO debt: **$72~$89M** per year in FY21-25
  - **Projected gap:** **$55-$60M** per year on average

  I
- Limited funding options available (the County already raised Transfer Tax rates and School Surcharge rates etc. in recent years)

Significant Public Infrastructure Needs

- Competing demands from the community
  - Education facilities, roads and bridges, bike lanes and sidewalks, recreation and park facilities, public safety, community centers, stormwater/watersheds, water & sewer, ag. land preservation…
- Aging infrastructure across the County requires huge investment
  - Facilities built a few decades ago (during the County's population and development boom) are at the stage for significant renovation/replacement/repair countywide
- Financing capacity has been mitigated by big projects initiated and the overall debt burden

Ellicott City Safe & Sound Project – Significant Funding Obligations



Two devastating flash floods in 2016 and 2018 necessitated the initiation of this big capital project to mitigate future risks or damages

- As of FY 2025, this project has received total appropriation of $277 million, including
  - About 1/4 in State and Federal grants
- Major project components, including N. Tunnel are either completed or in progress

Stormwater Infrastructure

Failure to Act Results In:

- Emergency Roadway Closures
- Property damage
- Personal Injury
- Environmental degradation



Gerwig Lane



Hingston Downs



Willow Brook Way

Stormwater Infrastructure

Facts and Figures

- The County Maintains 1,580 stormwater management ponds
- 171 ponds with metal components approaching Design Life

Inspection Rating
1 – adequate to 4 - critical

Rating	Ponds w/ Metal Pipes
1	65
2	14
3	18
4	**74**
Total	**171**

- **74 'Rating 4' ponds (critical conditions) alone are estimated to cost around $133M** in current dollars (before inflation)
- Assuming taking 10 years to address **"Rating 4"** ponds only, it needs approximately **$14M each year (7 to 8 ponds repaired)**
- In addition, need **$3~4M per year** on treating existing imperious surfaces per year to improve water quality to meet State mandated National Pollutant Discharge Elimination System **(NPDES) permit** requirements

Road Resurfacing and Water & Sewer

- Road Resurfacing
  - The County maintains 1066 miles of County roads
  - During an aging infrastructure, backlog exceeded 100 miles last year and agency estimated $19M per year just to avoid the inventory going up
  - The more the delay, the more costly the fix will likely be

Cost comparison (2023 data):

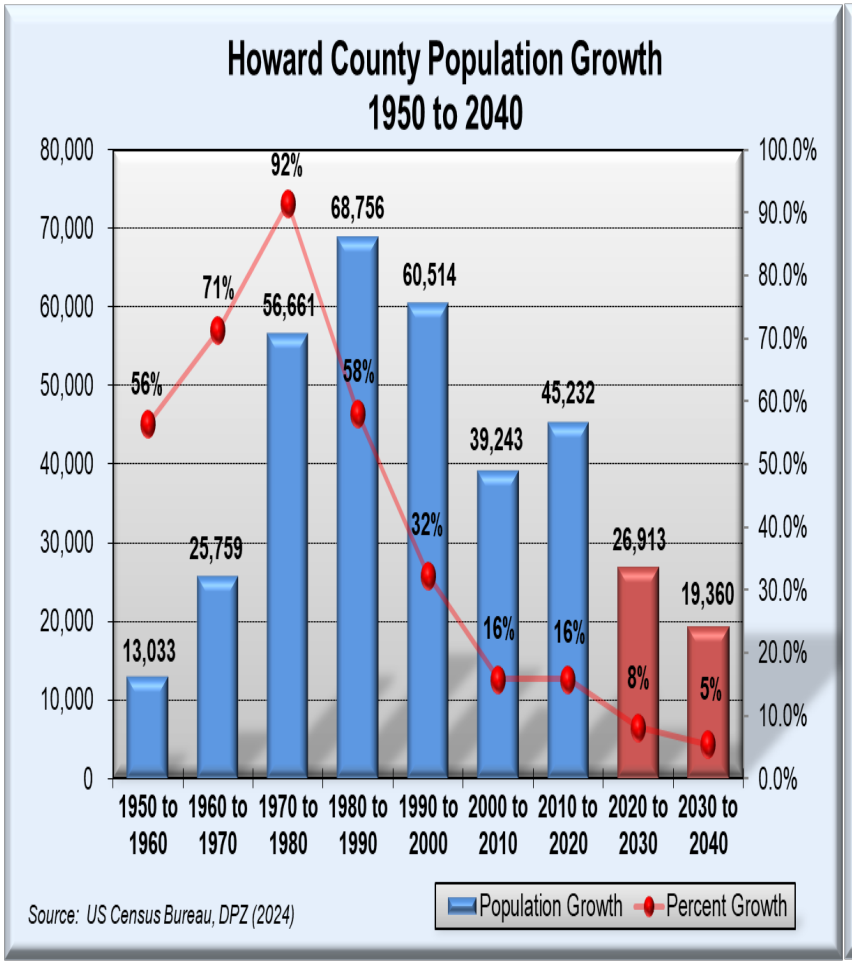
- Mill & Overlay: $1.56 / sq ft
- Deep Patching: $2.00 / sq ft
- Rebuild: $6.55 / sq ft

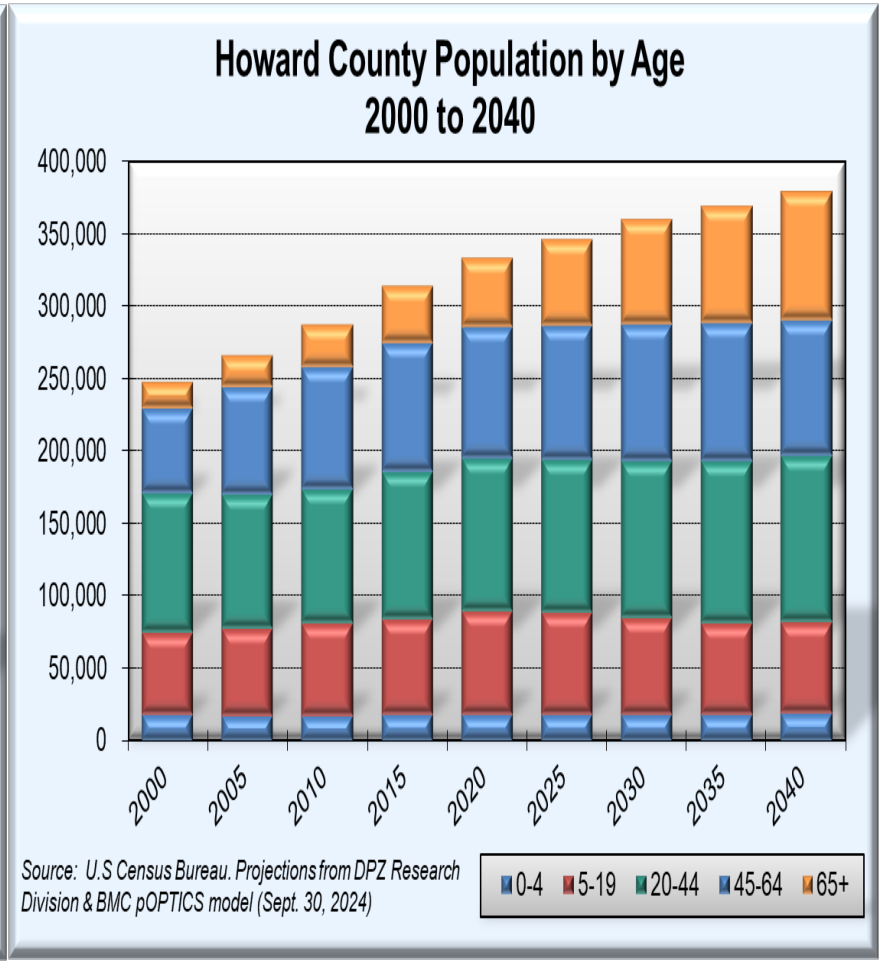


- Water & Sewer
  - The County provide water & sewer services to 75,000 customers
  - It maintains over 1,100 miles of water delivery systems, 10,000+ fire hydrants, and over 25,000 water valves.
  - The sewer system includes 1,000+ miles of pipes, 34 wastewater pumping stations, and a water reclamation plant

Long-Term Drivers: Demographic Trends

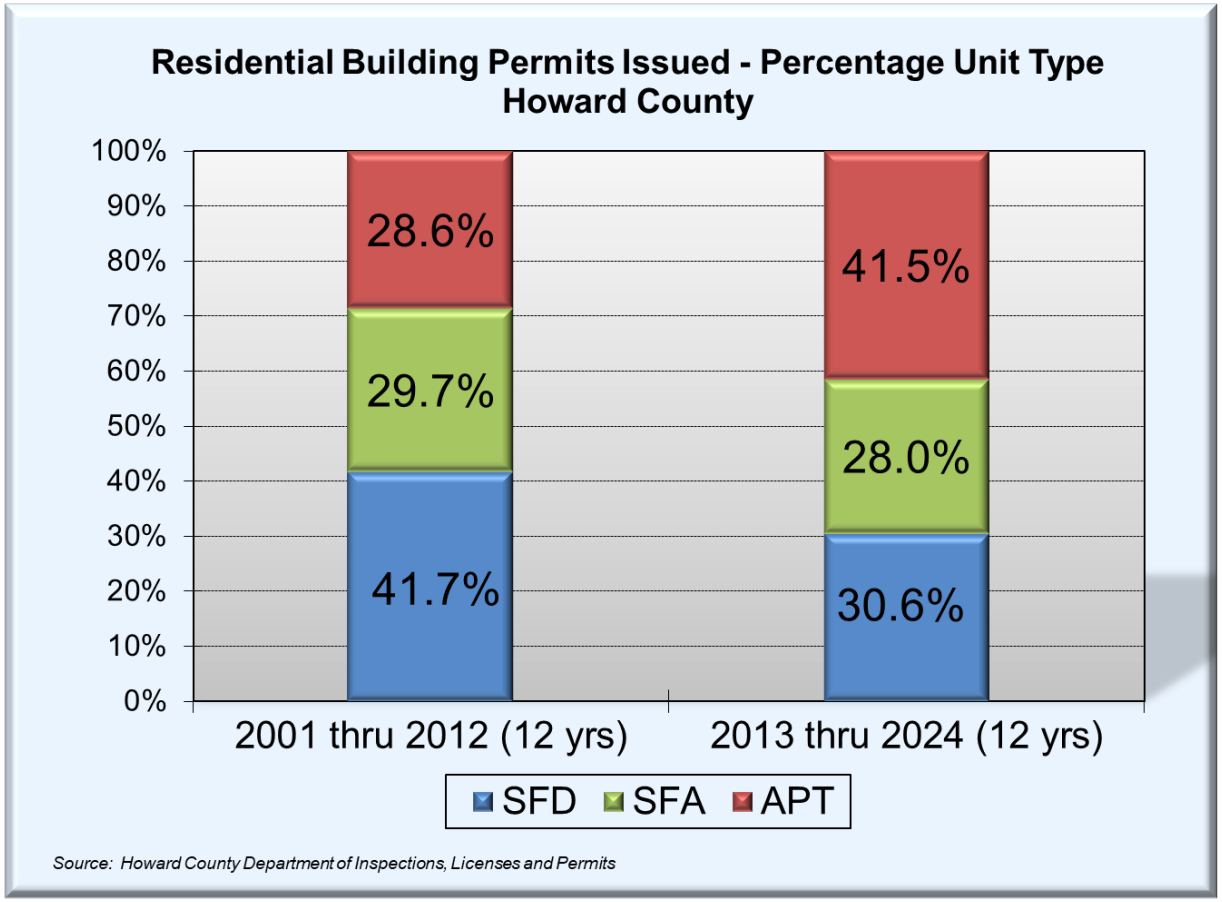
- County population growth was significant for a few decades, but has slowed down
- County population is aging rapidly; **65+ estimated to double in two decades**
- **5~19 age population projected to continue a trend of decrease**





Long-Term Drivers: Housing Shifts

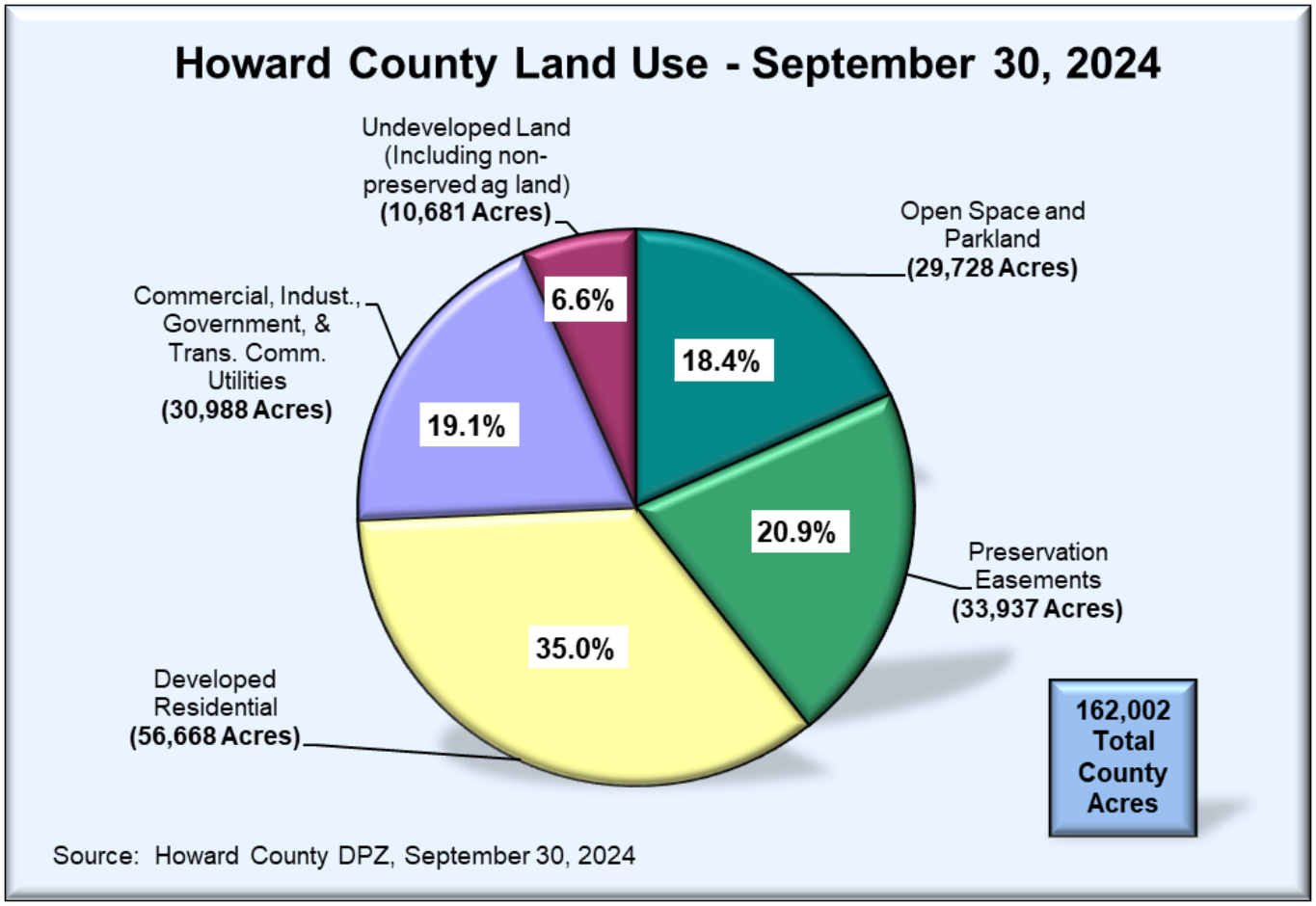
- Housing shift from single family detached to multi-family units (attached, apartment, etc.) has implications on revenues and expenditures



SFD: single family detached; SFA: single family attached; APT: apartment; MH: mobile home

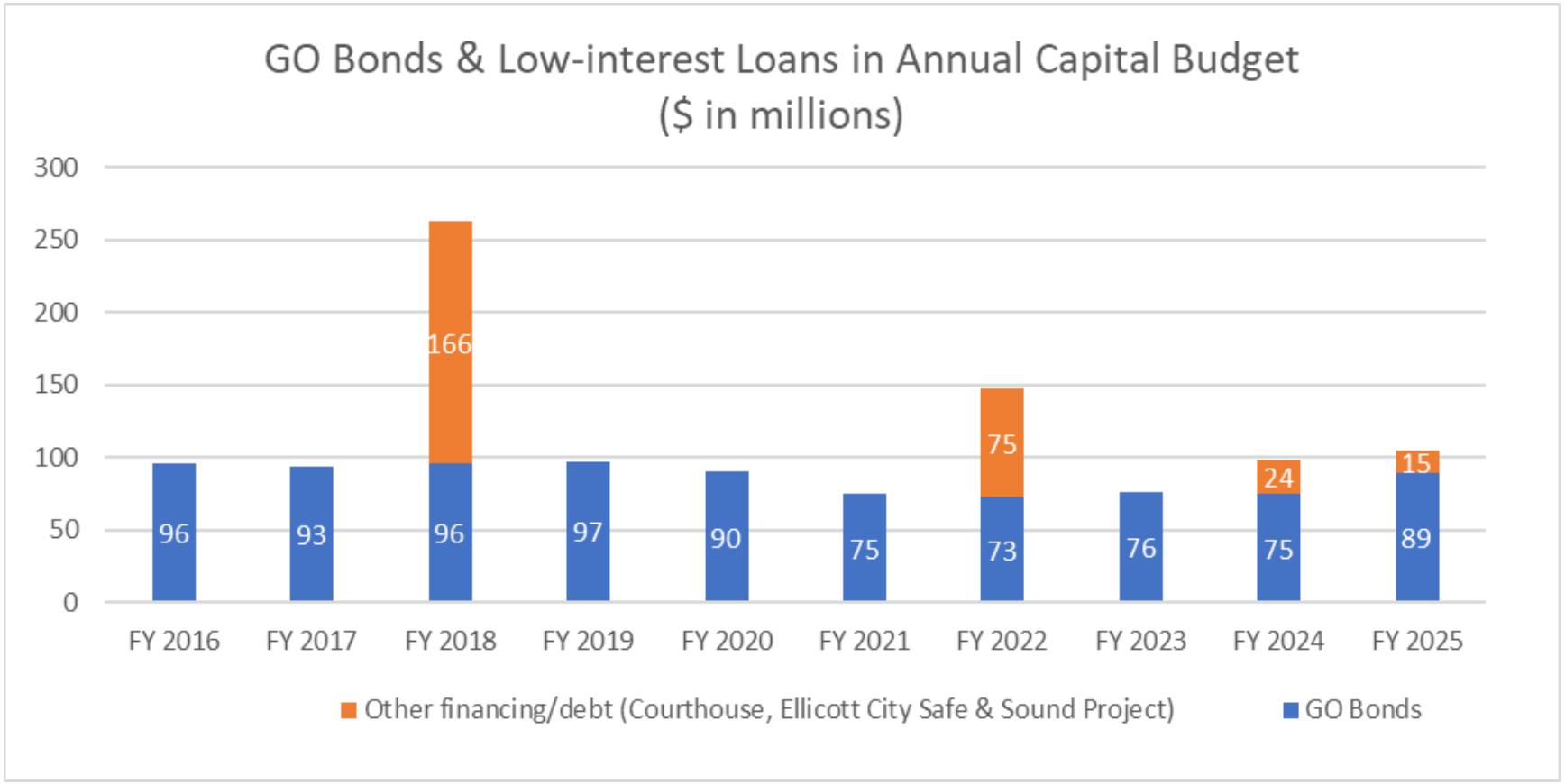
Long-Term Drivers: County Is Built Out

- Limited land left (6.6%) for future development
- Future development will focus on redevelopment



CIP Funding – GO Bonds

- GO Bonds appropriation was kept under $75M in FY21-24 partly due to
  - Other forms of sizable debt incurred
  - Rising debt burden indicators

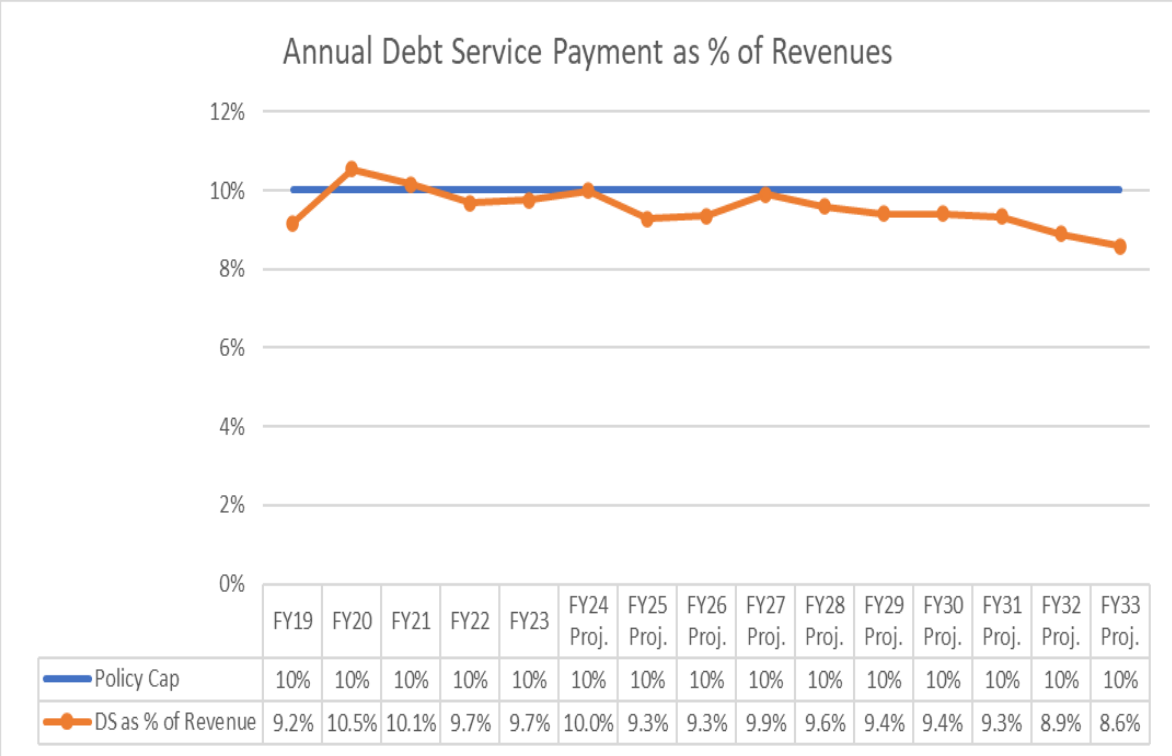


Long-Term Concerns: Escalating Debt Burden

- The County needs to monitor its debt burden carefully. Debt service payment as a percentage of total County revenues exceeded County policy ceiling of 10% in FY 2020 and FY2021 and is projected to be at or slightly below its policy ceiling in next several years

Concerns

- *One of the AAA rating factors (debt burden)*
- *A higher share of budget spent on debt payment= **less** funding available for all other services funded by the operating budget*
- *Less capacity for new debt issuance in future years to finance future CIP projects*



	FY19	FY20	FY21	FY22	FY23	FY24 Proj.	FY25 Proj.	FY26 Proj.	FY27 Proj.	FY28 Proj.	FY29 Proj.	FY30 Proj.	FY31 Proj.	FY32 Proj.	FY33 Proj.
Policy Cap	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%	10%
DS as % of Revenue	9.2%	10.5%	10.1%	9.7%	9.7%	10.0%	9.3%	9.3%	9.9%	9.6%	9.4%	9.4%	9.3%	8.9%	8.6%

Operating Budget Impact of Capital Projects

- Various impact of infrastructure projects on Operating Budget, which will compete with other service needs:
  - Annual Debt Service Payments or PAYGO out of operating budget
  - New staffing needs for new/expanded facilities
  - Operating and maintenance (O&M) for new/expanded facilities

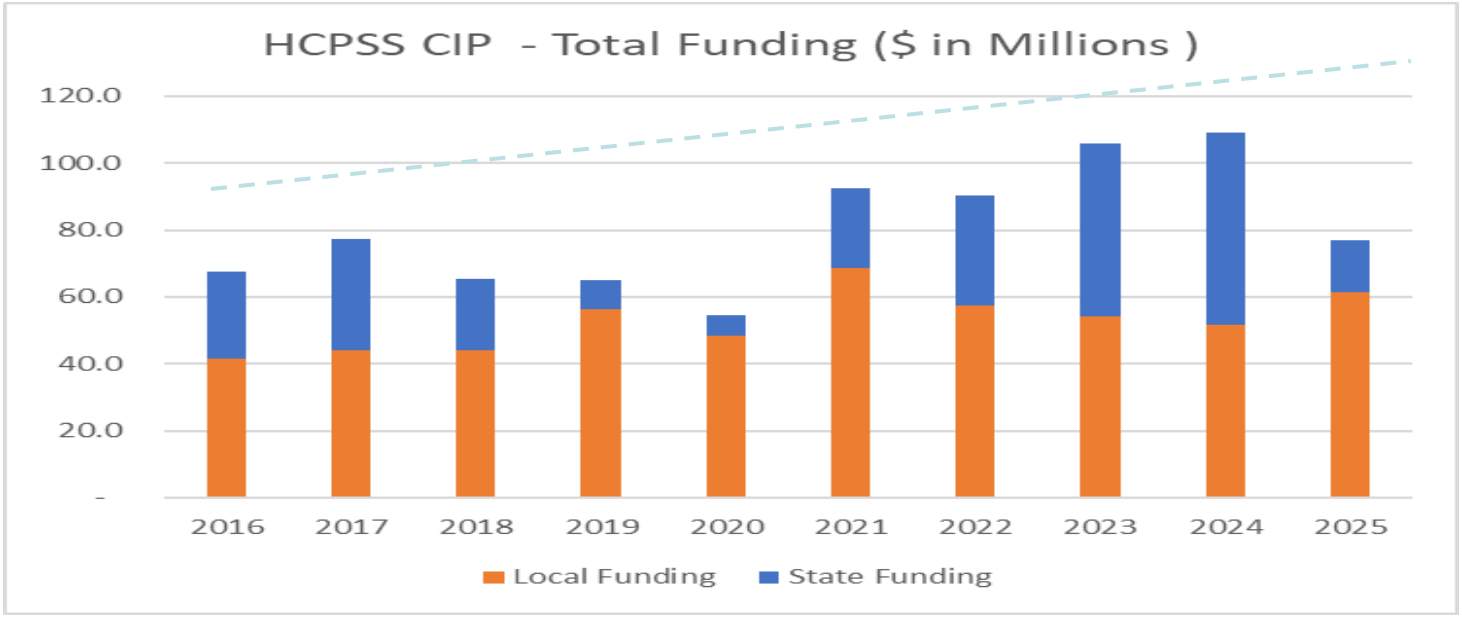
Examples:

- East Columbia 50+ center: estimated cost of $600K for staffing and O&M per year once the building is open

Note: All agencies except HCPSS now provide operating budget impact information for the Annual Capital Budget book pages to help better understand the operating implications of capital projects.

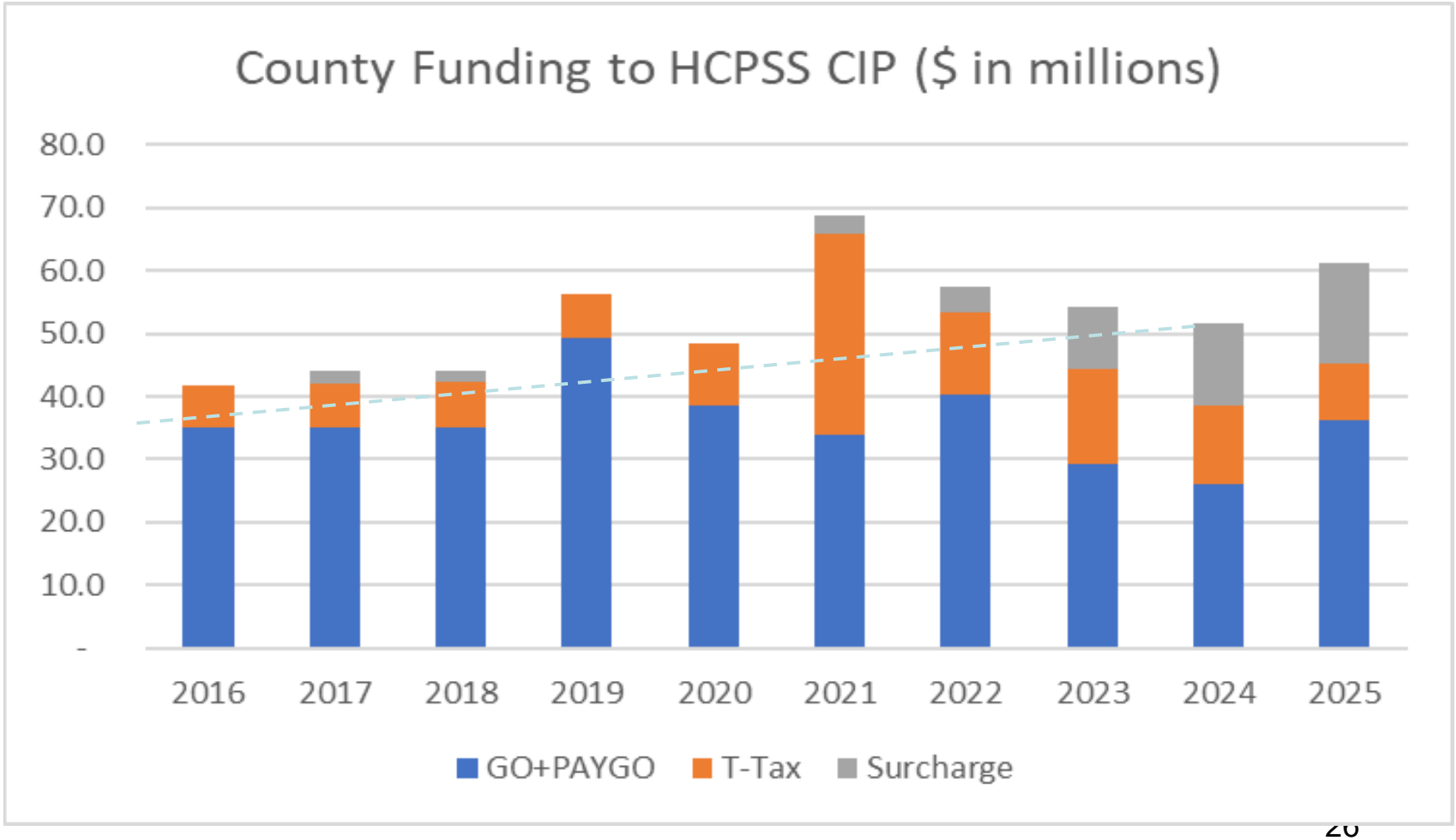
HCPSS CIP Funding History – Total Funding

- Total Funding to HCPSS CIP has increased significantly over the past decade; local funding supports around 2/3 of total school CIP
  - State funding has been volatile and in recent years benefited from one-time bumps (built-to-learn funding) that's not sustainable
  - For eligible school project costs, state participation or share have dropped from 61% 10 years ago to 51% in FY26
  - Some school project costs are not eligible for state funding.



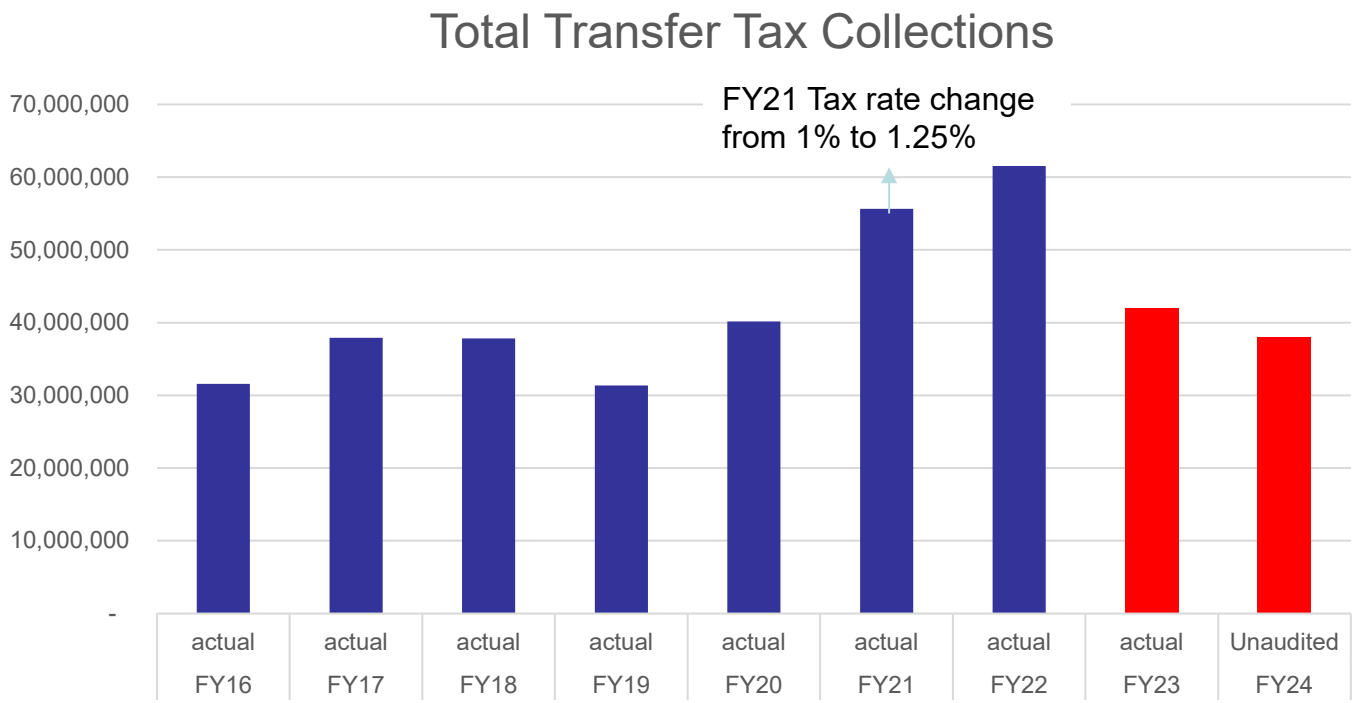
HCPSS CIP County Funding: Details

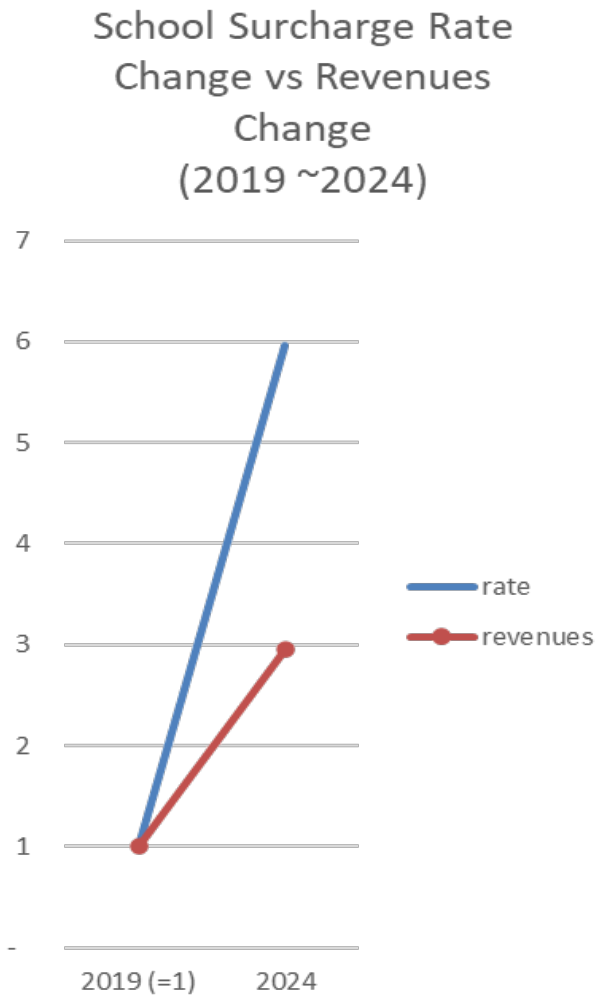
- County managed to fully fund Board of Education's CIP request in recent years through combining different resources



CIP Funding– Transfer Tax

- Transfer taxes have plunged by approximately -44% in FY23 and FY24 combined, due to a dramatically weakening market partially driven by affordability (price and mortgage rates) and regulatory changes limiting new construction.
  - As a result, all designated projects/services have been stressed (school projects, recreation and parks, fire constructions, housing and ag. land pres.)





CIP Designated Funding – School Surcharge

- School Surcharge (primary) rates have been elevated significantly through a phase-in since CY2020
  - Rate per sq ft — Revenues
    - CY19: $1.32; FY19: $5.7M
    - CY20: $4.75; FY20: $4.5M
    - CY21: $6.25; FY21: $9.4M
    - CY22: $7.50; FY22: $16M
    - FY23: $7.50; FY23: $18.4M
    - FY24: $7.87; FY24: $16.8M (unaudited)

- However, revenue growth has not kept pace with the rate adjustments – **half of the anticipated new revenues have not been materialized.**

School Surcharge (continued)

- Revenue performances lagged rate changes significantly, primarily due to:
  - Housing market slump (sq. ft of new constructions has dropped by 40% between FY22 and FY24)
  - Permits issued for new constructions in last few years were the lowest in two decades
  - Grandfathering and lower rates for certain properties

County Key Tax Rates Comparison (FY24)

- Key Tax Rates
  - Income Tax: the highest level allowed by the State
  - Real Property Tax : 2nd highest in Maryland
  - Transfer Tax: 4th highest in Maryland
  - Surcharge (school and road): one of the highest in Maryland

- Local governments have to manage tax burden to stay competitive and retain/attract residents and businesses who pay taxes and fees to fund needed services

	Real Property Tax	Income Tax	Transfer Tax	SF Surchage Rate	SF Surchage for 2500 sq ft unit
Allegany	0.9750%	3.03%	0.50%	N/A	N/A
Anne Arundel	0.9800%	2.7~3.2%	1.0% (>$1M: 1.5%)	$ 11,086	$ 11,086
Baltimore City	2.2480%	3.20%	1.50%	N/A	N/A
Baltimore County	1.1000%	3.20%	1.50%	N/A	N/A
Calvert	0.9270%	3.00%	N/A	$ 12,950	$ 12,951
Caoline	0.9800%	3.20%	0.50%	$ 25	$ 25
Carroll	1.0180%	3.03%	N/A	$ 533	$ 534
Cecil	0.9924%	2.75%	0.50%	N/A	N/A
Charles	1.1410%	3.03%	0.50%	$ 20,330	$ 20,331
Dorchester	1.0000%	3.20%	0.75%	N/A	N/A
Frederick	1.0600%	2.25-3.2%	N/A	$ 17,961	$ 17,962
Garrett	1.0560%	2.65%	1.00%	N/A	N/A
Harford	0.9779%	3.06%	1.00%	$ 6,000	$ 6,001
Howard	**1.2500%**	**3.20%**	**1.25%**	**$9.17 / sq. ft.**	**$ 22,925**
Kent	1.0220%	3.20%	0.50%	N/A	N/A
Montgomery	0.9785%	3.20%	0.25-6%	$25,004 ~ $26,084	$25,004 ~ $26,085
Prince George's	1.0000%	3.20%	1.40%	$ 29,188	$ 29,189
Queen Anne's	0.8300%	3.20%	0.50%	$5.85 / sq. ft.	$ 14,625
St. Mary's	0.8478%	3.00%	1.00%	$ 6,697	$ 6,698
Somerset	1.0000%	3.20%	N/A	N/A	N/A
Talbot	0.7434%	2.40%	1.00%	$ 7,852	$ 7,853
Washington	0.9280%	2.95%	0.50%	$1/ sq. ft.	$ 2,500
Wicomico	0.8855%	3.20%	N/A	N/A	N/A
Worcester	0.8450%	2.25%	0.50%	N/A	N/A

Source: MACo Survey

Efforts Made in Recent Years

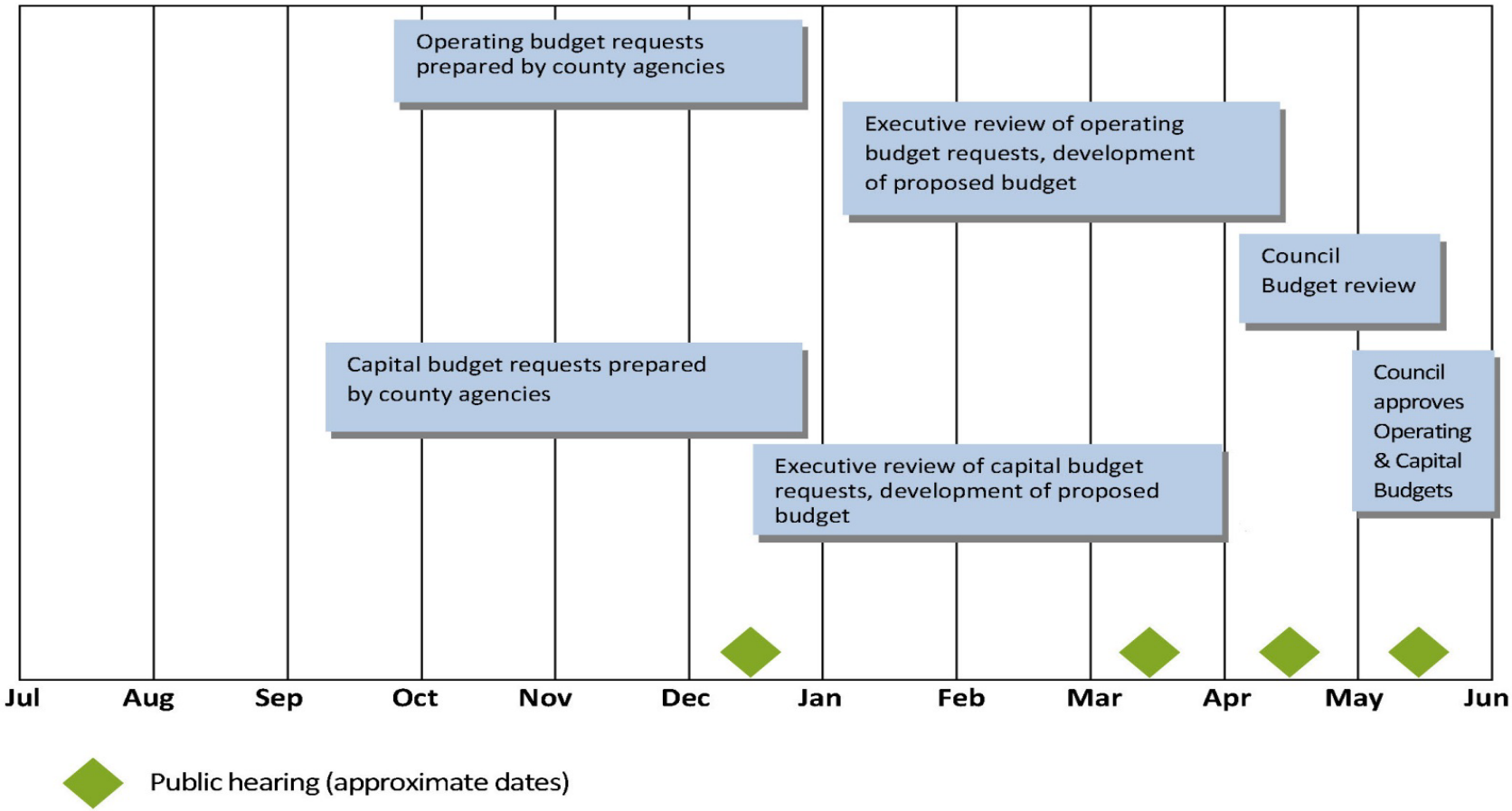
Approved CIP Budgets In Recent Years

- **Fully funded BOE CIP requests three years in a row,** demonstrating support and meeting committed local funding level ($50-$54M per year)

- Implemented different measures to support critical needs
  - Exploring low-interest loans (e.g. WIFIA loan, State Revolving loan, etc. for Ellicott City Safe & Sound)
  - Adjusting rates for designated resources for self-supporting projects/services (Transfer Tax, School Surcharge, Watershed fee, etc.)
  - Seeking for grants and using PAYGO where feasible

- Had to reduce non-school infrastructure requests (roads, rec. and parks, senior centers, etc.) typically by 30~50% to stay within means

Budget Development Process



Spending Affordability Advisory Committee (SAAC)

- The Spending Affordability Advisory Committee (SAAC) has been established by Executive Order annually since 1987. The Committee is composed of County residents and government officials appointed by the County Executive.

- Current Committee: members with diverse backgrounds and expertise tasked to provide independent, non-partisan and data-based analysis and advice to the County Executive.

- Committee report is due to County Executive by March 1, including:
  - revenue projections for the upcoming fiscal year
  - recommended new debt authorization
  - multi-year revenue and expenditure projections
  - policy recommendations for the County's long-term fiscal well-being







Howard County
Department of Planning & Zoning

HoCo By Design General Plan

APFO Task Force Presentation

HOCO BY DESIGN
Every Voice, One Vision

What is HoCo By Design?

HoCo By Design, the County's award-winning general plan, provides a **long-term vision** for how Howard County will develop and grow as it adjusts to evolving economic, environmental, and social conditions **over the next 20 years**.

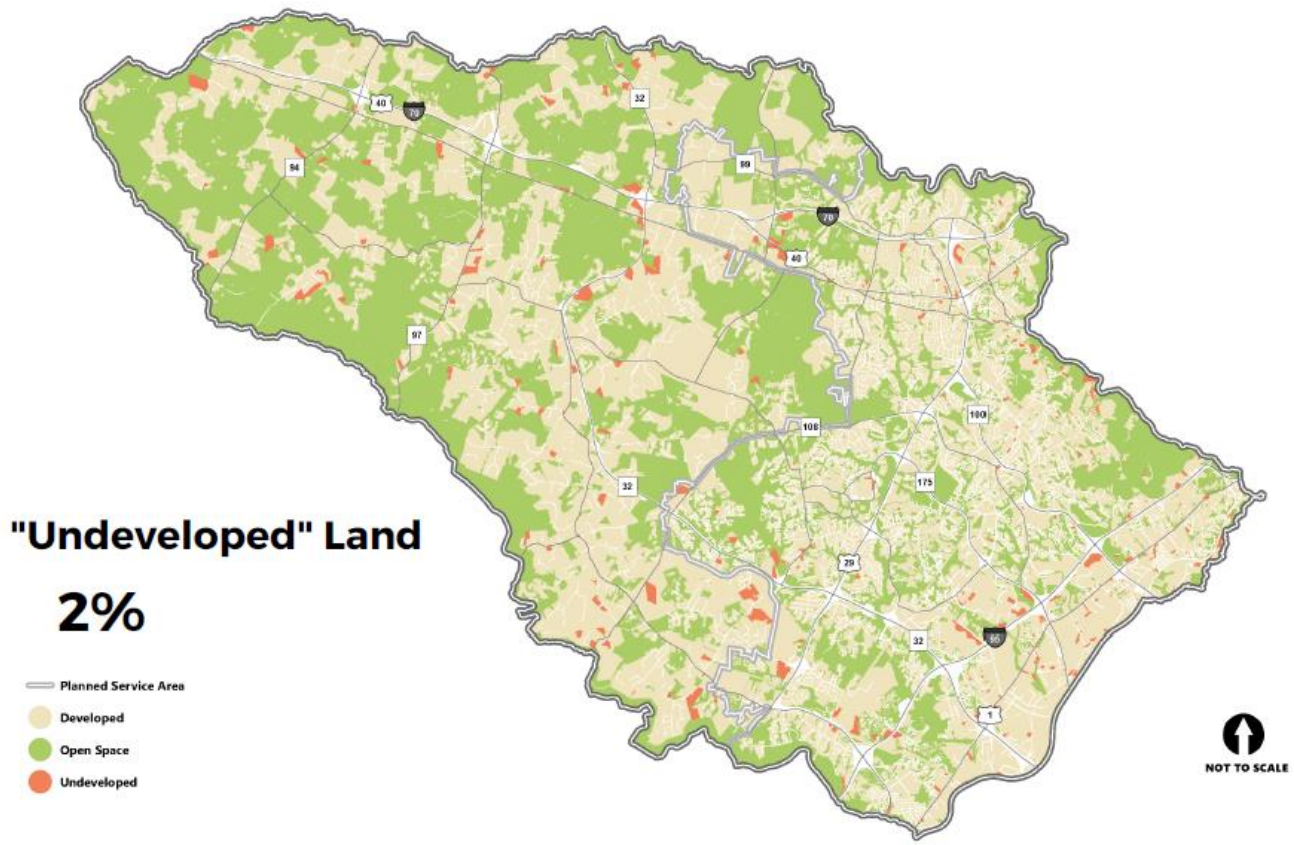
Plan Goals:

- Protect our Natural Environment
- Strengthen Economic Opportunities
- Expand Transportation Options
- Promote Diverse Housing Choices
- Prioritize Community Character
- Balance Growth and Conservation



What is HoCo By Design?

Limited Supply, Growing Demand



Only 2% of land is undeveloped or unprotected, yet demand remains strong for the next 20 years

Housing

Current Total
116, 000 Homes

Projected Demand
31,000 New Homes

Employment

Current Total
223, 000 Jobs

Projected Demand
59,000 New Jobs

Commercial

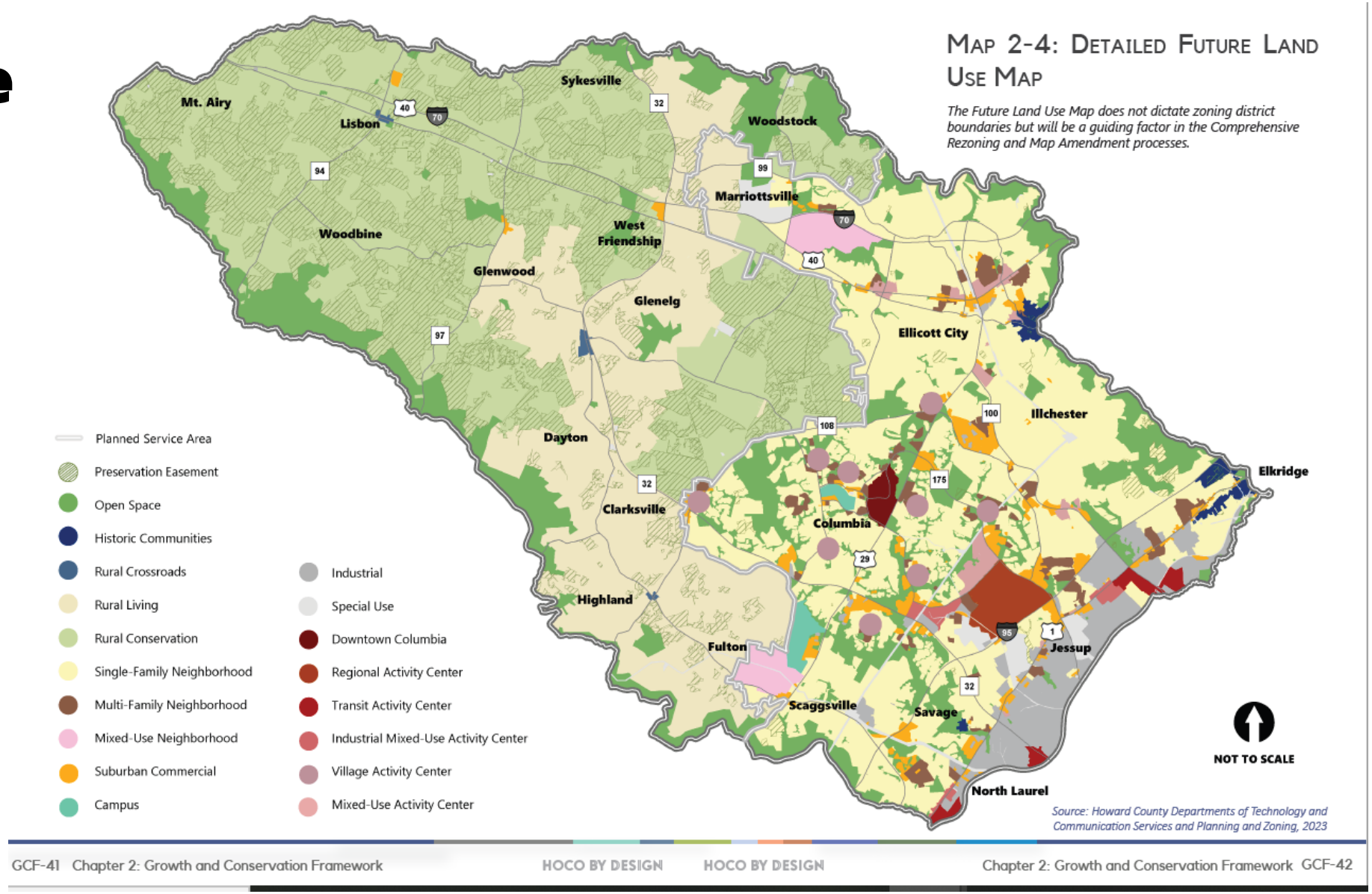
Current Total
12.2M Sq. Ft.
4,000 Hotel Rooms

Projected Demand
16.5 M Sq. Ft.
1,000 Hotel Rooms

Growth and Conservation Challenges

Future Land Use Map (FLUM)

- **Focuses growth into redeveloped "activity centers"** while also **emphasizing preservation and conservation of natural resources**



Future Land Use Map (FLUM)

Redevelopment of Activity Centers Offers Opportunities

- **Greener:** Open space, stormwater management, reduce impervious surface
- **Mix of Uses**: Community gathering/recreational spaces, job opportunities
- **Transit Infrastructure:** Sidewalks, bike paths, connections to transit services
- **Diverse:** An array of housing types







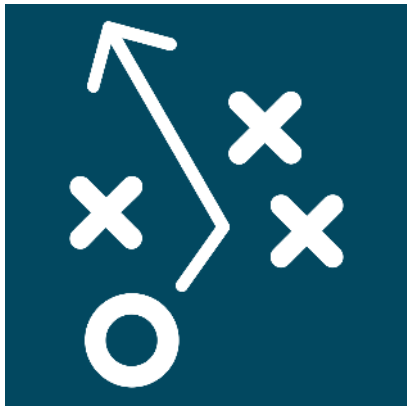
Future Opportunity: Redevelopment of Activity Centers

What is Missing Middle Housing?

- Small- to medium-sized home choices at different price points
- Examples include duplex, fourplex, cottage courts and more



Future Opportunity: Missing Middle Housing



HoCo By Design – Chapter 10
Managing Growth

Housing Unit Allocations

- Annual APFO allocations chart paces new housing growth
- The allocations proposed average 1,620/year (less than the 2,084/year in PlanHoward 2030)
- Geographic regions in the chart include: Downtown Columbia, Activity Centers, Other Character Areas, and the Rural West
- New set-aside of 340/year for Affordable Housing
- Gateway Master Plan – will determine number and pacing of residential units for Gateway

Table 10-1: Howard County APFO Allocations Chart - HoCo By Design

Year	Downtown Columbia (1)	Activity Centers	Other Character Areas	Rural West	Total	Affordable Housing (for purchase and rental)
2026	335	600	365	100	1,400	340
2027	335	600	365	100	1,400	340
2028	335	600	365	100	1,400	340
2029	335	600	365	100	1,400	340
2030	335	600	365	100	1,400	340
2031	155	600	365	100	1,220	340
2032	155	600	365	100	1,220	340
2033	155	600	365	100	1,220	340
2034	155	600	365	100	1,220	340
2035	154	600	365	100	1,219	340
2036	154	600	365	100	1,219	340
2037	154	600	365	100	1,219	340
2038	154	600	365	100	1,219	340
2039	154	600	365	100	1,219	340
2040	154	600	365	100	1,219	340
Total	**3,219**	**9,000**	**5,475**	**1,500**	**19,194**	**5,100**
Annual Average	**215**	**600**	**365**	**100**	**1,280**	**340**

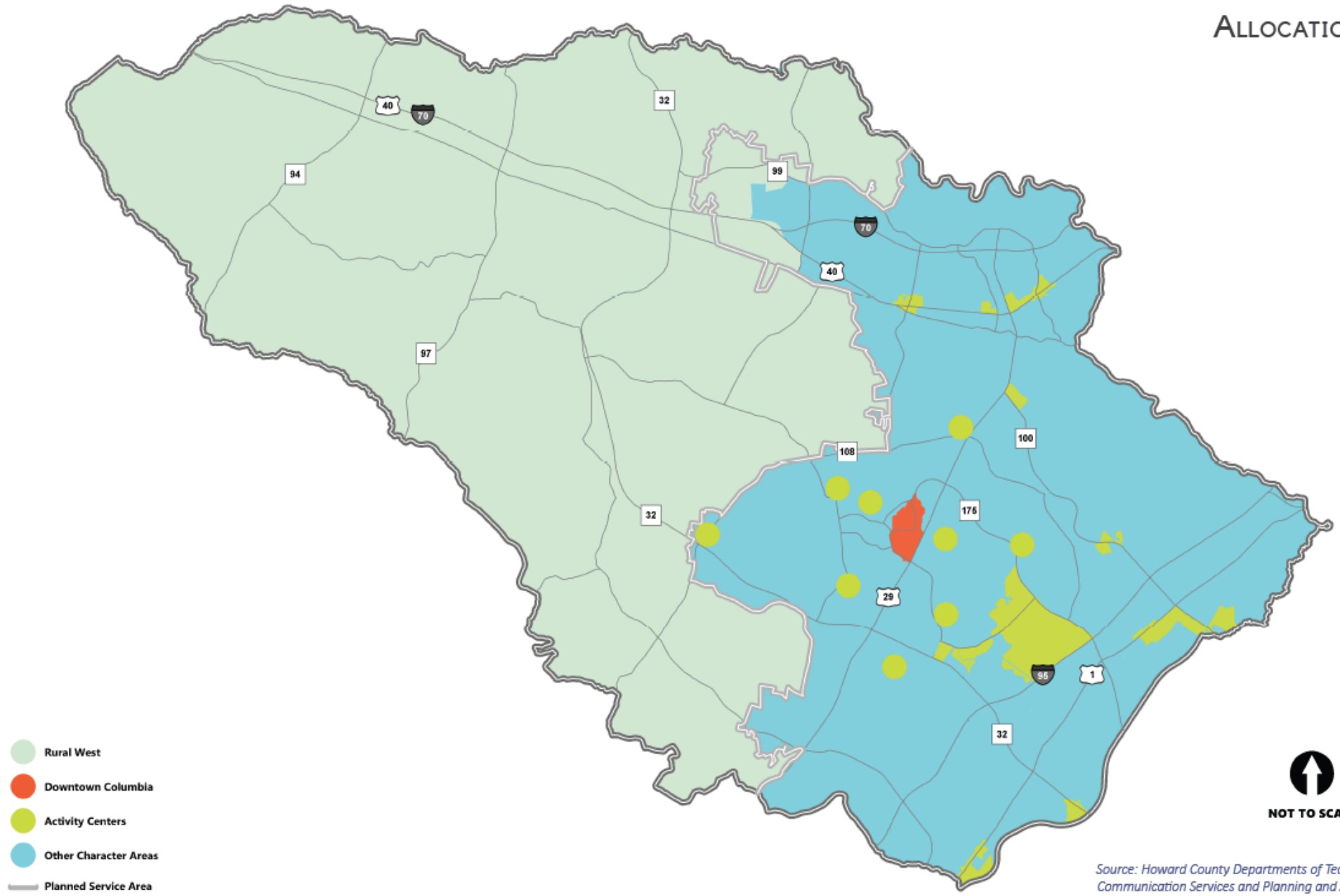
(1) The allocations for Downtown Columbia align with the phasing chart in the approved and adopted 2010 Downtown Columbia Plan.

Source: Howard County Department of Planning and Zoning, 2023

MG-1 g. Establish a working group (consisting of members appointed by the County Council and the County Executive) that evaluates and recommends goals and criteria for the targeted incentive program for affordable and accessible housing and the Affordable Housing set aside in the APFO Allocations Chart.

Housing Unit Allocations

Map 10-1: Howard County APFO Allocation Map



Source: Howard County Departments of Technology and Communication Services and Planning and Zoning, 2023

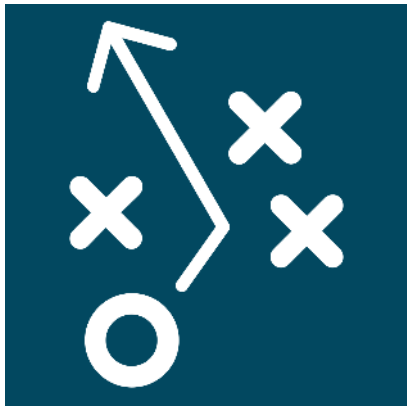
HOCO BY DESIGN

Managing Growth into the Future

- This is an **opportunity for a comprehensive review and assessment of APFO**
- The assessment should account for **future land uses shifting to infill and redevelopment**
  - **Suburban greenfield development**, the predominant type of past growth, will be **less prevalent** given limited land supply
  - **APFO was designed to manage suburban greenfield development**
  - **APFO needs to be updated** to reflect the County's future – **mixed-use activity centers, missing middle housing, ADUs**



Managing Growth into the Future



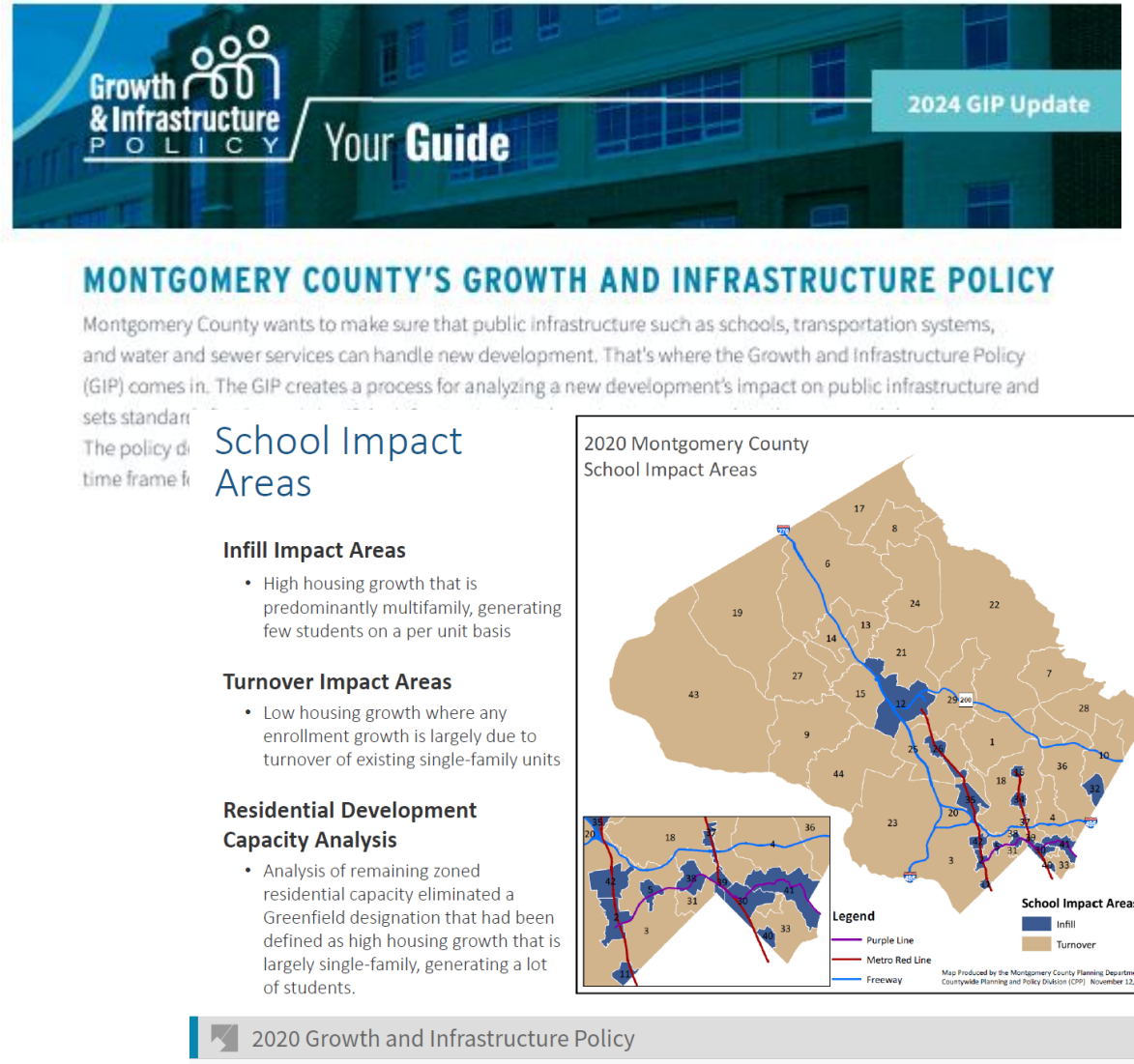
Managing Growth
Policies 1a - d

Policies and Actions

- **Policy MG-1**: Evaluate the Adequate Public Facilities Ordinance (APFO), including current and anticipated development patterns and challenges, to support the vision and policies presented in HoCo By Design and in accordance with the law established for the review of APFO.
  - **Action a**: **Research APFO models used in other Maryland and US jurisdictions** that account for infill development and redevelopment to pace future growth and transportation patterns as anticipated in this General Plan.
  - **Action b**: Assess applicability of APFO to **Accessory Dwelling Units** and develop recommendations as applicable.
  - **Action c**: Evaluate the **necessity of a housing allocation chart** including its goals, design, appropriate place in the law.
  - **Action d:** Seek to **engage local and national experts** who can advise on modern best practices for managing growth and infrastructure.

Policies and Actions

Action a: Research **models used in other jurisdictions** that account for infill and redevelopment to pace future growth and transportation patterns as anticipated in HoCo By Design



Policies and Actions – Chapter 10, Managing Growth

Policy and Actions

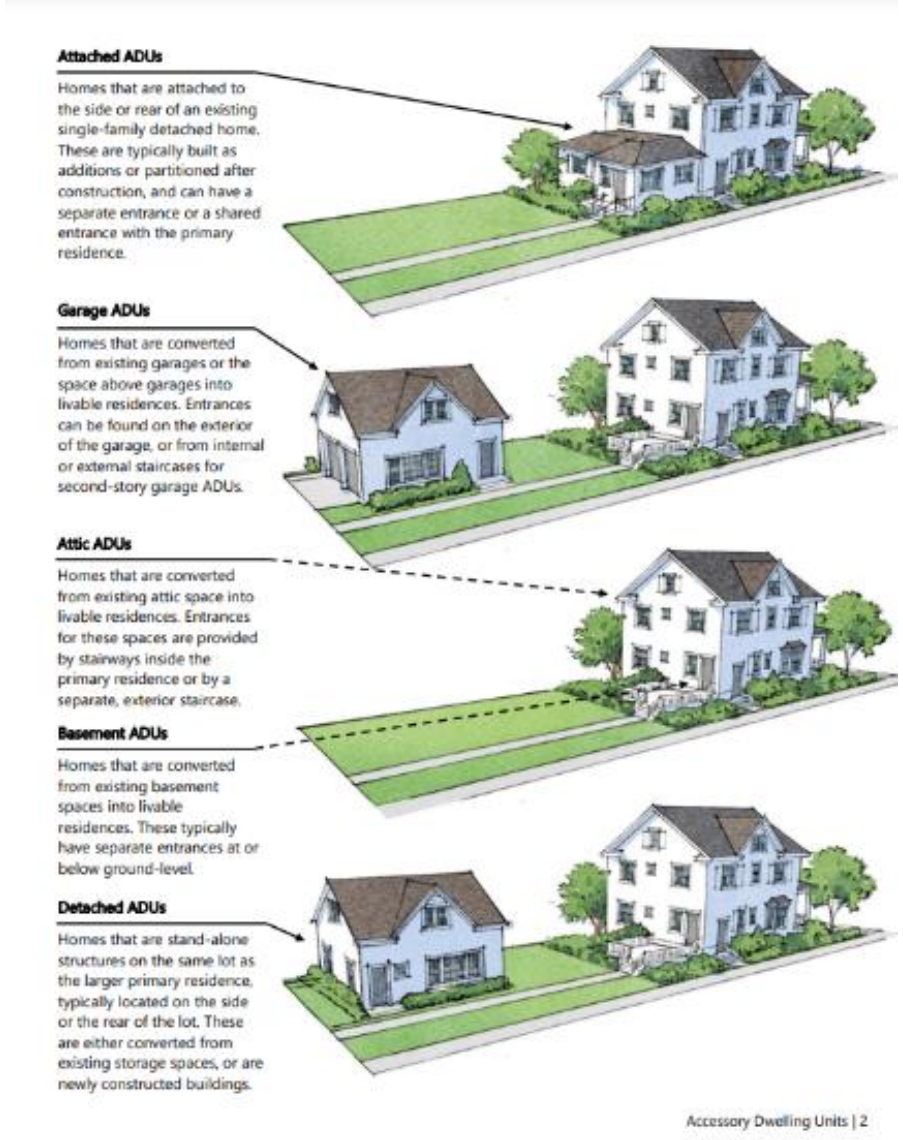
Action b: Assess applicability of APFO to **Accessory Dwelling Units** and develop recommendations as applicable

What are ADUs?

- "A **smaller, independent residential dwelling unit** located on the same lot as a stand-alone (i.e., detached) single-family home." - APA
- ADUs take a **variety of shapes and forms**: attached, garage, attic, basement and detached

Where are ADUs permitted in the County?

- Attached Accessory Apartments – permitted
- Detached Accessory Apartments – permitted conditionally on temporary basis



Policies and Actions

Action c: Evaluate the **necessity of a housing allocation chart**, including its goals, design, and appropriate place in the law

" In general, the **number of allocations granted** has slowed in more recent years, and this **slower pace is expected to occur in the years ahead given limited land supply for new residential construction** (MG-19)."

"HoCo By Design recommends a comprehensive review and assessment of APFO. **Future land use patterns in Howard County will largely be realized through infill development and redevelopment in activity centers, and to a much lesser extent by suburban development in greenfields**. APFO was designed to manage growth in the latter, and now needs to be updated to reflect the land use patterns of the County's future. (MG-22)"

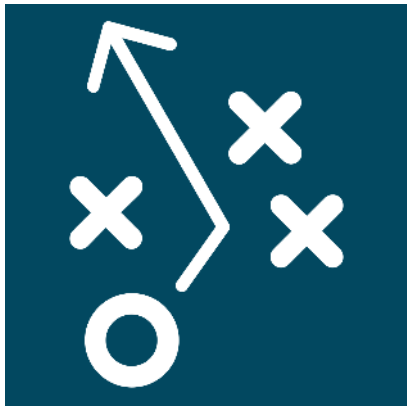
Table 10-3: Tentative Allocations Granted Since 2010 Allocation Year

Year	Total	Downtown Columbia	Rest of Howard County
2010	1,051	0	1,051
2011	1,275	0	1,275
2012	989	0	989
2013	1,980	390	1,590
2014	1,685	0	1,685
2015	1,885	267	1,618
2016	1,510	160	1,350
2017	1,616	0	1,616
2018	2,124	300	1,824
2019	2,167	509	1,658
2020	1,183	205	978
2021	922	13	909
2022	165	0	165
2023	558	36	522
2024	1,375	675	700
2025	**826**	**470**	**356**
2026	**359**	**327**	**32**
2027	**327**	**327**	**0**
2028	**677**	**677**	**0**
2029	**0**	**0**	**0**
2030	**254**	**254**	**0**

Current Allocation Year

Future Allocation Years

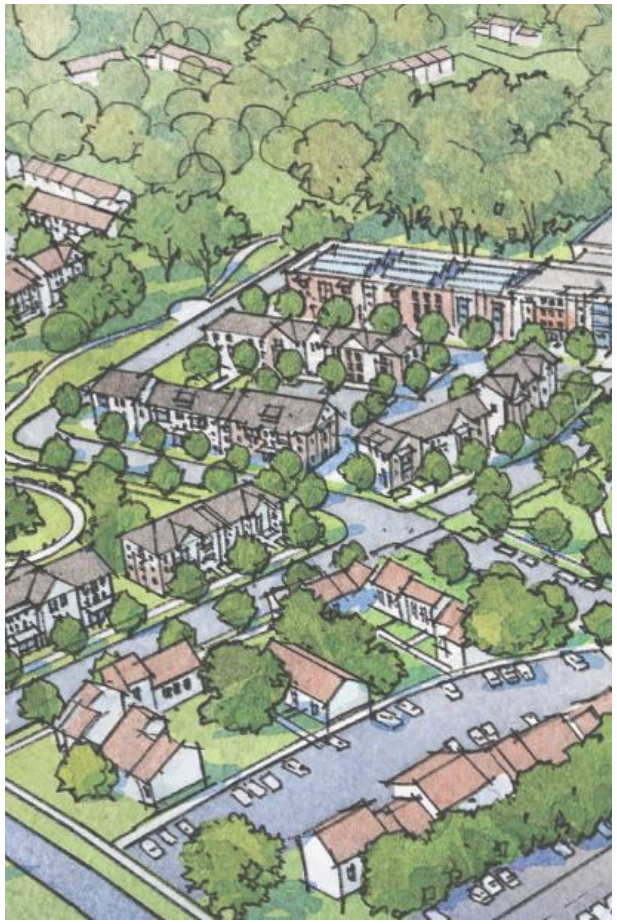
Source: Howard County Public Schools and Department of Planning and Zoning, 2023



Managing Growth
Schools

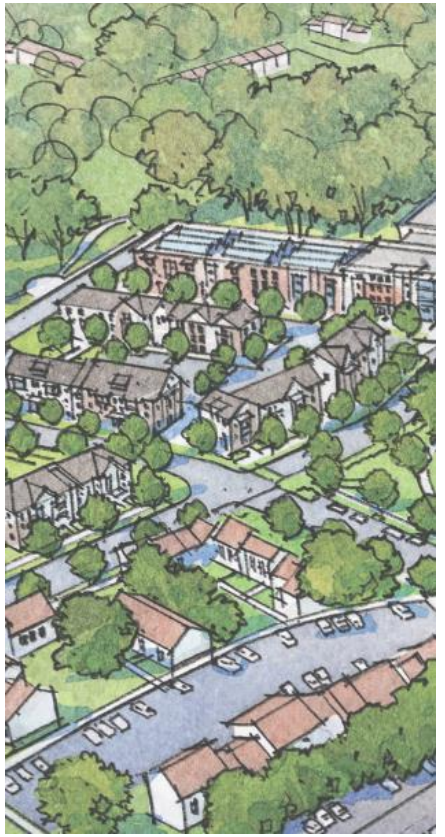
Policies and Actions – APFO and Schools

- **Policy MG-1, Action 1e**: Schools
  - **Action e.i**: Collect data for school demands in the County sufficient to evaluate existing conditions, emerging trends, and future year needs. This analysis should include **an evaluation of the life cycle of new and existing neighborhoods** to better understand student growth.
  - **Action e.ii**: Evaluate the extent to which new growth generates **revenues to pay for school infrastructure** and review of alternative financing methods.
  - **Action e.iii**: Evaluate the **school capacity test** in APFO to determine if intended outcomes are being achieved and **recommend changes to the framework and process to better pace development with available school capacity**.



Policies and Actions – APFO and Schools

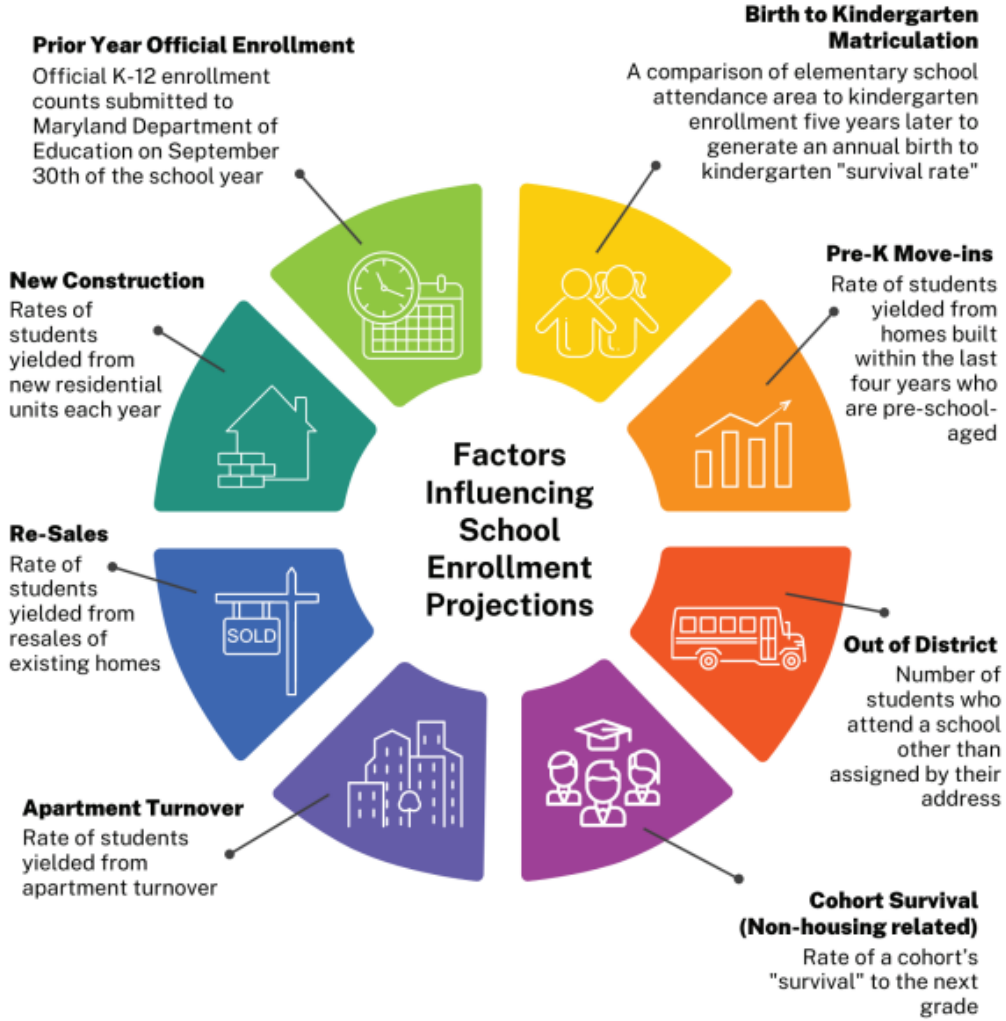
- **Policy MG-1, Action 1e**: Schools
  - **Action e.iv**: Evaluate the **timing** and process of the school capacity chart
  - **Action e.v**: Evaluate **student generation yield** by **housing unit type** to develop student generation yield. Review results with comparable counties to understand regional trends.
  - **Action e.vi**: **Explore unit type ratios or unit type mixes** that would **support housing goals** without overburdening schools and propose **appropriate waiting periods in relation to unit type.**



Policies and Actions – APFO and Schools

Action e.i: Collect data for school demands in the County sufficient to evaluate existing conditions, emerging trends, and future year needs. This analysis should include an evaluation of the **life cycle of new and existing neighborhoods** to better understand the origins of student growth.

- **HCPSS Office of School Planning estimates enrollment growth** based on:
  - Number of births in Howard County
  - Five-year history of cohort survival (ratio of students moving from one grade to the next in the same school)
  - First-time sales of newly-constructed homes
  - Resales of existing homes
  - Apartment turnover
  - Out-of-district enrollment at regional programs



Source: HCPSS Feasibility Study, 2022

Policies and Actions – APFO and Schools

Action e.ii: Evaluate the **extent to which new growth generates revenues** to pay for school infrastructure and **review alternative financing methods**.

"Similar to the trend of less allocations being granted, the slowing number and amount of units proposed in presubmission community meetings is also an indication that new residential construction will continue to slow in the immediate years ahead. **While this slowdown will impact the amount of revenue generated for school infrastructure, it will give HCPSS some time to build new capacity in the areas of the County where needed.**(MG-20)

"As indicated in the fiscal analysis conducted for HoCo By Design, it is estimated that School Surcharge revenues will be $30 million on an annual average basis through 2040.....The fiscal analysis conducted for HoCo By Design indicates that the proposed growth could help sustain transfer tax revenues [approximately $2.5 million/yr] for school construction." (PS-21)

Policies and Actions – APFO and Schools

Action e.iii: Evaluate the school capacity test in APFO to **determine if intended outcomes are being achieved**, and recommend changes to the framework and process to **better pace development with available school capacity**.



"**New residential development is generally "on hold" in many areas of the County due to the APFO schools test,** a point discussed further in the Managing Growth chapter. Development projects are retested each year after the County Council adopts a new school capacity chart, as provided by the BOE, and may be "on hold" or delayed for a maximum of four years. (PS-8)"

"A significant change to [APFO in 2018] **included lowering the capacity utilization percentages when elementary districts and regions are closed** to development from 115% to 105% and middle school districts from 115% to 110%, and adding a high school district test at a 115% threshold. This change has had an impact on proposed new residential development, given the extent of the closed areas in the County. (MG-17)"

Policies and Actions – APFO and Schools

Action e.iv: Evaluate the **timing and process** of the school capacity chart.

- Office of School Planning prepares and presents an annual feasibility study to the Board of Education each June. The study includes:
  - A comprehensive review of school boundary options
  - Student enrollment projections over the next 10 years
  - Capital improvement plan
- The feasibility study and its **capacity utilization calculations** are the basis for the following year's **APFO school capacity chart** which gets adopted in July and also informs the **HCPSS capital budget** for the following fiscal year
- During the HoCo By Design process, Strategic Advisory Group members and other stakeholders expressed an **interest in re-aligning the timing of the Feasibility Study and APFO School Capacity chart so they both reflect the same year** (rather than the previous year's Feasibility Study supporting the current year APFO School Capacity Chart)



Policies and Actions – APFO and Schools

Action e.v: Evaluate **student generation yield by housing type** to develop student generation yield. Review results with comparable counties to understand regional trends.

- Shift to **smaller housing types** proposed in HoCo By Design
- The Plan emphasizes **growth in mixed-use activity centers**, which are generally expected to include smaller housing types
- HoCo By Design also proposes opportunities for **missing middle housing** and **accessory dwelling units** – smaller housing types compared to traditional single-family detached
- HoCo By Design recommends a higher proportion of multi-family units than PlanHoward 2030; therefore, **fewer new students** are expected in the school system compared to the last 20 years

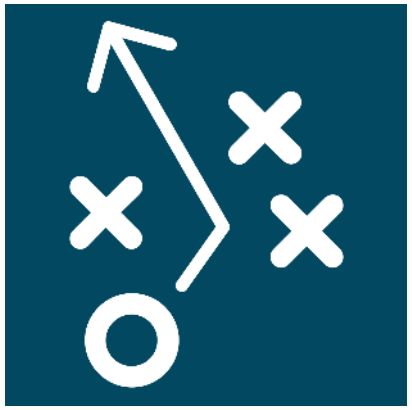


Policies and Actions – APFO and Schools

Action e.vi: Explore unit type ratios or **unit type mixes that would support housing goals without overburdening schools** and propose appropriate waiting periods in relation to unit type.

"The task force should also explore regulations that consider various development types, locations, and intensities, and incentive-based provisions to expedite capacity improvements. For example, the APFO review committee should **determine whether higher-density, mixed-use projects in activity centers, which may have low student yields, should meet different standards or thresholds**, and whether pay-based incentives should be established where suburban-style developments could proceed if a higher school surcharge were paid. The task force should evaluate how APFO may apply to detached accessory dwelling units.(MG-21)"

"The HoCo By Design Future Land Use Map (FLUM) is based on a housing projection model that estimates about 57% will be rental and condominium apartments, 24% townhomes, and 19% single-family detached units. This projection compares to 38% rental and condominium apartments, 29% townhomes, and 33% single-family detached units built in the last 20 years. **It is expected that this change in unit type mix into the future will yield relatively fewer new students compared to the last 20 years**.(PS-16)"



Managing Growth
Transportation

Policies and Actions – APFO and Transportation

- **Policy MG-1, Action 1f: Transportation**
  - **Action f.i**: Evaluate and amend APFO standards for transportation adequacy and develop **context-driven transportation adequacy measures** that align with the County's land use and transportation safety vision.
  - **Action f.ii**: Study and develop APFO standards for specific **geographic subareas.**
  - **Action f.iii**: Evaluate and amend **APFO standards to mitigate trips with investments in** bicycle, pedestrian and transit infrastructure, road connectivity, and safety projects.



Policies and Actions – APFO and Transportation

Action f.i: Evaluate and amend **APFO standards for transportation adequacy and develop context-driven** transportation adequacy measures that align with the County's land use and transportation safety vision.

- APFO currently **does not** include a mechanism to **mitigate the impact of small development projects** (those that generate less than 5 peak hour trips)
- And, APFO **only requires** a project to mitigate its **direct impact on an intersection**
  - AFPO **does not account** for the larger **network benefit** that could occur at some other location further from the development



Policies and Actions – APFO and Transportation

Action f.ii: Study and develop APFO standards for **specific geographic subareas**.

- **Some jurisdictions pool funds** over time to build more substantial projects that have an overall network benefit and **advance multi-modal policy goals**
  - **Transportation plan** can **establish projects** to be funded by fees **in a specific subarea**

"Some jurisdictions pool funds over time to build more substantial projects that have an overall network benefit and advance multi-modal policy goals. Through this alternate approach, a **local area transportation plan can establish projects that will be funded by fees in a specific subarea—offering greater flexibility and the ability to address the transportation system as a whole.** Baltimore City and Anne Arundel, Montgomery, and Prince George's Counties administer various models of this approach, including fee-in-lieu programs that are used to fund multi-modal improvements.(MG-16)"

Policies and Actions – APFO and Transportation

Action f.iii: Evaluate and amend APFO standards to **mitigate trips with investments** in **bicycle, pedestrian, and transit infrastructure**, road connectivity, and safety projects.

- APFO requires a "roads test" for adequate road infrastructure for new development
  - The County requires mitigation measures when needed based on the test
- In accordance with the Complete Streets Policy, developers also submit pedestrian access and bicycle level of stress studies
  - However, APFO remains singularly focused on motor vehicle travel – and mitigation measures resulting from APFO have not always considered the impacts to pedestrians and cyclists

Thank you!

Questions?

Adequate Public Facilities Ordinance Committee

Meeting #11
February 5, 2025



AGENDA

- Call to Order/Welcome
- Establishment of a Quorum
- Review and Approval of Agenda
- Review and Approval of Minutes
- Review committee survey
- Housing Expansion and Affordability Act of 2024 (HB 538) and how it relates to APFO
- SRC vs LRC: A Deep Dive
- Questions
- Adjourn

APFO Survey

Meeting 11

As the committee moves into deliberations it would be helpful to get some insight on member thoughts.

1. Are the current APFO regulations:

- ◯ About right
- ◯ Too relaxed
- ◯ Too restrictive

2. Are there any elements in the current APFO that you believe should remain unchanged?

- ◯ Allocations Chart Test
- ◯ Schools Capacity Test Adequacy Percentage
- ◯ Roads Test

3. What do you think are the 3 highest priority issues (concerns) that this committee should address in its recommendations to update APFO?

1

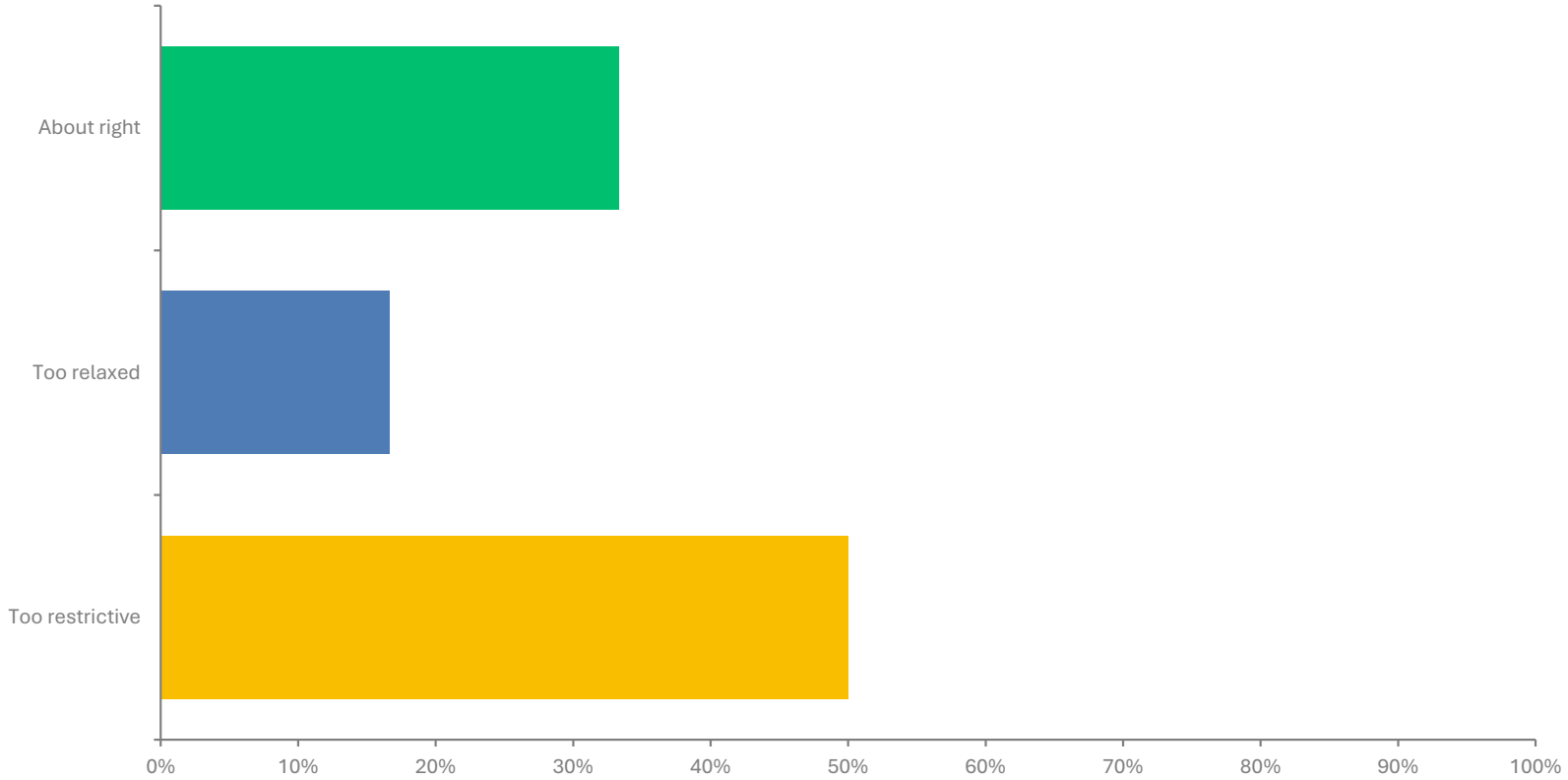
2

3

4. Please share any recommendations to address the issues identified in Q.2 above. Your recommendations will provide a starting place for committee deliberations.

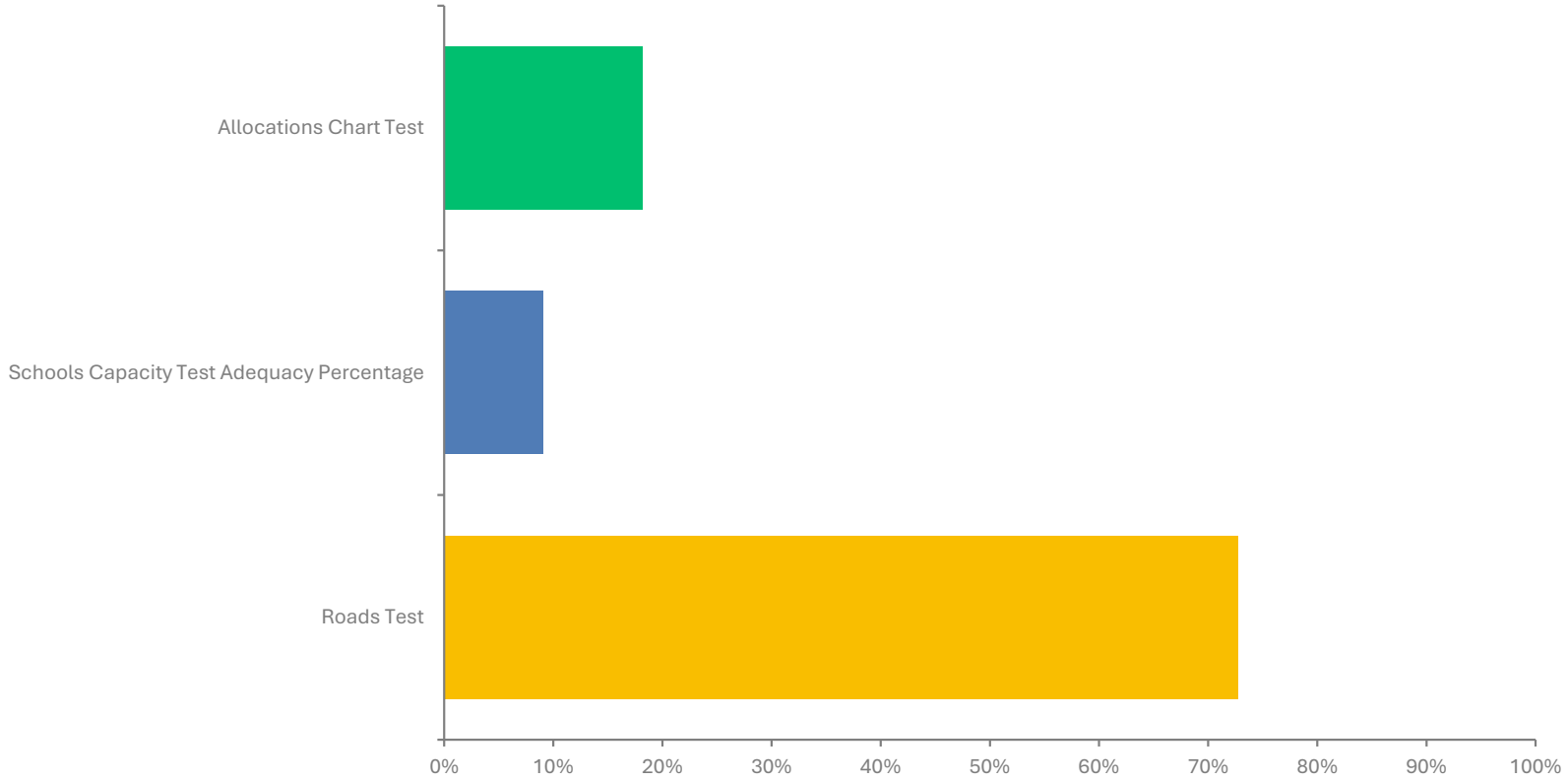
5. Should there be an additional APFO test?

Q1: Are the current APFO regulations:



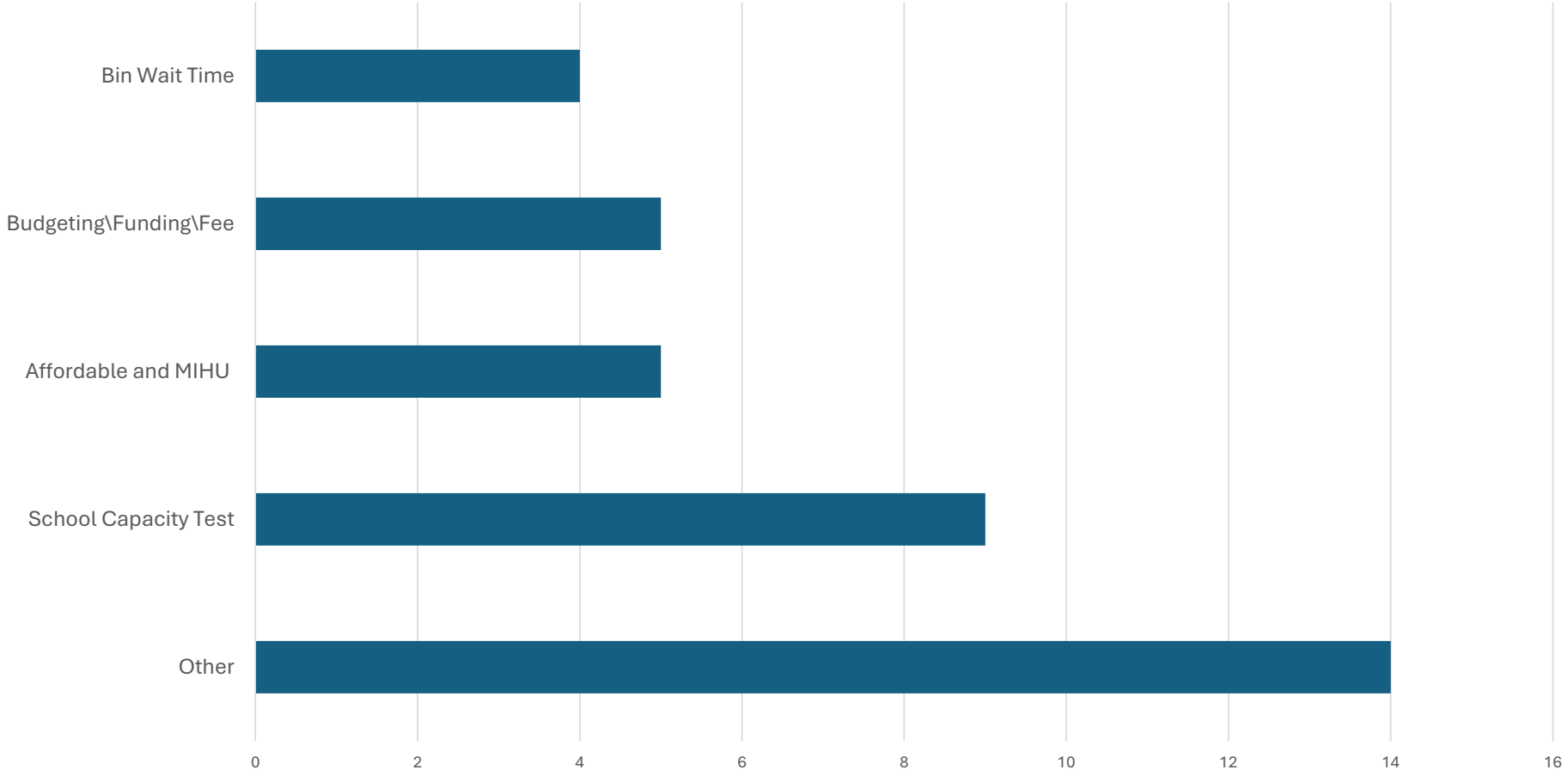
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Q2: Are there any elements in the current APFO that you believe should remain unchanged?



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Q 4. What do you think are the 3 highest priority issues (concerns) that this committee should address in its recommendations to update APFO?



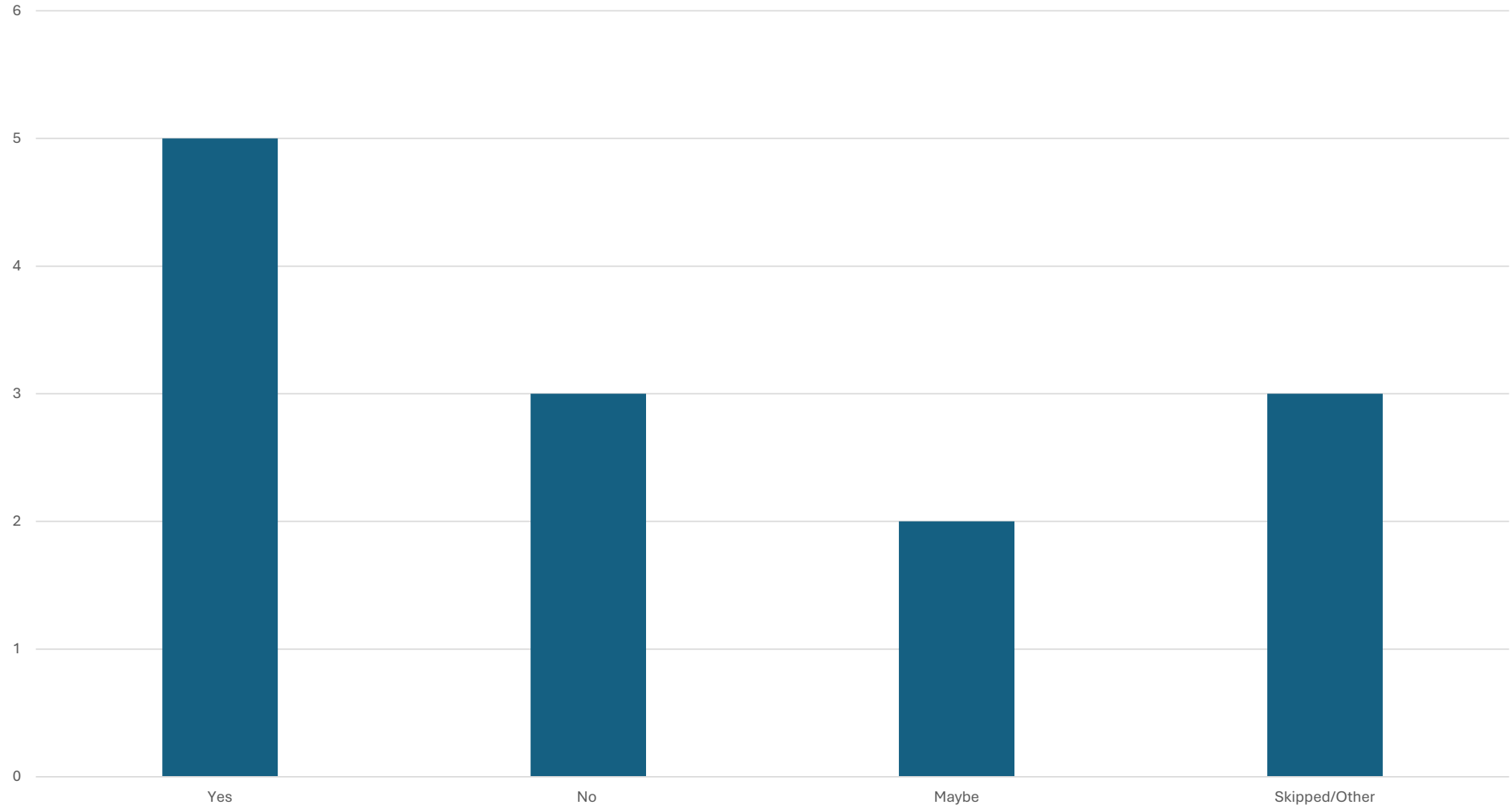
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What is in the OTHER:

1. Shortening the time between review boards
2. APFO is not responsible for implementing the General Plan. Comprehensive Rezoning is, and APFO is supposed to pace whatever development is planned.
3. Infill Development/Minor Subdivisions
4. I believe differed maintenance should be high on the list of priorities. Whether in schools or other critical infrastructure within the county.
5. Broaden APFO's scope to budgeting and allocation of resources
6. Adding thresholds to APFO tests
7. Accurate calculation of mitigation rates
8. Frequency of committee submissions
9. Ensuring Housing and Growth Goals, as stated in HoCo By Design are met while adding the needed public facilities to support growth.
10. Ensuring APFO does not preclude State contributions to school backlog
11. Allocations Chart Test
12. Other Facilities (Hospital, Parks & Recreation Facilities)
13. Regional variation
14. Roads Tests

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Q 5. Should their be an additional APFO test?



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Potential Additions:

- Fire and EMS
- Budgetary allocations/Montgomery County Model
- Transportation/Multi-Modal Test
- Other Facilities

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Discussion

Observations-

Q1: majority of responses is that APFO is too restrictive, Q5 (and additional test added) this reaffirms with most responses being no, maybe or skipped.

Q2- majority of responses was for the roads test to remain unchanged, however when asked for an additional test a transportation or multi-modal test was listed as the test to be added.

Howard County
Department of Planning & Zoning

Housing Affordability and Expansion Act of 2024 (HB 538)

On April 25, 2024, The Housing Expansion and Affordability Act (HB 538) was signed into law. The law made considerable changes to the state Land Use Article by requiring local jurisdictions to allow for different housing types and development densities for certain qualified projects, namely those with a specified minimum amount of affordable housing and other qualifying criteria. The bill became effective January 1, 2025.

Howard County
Department of Planning & Zoning

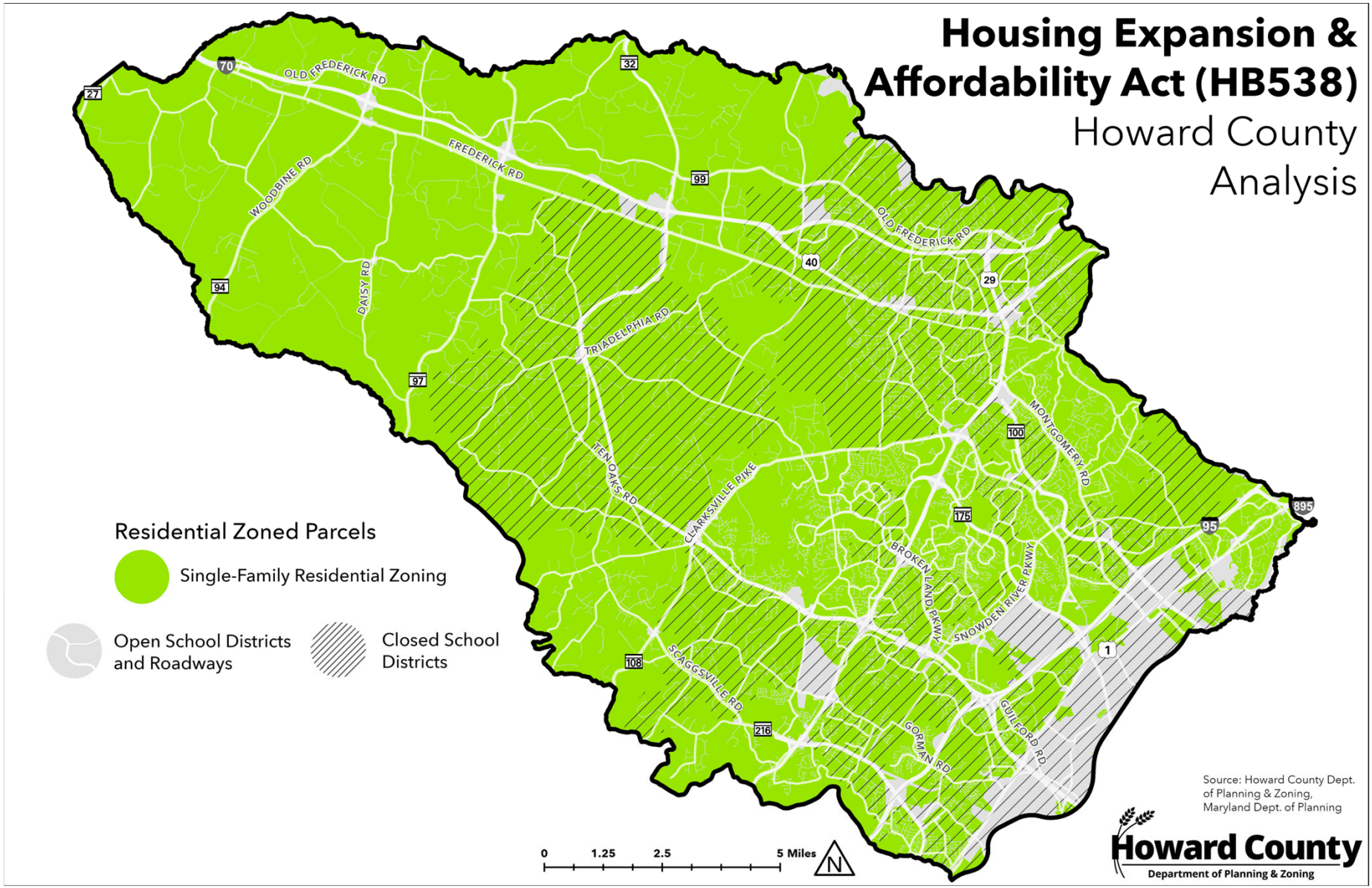
Housing Affordability and Expansion Act of 2024 (HB 538)

Key Provisions of the Bill:

<u>Preemption of Exclusionary Zoning: Manufactured and Modular Homes</u>

HB 538 states that local jurisdictions may not “prohibit the placement of a new manufactured home or modular dwelling in a zone that allows single-family residential uses” under certain criteria. The state provides a definition of modular and manufactured housing types and specifies that the law applies to a home that “is, or will be after purchase, converted to real property in accordance with Title 8B, Subtitle 2 of the Real Property Articles”.

Howard County
Department of Planning & Zoning

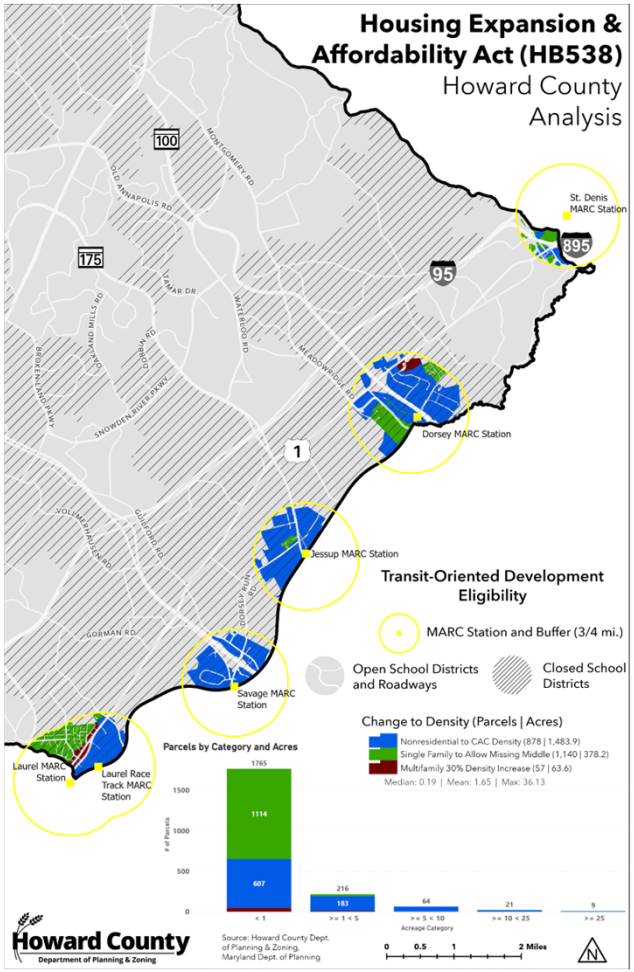

Housing Expansion & Affordability Act (HB538)
Howard County Analysis
OLD FREDERICK RD
FREDERICK RD
WOODBINE RD
DAISY RD
TRIADELPHIA RD
TEN OAKS RD
CLARKSVILLE PIKE
SCAGGSVILLE RD
BROKEN LAND PKWY
SNOWDEN RIVER PKWY
MONTGOMERY RD
GORMAN RD
GUILFORD RD
Residential Zoned Parcels
Single-Family Residential Zoning
Open School Districts and Roadways
Closed School Districts
0 1.25 2.5 5 Miles
N
Source: Howard County Dept. of Planning & Zoning, Maryland Dept. of Planning
Howard County
Department of Planning & Zoning

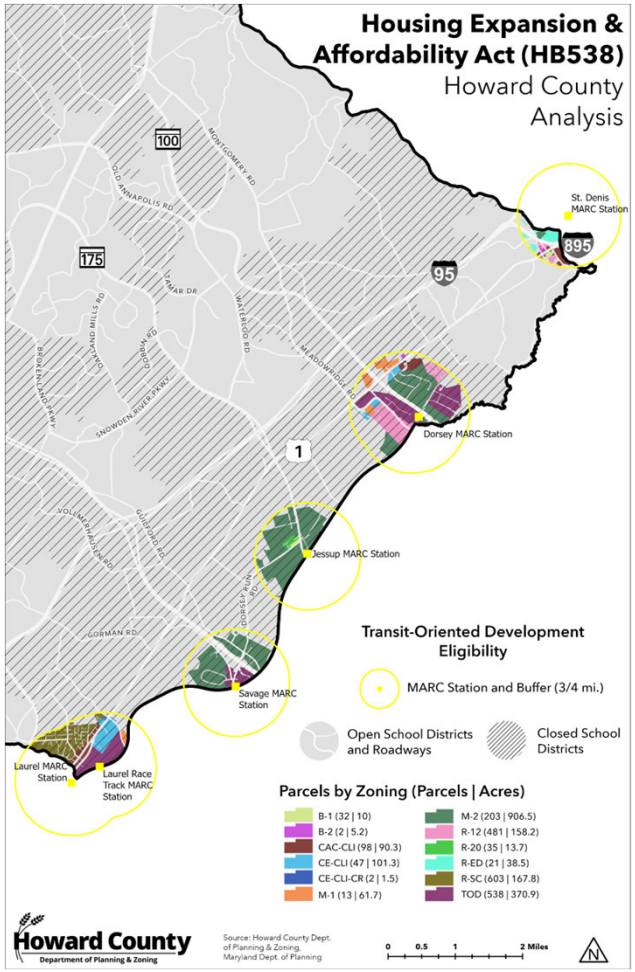
Housing Affordability and Expansion Act of 2024 (HB 538)

Qualified Projects – Projects located within 0.75 (3/4) miles of an existing or planned passenger rail station.

Eligibility:
For qualified projects located completely within 0.75 (3/4) miles of passenger rail stations as measured from the property boundary of the station. There are currently five effected areas in Howard County including the Dorsey Marc, Jessup Marc, and Savage Marc Stations located within the county boundary and St. Dennis Marc, Laurel Racetrack Marc, and Laurel NB Marc Stations located in adjoining jurisdictions. These projects must: contain at least 15% of units that are affordable dwelling units and are deed–restricted for a period of at least 40 years.

Howard County
Department of Planning & Zoning


Housing Expansion & Affordability Act (HB538)
Howard County Analysis
St. Denis MARC Station
Dorsey MARC Station
Jessup MARC Station
Savage MARC Station
Laurel MARC Station
Laurel Race Track MARC Station
Transit-Oriented Development Eligibility
MARC Station and Buffer (3/4 mi.)
Open School Districts and Roadways
Closed School Districts
Change to Density (Parcels | Acres)
Nonresidential to CAC Density (878 | 1,483.9)
Single Family to Allow Missing Middle (1,140 | 378.2)
Multifamily 30% Density Increase (57 | 63.6)
Median: 0.19 | Mean: 1.65 | Max: 36.13
Parcels by Category and Acres
# of Parcels
Acreage Category
Howard County
Department of Planning & Zoning
Source: Howard County Dept. of Planning & Zoning, Maryland Dept. of Planning
0 0.5 1 2 Miles
N


Housing Expansion & Affordability Act (HB538)
Howard County Analysis
St. Denis MARC Station
Dorsey MARC Station
Jessup MARC Station
Savage MARC Station
Laurel MARC Station
Laurel Race Track MARC Station
Transit-Oriented Development Eligibility
MARC Station and Buffer (3/4 mi.)
Open School Districts and Roadways
Closed School Districts
Parcels by Zoning (Parcels | Acres)
B-1 (32 | 10)
B-2 (2 | 5.2)
CAC-CLI (98 | 90.3)
CE-CLI (47 | 101.3)
CE-CLI-CR (2 | 1.5)
M-1 (13 | 61.7)
M-2 (203 | 906.5)
R-12 (481 | 158.2)
R-20 (35 | 13.7)
R-ED (21 | 38.5)
R-SC (603 | 167.8)
TOD (538 | 370.9)
Howard County
Department of Planning & Zoning
Source: Howard County Dept. of Planning & Zoning, Maryland Dept. of Planning
0 0.5 1 2 Miles
N

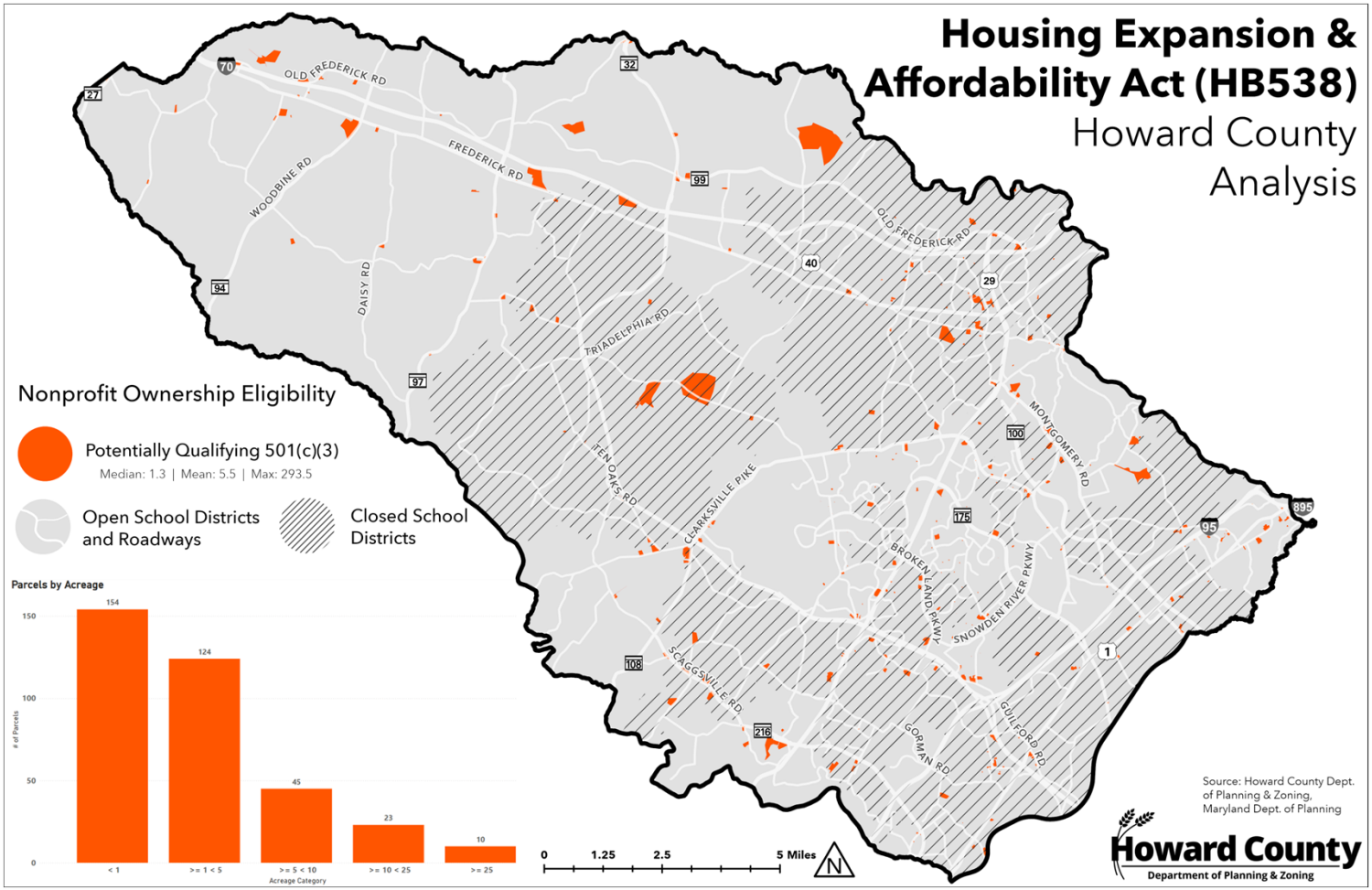
Housing Affordability and Expansion Act of 2024 (HB 538)

Entity: Owned/Controlled by Nonprofit.

Eligibility:

Is located on land, including land that is subject to a ground lease, that is wholly owned by a nonprofit organization or includes improvements owned by an entity that is controlled by a nonprofit organization; **and** contains at least 25% of units that are affordable dwelling units; **and**
is deed–restricted to include 25% of units that are affordable dwelling units for a period of at least 40 years. See TABLE 2 for zoning district category and MAP 4 for an analysis of properties that may qualify based on current ownership.

Howard County
Department of Planning & Zoning


Housing Expansion & Affordability Act (HB538)
Howard County Analysis
Nonprofit Ownership Eligibility
Potentially Qualifying 501(c)(3)
Median: 1.3 | Mean: 5.5 | Max: 293.5
Open School Districts and Roadways
Closed School Districts
Parcels by Acreage
# of Parcels
Acreage Category
< 1
>= 1 < 5
>= 5 < 10
>= 10 < 25
>= 25
154
124
45
23
10
0
1.25
2.5
5 Miles
N
OLD FREDERICK RD
FREDERICK RD
WOODBINE RD
DAISY RD
TRIADELPHIA RD
TEN OAKS RD
CLARKSVILLE PIKE
MONTGOMERY RD
OLD FREDERICK RD
BROKEN LAND PKWY
SNOWDEN RIVER PKWY
SCAGGSVILLE RD
GORMAN RD
GUILFORD RD
Source: Howard County Dept. of Planning & Zoning, Maryland Dept. of Planning
Howard County
Department of Planning & Zoning

Housing Affordability and Expansion Act of 2024 (HB 538)

State Legislation Category	Corresponding HoCo Zoning District	Eligibility
Single Family Use Districts:	RC, RR, R-ED, R-20, R-12, R-SC, R-SA-8, R-H-ED, R-A-15, R-APT, R-MH, R-VH, HO, CEF district, developments approved for SFDs, NT- Single Family Low Density and Single Family Medium Density land use areas, PSC district developments approved for SFDs, PGCC, MXD district development approved for SFDs, and TNC overlay developments for age restricted adult housing approved for SFDs.	Eligible Density: Not defined. Final density to be determined at plan approval. Uses: Must allow Missing Middle Housing types
Multifamily Residential Use Districts	R-SA-8, R-MH (if Zoning District is at least 25 acres), R-A-15, R-APT, R-VH, NT-Apartments Land Use Areas, PGCC-1 Multi-Family Land Use and PSC.	Eligible Density: 30% increase above base density Uses: May include mixed-use*
Nonresidential Use Districts (Zones that exclude residential uses)	PEC, B-R, CR, M-1, M-2, SW, CE, I, NT – Industrial Use areas.	Uses: May include mixed-use Special Criteria: Applicant must conduct a public Health Impact Assessment and receive approval from State Department of Housing and Community Development. HoCo should not accept the plan without this assessment and approval being granted and proof provided in the application submission. This is part of the check list process.
Mixed Use Districts	HO, HC, TOD, CAC, B-1, B-2, TNC, CCT, OT, POR, PGCC-2, SC, NT – Employment Land Use Areas, MXD with a PDP, CEF-M	Eligible Density: 30% increase above base density

Housing Affordability and Expansion Act of 2024 (HB 538)

APFO Implications:

Current Code: MIHU and LIHU are exempt, but the rest of the project is not and has to pass school's test. Making this part of the ordinance a moot point.

Or

Special Affordable Housing Opportunities

From time to time, the County may be presented with a special affordable housing opportunity for development of either: An assisted multifamily project that cannot generate school children, such as senior housing or age-restricted housing or is funded in whole or in part with local, State or Federal loan or grant funds or other governmental financial assistance or an innovative MIHU, that has been determined by the Department of Housing and Community Development and the Department of Planning and Zoning to:
Demonstrate a new housing product that is more affordable than existing housing products; and
Has potential to promote housing diversity and the construction of a broader range of affordable housing.

These can be built after a lengthy process in their entirety without passing the school's test.

Howard County
Department of Planning & Zoning

Housing Affordability and Expansion Act of 2024 (HB 538)



Howard County
Department of Planning & Zoning

HCPSS School Capacity Local vs. State Rated

Questions and Considerations for APFO Committee

Paul Gleichauf

February 5, 2025

Local Rated Capacity (LRC) vs. State Rated Capacity (SRC)

- Today's Objective: Stir thinking for upcoming decision making
- Why? My biases:
  - I'm not a developer
  - I have no children in HCPSS (any longer)
  - I'm a taxpayer concerned about quality of life (including quality of education system) in my community
  - I believe that if our community ***unnecessarily*** limits housing growth it will suffer decline
  - I seek a fair and balanced approach to APFO
  - To date we've had tremendous focus on schools test while school enrollments are projected to decline.

What is %Capacity ? Butts in Seats

% Capacity = Actual Student ***E***nrollment / Total Available ***S***eats

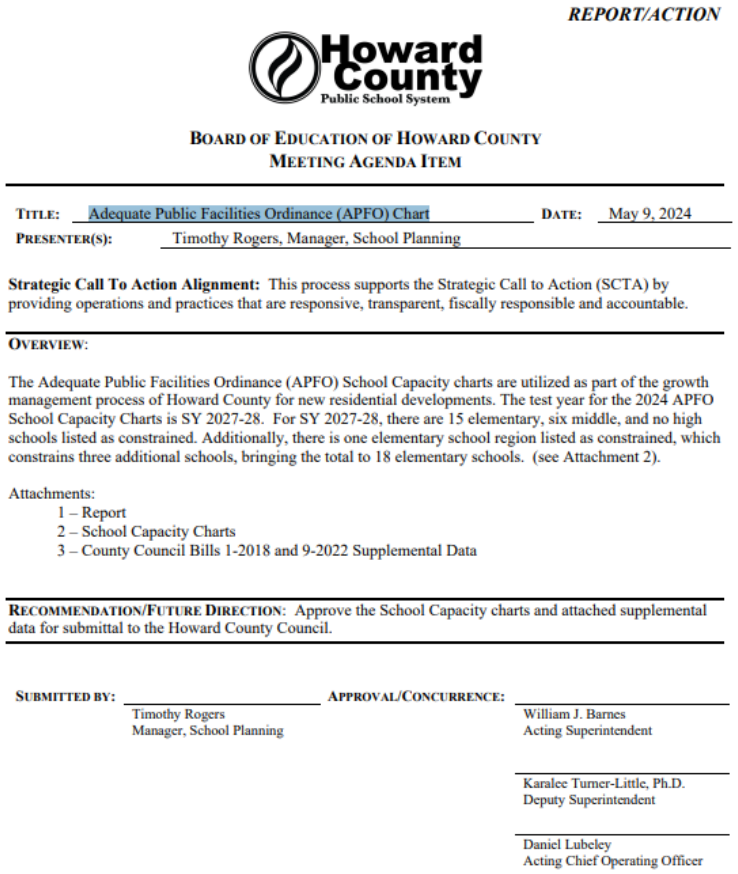
%C = E/S



LRC vs. SRC: Questions to Address

Source Document: Adequate Public Facilities Ordinance (APFO) Chart presented in Meeting #5

- Why is there a difference?
- What is the difference?
- How does this impact APFO?
- What options are available to address school capacity?



REPORT/ACTION

Howard County Public School System

BOARD OF EDUCATION OF HOWARD COUNTY
MEETING AGENDA ITEM

TITLE: Adequate Public Facilities Ordinance (APFO) Chart **DATE:** May 9, 2024
PRESENTER(S): Timothy Rogers, Manager, School Planning

Strategic Call To Action Alignment: This process supports the Strategic Call to Action (SCTA) by providing operations and practices that are responsive, transparent, fiscally responsible and accountable.

OVERVIEW:

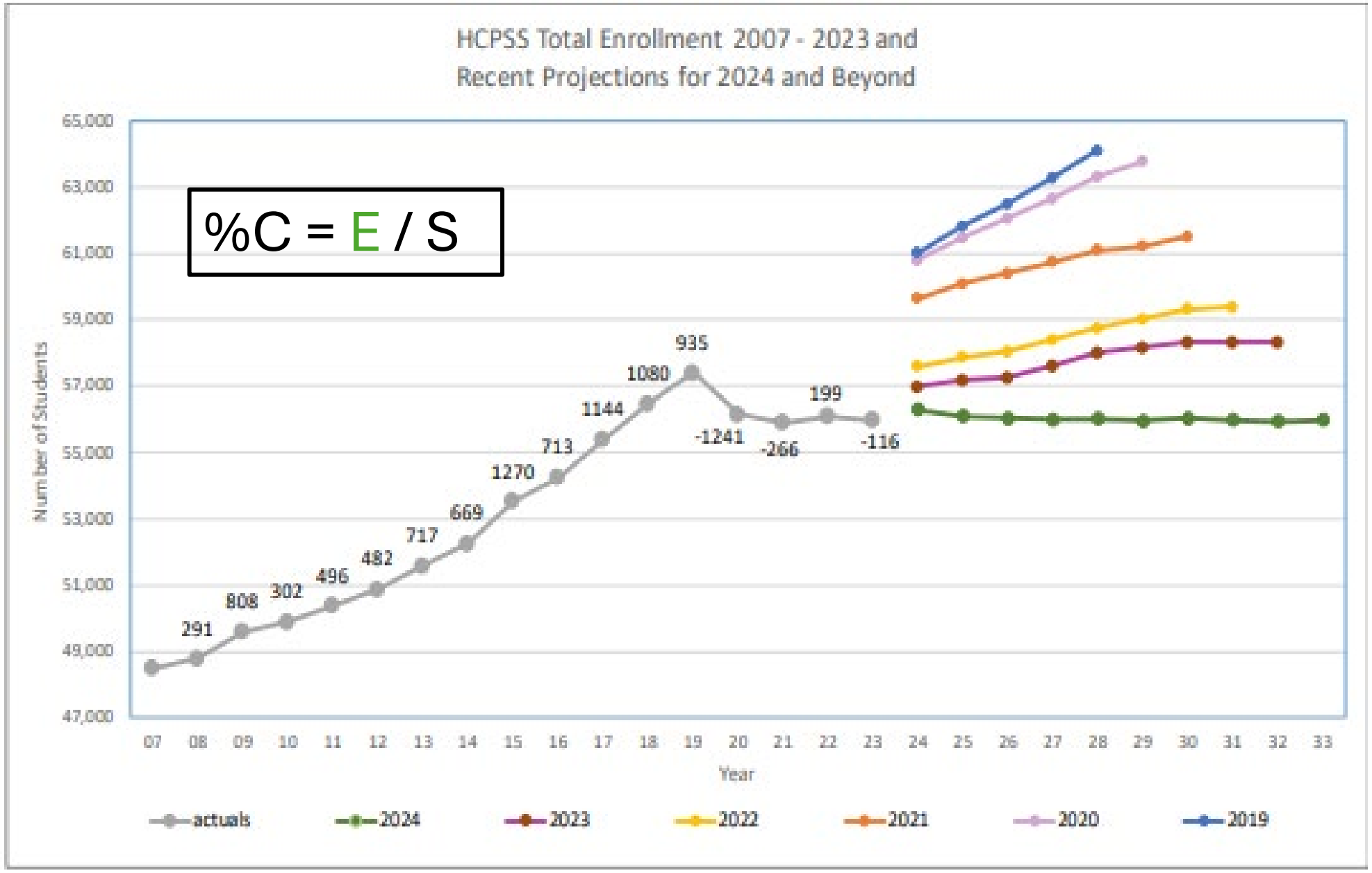
The Adequate Public Facilities Ordinance (APFO) School Capacity charts are utilized as part of the growth management process of Howard County for new residential developments. The test year for the 2024 APFO School Capacity Charts is SY 2027-28. For SY 2027-28, there are 15 elementary, six middle, and no high schools listed as constrained. Additionally, there is one elementary school region listed as constrained, which constrains three additional schools, bringing the total to 18 elementary schools. (see Attachment 2).

Attachments:
1 – Report
2 – School Capacity Charts
3 – County Council Bills 1-2018 and 9-2022 Supplemental Data

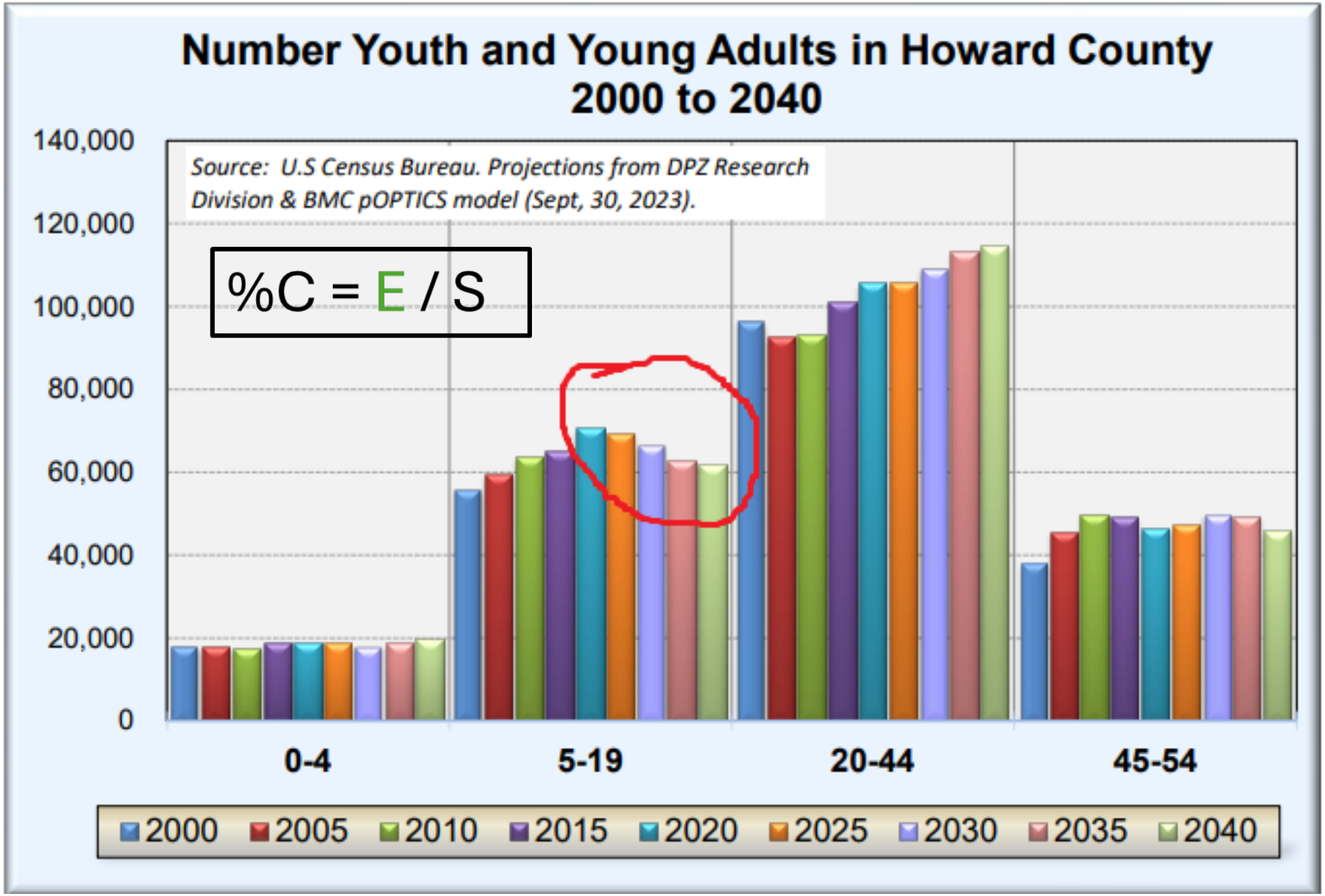
RECOMMENDATION/FUTURE DIRECTION: Approve the School Capacity charts and attached supplemental data for submittal to the Howard County Council.

SUBMITTED BY: Timothy Rogers, Manager, School Planning

APPROVAL/CONCURRENCE:
William J. Barnes, Acting Superintendent
Karalee Turner-Little, Ph.D., Deputy Superintendent
Daniel Lubeley, Acting Chief Operating Officer



Source: Tim Rogers, Manager Office of School Planning, Presentation to APFO Committee, September 25, 2024



Source: APFO Committee Meeting #5, 10/23/2025

Elementary School LRC and Projections, 2027-36

ELEMENTARY SCHOOLS - JUNE 2024 APFO School Capacity Chart

Capacity Utilization Rates with Board of Education's Requested FY 2025 Capital Budget Projects

Chart reflects May 2023 Projections and the Board of Education's Requested FY 2025 capacities.

	Capacity				2027-28			2028-29			2029-30			2030-31			2031-32			2032-33			2033-34			2034-35			2035-36			2036-37		
Columbia - East	2027	2028	2029	2030	Proj	% Util.		Proj	% Util.		Proj	% Util.		Proj	% Util.		Proj	% Util.		Proj	% Util.		Proj	% Util.		Proj	% Util.		Proj	% Util.		Proj	% Util.	
Cradlerock ES	398	398	398	398	434	109.0	C	413	103.8		401	100.8		402	101.0		393	98.7		393	98.7		390	98.0		387	97.2		383	96.2		383	96.2	
Jeffers Hill ES	377	377	377	377	378	100.3		378	100.3		376	99.7		365	96.8		368	97.6		366	97.1		363	96.3		360	95.5		360	95.5		358	95.0	
Phelps Luck ES	597	597	597	597	693	116.1	C	673	112.7	C	650	108.9	C	649	108.7	C	673	112.7	C	700	117.3	C	726	121.6	C	755	126.5	C	773	129.5	C	781	130.8	C
Stevens Forest ES	380	380	380	380	307	80.8		313	82.4		302	79.5		295	77.6		297	78.2		294	77.4		292	76.8		291	76.6		290	76.3		289	76.1	
Talbott Springs ES	490	490	490	490	396	80.8		387	79.0		383	78.2		371	75.7		373	76.1		372	75.9		369	75.3		366	74.7		364	74.3		364	74.3	
Thunder Hill ES	509	509	509	509	440	86.4		447	87.8		438	86.1		437	85.9		433	85.1		431	84.7		428	84.1		426	83.7		423	83.1		423	83.1	
Region Totals	**2751**	**2751**	**2751**	**2751**	**2648**	**96.3**		**2611**	**94.9**		**2550**	**92.7**		**2519**	**91.6**		**2537**	**92.2**		**2556**	**92.9**		**2568**	**93.3**		**2585**	**94.0**		**2593**	**94.3**		**2598**	**94.4**	
Columbia - West																																		
Bryant Woods ES	289	289	289	289	381	131.8	C	395	136.7	C	398	137.7	C	407	140.8	C	407	140.8	C	415	143.6	C	424	146.7	C	432	149.5	C	444	153.6	C	455	157.4	C
Clemens Crossing ES	521	521	521	521	543	104.2		546	104.8		552	106.0	C	559	107.3	C	563	108.1	C	566	108.6	C	570	109.4	C	572	109.8	C	573	110.0	C	573	110.0	C
Longfellow ES	512	512	512	512	473	92.4		487	95.1		484	94.5		484	94.5		481	93.9		477	93.2		467	91.2		460	89.8		453	88.5		449	87.7	
Running Brook ES	449	449	449	449	403	89.8		433	96.4		452	100.7		477	106.2	C	506	112.7	C	526	117.1	C	540	120.3	C	545	121.4	C	540	120.3	C	534	118.9	C
Swansfield ES	650	650	650	650	516	79.4		497	76.5		473	72.8		460	70.8		451	69.4		442	68.0		437	67.2		436	67.1		433	66.6		432	66.5	
Region Totals	**2421**	**2421**	**2421**	**2421**	**2316**	**95.7**		**2358**	**97.4**		**2359**	**97.4**		**2387**	**98.6**		**2408**	**99.5**		**2426**	**100.2**		**2438**	**100.7**		**2445**	**101.0**		**2443**	**100.9**		**2443**	**100.9**	
Northeastern																																		
Bellows Spring ES	726	726	726	726	771	106.2	C	779	107.3	C	787	108.4	C	769	105.9	C	771	106.2	C	768	105.8	C	758	104.4		749	103.2		740	101.9		731	100.7	
Deep Run ES	719	719	719	719	630	87.6		629	87.5		625	86.9		624	86.8		624	86.8		624	86.8		623	86.6		623	86.6		624	86.8		625	86.9	
Ducketts Lane ES	650	650	650	650	557	85.7		560	86.2		561	86.3		565	86.9		563	86.6		563	86.6		564	86.8		565	86.9		564	86.8		563	86.6	
Elkridge ES	713	713	713	713	738	103.5		756	106.0	C	748	104.9		739	103.6		732	102.7		729	102.2		733	102.8		729	102.2		732	102.7		734	102.9	
Hanover Hills ES	810	810	810	810	931	114.9	C	934	115.3	C	927	114.4	C	906	111.9	C	900	111.1	C	890	109.9	C	869	107.3	C	849	104.8		828	102.2		805	99.4	
Ilchester ES	559	559	559	559	534	95.5		547	97.9		559	100.0		576	103.0		595	106.4	C	614	109.8	C	636	113.8	C	653	116.8	C	674	120.6	C	691	123.6	C
Rockburn ES	584	584	584	584	621	106.3	C	622	106.5	C	623	106.7	C	623	106.7	C	622	106.5	C	626	107.2	C	629	107.7	C	626	107.2	C	625	107.0	C	625	107.0	C
Veterans ES	799	799	799	799	817	102.3		832	104.1		831	104.0		825	103.3		820	102.6		814	101.9		808	101.1		812	101.6		815	102.0		814	101.9	
Waterloo ES	603	603	603	603	531	88.1		511	84.7		501	83.1		500	82.9		495	82.1		490	81.3		488	80.9		483	80.1		481	79.8		479	79.4	
Worthington ES	424	424	424	424	341	80.4		343	80.9		347	81.8		362	85.4		375	88.4		373	88.0		364	85.8		349	82.3		330	77.8		315	74.3	
Region Totals	**6587**	**6587**	**6587**	**6587**	**6471**	**98.2**		**6513**	**98.9**		**6509**	**98.8**		**6489**	**98.5**		**6497**	**98.6**		**6491**	**98.5**		**6472**	**98.3**		**6438**	**97.7**		**6413**	**97.4**		**6382**	**96.9**	
Northern																																		
Centennial Lane ES	603	603	603	603	687	113.9	C	672	111.4	C	657	109.0	C	654	108.5	C	635	105.3	C	625	103.6		617	102.3		610	101.2		607	100.7		605	100.3	
Hollifield Station ES	732	732	732	732	737	100.7		728	99.5		721	98.5		726	99.2		723	98.8		726	99.2		722	98.6		721	98.5		717	98.0		712	97.3	
Manor Woods ES	681	681	681	681	671	98.5		691	101.5		671	98.5		651	95.6		644	94.6		634	93.1		621	91.2		622	91.3		618	90.7		614	90.2	
Northfield ES	700	700	700	700	747	106.7	C	731	104.4		740	105.7	C	732	104.6		732	104.6		731	104.4		729	104.1		729	104.1		731	104.4		729	104.1	
St Johns Lane ES	612	612	612	612	714	116.7	C	738	120.6	C	735	120.1	C	734	119.9	C	739	120.8	C	738	120.6	C	737	120.4	C	737	120.4	C	737	120.4	C	738	120.6	C
Waverly ES	788	788	788	788	816	103.6		825	104.7		832	105.6	C	837	106.2	C	843	107.0	C	847	107.5	C	847	107.5	C	837	106.2	C	834	105.8	C	831	105.5	C
Region Totals	**4116**	**4116**	**4116**	**4116**	**4372**	**106.2**	C	**4385**	**106.5**	C	**4356**	**105.8**	C	**4334**	**105.3**	C	**4316**	**104.9**		**4301**	**104.5**		**4273**	**103.8**		**4256**	**103.4**		**4244**	**103.1**		**4229**	**102.7**	
Southeastern																																		
Atholton ES	424	424	424	424	452	106.6	C	443	104.5		432	101.9		432	101.9		421	99.3		418	98.6		416	98.1		411	96.9		409	96.5		406	95.8	
Bollman Bridge ES	609	609	609	609	685	112.5	C	686	112.6	C	699	114.8	C	705	115.8	C	712	116.9	C	717	117.7	C	724	118.9	C	728	119.5	C	727	119.4	C	726	119.2	C
Forest Ridge ES	647	647	647	647	694	107.3	C	724	111.9	C	746	115.3	C	770	119.0	C	799	123.5	C	823	127.2	C	843	130.3	C	862	133.2	C	868	134.2	C	868	134.2	C
Gorman Crossing ES	735	735	735	735	614	83.5		616	83.8		611	83.1		608	82.7		615	83.7		610	83.0		607	82.6		604	82.2		605	82.3		606	82.4	
Guilford ES	465	465	465	465	444	95.5		443	95.3		442	95.1		439	94.4		436	93.8		432	92.9		432	92.9		433	93.1		442	95.1		446	95.9	
Hammond ES	653	653	653	653	739	113.2	C	751	115.0	C	776	118.8	C	784	120.1	C	779	119.3	C	774	118.5	C	763	116.8	C	762	116.7	C	768	117.6	C	780	119.4	C
Laurel Woods ES	609	609	609	609	641	105.3	C	643	105.6	C	641	105.3	C	644	105.7	C	644	105.7	C	644	105.7	C	644	105.7	C	645	105.9	C	642	105.4	C	643	105.6	C
Region Totals	**4142**	**4142**	**4142**	**4142**	**4269**	**103.1**		**4306**	**104.0**		**4347**	**104.9**		**4382**	**105.8**	C	**4406**	**106.4**	C	**4418**	**106.7**	C	**4429**	**106.9**	C	**4445**	**107.3**	C	**4461**	**107.7**	C	**4475**	**108.0**	C
Western																																		
Bushy Park ES	732	732	732	732	620	84.7		628	85.8		630	86.1		648	88.5		627	85.7		631	86.2		633	86.5		634	86.6		636	86.9		638	87.2	
Clarksville ES	543	543	543	543	547	100.7		535	98.5		533	98.2		519	95.6		529	97.4		529	97.4		522	96.1		514	94.7		511	94.1		507	93.4	
Dayton Oaks ES	719	719	719	719	714	99.3		699	97.2		691	96.1		672	93.5		678	94.3		683	95.0		676	94.0		677	94.2		681	94.7		684	95.1	
Fulton ES	738	738	738	738	651	88.2		624	84.6		621	84.1		596	80.8		605	82.0		605	82.0		606	82.1		595	80.6		592	80.2		588	79.7	
Lisbon ES	527	527	527	527	440	83.5		426	80.8		432	82.0		438	83.1		441	83.7		446	84.6		447	84.8		448	85.0		447	84.8		451	85.6	
Pointers Run ES	744	744	744	744	813	109.3	C	783	105.2	C	738	99.2		727	97.7		722	97.0		724	97.3		727	97.7		724	97.3		721	96.9		719	96.6	
Triadelphia Ridge ES	584	584	584	584	609	104.3		598	102.4		591	101.2		577	98.8		563	96.4		551	94.3		537	92.0		526	90.1		516	88.4		509	87.2	
West Friendship ES	414	414	414	414	364	87.9		371	89.6		368	88.9		371	89.6		372	89.9		374	90.3		376	90.8		380	91.8		383	92.5		389	94.0	
Region Totals	**5001**	**5001**	**5001**	**5001**	**4758**	**95.1**		**4664**	**93.3**		**4604**	**92.1**		**4548**	**90.9**		**4537**	**90.7**		**4543**	**90.8**		**4524**	**90.5**		**4498**	**89.9**		**4487**	**89.7**		**4485**	**89.7**	
Countywide Totals	25018	25018	25018	25018	24834	**99.3**		24837	**99.3**		24725	**98.8**		24659	**98.6**		24701	**98.7**		24735	**98.9**		24704	**98.7**		24667	**98.6**		24641	**98.5**		24612	**98.4**	

C: Constrained for future residential development.

ATTACHMENT 2

%C = E / S

Source:
HCPSS APFO Chart,
5/9/2024 , page 2

Middle and High Scl. LRC and Projections, 2027-36

MIDDLE SCHOOLS - MAY 2024 APFO School Capacity Chart

Capacity Utilization Rates with Board of Education's Requested FY 2025 Capital Budget Projects

Chart reflects May 2023 Projections and the Board of Education's Requested FY 2025 capacities.

		Capacity				2027-28		2028-29		2029-30		2030-31		2031-32		2032-33		2033-34		2034-35		2035-36		2036-37	
		2027	2028	2029	2030	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.
Bonnie Branch MS		701	701	701	701	695	99.1	731	104.3	758	108.1	771	110.0 C	757	108.0	742	105.8	747	106.6	753	107.4	758	108.1	765	109.1
Burleigh Manor MS		779	779	779	779	819	105.1	812	104.2	814	104.5	811	104.1	823	105.6	800	102.7	796	102.2	779	100.0	774	99.4	761	97.7
Clarksville MS		643	643	643	643	667	103.7	694	107.9	718	111.7 C	732	113.8 C	695	108.1	655	101.9	633	98.4	633	98.4	631	98.1	629	97.8
Dunloggin MS	A	565	565	798	798	648	114.7 C	653	115.6 C	645	80.8	656	82.2	648	81.2	654	82.0	652	81.7	661	82.8	661	82.8	657	82.3
Elkridge Landing MS		779	779	779	779	772	99.1	756	97.0	759	97.4	749	96.1	766	98.3	759	97.4	753	96.7	749	96.1	748	96.0	749	96.1
Ellicott Mills MS		701	701	701	701	681	97.1	666	95.0	675	96.3	672	95.9	665	94.9	651	92.9	657	93.7	674	96.1	685	97.7	684	97.6
Folly Quarter MS		662	662	662	662	735	111.0 C	747	112.8 C	739	111.6 C	735	111.0 C	730	110.3 C	730	110.3 C	716	108.2	709	107.1	701	105.9	692	104.5
Glenwood MS		545	545	545	545	511	93.8	526	96.5	537	98.5	530	97.2	532	97.6	539	98.9	558	102.4	546	100.2	547	100.4	548	100.6
Hammond MS		604	604	604	604	697	115.4 C	708	117.2 C	719	119.0 C	682	112.9 C	670	110.9 C	679	112.4 C	707	117.1 C	724	119.9 C	738	122.2 C	737	122.0 C
Harpers Choice MS		506	506	506	506	522	103.2	521	103.0	534	105.5	514	101.6	514	101.6	500	98.8	499	98.6	502	99.2	503	99.4	498	98.4
Lake Elkhorn MS		643	643	643	643	557	86.6	568	88.3	570	88.6	563	87.6	539	83.8	526	81.8	518	80.6	517	80.4	517	80.4	513	79.8
Lime Kiln MS		721	721	721	721	739	102.5	745	103.3	715	99.2	703	97.5	640	88.8	627	87.0	602	83.5	620	86.0	620	86.0	614	85.2
Mayfield Woods MS		798	798	798	798	804	100.8	804	100.8	815	102.1	825	103.4	815	102.1	809	101.4	799	100.1	804	100.8	806	101.0	804	100.8
Mount View MS		798	798	798	798	875	109.6	874	109.5	879	110.2 C	872	109.3	888	111.3 C	880	110.3 C	874	109.5	880	110.3 C	888	111.3 C	892	111.8 C
Murray Hill MS	A	662	662	662	662	672	101.5	658	99.4	660	99.7	642	97.0	646	97.6	643	97.1	644	97.3	642	70.2	640	69.9	640	69.9
Oakland Mills MS	A	506	701	701	701	451	89.1	451	64.3	454	64.8	455	64.9	455	64.9	436	62.2	425	60.6	427	60.9	425	60.6	423	60.3
Patapsco MS	A	643	643	643	643	750	116.6 C	743	115.6 C	770	119.8 C	771	119.9 C	778	121.0 C	765	119.0 C	766	91.5	768	91.8	772	92.2	771	92.1
Patuxent Valley MS		760	760	760	760	900	118.4 C	875	115.1 C	909	119.6 C	904	118.9 C	915	120.4 C	930	122.4 C	948	124.7 C	971	127.8 C	993	130.7 C	1010	132.9 C
Thomas Viaduct MS	A	740	740	740	740	874	118.1 C	901	121.8 C	905	122.3 C	932	125.9 C	917	123.9 C	907	122.6 C	891	120.4 C	909	97.2	916	98.0	911	97.4
Wilde Lake MS		740	740	740	740	631	85.3	650	87.8	667	90.1	671	90.7	696	94.1	695	93.9	711	96.1	723	97.7	742	100.3	761	102.8
Countywide Totals		**13496**	**13691**	**13924**	**13924**	**14000**	**103.7**	**14083**	**102.9**	**14242**	**102.3**	**14190**	**101.9**	**14089**	**101.2**	**13927**	**100.0**	**13896**	**98.4**	**13991**	**96.1**	**14065**	**96.6**	**14059**	**96.5**

'A' includes additions as reflected in FY 2025 CIP for Grades 6-8

C: Constrained for future residential development.

$$\%C = E / S$$

HIGH SCHOOLS - MAY 2024 APFO School Capacity Chart

Capacity Utilization Rates with Board of Education's Requested FY 2025 Capital Budget Projects

Chart reflects May 2023 Projections and the Board of Education's Requested FY 2025 capacities.

		Capacity				2027-28		2028-29		2029-30		2030-31		2031-32		2032-33		2033-34		2034-35		2035-36		2036-37	
		2027	2028	2029	2030	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.
Atholton HS		1530	1530	1530	1530	1453	95.0	1469	96.0	1480	96.7	1482	96.9	1492	97.5	1509	98.6	1509	98.6	1503	98.2	1499	98.0	1494	97.6
Centennial HS	A	1360	1360	1360	1360	1393	102.4	1403	103.2	1405	103.3	1414	104.0	1412	103.8	1413	103.9	1406	103.4	1409	103.6	1409	103.6	1401	82.4
Glenelg HS		1420	1420	1420	1420	1371	96.5	1382	97.3	1399	98.5	1425	100.4	1450	102.1	1455	102.5	1460	102.8	1469	103.5	1456	102.5	1464	103.1
Guilford Park HS		1658	1658	1658	1658	1609	97.0	1658	100.0	1688	101.8	1737	104.8	1747	105.4	1760	106.2	1794	108.2	1778	107.2	1784	107.6	1789	107.9
Hammond HS		1445	1445	1445	1445	1332	92.2	1377	95.3	1353	93.6	1387	96.0	1406	97.3	1387	96.0	1418	98.1	1411	97.6	1422	98.4	1444	99.9
Howard HS		1400	1400	1400	1400	1312	93.7	1302	93.0	1307	93.4	1302	93.0	1295	92.5	1321	94.4	1322	94.4	1326	94.7	1319	94.2	1308	93.4
Long Reach HS		1488	1488	1488	1488	1331	89.4	1374	92.3	1395	93.8	1413	95.0	1403	94.3	1410	94.8	1427	95.9	1419	95.4	1413	95.0	1407	94.6
Marriotts Ridge HS		1615	1615	1615	1615	1821	112.8	1805	111.8	1778	110.1	1813	112.3	1788	110.7	1806	111.8	1807	111.9	1793	111.0	1802	111.6	1792	111.0
Mt Hebron HS		1400	1400	1400	1400	1336	95.4	1386	99.0	1399	99.9	1450	103.6	1448	103.4	1458	104.1	1477	105.5	1476	105.4	1480	105.7	1473	105.2
Oakland Mills HS	A	1400	1400	1400	1400	1474	105.3	1467	104.8	1481	105.8	1501	107.2	1494	83.0	1527	84.8	1536	85.3	1512	84.0	1496	83.1	1475	81.9
Reservoir HS		1573	1573	1573	1573	1523	96.8	1609	102.3	1629	103.6	1649	104.8	1689	107.4	1661	105.6	1650	104.9	1596	101.5	1570	99.8	1574	100.1
River Hill HS		1488	1488	1488	1488	1389	93.3	1430	96.1	1460	98.1	1468	98.7	1497	100.6	1509	101.4	1508	101.3	1479	99.4	1429	96.0	1394	93.7
Wilde Lake HS		1424	1424	1424	1424	1416	99.4	1413	99.2	1417	99.5	1422	99.9	1401	98.4	1438	101.0	1441	101.2	1425	100.1	1438	101.0	1430	100.4
Countywide Totals		**19201**	**19201**	**19201**	**19201**	**18760**	**97.7**	**19075**	**99.3**	**19191**	**99.9**	**19463**	**101.4**	**19522**	**99.6**	**19654**	**100.3**	**19755**	**100.8**	**19596**	**100.0**	**19517**	**99.6**	**19445**	**97.5**

'A' includes additions as reflected in FY 2025 CIP for Grades 9-12

Source:
HCPSS APFO Chart,
5/9/2024, page 3

ATTACHMENT 3

Note: The State Rated Capacities (SRC) are current as of the writing of this report. Review and update of SRCs occur individually on an as needed basis (ex. after additions, new schools). Additionally, the Interagency Commission on School Construction has a committee reviewing SRCs statewide. As of March 2020, updated SRCs for the elementary level were released and are reflected below. The methodology to calculate SRCs and/or the SRCs for middle and high schools may also be updated in the future.

Elementary	Local	State
Atholton ES	424	463
Bellows Spring ES	726	767
Bollman Bridge ES	609	775
Bryant Woods ES	289	438
Bushy Park ES	732	727
Centennial Lane ES	603	731
Clarksville ES	543	517
Clemens Crossing ES	521	525
Cradlerock ES	398	573
Dayton Oaks ES	719	793
Deep Run ES	719	798
Ducketts Lane ES	650	709
Elkridge ES	713	842
Forest Ridge ES	647	662
Fulton ES	738	762
Gorman Crossing ES	735	902
Guilford ES	465	464
Hammond ES	653	681
Hanover Hills ES	810	958
Hollifield Station ES	732	727
Ilchester ES	559	686
Jeffers Hill ES	377	412
Laurel Woods ES	609	680
Lisbon ES	527	513
Longfellow ES	512	556
Manor Woods ES	681	593
Northfield ES	700	731
Phelps Luck ES	597	617
Pointers Run ES	744	780
Rockburn ES	584	716
Running Brook ES	449	582
St Johns Lane ES	612	593
Stevens Forest ES	380	450
Swansfield ES	650	681
Talbott Springs ES	490	434
Thunder Hill ES	509	532
Triadelphia Ridge ES	584	614
Veterans ES	799	914
Waterloo ES	603	660
Waverly ES	788	948
West Friendship ES	414	422
Worthington ES	424	562

Middle	Local	State
Bonnie Branch MS	701	732
Burleigh Manor MS	779	795
Clarksville MS	643	619
Dunloggin MS	565	619
Elkridge Landing MS	779	760
Ellicott Mills MS	701	816
Folly Quarter MS	662	732
Glenwood MS	545	640
Hammond MS	604	679
Harpers Choice MS	506	619
Lake Elkhorn MS	643	765
Lime Kiln MS	721	732
Mayfield Woods MS	798	773
Mount View MS	798	760
Murray Hill MS	662	685
Oakland Mills MS	506	598
Patapsco MS	643	598
Patuxent Valley MS	760	770
Thomas Viaduct	740	754
Wilde Lake MS	740	590

High	Local	State
Atholton HS	1530	1811
Centennial HS	1360	1530
Glenelg HS	1420	1675
Guilford Park HS	1658	0
Hammond HS	1445	1434
Howard HS	1400	1051
Long Reach HS	1488	1434
Marriotts Ridge HS	1615	1434
Mt Hebron HS	1400	1408
Oakland Mills HS	1400	1135
Reservoir HS	1573	1339
River Hill HS	1488	1483
Wilde Lake HS	1424	1434

State Rated Capacity

$$\%C = E / S$$

Source: HCPSS APFO Chart, 5/9/2024, page 4

%C = E/S

5% Difference in S vs. L Capacity

School	LRC	SRC	Difference
ELEMENTARY			
Atholton	424	436	12
Bellows Spring	726	767	41
Bollman Bridge	609	775	166
Bryant Woods	289	438	149
Bushy Park	732	727	-5
Centennial Lane	603	731	128
Clarksville	543	517	-26
Clemens Crossing	521	525	4
Cradlerock	398	573	175
Dayton Oaks	719	793	74
Deep Run	719	798	79
Ducketts Lane	650	709	59
Elkridge	713	842	129
Forest Ridge	647	662	15
Fulton	738	762	24
Gorman Crossing	735	902	167
Gulford	465	464	-1
Hammond	653	681	28
Hanover Hills	810	958	148
Hollofield Station	732	727	-5
Ilchester	559	686	127
Jeffers Hill	377	412	35
Laurel Woods	609	680	71
Lisbon	527	513	-14
Longfellow	512	556	44
Manor Woods	681	593	-88
Northfield	700	731	31
Phelps Luck	597	617	20
Pointers Run	744	780	36
Rockburn	584	716	132
Running Brook	449	582	133
St. Johns Lane	612	593	-19
Stevens Forest	380	450	70
Swansfield	650	681	31
Talbott Springs	490	434	-56
Thurnder Hill	509	532	23
Tridelphia Ridge	584	614	30
Veterans	799	914	115
Waterloo	603	660	57
Waverly	788	948	160
West Friendship	414	422	8
Worthington	424	562	138
ES Totals	25018	27463	2445

School	LRC	SRC	Difference
MIDDLE SCHOOLS			
Bonnie Branch MS	701	732	31
Burleigh Manor MS	779	795	16
Clarksville MS	643	619	-24
Dunloggin MS A	565	619	54
Elkridge Landing MS	779	760	-19
Ellicott Mills MS	701	816	115
Folly Quarter MS	662	732	70
Glewood MS	545	640	95
Hammond MS	604	679	75
Harpers Choice MS	506	619	113
Lake Elkhorn MS	643	765	122
Lime Kiln MS	721	732	11
Mayfield Woods MS	798	773	-25
Mount View MS	798	760	-38
Murray Hill MS A	662	685	23
Oakland Mills MS A	506	598	92
Patapsco MS A	643	598	-45
Patuxent Valley MS	760	770	10
Thomas Viaduct MS A	740	754	14
Wilde Lake MS	740	590	-150
MS Totals	13496	14036	540
A - Includes additions as reflected in FY 2025CIP for grades 6-8			
HIGH SCHOOLS			
Atholton HS	1530	1811	281
Centennial HS A	1360	1530	170
Glenelg HS	1420	1675	255
Guilford Park HS	1658	0	-1658
Hammond HS	1445	1434	-11
Howard HS	1400	1051	-349
Long Reach HS	1488	1434	-54
Marriontts Ridge HS	1615	1434	-181
MT. Hebron HS	1400	1408	8
Oakland Mills HS A	1400	1135	-265
Reservoiur HS	1573	1339	-234
River Hill HS	1488	1483	-5
Wilde Lake HS	1424	1434	10
HS Totals	19201	17168	-2033
A - Includes additions as reflected in FY 2025CIP for grades 9-12			
Total ES+MS+HS	**57715**	**58667**	**952**
Total without Guilford Park HS	**56057**	**58667**	**2610**
	100%	105%	5%

%C = E/S

%LRC vs. %SRC by School 2027-2028 2028-2029

Constrained if ES=>105%

- 2027-28
  - Under LRC: 14 constrained (closed) ES
  - Under SRC: 5 constrained (closed) ES
- 2028-29
  - Under LRC: 17 constrained (closed) ES
  - Under SRC: 5 constrained (closed) ES

School Capacity Stu	2027-2028		2028-29	
School	% LRC	%SRC	% LRC	%SRC
Cradlerock	109.0%	75.7%	103.8%	72.1%
Jeffers Hill	100.3%	91.7%	100.3%	91.7%
Phelps Luck	116.1%	112.3%	112.7%	109.1%
Stevens Forest	80.8%	68.2%	82.4%	69.6%
Talbott Springs	80.8%	91.2%	79.0%	89.2%
Thurnder Hill	86.4%	82.7%	87.8%	84.0%
Bryant Woods	131.8%	87.0%	136.7%	90.2%
Clemens Crossing	104.2%	103.4%	104.8%	104.0%
Longfellow	92.4%	85.1%	95.1%	87.6%
Running Brook	89.8%	69.2%	96.4%	74.4%
Swansfield	79.4%	75.8%	76.5%	73.0%
Bellows Spring	106.2%	100.5%	107.3%	101.6%
Deep Run	87.6%	78.9%	87.5%	78.8%
Ducketts Lane	85.7%	78.6%	86.2%	79.0%
Elkridge	103.5%	87.6%	106.0%	89.8%
Hanover Hills	114.9%	97.2%	115.3%	97.5%
Ilchester	95.5%	77.8%	97.9%	79.7%
Rockburn	106.3%	86.7%	106.5%	86.9%
Veterans	102.3%	89.4%	104.1%	91.0%
Waterloo	88.1%	80.5%	84.7%	77.4%
Worthington	80.4%	60.7%	80.9%	61.0%
Centennial Lane	97.3%	80.3%	111.4%	91.9%
Hollofield Station	100.7%	101.4%	99.5%	100.1%
Manor Woods	98.5%	113.2%	101.5%	116.5%
Northfield	106.7%	102.2%	104.4%	100.0%
St. Johns Lane	116.7%	120.4%	120.6%	124.5%
Waverly	103.6%	86.1%	104.7%	87.0%
Atholton	106.6%	103.7%	104.5%	101.6%
Bollman Bridge	112.5%	88.4%	112.6%	88.5%
Forest Ridge	107.3%	104.8%	111.9%	109.4%
Gorman Crossing	83.5%	68.1%	83.8%	68.3%
Gulford	95.5%	95.7%	95.3%	95.5%
Hammond	113.2%	108.5%	115.0%	110.3%
Laurel Woods	105.3%	94.3%	105.6%	94.6%
Bushy Park	84.7%	85.3%	85.8%	86.4%
Clarksville	100.7%	105.8%	98.5%	103.5%
Dayton Oaks	99.3%	90.0%	97.2%	88.1%
Fulton	88.2%	85.4%	84.6%	81.9%
Lisbon	83.5%	85.8%	80.8%	83.0%
Pointers Run	109.3%	104.2%	105.2%	100.4%
Tridelphia Ridge	104.3%	99.2%	102.4%	97.4%
West Friendship	87.9%	86.3%	89.6%	87.9%
L TOTALS				
	96.3%	87.7%	94.9%	86.5%
	95.7%	83.2%	97.4%	84.8%
	98.2%	85.0%	98.9%	85.6%
	103.8%	98.8%	106.5%	101.4%
	103.1%	92.8%	104.0%	93.6%
	95.1%	92.8%	93.3%	91.0%
Countywide Totals	98.9%	90.1%	99.3%	90.4%
# Constrained Schools: Ir	14	5	17	5

%C = E/S

LRC vs. SRC by School
2027-2028
2028-2029

Constrained if
MS=>110%
HS=>115%

- Closed Schools, 2027-28
  - Under LRC:
    - 6 MS
    - 0 HS
  - Under SRC
    - 4 MS
    - 3 HS
- 2028-29
  - Under LRC:
    - 6 MS
    - 0 HS
  - Under SRC
    - 6 MS
    - 4 HS

	2027-2028		2028-29	
	% LRC	% SRC	% LRC	%SRC
Bonnie Branch MS	99.1%	94.9%	104.3%	99.9%
Burleigh Manor MS	105.1%	103.0%	104.2%	102.1%
Clarksville MS	103.7%	107.8%	107.9%	112.1%
Dunloggin MS A	114.7%	104.7%	115.6%	105.5%
Elkridge Landing MS	99.1%	101.6%	97.0%	99.5%
Ellicott Mills MS	97.1%	83.5%	95.0%	81.6%
Folly Quarter MS	111.0%	100.4%	112.8%	102.0%
Glewood MS	93.8%	79.8%	96.5%	82.2%
Hammond MS	115.4%	102.7%	117.2%	104.3%
Harpers Choice MS	103.2%	84.3%	103.0%	84.2%
Lake Elkhorn MS	86.6%	72.8%	88.3%	74.2%
Lime Kiln MS	102.5%	101.0%	103.3%	101.8%
Mayfield Woods MS	100.8%	104.0%	100.8%	104.0%
Mount View MS	109.6%	115.1%	109.5%	115.0%
Murray Hill MS A	101.5%	98.1%	99.4%	96.1%
Oakland Mills MS A	89.1%	75.4%	64.3%	75.4%
Patapsco MS A	116.6%	125.4%	115.6%	124.2%
Patuxent Valley MS	118.4%	116.9%	115.1%	113.6%
Thomas Viaduct MS A	118.1%	115.9%	121.8%	119.5%
Wilde Lake MS	85.3%	106.9%	87.8%	110.2%
Countywide Totals	103.7%	99.7%	104.3%	100.3%
# Constrained Schools	6	4	6	6
Atholton HS	95.0%	80.2%	96.0%	81.1%
Centennial HS A	102.4%	91.0%	103.2%	91.7%
Glenelg HS	96.5%	81.9%	97.3%	82.5%
Guilford Park HS	97.0%	#DIV/0!	100.0%	#DIV/0!
Hammond HS	92.2%	92.9%	95.3%	96.0%
Howard HS	93.7%	124.8%	93.0%	123.9%
Long Reach HS	89.4%	92.8%	92.3%	95.8%
Marriontts Ridge HS	112.8%	127.0%	111.8%	125.9%
MT. Hebron HS	95.4%	94.9%	99.0%	98.4%
Oakland Mills HS A	105.3%	129.9%	104.8%	129.3%
Reservoiur HS	96.8%	113.7%	102.3%	120.2%
River Hill HS	93.3%	93.7%	96.1%	96.4%
Wilde Lake HS	99.4%	98.7%	99.2%	98.5%
Countywide Totals	97.7%	109.3%	99.3%	111.1%
# Constrained Schools	0	3	0	4

Constrained Schools, LRC v. SRC

2027-2036

Schl Yr. Beg.->	2027		2028		2029		2030		2031		2032		2033		2034		2035		2036	
	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC
Elementary	14	5	17	5	16	6	18	6	18	6	17	6	16	5	15	5	15	5	15	5
Middle	6	4	6	6	9	6	6	6	6	6	6	5	5	5	5	5	5	5	5	5
High	0	3	0	4	0	4	0	4	0	4	0	4	0	4	0	4	0	4	0	4
Total	20	12	23	15	25	16	24	16	24	16	23	15	21	14	20	14	20	14	20	14

Assumes Current APFO Rule: ES constrained @ 105% / MS constrained @ 110% / HS constrained @115%

% Constrained Schools, LRC v. SRC
2027-2036

>33% of all ES closed every year under current LRC

Schl Yr. Beg.->	2027		2028		2029		2030		2031		2032		2033		2034		2035		2036	
	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC
Elementary	33%	12%	40%	12%	38%	14%	43%	14%	43%	14%	40%	14%	38%	12%	36%	12%	36%	12%	36%	12%
Middle	30%	20%	30%	30%	45%	30%	30%	30%	30%	30%	30%	25%	25%	25%	25%	25%	25%	25%	25%	25%
High	0%	23%	0%	31%	0%	31%	0%	31%	0%	31%	0%	31%	0%	31%	0%	31%	0%	31%	0%	31%
Total	27%	16%	31%	20%	33%	21%	32%	21%	32%	21%	31%	20%	28%	19%	27%	19%	27%	19%	27%	19%

Assumes Current APFO Rule: ES constrained @ 105% / MS constrained @ 110% / HS constrained @115%

LRC vs. SRC: So What?

- Under LRC, at least 1/3 of elementary schools will remain closed to new development for next 10 years.
- SRC is used for any capital projects requiring state funding
- SRC under certain conditions allows some housing growth prohibited by current APFO

- **Can we use some variation of SRC as APFO Schools test?**

Remedies: Redistrict, Construct, Portables

FY 2025-2034 Long-Range Master Plan

Board of Education's Proposed — **November 16, 2023**

(In Thousands)

Capacity	Project	County Project	Occupancy	Approved Appropriations	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total Approp. plus FY25-FY34 Request
195	Oakland Mills MS Renovation/Addition	E1036	Sept 2028	6,189	$ 10,197	$ 32,631	$ 20,395	$ 10,197	$ 1,970	$ -	$ -	$ -	$ -	$ -	$ 81,579
PK	Faulkner Ridge Center	E1060	Sept 2027	22,000	1,056	-	-	-	-	-	-	-	-	-	23,056
	Applications and Research Lab Renovation	E1062	Sept 2027	13,000	1,000	-	-	-	-	-	-	-	-	-	14,000
233	Dunloggin MS Renovation/Addition	E1049	Sept 2029	6,478	$ -	$ 11,050	$ 35,361	$ 22,100	11,050	2,363	-	-	-	-	88,402
400	Oakland Mills HS Renovation/Addition	E1053	Sept 2031	-	-	-	10,712	17,854	57,132	35,708	17,854	3,571	-	-	142,831
194	Patapsco MS Renovation/Addition	E1056	Sept 2033	-	-	-	-	-	6,650	11,084	35,468	22,167	11,084	2,217	88,670
253	Murray Hill MS Renovation/Addition	E1061	Sept 2034	-	-	-	-	-	-	7,328	12,213	39,082	24,426	12,213	95,262
490	New ES #43 (Southeast)	E1039	Sept 2034	-	-	-	-	-	-	-	4,700	23,502	25,068	7,834	61,104
340	Centennial HS Renovation/Addition	E1025	Sept 2036	-	-	-	-	-	-	-	-	10,372	17,286	55,315	82,973
195	Thomas Viaduct MS Addition	E1063	Sept 2034	-	-	-	-	-	-	-	-	1,158	10,033	4,245	15,436
	Mayfield Woods MS Renovation	TBD	Sept 2036	-	-	-	-	-	-	-	-	-	6,945	11,576	18,521
	Systemic Renovations/Modernizations	E1058		45,130	49,665	30,988	32,122	31,020	22,520	38,170	33,500	25,000	20,000	20,000	348,115
	Roofing Projects	E1059		1,000	4,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	50,000
	Playground Equipment	E0990		3,955	600	600	600	600	600	600	600	600	600	600	9,955
	Relocatable Classrooms	E1045		11,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	26,500
	Site Acquisition & Construction Reserve	E1047		1,000	-	-	-	-	-	-	-	-	-	-	1,000
	Technology	E1048		18,500	6,620	6,520	6,520	6,520	6,520	6,520	6,520	6,520	6,520	6,520	83,800
	School Parking Lot Expansions	E1012		6,000	600	600	600	600	600	600	600	600	600	600	12,000
	Planning and Design	E1038		1,850	300	300	300	300	300	300	300	300	300	300	4,850
	Barrier Free	E0989		6,553	200	200	200	200	200	200	200	200	200	200	8,553
	TOTALS			**$ 143,155**	**$ 75,738**	**$ 89,389**	**$ 113,310**	**$ 95,891**	**$ 114,042**	**$ 109,373**	**$ 118,455**	**$ 139,572**	**$ 129,562**	**$ 128,120**	**$ 1,256,607**

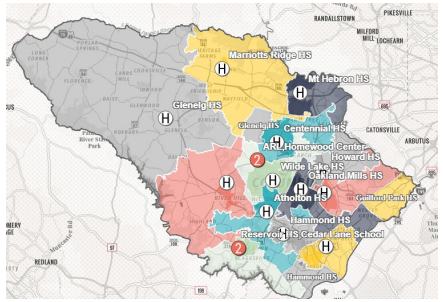
This is a long-range master plan that evolves annually and changes based on need and funding availability.

Ten-Year Long-Range Master Plan = $1,113,452

Elementary Schools

Remedies:

1. Redistricting
2. Construction
3. Portables







ELEMENTARY	2027-28	Most Recent	2023 Projected	2023 Projected	FY 25-34 LR Master Plan	
School	% LRC	Redistricting	ew Construction Yie	Enrollment Chg	Inc Capacity	Year
Atholton	106.6%	2012	0	-10		
Bellows Spring	106.2%	2020	2	23		
Bollman Bridge	112.5%	2012	2	-4		
Bryant Woods	131.8%	2020	1	-9		
Bushy Park	84.7%	2002	2	-14		
Centennial Lane	97.3%	2007	3	2		
Clarksville	100.7%	2020	1	3		
Clemens Crossing	104.2%	2020	1	-5		
Cradlerock	109.0%	2020	0	-8		
Dayton Oaks	99.3%	2012	7	18		
Deep Run	87.6%	2018	0	-33		
Ducketts Lane	85.7%	2020	2	5		
Elkridge	103.5%	2020	4	6		
Forest Ridge	107.3%	2012	3	7		
Fulton	88.2%	2020	2	-16		
Gorman Crossing	83.5%	2012	4	-18		
Gulford	95.5%	2020	2	12		
Hammond	113.2%	2020	22	23		
Hanover Hills	114.9%	2018	19	46		
Hollofield Station	100.7%	2020	6	-19		
Ilchester	95.5%	2020	3	-8		
Jeffers Hill	100.3%	2020	0	5		
Laurel Woods	105.3%	2012	0	38		
Lisbon	83.5%	1998	3	3		
Longfellow	92.4%	2020	1	-2		
Manor Woods	98.5%	2020	7	-15		
Northfield	106.7%	2020	1	1		
Phelps Luck	116.1%	2020	1	-25		
Pointers Run	109.3%	2020	4	-16		
Rockburn	106.3%	2018	1	-16		
Running Brook	89.8%	2020	5	-2		
St. Johns Lane	116.7%	2020	2	-7		
Stevens Forest	80.8%	2020	0	-3		
Swansfield	79.4%	2020	2	12		
Talbott Springs	80.8%	2020	0	3		
Thurnder Hill	86.4%	2020	0	10		
Tridelphia Ridge	104.3%	2020	21	-7		
Veterans	102.3%	2020	3	-10		
Waterloo	88.1%	2020	0	7		
Waverly	103.6%	2020	17	-7		
West Friendship	87.9%	2020	2	5		
Worthington	80.4%	2007	3	-32		
Subtotal - Elementary	**98.60%**		**159**	**-57**	**0**	

Middle and High Schools

Remedies:

1. Redistricting
2. Construction
3. Portables

MIDDLE School	2027-28 % LRC	Most Recent Redistricting	2023 Projected ew Construction Yie	2023 Projected Enrollment Chg	FY 25-34 LR Master Plan Inc Capacity	Year
Bonnie Branch MS	99.1%	2020	0.5	28		
Burleigh Manor MS	105.1%	2020	2.5	-2		
Clarksville MS	103.7%	2018	1	27		
Dunloggin MS A	114.7%	2020	0.5	3	233	2029
Elkridge Landing MS	99.1%	2020	2.6	34		
Ellicott Mills MS	97.1%	2023	1.5	-43		
Folly Quarter MS	111.0%	2020	6.9	-14		
Glewood MS	93.8%	2004	0.7	-2		
Hammond MS	115.4%	2020	6.1	34		
Harpers Choice MS	103.2%	2020	0.3	15		
Lake Elkhorn MS	86.6%	2020	0.4	-15		
Lime Kiln MS	102.5%	2018	2.1	34		
Mayfield Woods MS	100.8%	2020	0.3	23		
Mount View MS	109.6%	2020	8.5	-26		
Murray Hill MS A	101.5%	2020	0.4	-18	253	2034
Oakland Mills MS A	89.1%	2023	0.2	-12	195	2028
Patapsco MS A	116.6%	2020	4.9	28	194	
Patuxent Valley MS	118.4%	2023	1.6	8		
Thomas Viaduct MS A	118.1%	2023	6.8	-5	195	2034
Wilde Lake MS	85.3%	2020	2.1	20		
Subtotal - Middle	**103.7%**		**49.9**	**117**	**1070**	
HIGH						
Atholton HS	95.0%	2020	1	13		
Centennial HS A	102.4%	2020	3	10	340	2036
Glenelg HS	96.5%	2020	2	-8		
Guilford Park HS	97.0%	2023	5	441		
Hammond HS	92.2%	2023	1	98		
Howard HS	93.7%	2023	2	-29		
Long Reach HS	89.4%	2023	0	-23		
Marriontts Ridge HS	112.8%	2020	5	26		
MT. Hebron HS	95.4%	2023	2	-122		
Oakland Mills HS A	105.3%	2020	4	59	400	2031
Reservoiur HS	96.8%	2004	1	-169		
River Hill HS	93.3%	2020	1	34		
Wilde Lake HS	99.4%	2004	4	63		
Subtotal - HS	**97.7%**		**31**	**393**	**740**	
A - Includes additions as reflected in FY 2025CIP for grades 9-12						
Relocatable Classrooms: $1.5 Million/Yr, FY 2025 through FY 2034						
Source: APFO Chart, Pg. 8						

Takeaways from “Remedies”

- Redistricting:
  - No ES redistricting since 2020
  - Both parents and Board of Ed would prefer not to exercise this again
- New Construction:
  - That currently planned and funded will have minimal impact on currently capacity;
  - Already reflected in school projections.
- Portables:
  - Steady stream of funding for portables over next 10 years ($1.5 Million/yr.)
  - Technically, this adds zero capacity,
  - Therefore, this does nothing to increase capacity and mitigate APFO delays

Considerations for APFO Proposals

- Get explanation of LRC variation from SRC?
- Use some variation of SRC as APFO Schools test?
- Abandon school capacity test altogether?
- Include some proportion of portables capacity in test since that is the most consistent (and appropriated) capital investment?
- Determine what other MD jurisdictions with APFO use as school capacity measure?
- Recommend Board of Ed and County County council reconcile LRC vs. SRC capacity measures? What's the denominator?
- Reconcile declining enrollment and slightly increasing capacity to ease APFO test on schools?
- How does redistricting fit into APFO recommendations?

REPORT/ACTION

BOARD OF EDUCATION OF HOWARD COUNTY
MEETING AGENDA ITEM

TITLE: Adequate Public Facilities Ordinance (APFO) Chart **DATE:** May 9, 2024

PRESENTER(S): Timothy Rogers, Manager, School Planning

Strategic Call To Action Alignment: This process supports the Strategic Call to Action (SCTA) by providing operations and practices that are responsive, transparent, fiscally responsible and accountable.

OVERVIEW:

The Adequate Public Facilities Ordinance (APFO) School Capacity charts are utilized as part of the growth management process of Howard County for new residential developments. The test year for the 2024 APFO School Capacity Charts is SY 2027-28. For SY 2027-28, there are 15 elementary, six middle, and no high schools listed as constrained. Additionally, there is one elementary school region listed as constrained, which constrains three additional schools, bringing the total to 18 elementary schools. (see Attachment 2).

Attachments:
1 – Report
2 – School Capacity Charts
3 – County Council Bills 1-2018 and 9-2022 Supplemental Data

RECOMMENDATION/FUTURE DIRECTION: Approve the School Capacity charts and attached supplemental data for submittal to the Howard County Council.

SUBMITTED BY:
Timothy Rogers
Manager, School Planning

APPROVAL/CONCURRENCE:
William J. Barnes
Acting Superintendent

Karalee Turner-Little, Ph.D.
Deputy Superintendent

Daniel Lubeley
Acting Chief Operating Officer

ATTACHMENT 1

The Adequate Public Facilities Ordinance (APFO) School Capacity charts are utilized as part of the growth management process of Howard County for new residential developments. County code requires that the school system provide an annual report identifying the capacity utilization for each elementary school (Grade K-5), elementary school region, middle school (Grade 6-8) and high school (Grade 9-12) school.

The attached School Capacity charts list schools and elementary regions as "C" (constrained) to new future residential development if the capacity utilization developed for the FY 2025 Capital Budget and Capital Improvement Program/Redistricting Process exceeds:

- 105 percent for elementary schools,
- 105 percent for elementary regions,
- 110 percent for middle schools, or
- 115 percent for high schools.

These calculations are based on the capacities listed in the most recent Board Requested Capital Improvement Program and the projections developed in the Spring of 2023. Individual schools or elementary regions that show a capacity utilization less than the percentage noted above are considered "open" for new residential development. Constrained schools are indicated in the chart with the letter "C" and open schools are left blank. For SY 2027-28, there are 15 elementary, six middle and no high schools, and one elementary school region (which impacts an additional three elementary schools), for a total of 18 elementary schools, listed as constrained.

Since 2019, CB-1-2018 specifically requires the following information to be provided to the County Council for each school:

- State and local capacities of the facility;
- The date of the last redistricting which impacted the attendance area of that school;
- For any projected increase in enrollment, an indication of what portions of the increase are attributed to sales or rental turnover of existing residential units, new development, and other factors; and
- For any school designated as open on the school capacity chart based on a capital improvement project or proposed redistricting associated with a capital improvement project:
    a. Current and future funding assumptions for the capital improvement project(s);
    b. Future redistricting assumptions associated with the capital improvement project; and
    c. An explanation of any capacity utilization changes based on (a) or (b).

The Ordinance also stipulates that the County Council and Board of Education hold a joint special work meeting regarding schools or school regions that have reached 95 percent capacity utilization and are projected to exceed 110 percent capacity utilization within five years.

The Howard County Council recently adopted an updated General Plan, HoCo By Design. As a twenty year planning document, the changes to development patterns recommended in this plan will be implemented over many years. Additionally, a committee will be formed soon to review the Adequate Public Facilities Ordinance.

ELEMENTARY SCHOOLS - JUNE 2024 APFO School Capacity Chart

Capacity Utilization Rates with Board of Education's Requested FY 2025 Capital Budget Projects

Chart reflects May 2023 Projections and the Board of Education's Requested FY 2025 capacities.

	Capacity				2027-28			2028-29			2029-30			2030-31			2031-32			2032-33			2033-34			2034-35			2035-36			2036-37		
Columbia - East	**2027**	**2028**	**2029**	**2030**	**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**	
Cradlerock ES	398	398	398	398	434	109.0	C	413	103.8		401	100.8		402	101.0		393	98.7		393	98.7		390	98.0		387	97.2		383	96.2		383	96.2	
Jeffers Hill ES	377	377	377	377	378	100.3		378	100.3		376	99.7		365	96.8		368	97.6		366	97.1		363	96.3		360	95.5		360	95.5		358	95.0	
Phelps Luck ES	597	597	597	597	693	116.1	C	673	112.7	C	650	108.9	C	649	108.7	C	673	112.7	C	700	117.3	C	726	121.6	C	755	126.5	C	773	129.5	C	781	130.8	C
Stevens Forest ES	380	380	380	380	307	80.8		313	82.4		302	79.5		295	77.6		297	78.2		294	77.4		292	76.8		291	76.6		290	76.3		289	76.1	
Talbott Springs ES	490	490	490	490	396	80.8		387	79.0		383	78.2		371	75.7		373	76.1		372	75.9		369	75.3		366	74.7		364	74.3		364	74.3	
Thunder Hill ES	509	509	509	509	440	86.4		447	87.8		438	86.1		437	85.9		433	85.1		431	84.7		428	84.1		426	83.7		423	83.1		423	83.1	
Region Totals	**2751**	**2751**	**2751**	**2751**	**2648**	**96.3**		**2611**	**94.9**		**2550**	**92.7**		**2519**	**91.6**		**2537**	**92.2**		**2556**	**92.9**		**2568**	**93.3**		**2585**	**94.0**		**2593**	**94.3**		**2598**	**94.4**	
Columbia - West																																		
Bryant Woods ES	289	289	289	289	381	131.8	C	395	136.7	C	398	137.7	C	407	140.8	C	407	140.8	C	415	143.6	C	424	146.7	C	432	149.5	C	444	153.6	C	455	157.4	C
Clemens Crossing ES	521	521	521	521	543	104.2		546	104.8		552	106.0	C	559	107.3	C	563	108.1	C	566	108.6	C	570	109.4	C	572	109.8	C	573	110.0	C	573	110.0	C
Longfellow ES	512	512	512	512	473	92.4		487	95.1		484	94.5		484	94.5		481	93.9		477	93.2		467	91.2		460	89.8		453	88.5		449	87.7	
Running Brook ES	449	449	449	449	403	89.8		433	96.4		452	100.7		477	106.2	C	506	112.7	C	526	117.1	C	540	120.3	C	545	121.4	C	540	120.3	C	534	118.9	C
Swansfield ES	650	650	650	650	516	79.4		497	76.5		473	72.8		460	70.8		451	69.4		442	68.0		437	67.2		436	67.1		433	66.6		432	66.5	
Region Totals	**2421**	**2421**	**2421**	**2421**	**2316**	**95.7**		**2358**	**97.4**		**2359**	**97.4**		**2387**	**98.6**		**2408**	**99.5**		**2426**	**100.2**		**2438**	**100.7**		**2445**	**101.0**		**2443**	**100.9**		**2443**	**100.9**	
Northeastern																																		
Bellows Spring ES	726	726	726	726	771	106.2	C	779	107.3	C	787	108.4	C	769	105.9	C	771	106.2	C	768	105.8	C	758	104.4		749	103.2		740	101.9		731	100.7	
Deep Run ES	719	719	719	719	630	87.6		629	87.5		625	86.9		624	86.8		624	86.8		624	86.8		623	86.6		623	86.6		624	86.8		625	86.9	
Ducketts Lane ES	650	650	650	650	557	85.7		560	86.2		561	86.3		565	86.9		563	86.6		563	86.6		564	86.8		565	86.9		564	86.8		563	86.6	
Elkridge ES	713	713	713	713	738	103.5		756	106.0	C	748	104.9		739	103.6		732	102.7		729	102.2		733	102.8		729	102.2		732	102.7		734	102.9	
Hanover Hills ES	810	810	810	810	931	114.9	C	934	115.3	C	927	114.4	C	906	111.9	C	900	111.1	C	890	109.9	C	869	107.3	C	849	104.8		828	102.2		805	99.4	
Ilchester ES	559	559	559	559	534	95.5		547	97.9		559	100.0		576	103.0		595	106.4	C	614	109.8	C	636	113.8	C	653	116.8	C	674	120.6	C	691	123.6	C
Rockburn ES	584	584	584	584	621	106.3	C	622	106.5	C	623	106.7	C	623	106.7	C	622	106.5	C	626	107.2	C	629	107.7	C	626	107.2	C	625	107.0	C	625	107.0	C
Veterans ES	799	799	799	799	817	102.3		832	104.1		831	104.0		825	103.3		820	102.6		814	101.9		808	101.1		812	101.6		815	102.0		814	101.9	
Waterloo ES	603	603	603	603	531	88.1		511	84.7		501	83.1		500	82.9		495	82.1		490	81.3		488	80.9		483	80.1		481	79.8		479	79.4	
Worthington ES	424	424	424	424	341	80.4		343	80.9		347	81.8		362	85.4		375	88.4		373	88.0		364	85.8		349	82.3		330	77.8		315	74.3	
Region Totals	**6587**	**6587**	**6587**	**6587**	**6471**	**98.2**		**6513**	**98.9**		**6509**	**98.8**		**6489**	**98.5**		**6497**	**98.6**		**6491**	**98.5**		**6472**	**98.3**		**6438**	**97.7**		**6413**	**97.4**		**6382**	**96.9**	
Northern																																		
Centennial Lane ES	603	603	603	603	687	113.9	C	672	111.4	C	657	109.0	C	654	108.5	C	635	105.3	C	625	103.6		617	102.3		610	101.2		607	100.7		605	100.3	
Hollifield Station ES	732	732	732	732	737	100.7		728	99.5		721	98.5		726	99.2		723	98.8		726	99.2		722	98.6		721	98.5		717	98.0		712	97.3	
Manor Woods ES	681	681	681	681	671	98.5		691	101.5		671	98.5		651	95.6		644	94.6		634	93.1		621	91.2		622	91.3		618	90.7		614	90.2	
Northfield ES	700	700	700	700	747	106.7	C	731	104.4		740	105.7	C	732	104.6		732	104.6		731	104.4		729	104.1		729	104.1		731	104.4		729	104.1	
St Johns Lane ES	612	612	612	612	714	116.7	C	738	120.6	C	735	120.1	C	734	119.9	C	739	120.8	C	738	120.6	C	737	120.4	C	737	120.4	C	737	120.4	C	738	120.6	C
Waverly ES	788	788	788	788	816	103.6		825	104.7		832	105.6	C	837	106.2	C	843	107.0	C	847	107.5	C	847	107.5	C	837	106.2	C	834	105.8	C	831	105.5	C
Region Totals	**4116**	**4116**	**4116**	**4116**	**4372**	**106.2**	C	**4385**	**106.5**	C	**4356**	**105.8**	C	**4334**	**105.3**	C	**4316**	**104.9**		**4301**	**104.5**		**4273**	**103.8**		**4256**	**103.4**		**4244**	**103.1**		**4229**	**102.7**	
Southeastern																																		
Atholton ES	424	424	424	424	452	106.6	C	443	104.5		432	101.9		432	101.9		421	99.3		418	98.6		416	98.1		411	96.9		409	96.5		406	95.8	
Bollman Bridge ES	609	609	609	609	685	112.5	C	686	112.6	C	699	114.8	C	705	115.8	C	712	116.9	C	717	117.7	C	724	118.9	C	728	119.5	C	727	119.4	C	726	119.2	C
Forest Ridge ES	647	647	647	647	694	107.3	C	724	111.9	C	746	115.3	C	770	119.0	C	799	123.5	C	823	127.2	C	843	130.3	C	862	133.2	C	868	134.2	C	868	134.2	C
Gorman Crossing ES	735	735	735	735	614	83.5		616	83.8		611	83.1		608	82.7		615	83.7		610	83.0		607	82.6		604	82.2		605	82.3		606	82.4	
Guilford ES	465	465	465	465	444	95.5		443	95.3		442	95.1		439	94.4		436	93.8		432	92.9		432	92.9		433	93.1		442	95.1		446	95.9	
Hammond ES	653	653	653	653	739	113.2	C	751	115.0	C	776	118.8	C	784	120.1	C	779	119.3	C	774	118.5	C	763	116.8	C	762	116.7	C	768	117.6	C	780	119.4	C
Laurel Woods ES	609	609	609	609	641	105.3	C	643	105.6	C	641	105.3	C	644	105.7	C	644	105.7	C	644	105.7	C	644	105.7	C	645	105.9	C	642	105.4	C	643	105.6	C
Region Totals	**4142**	**4142**	**4142**	**4142**	**4269**	**103.1**		**4306**	**104.0**		**4347**	**104.9**		**4382**	**105.8**	C	**4406**	**106.4**	C	**4418**	**106.7**	C	**4429**	**106.9**	C	**4445**	**107.3**	C	**4461**	**107.7**	C	**4475**	**108.0**	C
Western																																		
Bushy Park ES	732	732	732	732	620	84.7		628	85.8		630	86.1		648	88.5		627	85.7		631	86.2		633	86.5		634	86.6		636	86.9		638	87.2	
Clarksville ES	543	543	543	543	547	100.7		535	98.5		533	98.2		519	95.6		529	97.4		529	97.4		522	96.1		514	94.7		511	94.1		507	93.4	
Dayton Oaks ES	719	719	719	719	714	99.3		699	97.2		691	96.1		672	93.5		678	94.3		683	95.0		676	94.0		677	94.2		681	94.7		684	95.1	
Fulton ES	738	738	738	738	651	88.2		624	84.6		621	84.1		596	80.8		605	82.0		605	82.0		606	82.1		595	80.6		592	80.2		588	79.7	
Lisbon ES	527	527	527	527	440	83.5		426	80.8		432	82.0		438	83.1		441	83.7		446	84.6		447	84.8		448	85.0		447	84.8		451	85.6	
Pointers Run ES	744	744	744	744	813	109.3	C	783	105.2	C	738	99.2		727	97.7		722	97.0		724	97.3		727	97.7		724	97.3		721	96.9		719	96.6	
Triadelphia Ridge ES	584	584	584	584	609	104.3		598	102.4		591	101.2		577	98.8		563	96.4		551	94.3		537	92.0		526	90.1		516	88.4		509	87.2	
West Friendship ES	414	414	414	414	364	87.9		371	89.6		368	88.9		371	89.6		372	89.9		374	90.3		376	90.8		380	91.8		383	92.5		389	94.0	
Region Totals	**5001**	**5001**	**5001**	**5001**	**4758**	**95.1**		**4664**	**93.3**		**4604**	**92.1**		**4548**	**90.9**		**4537**	**90.7**		**4543**	**90.8**		**4524**	**90.5**		**4498**	**89.9**		**4487**	**89.7**		**4485**	**89.7**	
Countywide Totals	25018	25018	25018	25018	24834	**99.3**		24837	**99.3**		24725	**98.8**		24659	**98.6**		24701	**98.7**		24735	**98.9**		24704	**98.7**		24667	**98.6**		24641	**98.5**		24612	**98.4**	

C: Constrained for future residential development.

ATTACHMENT 2

MIDDLE SCHOOLS - MAY 2024 APFO School Capacity Chart

Capacity Utilization Rates with Board of Education's Requested FY 2025 Capital Budget Projects

Chart reflects May 2023 Projections and the Board of Education's Requested FY 2025 capacities.

		Capacity				2027-28		2028-29		2029-30		2030-31		2031-32		2032-33		2033-34		2034-35		2035-36		2036-37	
		2027	2028	2029	2030	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.
Bonnie Branch MS		701	701	701	701	695	99.1	731	104.3	758	108.1	771	110.0 C	757	108.0	742	105.8	747	106.6	753	107.4	758	108.1	765	109.1
Burleigh Manor MS		779	779	779	779	819	105.1	812	104.2	814	104.5	811	104.1	823	105.6	800	102.7	796	102.2	779	100.0	774	99.4	761	97.7
Clarksville MS		643	643	643	643	667	103.7	694	107.9	718	111.7 C	732	113.8 C	695	108.1	655	101.9	633	98.4	633	98.4	631	98.1	629	97.8
Dunloggin MS	A	565	565	798	798	648	114.7 C	653	115.6 C	645	80.8	656	82.2	648	81.2	654	82.0	652	81.7	661	82.8	661	82.8	657	82.3
Elkridge Landing MS		779	779	779	779	772	99.1	756	97.0	759	97.4	749	96.1	766	98.3	759	97.4	753	96.7	749	96.1	748	96.0	749	96.1
Ellicott Mills MS		701	701	701	701	681	97.1	666	95.0	675	96.3	672	95.9	665	94.9	651	92.9	657	93.7	674	96.1	685	97.7	684	97.6
Folly Quarter MS		662	662	662	662	735	111.0 C	747	112.8 C	739	111.6 C	735	111.0 C	730	110.3 C	730	110.3 C	716	108.2	709	107.1	701	105.9	692	104.5
Glenwood MS		545	545	545	545	511	93.8	526	96.5	537	98.5	530	97.2	532	97.6	539	98.9	558	102.4	546	100.2	547	100.4	548	100.6
Hammond MS		604	604	604	604	697	115.4 C	708	117.2 C	719	119.0 C	682	112.9 C	670	110.9 C	679	112.4 C	707	117.1 C	724	119.9 C	738	122.2 C	737	122.0 C
Harpers Choice MS		506	506	506	506	522	103.2	521	103.0	534	105.5	514	101.6	514	101.6	500	98.8	499	98.6	502	99.2	503	99.4	498	98.4
Lake Elkhorn MS		643	643	643	643	557	86.6	568	88.3	570	88.6	563	87.6	539	83.8	526	81.8	518	80.6	517	80.4	517	80.4	513	79.8
Lime Kiln MS		721	721	721	721	739	102.5	745	103.3	715	99.2	703	97.5	640	88.8	627	87.0	602	83.5	620	86.0	620	86.0	614	85.2
Mayfield Woods MS		798	798	798	798	804	100.8	804	100.8	815	102.1	825	103.4	815	102.1	809	101.4	799	100.1	804	100.8	806	101.0	804	100.8
Mount View MS		798	798	798	798	875	109.6	874	109.5	879	110.2 C	872	109.3	888	111.3 C	880	110.3 C	874	109.5	880	110.3 C	888	111.3 C	892	111.8 C
Murray Hill MS	A	662	662	662	662	672	101.5	658	99.4	660	99.7	642	97.0	646	97.6	643	97.1	644	97.3	642	70.2	640	69.9	640	69.9
Oakland Mills MS	A	506	701	701	701	451	89.1	451	64.3	454	64.8	455	64.9	455	64.9	436	62.2	425	60.6	427	60.9	425	60.6	423	60.3
Patapsco MS	A	643	643	643	643	750	116.6 C	743	115.6 C	770	119.8 C	771	119.9 C	778	121.0 C	765	119.0 C	766	91.5	768	91.8	772	92.2	771	92.1
Patuxent Valley MS		760	760	760	760	900	118.4 C	875	115.1 C	909	119.6 C	904	118.9 C	915	120.4 C	930	122.4 C	948	124.7 C	971	127.8 C	993	130.7 C	1010	132.9 C
Thomas Viaduct MS	A	740	740	740	740	874	118.1 C	901	121.8 C	905	122.3 C	932	125.9 C	917	123.9 C	907	122.6 C	891	120.4 C	909	97.2	916	98.0	911	97.4
Wilde Lake MS		740	740	740	740	631	85.3	650	87.8	667	90.1	671	90.7	696	94.1	695	93.9	711	96.1	723	97.7	742	100.3	761	102.8
Countywide Totals		**13496**	**13691**	**13924**	**13924**	**14000**	**103.7**	**14083**	**102.9**	**14242**	**102.3**	**14190**	**101.9**	**14089**	**101.2**	**13927**	**100.0**	**13896**	**98.4**	**13991**	**96.1**	**14065**	**96.6**	**14059**	**96.5**

'A' includes additions as reflected in FY 2025 CIP for Grades 6-8

C: Constrained for future residential development.

HIGH SCHOOLS - MAY 2024 APFO School Capacity Chart

Capacity Utilization Rates with Board of Education's Requested FY 2025 Capital Budget Projects

Chart reflects May 2023 Projections and the Board of Education's Requested FY 2025 capacities.

		Capacity				2027-28		2028-29		2029-30		2030-31		2031-32		2032-33		2033-34		2034-35		2035-36		2036-37	
		2027	2028	2029	2030	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.
Atholton HS		1530	1530	1530	1530	1453	95.0	1469	96.0	1480	96.7	1482	96.9	1492	97.5	1509	98.6	1509	98.6	1503	98.2	1499	98.0	1494	97.6
Centennial HS	A	1360	1360	1360	1360	1393	102.4	1403	103.2	1405	103.3	1414	104.0	1412	103.8	1413	103.9	1406	103.4	1409	103.6	1409	103.6	1401	82.4
Glenelg HS		1420	1420	1420	1420	1371	96.5	1382	97.3	1399	98.5	1425	100.4	1450	102.1	1455	102.5	1460	102.8	1469	103.5	1456	102.5	1464	103.1
Guilford Park HS		1658	1658	1658	1658	1609	97.0	1658	100.0	1688	101.8	1737	104.8	1747	105.4	1760	106.2	1794	108.2	1778	107.2	1784	107.6	1789	107.9
Hammond HS		1445	1445	1445	1445	1332	92.2	1377	95.3	1353	93.6	1387	96.0	1406	97.3	1387	96.0	1418	98.1	1411	97.6	1422	98.4	1444	99.9
Howard HS		1400	1400	1400	1400	1312	93.7	1302	93.0	1307	93.4	1302	93.0	1295	92.5	1321	94.4	1322	94.4	1326	94.7	1319	94.2	1308	93.4
Long Reach HS		1488	1488	1488	1488	1331	89.4	1374	92.3	1395	93.8	1413	95.0	1403	94.3	1410	94.8	1427	95.9	1419	95.4	1413	95.0	1407	94.6
Marriotts Ridge HS		1615	1615	1615	1615	1821	112.8	1805	111.8	1778	110.1	1813	112.3	1788	110.7	1806	111.8	1807	111.9	1793	111.0	1802	111.6	1792	111.0
Mt Hebron HS		1400	1400	1400	1400	1336	95.4	1386	99.0	1399	99.9	1450	103.6	1448	103.4	1458	104.1	1477	105.5	1476	105.4	1480	105.7	1473	105.2
Oakland Mills HS	A	1400	1400	1400	1400	1474	105.3	1467	104.8	1481	105.8	1501	107.2	1494	83.0	1527	84.8	1536	85.3	1512	84.0	1496	83.1	1475	81.9
Reservoir HS		1573	1573	1573	1573	1523	96.8	1609	102.3	1629	103.6	1649	104.8	1689	107.4	1661	105.6	1650	104.9	1596	101.5	1570	99.8	1574	100.1
River Hill HS		1488	1488	1488	1488	1389	93.3	1430	96.1	1460	98.1	1468	98.7	1497	100.6	1509	101.4	1508	101.3	1479	99.4	1429	96.0	1394	93.7
Wilde Lake HS		1424	1424	1424	1424	1416	99.4	1413	99.2	1417	99.5	1422	99.9	1401	98.4	1438	101.0	1441	101.2	1425	100.1	1438	101.0	1430	100.4
Countywide Totals		19201	19201	19201	19201	**18760**	**97.7**	**19075**	**99.3**	**19191**	**99.9**	**19463**	**101.4**	**19522**	**99.6**	**19654**	**100.3**	**19755**	**100.8**	**19596**	**100.0**	**19517**	**99.6**	**19445**	**97.5**

'A' includes additions as reflected in FY 2025 CIP for Grades 9-12

ATTACHMENT 3

Note: The State Rated Capacities (SRC) are current as of the writing of this report. Review and update of SRCs occur individually on an as needed basis (ex. after additions, new schools). Additionally, the Interagency Commission on School Construction has a committee reviewing SRCs statewide. As of March 2020, updated SRCs for the elementary level were released and are reflected below. The methodology to calculate SRCs and/or the SRCs for middle and high schools may also be updated in the future.

Elementary	Local	State
Atholton ES	424	463
Bellows Spring ES	726	767
Bollman Bridge ES	609	775
Bryant Woods ES	289	438
Bushy Park ES	732	727
Centennial Lane ES	603	731
Clarksville ES	543	517
Clemens Crossing ES	521	525
Cradlerock ES	398	573
Dayton Oaks ES	719	793
Deep Run ES	719	798
Ducketts Lane ES	650	709
Elkridge ES	713	842
Forest Ridge ES	647	662
Fulton ES	738	762
Gorman Crossing ES	735	902
Guilford ES	465	464
Hammond ES	653	681
Hanover Hills ES	810	958
Hollifield Station ES	732	727
Ilchester ES	559	686
Jeffers Hill ES	377	412
Laurel Woods ES	609	680
Lisbon ES	527	513
Longfellow ES	512	556
Manor Woods ES	681	593
Northfield ES	700	731
Phelps Luck ES	597	617
Pointers Run ES	744	780
Rockburn ES	584	716
Running Brook ES	449	582
St Johns Lane ES	612	593
Stevens Forest ES	380	450
Swansfield ES	650	681
Talbott Springs ES	490	434
Thunder Hill ES	509	532
Triadelphia Ridge ES	584	614
Veterans ES	799	914
Waterloo ES	603	660
Waverly ES	788	948
West Friendship ES	414	422
Worthington ES	424	562

Middle	Local	State
Bonnie Branch MS	701	732
Burleigh Manor MS	779	795
Clarksville MS	643	619
Dunloggin MS	565	619
Elkridge Landing MS	779	760
Ellicott Mills MS	701	816
Folly Quarter MS	662	732
Glenwood MS	545	640
Hammond MS	604	679
Harpers Choice MS	506	619
Lake Elkhorn MS	643	765
Lime Kiln MS	721	732
Mayfield Woods MS	798	773
Mount View MS	798	760
Murray Hill MS	662	685
Oakland Mills MS	506	598
Patapsco MS	643	598
Patuxent Valley MS	760	770
Thomas Viaduct	740	754
Wilde Lake MS	740	590

High	Local	State
Atholton HS	1530	1811
Centennial HS	1360	1530
Glenelg HS	1420	1675
Guilford Park HS	1658	0
Hammond HS	1445	1434
Howard HS	1400	1051
Long Reach HS	1488	1434
Marriotts Ridge HS	1615	1434
Mt Hebron HS	1400	1408
Oakland Mills HS	1400	1135
Reservoir HS	1573	1339
River Hill HS	1488	1483
Wilde Lake HS	1424	1434

II. The date of the last redistricting which impacted the attendance area of that school

Most Recent Redistricting

	In effect
Atholton ES	2012
Bellows Spring ES	2020
Bollman Bridge ES	2012
Bryant Woods ES	2020
Bushy Park ES	2002
Centennial Lane ES	2007
Clarksville ES	2020
Clemens Crossing ES	2020
Cradlerock ES	2020
Dayton Oaks ES	2012
Deep Run ES	2018
Ducketts Lane ES	2020
Elkridge ES	2020
Forest Ridge ES	2012
Fulton ES	2020
Gorman Crossing ES	2012
Guilford ES	2020
Hammond ES	2020
Hanover Hills ES	2018
Hollifield Station ES	2020
Ilchester ES	2020
Jeffers Hill ES	2020
Laurel Woods ES	2012
Lisbon ES	1998
Longfellow ES	2020
Manor Woods ES	2020
Northfield ES	2020
Phelps Luck ES	2020
Pointers Run ES	2020
Rockburn ES	2018
Running Brook ES	2020
St Johns Lane ES	2020
Stevens Forest ES	2020
Swansfield ES	2020
Talbott Springs ES	2020
Thunder Hill ES	2020
Triadelphia Ridge ES	2020
Veterans ES	2020
Waterloo ES	2020
Waverly ES	2020
West Friendship ES	2020
Worthington ES	2007

	In effect
Bonnie Branch MS	2020
Burleigh Manor MS	2020
Clarksville MS	2018
Dunloggin MS	2020
Elkridge Landing MS	2020
Ellicott Mills MS	2023
Folly Quarter MS	2020
Glenwood MS	2004
Hammond MS	2020
Harpers Choice MS	2020
Lake Elkhorn MS	2020
Lime Kiln MS	2018
Mayfield Woods MS	2020
Mount View MS	2020
Murray Hill MS	2020
Oakland Mills MS	2023
Patapsco MS	2020
Patuxent Valley MS	2023
Thomas Viaduct MS	2023
Wilde Lake MS	2020

	In effect
Atholton HS	2020
Centennial HS	2020
Glenelg HS	2020
Guilford Park HS	2023
Hammond HS	2023
Howard HS	2023
Long Reach HS	2023
Marriotts Ridge HS	2020
Mt Hebron HS	2023
Oakland Mills HS	2020
Reservoir HS	2023
River Hill HS	2020
Wilde Lake HS	2004

III. For any projected increase in enrollment, an indication of what portions of the increase are attributed to sales or rental turnover of existing residential units, new development, and other factors

These charts are based on the projection developed in the spring of 2023 using the 2023-24 boundaries and are displayed here. New projections are developed each year in the spring with new birth, housing, and student yield data and all approved boundaries.

Elementary Schools

	Offical 2022 Enrollment	Projected 2023 Enrollment	Projected Enrollment Change	Projected 2023 Utilization	Projected 2023 Student Yield			
					Apt Turnover	Resale	New Construction	Other Factors
Atholton ES	482	472	-10	111%	8	12	0	-31
Bellows Spring ES	766	789	23	109%	7	11	2	4
Bollman Bridge ES	668	664	-4	114%	51	11	2	-67
Bryant Woods ES	333	324	-9	103%	22	3	1	-35
Bushy Park ES	581	567	-14	77%	0	33	2	-49
Centennial Lane ES	707	709	2	118%	35	26	3	-62
Clarksville ES	557	560	3	103%	25	20	1	-43
Clemens Crossing ES	506	501	-5	108%	7	10	1	-22
Cradlerock ES	438	430	-8	108%	8	11	0	-26
Dayton Oaks ES	704	722	18	96%	0	36	7	-25
Deep Run ES	617	584	-33	83%	19	7	0	-59
Ducketts Lane ES	543	548	5	84%	28	7	2	-32
Elkridge ES	746	752	6	105%	24	23	4	-46
Forest Ridge ES	634	641	7	99%	15	13	3	-23
Fulton ES	820	804	-16	115%	4	24	2	-45
Gorman Crossing ES	670	652	-18	89%	1	16	4	-38
Guilford ES	453	465	12	100%	25	12	2	-27
Hammond ES	739	762	23	117%	4	29	22	-32
Hanover Hills ES	789	835	46	97%	26	7	19	-5
Hollifield Station ES	721	702	-19	96%	48	14	6	-88
Ilchester ES	469	461	-8	91%	11	17	3	-39
Jeffers Hill ES	379	384	5	102%	14	6	0	-15
Laurel Woods ES	543	581	38	95%	23	11	0	5
Lisbon ES	460	463	3	88%	0	20	3	-20
Longfellow ES	396	394	-2	80%	13	10	1	-25
Manor Woods ES	675	660	-15	97%	6	28	7	-55
Northfield ES	749	750	1	107%	1	28	1	-29
Phelps Luck ES	670	645	-25	108%	19	20	1	-64
Pointers Run ES	783	767	-16	103%	0	31	4	-50
Rockburn ES	621	605	-16	104%	0	17	1	-34
Running Brook ES	330	328	-2	73%	31	2	5	-40
St Johns Lane ES	657	650	-7	106%	10	12	2	-31
Stevens Forest ES	300	297	-3	90%	7	7	0	-17
Swansfield ES	553	565	12	87%	15	13	2	-18
Talbott Springs ES	416	419	3	86%	9	11	0	-18
Thunder Hill ES	454	464	10	91%	24	8	0	-22
Triadelphia Ridge ES	606	599	-7	107%	0	29	21	-57
Veterans ES	825	815	-10	102%	33	27	3	-73
Waterloo ES	573	580	7	99%	28	13	0	-34
Waverly ES	797	790	-7	100%	5	43	17	-72
West Friendship ES	370	375	5	91%	0	22	2	-18
Worthington ES	368	336	-32	79%	1	9	3	-45

Additional factors contributing to a school's enrollment projection: size of cohort rising to next level, cohort survival rates, births (5 years ago) in attendance area, birth to kindergarten survival rate, out of district students (can be +/-), students who moved into an attendance area between birth and 5 years old, and adjustments based on prior year's projection accuracy. New construction is based on the first year of occupancy only; after the first year housing units are integrated into the existing housing resale, pre-K move-in, and apartment turnover calculations.

Middle Schools

	2022 Enrollment	Projected 2023 Enrollment	Projected Enrollment Change	Projected 2023 Utilization	Projected 2023 Student Yield			
					Apt Yield	Resale Yield	NC Yield	Other Factors
Bonnie Branch MS	711	739	28	105%	-5.7	17.1	0.5	16.1
Burleigh Manor MS	776	774	-2	107%	8.0	14.6	2.5	-27.1
Clarksville MS	643	670	27	104%	4.2	12.3	1.0	9.4
Dunloggin MS	638	641	3	113%	-2.0	3.0	0.5	1.5
Elkridge Landing MS	681	715	34	92%	-0.7	12.7	2.6	19.4
Ellicott Mills MS	722	679	-43	97%	-1.4	13.8	1.5	-56.9
Folly Quarter MS	684	670	-14	101%	0.0	16.8	6.9	-37.6
Glenwood MS	492	490	-2	90%	0.0	20.3	0.7	-23.0
Hammond MS	582	616	34	102%	-1.0	12.6	6.1	16.4
Harpers Choice MS	469	484	15	96%	-5.2	6.5	0.3	13.4
Lake Elkhorn MS	624	609	-15	95%	-2.0	7.0	0.4	-20.4
Lime Kiln MS	650	684	34	95%	0.8	15.3	2.1	15.8
Mayfield Woods MS	695	718	23	90%	-8.6	-1.0	0.3	32.3
Mount View MS	876	850	-26	107%	-1.2	20.2	8.5	-53.5
Murray Hill MS	600	582	-18	88%	-4.7	8.0	0.4	-21.7
Oakland Mills MS	428	416	-12	82%	-2.7	-0.3	0.2	-9.2
Patapsco MS	639	667	28	104%	-4.5	12.6	4.9	15.0
Patuxent Valley MS	844	852	8	112%	9.1	13.1	1.6	-15.7
Thomas Viaduct MS	764	759	-5	103%	1.0	0.0	6.8	-12.8
Wilde Lake MS	619	639	20	86%	-5.3	6.0	2.1	17.1

High Schools

	Offical 2022 Enrollment	Projected 2023 Enrollment	Projected Enrollment Change	Projected 2023 Utilization	Projected 2023 Student Yield			
					Apt Turnover	Resale	New Construction	Other Factors
Atholton HS	1509	1522	13	99%	0	12	1	0
Centennial HS	1371	1381	10	102%	-2	12	3	-2
Glenelg HS	1367	1359	-8	96%	0	18	2	-28
Guilford Park HS	787	1228	441	74%	-10	15	5	432
Hammond HS	1179	1277	98	88%	-6	9	1	94
Howard HS	1536	1507	-29	108%	0	11	2	-42
Long Reach HS	1464	1441	-23	97%	-9	4	0	-19
Marriotts Ridge HS	1708	1734	26	107%	11	18	5	-8
Mt Hebron HS	1567	1445	-122	103%	-3	9	2	-130
Oakland Mills HS	1446	1505	59	108%	-9	7	4	58
Reservoir HS	1738	1569	-169	100%	-7	8	1	-171
River Hill HS	1464	1430	-34	96%	3	15	1	-53
Wilde Lake HS	1289	1226	-63	86%	-31	6	4	-42

Additional factors contributing to a school's enrollment projection: size of cohort rising to next level, cohort survival rates, out of district students (can be +/-), and adjustments based on prior year's projection accuracy. New construction is based on the first year of occupancy only; after the first year housing units are integrated into the existing housing resale, pre-K move-in, and apartment turnover calculations.

IV. For any school designated as open on the school capacity chart based on a capital improvement project or proposed redistricting associated with a capital improvement project:

- **A. Current and future funding assumptions for the capital improvement project(s);**
- **B. Future redistricting assumptions associated with the capital improvement project**
- **C. An explanation of any capacity utilization changes based on (a) or (b).**

The Board Requested FY 2025 – 2034 Long Range Master Plan (below) is scheduled for approval by the Board on May 23, 2024.

FY 2025-2034 Long-Range Master Plan

Board of Education's Proposed — **November 16, 2023**

(In Thousands)

Capacity	Project	County Project	Occupancy	Approved Appropriations	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	Total Approp. plus FY25-FY34 Request
195	Oakland Mills MS Renovation/Addition	E1036	Sept 2028	6,189	$ 10,197	$ 32,631	$ 20,395	$ 10,197	$ 1,970	$ -	$ -	$ -	$ -	$ -	$ 81,579
PK	Faulkner Ridge Center	E1060	Sept 2027	22,000	1,056	-	-	-	-	-	-	-	-	-	23,056
	Applications and Research Lab Renovation	E1062	Sept 2027	13,000	1,000	-	-	-	-	-	-	-	-	-	14,000
233	Dunloggin MS Renovation/Addition	E1049	Sept 2029	6,478	$ -	$ 11,050	$ 35,361	$ 22,100	11,050	2,363	-	-	-	-	88,402
400	Oakland Mills HS Renovation/Addition	E1053	Sept 2031	-	-	-	10,712	17,854	57,132	35,708	17,854	3,571	-	-	142,831
194	Patapsco MS Renovation/Addition	E1056	Sept 2033	-	-	-	-	-	6,650	11,084	35,468	22,167	11,084	2,217	88,670
253	Murray Hill MS Renovation/Addition	E1061	Sept 2034	-	-	-	-	-	-	7,328	12,213	39,082	24,426	12,213	95,262
490	New ES #43 (Southeast)	E1039	Sept 2034	-	-	-	-	-	-	-	4,700	23,502	25,068	7,834	61,104
340	Centennial HS Renovation/Addition	E1025	Sept 2036	-	-	-	-	-	-	-	-	10,372	17,286	55,315	82,973
195	Thomas Viaduct MS Addition	E1063	Sept 2034	-	-	-	-	-	-	-	-	1,158	10,033	4,245	15,436
	Mayfield Woods MS Renovation	TBD	Sept 2036	-	-	-	-	-	-	-	-	-	6,945	11,576	18,521
	Systemic Renovations/Modernizations	E1058		45,130	49,665	30,988	32,122	31,020	22,520	38,170	33,500	25,000	20,000	20,000	348,115
	Roofing Projects	E1059		1,000	4,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	50,000
	Playground Equipment	E0990		3,955	600	600	600	600	600	600	600	600	600	600	9,955
	Relocatable Classrooms	E1045		11,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	26,500
	Site Acquisition & Construction Reserve	E1047		1,000	-	-	-	-	-	-	-	-	-	-	1,000
	Technology	E1048		18,500	6,620	6,520	6,520	6,520	6,520	6,520	6,520	6,520	6,520	6,520	83,800
	School Parking Lot Expansions	E1012		6,000	600	600	600	600	600	600	600	600	600	600	12,000
	Planning and Design	E1038		1,850	300	300	300	300	300	300	300	300	300	300	4,850
	Barrier Free	E0989		6,553	200	200	200	200	200	200	200	200	200	200	8,553
	TOTALS			$ 143,155	$ 75,738	$ 89,389	$ 113,310	$ 95,891	$ 114,042	$ 109,373	$ 118,455	$ 139,572	$ 129,562	$ 128,120	$ 1,256,607

This is a long-range master plan that evolves annually and changes based on need and funding availability.

Ten-Year Long-Range Master Plan = $1,113,452

V. Upon receiving written notification from the Howard County Public School System that a school or school region has reached 95 percent capacity utilization and is projected to exceed 110 percent capacity utilization within five years as well as the Board of Education's proposed solution to address the projected overcrowding, the County Council shall hold a joint special work meeting.

Schools that have reached 95 percent capacity utilization and are projected to exceed 110 percent capacity utilization within five years are listed below. Staff's assessment of these enrollment projections was presented in the 2023 Feasibility Study, which influenced the FY2024 Capital Budget. Both the Feasibility Study and all versions of the Superintendent's and Board's capital budgets were provided to the County Council.

The actual 2023 or projected 2028 capacity utilization does not include the temporary capacity gained by the use of relocatable classrooms. The relocatable counts do not include the Board approved placement of additional relocatable classrooms during the summer of 2024. The potential solutions listed are from the 2023 Feasibility Study and capital planning process, reflected in the Board Requested Long-Range Master Plan (LRMP) shown on the previous page.

95% or greater capacity utilization in 2023 and projected to be 110% capacity utilization by 2028

School	2023 Capacity	2023 K12 Actual	2023 Utilization	2028 Capacity	2028 K-12 Projection	2028 Utilization	2023 Relos	Potential Solutions
Bollman Bridge ES	609	668	109.7%	609	685	112.5%	7	Future SE ES, boundary review
Bryant Woods ES	289	333	115.2%	289	381	131.8%	6	Boundary review
Centennial Lane ES	603	707	117.2%	603	687	113.9%	6	Future N ES, boundary review
Clemens Crossing ES	521	506	97.1%	465	543	116.8%	3	Boundary review
Hammond ES	653	739	113.2%	653	739	113.2%	2	Future SE ES, boundary review
Hanover Hills ES	810	789	97.4%	810	931	114.9%	1	Future SE ES, boundary review
Phelps Luck ES	597	670	112.2%	597	693	116.1%	6	Future N ES, boundary review
St Johns Lane ES	612	657	107.4%	612	714	116.7%	7	Future N ES, boundary review
Burleigh Manor MS	779	776	99.6%	721	819	113.6%	2	DMS/PMS additions, boundary review
Dunloggin MS	565	638	112.9%	565	648	114.7%	5	DMS addition
Folly Quarter MS	662	684	103.3%	662	735	111.0%	1	PMS addition; boundary review
Hammond MS	604	582	96.4%	604	697	115.4%	3	OMMS/MHMS additions, Boundary review
Patapsco MS	643	639	99.4%	643	750	116.6%	4	DMS/PMS additions, boundary review
Patuxent Valley MS	760	844	111.1%	760	900	118.4%	4	TVMS/MHMS additions, boundary review
Thomas Viaduct MS	740	764	103.2%	740	874	118.1%	4	OMMS addition/boundary review, TVMS addition
Marriotts Ridge HS	1615	1708	105.8%	1615	1821	112.8%	0	Addition at Centennial HS

In-Process, Planned Development
Input to 2023 HCPSS Enrollment Projections and 2024 School Capacity Chart

Stage	ProjYear	SFD	SFA	APT	MH	Total Units	Unit Type	HCPSSpoly	SUBDVNAME	FILENUMBER	PointX	PointY	ES	MS	HS
PERMIT	2023	1	0	0	0	1	SFD	20	Huntington Point	F-20-061	1357864.21	542889.4961	Bollman Bridge ES	Patuxent Valley MS	Hammond HS
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-051	1365344.394	541250.7642	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-051	1365414.559	541289.661	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-051	1365484.599	541328.4887	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-051	1365554.513	541367.2469	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1365436.256	540930.0759	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1365390.901	541011.8436	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1365422.261	541134.0271	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1365468.8	541061.3075	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1365512.008	540971.6572	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1365589.214	541030.9995	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1365552.756	541107.7428	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1365515.894	541185.8141	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1365588.525	541225.9854	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1365635.063	541153.2662	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1365678.68	541062.8804	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1365756.78	541122.3037	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1365719.722	541199.9888	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1366003.221	541292.667	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1365755.681	541318.4368	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1365802.187	541245.7675	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1365848.498	541172.871	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1365922.778	541213.3981	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1365884.681	541290.3028	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1365952.527	541353.5536	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1366148.938	541383.4049	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1365624.308	541405.9384	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1366092.409	541428.4361	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	27	Greenwood Village	F-19-052	1366036.496	541473.8137	Guilford ES	Patuxent Valley MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	31	TV Grove	F-07-078	1347490.07	589129.1378	Manor Woods ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	32	ONE SPOT HEIGHTS		1371375.535	546407.5236	Hanover Hills ES	Thomas Viaduct MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	36	Harwood Park	F-19-094	1386532.815	557453.3617	Ducketts Lane ES	Thomas Viaduct MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	36	Harwood Park	F-19-094	1386510.256	557483.3154	Ducketts Lane ES	Thomas Viaduct MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	38	Elkdale Glenn Property	F-17-107	1390337.746	558509.4763	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	50	Brickley Mills	F-18-083	1359832.662	546177.3222	Guilford ES	Lake Elkhorn MS	Hammond HS
PERMIT	2023	1	0	0	0	1	SFD	68			1364935.373	565127.9504	Phelps Luck ES	Bonnie Branch MS	Howard HS
PERMIT	2023	1	0	0	0	1	SFD	74	GROVE ANGLE PROPERTY	F-20-034	1368488.209	570032.7171	Phelps Luck ES	Ellicott Mills MS	Howard HS
PERMIT	2023	1	0	0	0	1	SFD	89			1375489.882	570113.6903	Ilchester ES	Bonnie Branch MS	Howard HS
PERMIT	2023	1	0	0	0	1	SFD	109	Estates at Patapsco Park	F-16-051	1363407.992	596203.4922	Hollifield Station ES	Patapsco MS	Mt Hebron HS
PERMIT	2023	1	0	0	0	1	SFD	109	Estates at Patapsco Park	F-16-051	1363619.938	596712.3363	Hollifield Station ES	Patapsco MS	Mt Hebron HS
PERMIT	2023	1	0	0	0	1	SFD	112	Westland Farm Estates	F-15-038	1327030.432	540332.8571	Fulton ES	Lime Kiln MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	112	Hill Property	F-16-071	1327152.5	539420.8422	Fulton ES	Lime Kiln MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	118			1328398.764	550547.3948	Pointers Run ES	Clarksville MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	124	Grace Meadows	F-20-076	1391007.183	559207.7902	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	131	Zubairi Property	F-09-099	1347455.932	552597.4523	Clemens Crossing ES	Wilde Lake MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	131	Zubairi Property	F-09-099	1347451.731	552675.8795	Clemens Crossing ES	Wilde Lake MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	131	Zubairi Property	F-09-099	1347427.234	552753.738	Clemens Crossing ES	Wilde Lake MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	147	Oak Hill Subdivision	F-17-067	1354938.119	574966.1292	Centennial Lane ES	Burleigh Manor MS	Centennial HS
PERMIT	2023	1	0	0	0	1	SFD	164			1352567.396	591983.2379	Manor Woods ES	Burleigh Manor MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	166	THE PRESERVE AT WAVERLY GLEN	F-03-193	1344176.062	602946.4877	Waverly ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	170	Maple View	F-14-073	1338573.159	592964.6124	Manor Woods ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	171	CARROLL MILL FARM	F-97-60	1340747.92	579804.8816	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	173	BURLEIGH MANOR, 3/5	F-89-134	1348265.899	582002.3314	Centennial Lane ES	Burleigh Manor MS	Centennial HS
PERMIT	2023	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1345992.49	577809.5618	Centennial Lane ES	Burleigh Manor MS	Centennial HS
PERMIT	2023	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1345968.881	577963.6088	Centennial Lane ES	Burleigh Manor MS	Centennial HS
PERMIT	2023	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1345983.602	578099.2228	Centennial Lane ES	Burleigh Manor MS	Centennial HS
PERMIT	2023	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1346023.413	578225.9588	Centennial Lane ES	Burleigh Manor MS	Centennial HS
PERMIT	2023	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1345626.904	578291.5546	Centennial Lane ES	Burleigh Manor MS	Centennial HS
PERMIT	2023	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1346057.674	578401.9979	Centennial Lane ES	Burleigh Manor MS	Centennial HS
PERMIT	2023	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1346093.334	578545.3607	Centennial Lane ES	Burleigh Manor MS	Centennial HS
PERMIT	2023	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1346142.082	578689.8293	Centennial Lane ES	Burleigh Manor MS	Centennial HS
PERMIT	2023	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1346070.01	578997.9173	Centennial Lane ES	Burleigh Manor MS	Centennial HS
PERMIT	2023	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1345979.993	579171.7477	Centennial Lane ES	Burleigh Manor MS	Centennial HS
PERMIT	2023	1	0	0	0	1	SFD	178			1336897.988	583964.491	West Friendship ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	186	Trotter Woods	F-17-031	1334214.189	560971.3208	Clarksville ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	189	Enclave at River Hill	F-17-003	1328511.457	557992.2684	Pointers Run ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	195	DEER TRACK	F-94-73	1314465.222	553458.277	Dayton Oaks ES	Lime Kiln MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	195	Crawford Subdivision	F-17-016	1312138.612	552312.8493	Dayton Oaks ES	Lime Kiln MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	195	Crawford Subdivision	F-17-016	1312615.885	552702.4031	Dayton Oaks ES	Lime Kiln MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	195	Crawford Subdivision	F-17-016	1312666.146	553347.3642	Dayton Oaks ES	Lime Kiln MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	196			1316720.386	559296.4821	Dayton Oaks ES	Lime Kiln MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	197	The Estates at River Hill	F-18-064	1324314.646	556944.2395	Dayton Oaks ES	Lime Kiln MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	197	The Estates at River Hill	F-18-064	1324065.906	556998.2102	Dayton Oaks ES	Lime Kiln MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	197	The Estates at River Hill	F-18-064	1324305.293	557061.3311	Dayton Oaks ES	Lime Kiln MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	197	The Estates at River Hill	F-18-064	1324288.193	556852.0029	Dayton Oaks ES	Lime Kiln MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	197	The Estates at River Hill	F-18-064	1323695.406	557743.3862	Dayton Oaks ES	Lime Kiln MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	199	TRIADELPHIA MILL FARMS	F-81-064	1311564.926	564026.4201	Dayton Oaks ES	Folly Quarter MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	203	Gaither's Chance	F-15-043	1318167.214	571329.1962	Dayton Oaks ES	Folly Quarter MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	203	Ten Oaks Farm	F-16-123	1318329.983	569539.7428	Dayton Oaks ES	Folly Quarter MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	203	Ten Oaks Farm	F-16-123	1317800.732	569551.8222	Dayton Oaks ES	Folly Quarter MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	203	Ten Oaks Farm	F-16-123	1317909.354	569923.0371	Dayton Oaks ES	Folly Quarter MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	203	Ten Oaks Farm	F-16-123	1317988.201	570286.8983	Dayton Oaks ES	Folly Quarter MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1311985.124	568160.042	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1311611.793	570063.7301	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1312063.504	570103.1985	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1311639.44	570159.8653	Dayton Oaks ES	Folly Quarter MS	Glenelg HS

PERMIT	2023	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1312318.869	570149.0582	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1312471.116	570152.2378	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1312586.986	570190.2021	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1312085.693	570257.8845	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1311825.132	570295.4397	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1311689.429	570329.7156	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1311558.804	570382.3261	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1311432.258	570399.0041	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1312598.446	570447.7744	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1312425.946	570493.9281	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1312290.516	570533.4199	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1312173.083	570573.0118	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1311506.089	570696.1217	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1312059.223	570624.1756	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	206	Studdard Property	F-11-062	1312174.418	574941.1885	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	212	VINEYARDS AT CATTAIL CREEK	F-00-68	1298551.188	584392.0583	Bushy Park ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	213	THE KNOLLS	F-88-102	1307744.638	586245.4058	Bushy Park ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	223			1334916.052	592624.5188	West Friendship ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	224	SLACK PROPERTY	F-77-082	1326815.046	600654.7882	West Friendship ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	229			1325368.469	615487.416	West Friendship ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	232	Willow Brooke	F-18-065	1319192.539	601185.1755	West Friendship ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	239	Rivercrest	F-04-057	1298536.531	577859.6162	Bushy Park ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	241	The Browning Property	F-19-026	1285077.956	604894.4051	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	243			1288975.669	598446.3825	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	247	Mockingbird Forest	F-05-059	1271527.014	603140.8397	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	250			1282314.01	605136.683	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364701.76	577467.2683	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364726.015	577499.7017	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364737.993	577515.7181	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364619.723	577522.8756	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364749.971	577531.7348	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364632	577539.2925	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364761.949	577547.7512	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364643.978	577555.3089	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364773.927	577563.7677	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364786.204	577580.1846	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364667.934	577587.3419	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364679.912	577603.3585	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364691.89	577619.375	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364704.168	577635.7919	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364762.899	577728.4431	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364746.481	577740.7192	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364730.463	577752.6963	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364714.446	577764.6731	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364698.429	577776.6501	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	7	0	0	7	SFA	275	Long Gate Overlook	F-21-008	1364855.124	577724.775	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364682.011	577788.9264	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364476.526	577802.7683	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364602.252	577844.0067	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364619.227	577855.5014	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364635.787	577866.7157	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	275	Long Gate Overlook	F-21-008	1364652.761	577878.2103	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	0	35	0	35	APT	277	ELLICOTT GARDENS II	SDP-20-027	1367229.3	565957.7735	Waterloo ES	Bonnie Branch MS	Howard HS
PERMIT	2023	1	0	0	0	1	SFD	281	Linden Grove	F-20-019	1294787.692	605560.3368	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	281	Linden Grove	F-20-019	1295070.15	605528.8581	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	281	Linden Grove	F-20-019	1294928.188	605555.8091	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	281	Linden Grove	F-20-019	1295243.883	605851.0553	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	281	Linden Grove	F-20-019	1294259.218	605903.6104	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	281	Linden Grove	F-20-019	1294417.114	605950.2707	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	281	Linden Grove	F-20-019	1294579.608	605905.4854	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	281	Linden Grove	F-20-019	1294916.865	605946.4151	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	281	Linden Grove	F-20-019	1295071.813	605942.605	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	282			1294596.91	597996.1307	Bushy Park ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	293	HARLESS MANOR	F-95-104	1312673.976	603130.2807	Bushy Park ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	293	Property of Charles & Denise Sharp	F-06-075	1314991.203	603433.2141	Bushy Park ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	297	Blair Subdivision	F-02-036	1349867.945	528925.1179	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	297	Magnolia Manor	F-19-019	1351687.178	529994.6118	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	297	Magnolia Manor	F-19-019	1351659.179	530058.9906	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	297	Magnolia Manor	F-19-019	1351604.011	530086.2639	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	297	Magnolia Manor	F-19-019	1351548.898	530112.7014	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	297	Magnolia Manor	F-19-019	1350946.71	530149.2041	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	297	Magnolia Manor	F-19-019	1351494.07	530134.4208	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	297	Magnolia Manor	F-19-019	1351152.995	530149.4048	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	297	Magnolia Manor	F-19-019	1351436.316	530153.3151	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	297	Magnolia Manor	F-19-019	1351376.71	530173.9147	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	297	Magnolia Manor	F-19-019	1351319.692	530214.917	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	297	Magnolia Manor	F-19-019	1351245.37	530236.007	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	297	Magnolia Manor	F-19-019	1351146.765	530257.7452	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	297	Magnolia Manor	F-19-019	1351254.34	530358.2067	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	297	Magnolia Manor	F-19-019	1351161.526	530371.4427	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	297	Magnolia Manor	F-19-019	1351002.204	530398.7856	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351486.891	529519.0222	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351507.582	529514.872	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351467.143	529522.7337	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351447.661	529527.2821	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351426.732	529532.2009	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351395.58	529539.5218	Gorman Crossing ES	Hammond MS	Reservoir HS

PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351374.658	529544.5263	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351355.338	529549.9379	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351336.272	529556.4363	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351317.482	529564.0914	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351297.626	529574.03	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351195.098	529839.5618	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351174.649	529846.1981	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351154.197	529852.8312	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1350993.287	529902.8737	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351308.753	529939.3992	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351313.843	529960.3024	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351187.177	529968.5512	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351318.502	529979.7522	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351192.281	529989.4184	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351323.16	529999.2021	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351196.94	530008.8682	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351125.389	529993.5848	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351104.938	530000.2178	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351332.231	530019.051	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351085.914	530006.3881	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351201.598	530028.3183	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351066.889	530012.5583	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351046.438	530019.1914	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351015.952	530028.9682	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1351202.504	530050.1228	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1350995.278	530034.9988	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1350975.826	530039.9404	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1350956.157	530044.206	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	0	1	0	0	1	SFA	297	Magnolia Manor	F-19-019	1350932.374	530048.7774	Gorman Crossing ES	Hammond MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	298	Meadowridge View	F-18-090	1374414.471	559997.7602	Bellows Spring ES	Mayfield Woods MS	Long Reach HS
PERMIT	2023	1	0	0	0	1	SFD	298	Meadowridge View	F-18-090	1374509.331	560069.9522	Bellows Spring ES	Mayfield Woods MS	Long Reach HS
PERMIT	2023	1	0	0	0	1	SFD	298	Meadowridge View	F-18-090	1374573.694	560079.9254	Bellows Spring ES	Mayfield Woods MS	Long Reach HS
PERMIT	2023	1	0	0	0	1	SFD	298	Meadowridge View	F-18-090	1374678.615	560097.4031	Bellows Spring ES	Mayfield Woods MS	Long Reach HS
PERMIT	2023	1	0	0	0	1	SFD	298	Meadowridge View	F-18-090	1374629.176	560101.346	Bellows Spring ES	Mayfield Woods MS	Long Reach HS
PERMIT	2023	1	0	0	0	1	SFD	304	Caperton Village at Turf Valley	F-17-101	1342447.657	593536.0957	Waverly ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	0	0	16	0	16	APT	304	Turf Valley	SDP-21-001	1343878.307	593738.518	Waverly ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	305	TURF VALLEY	F-17-096	1350008.364	593018.9075	Manor Woods ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	0	0	33	0	33	APT	305	Ravenwood at Turf Valley	F-18-027	1350517.603	593755.3614	Manor Woods ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	0	10	0	0	10	SFA	1001	Paddock Pointe	F-16-013	1359041.636	524723.5888	Forest Ridge ES	Patuxent Valley MS	Hammond HS
PERMIT	2023	1	0	0	0	1	SFD	1003	HIGH RIDGE PARK		1352279.222	528566.4899	Gorman Crossing ES	Murray Hill MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	1003	High Ridge Park	F-22-046	1352564.473	527815.9059	Gorman Crossing ES	Murray Hill MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	1003	High Ridge Park	F-22-046	1352577.164	527853.5367	Gorman Crossing ES	Murray Hill MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	1004	STONE LAKE	F-01-204	1358306.107	537213.9158	Forest Ridge ES	Patuxent Valley MS	Hammond HS
PERMIT	2023	0	0	105	0	105	APT	1035	Dorsey Center	F-20-069	1381610.558	553130.1882	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
PERMIT	2023	0	0	155	0	155	APT	1036	OXFORD SQUARE	F-18-084	1385716.905	553030.9322	Hanover Hills ES	Thomas Viaduct MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	1039	PATAPSCO HEIGHTS LAND DEV	F-82-068	1395456.787	563360.3482	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	1039	Khadija Ali Mohammad Property	F-18-025	1395120.61	563985.4746	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	1040	Bonnie Ridge	F-07-202	1391343.958	561772.1257	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	1063	Mill Haven	F-17-105	1357841.231	564384.9095	Talbott Springs ES	Oakland Mills MS	Oakland Mills HS
PERMIT	2023	1	0	0	0	1	SFD	1068	Arnold's Corner	F-19-088	1364003.737	567777.0837	Phelps Luck ES	Bonnie Branch MS	Howard HS
PERMIT	2023	1	0	0	0	1	SFD	1089	Penkusky Property	F-19-018	1376765.296	574092.051	Ilchester ES	Bonnie Branch MS	Howard HS
PERMIT	2023	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-19-047	1364515.69	581088.9017	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-21-016	1364296.654	581051.7212	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-21-016	1364318.344	581067.7979	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-21-016	1364336.019	581080.8983	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-21-016	1364357.91	581097.1243	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-21-016	1364399.082	581357.4021	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-21-016	1364424.405	581371.7976	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-21-016	1364446.659	581380.7841	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-21-016	1364467.058	581389.0217	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-21-016	1364490.237	581395.2462	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-21-016	1364124.998	581396.1587	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-21-016	1364147.487	581405.2407	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-21-016	1364169.744	581414.2289	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-21-016	1364194.543	581424.2431	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	1	0	0	0	1	SFD	1103			1365098.345	583799.5375	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2023	1	0	0	0	1	SFD	1104			1369010.508	584849.9553	Veterans ES	Dunloggin MS	Mt Hebron HS
PERMIT	2023	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1366764.607	594618.6994	Hollifield Station ES	Patapsco MS	Mt Hebron HS
PERMIT	2023	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367356.499	594673.0854	Hollifield Station ES	Patapsco MS	Mt Hebron HS
PERMIT	2023	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1366942.264	594730.9446	Hollifield Station ES	Patapsco MS	Mt Hebron HS
PERMIT	2023	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367322.22	594821.1766	Hollifield Station ES	Patapsco MS	Mt Hebron HS
PERMIT	2023	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367287.129	594892.2911	Hollifield Station ES	Patapsco MS	Mt Hebron HS
PERMIT	2023	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367436.777	594892.1312	Hollifield Station ES	Patapsco MS	Mt Hebron HS
PERMIT	2023	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367390.068	594954.9447	Hollifield Station ES	Patapsco MS	Mt Hebron HS
PERMIT	2023	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367268.472	594990.2034	Hollifield Station ES	Patapsco MS	Mt Hebron HS
PERMIT	2023	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367333.496	595020.6888	Hollifield Station ES	Patapsco MS	Mt Hebron HS
PERMIT	2023	1	0	0	0	1	SFD	1112	Bruns Property	F-08-001	1332018.24	538290.1423	Fulton ES	Lime Kiln MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	1112	Dustin's Golden Fields	F-09-028	1332589.125	540118.8196	Fulton ES	Lime Kiln MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	1112	Fulton Hill	F-18-047	1337611.499	538213.46	Fulton ES	Lime Kiln MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	1112	Maple Lawn South	F-16-072	1335704.195	538034.1991	Fulton ES	Lime Kiln MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	1112	Maple Lawn South	F-16-072	1335824.812	538345.3316	Fulton ES	Lime Kiln MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	1112	Maple Lawn South	F-16-021	1336272.12	539744.0442	Fulton ES	Lime Kiln MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	1115	FULTON WOODS	F-12-004	1330277.369	544360.2072	Pointers Run ES	Lime Kiln MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	1123	PINDELL WOODS	F-01-89	1335474.483	549528.422	Pointers Run ES	Clarksville MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	1151	Jordan Overlook	F-11-041	1359303.153	571141.1077	Thunder Hill ES	Oakland Mills MS	Oakland Mills HS
PERMIT	2023	1	0	0	0	1	SFD	1151	Jordan Overlook	F-11-041	1359474.018	571232.8999	Thunder Hill ES	Oakland Mills MS	Oakland Mills HS
PERMIT	2023	1	0	0	0	1	SFD	1151	Jordan Overlook & Dalton	F-19-034	1359339.807	571013.7756	Thunder Hill ES	Oakland Mills MS	Oakland Mills HS

PERMIT	2023	1	0	0	0	1	SFD	1151	Jordan Overlook	F-20-059	1359255.591	571215.8879	Thunder Hill ES	Oakland Mills MS	Oakland Mills HS
PERMIT	2023	1	0	0	0	1	SFD	1151	Jordan Overlook	F-20-059	1359196.423	571299.8271	Thunder Hill ES	Oakland Mills MS	Oakland Mills HS
PERMIT	2023	1	0	0	0	1	SFD	1151	Jordan Overlook	F-20-059	1359418.639	571358.6351	Thunder Hill ES	Oakland Mills MS	Oakland Mills HS
PERMIT	2023	1	0	0	0	1	SFD	1151	Jordan Overlook	F-20-059	1359210.233	571475.6536	Thunder Hill ES	Oakland Mills MS	Oakland Mills HS
PERMIT	2023	1	0	0	0	1	SFD	1156	Dunwoody Property	F-14-082	1354740.232	576865.2063	Centennial Lane ES	Burleigh Manor MS	Centennial HS
PERMIT	2023	0	1	0	0	1	SFA	1169	Waverly Grove	F-16-101	1345459.778	600634.6828	Waverly ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	1171	Westmount	F-15-087	1346763.937	588227.5684	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1171	Westmount	F-15-087	1346698.722	588361.4122	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347115.561	583145.4357	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347138.591	583217.9529	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1346862.376	583244.5422	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347157.96	583291.4182	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1346887.931	583315.8886	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347108.073	583564.2162	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1346987.519	583845.6168	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347195.181	584025.0018	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347620.745	584177.3143	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347003.472	584725.0753	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347511.72	584933.0268	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347456.083	584985.2615	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1183	BUCKSKIN WOODS	F-95-116	1321528.895	577656.0774	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1185	CHAPEL RISE	F-12-041	1334372.12	570397.2308	Clarksville ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	1192	CLARKSVILLE CROSSING	F-18-081	1325719.244	554459.5207	Pointers Run ES	Lime Kiln MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	1194			1315173.808	549346.2113	Dayton Oaks ES	Lime Kiln MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	1194			1314801.453	549100.6804	Dayton Oaks ES	Lime Kiln MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	1202	Jack's Landing	F-18-088	1319499.297	564062.9434	Dayton Oaks ES	Folly Quarter MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	1202	Jack's Landing	F-18-088	1319511.915	564210.3062	Dayton Oaks ES	Folly Quarter MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	1202	Jack's Landing	F-18-088	1319301.999	564229.6581	Dayton Oaks ES	Folly Quarter MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	1205	KALMIA FARMS	F-82-047	1305653.687	566688.0137	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1207	Hopkins Choice	F-06-026	1310950.51	581703.5697	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1222			1317408.972	590011.0025	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1233	Good Neighborhood	F-08-058	1317424.494	607859.5795	Bushy Park ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1234			1305583.695	598523.0696	Bushy Park ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1234	Gaither Estates	F-05-165	1303550.724	602116.4578	Bushy Park ES	Glenwood MS	Glenelg HS
PERMIT	2023	2	0	0	0	2	SFD	1240			1295395.526	610637.9177	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1247	MCALISTER	F-82-020	1271235.841	594411.8689	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1247	FLORENCE ESTATES	F-83-93	1272508.338	601221.8815	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1249	Hay Meadow Overlook	F-09-110	1284434.099	615159.1183	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	1250	SPRING ROCK FARM SUBDIVISION	F-92-117	1283979.825	601077.4513	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	0	1	0	0	1	SFA	1256	Maple Lawn Farms	F-06-161	1340687.708	541528.8417	Fulton ES	Lime Kiln MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	2002			1358158.213	526760.3875	Laurel Woods ES	Murray Hill MS	Reservoir HS
PERMIT	2023	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-025	1348666.14	539076.9046	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-025	1348634.928	539004.6816	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-025	1348869.92	539279.0259	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-025	1348856.132	539432.8369	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-025	1350192.759	539553.8606	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-025	1350105.78	539647.1944	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-025	1350072.446	539701.7863	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350577.91	539005.1351	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350881.015	539149.1024	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350699.457	539299.9921	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350573.076	539300.3002	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350272.052	539326.5516	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350109.63	539344.5277	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350447.703	539448.9623	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350700.356	539452.5841	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350637.648	539455.5769	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1348913.487	539638.8679	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-025	1349889.542	539177.5209	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-025	1349974.177	539358.3266	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-025	1349822.551	539386.9298	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-025	1350011.357	539414.4906	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-025	1349844.603	539423.5017	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-025	1349855.6	539440.2473	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-025	1349866.961	539456.7305	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-025	1350051.284	539470.1513	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-025	1350065.564	539490.0591	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-025	1349900.44	539503.4854	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-025	1349925.212	539538.0194	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-025	1349936.869	539554.2707	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-025	1349961.641	539588.8046	Hammond ES	Hammond MS	Atholton HS
PERMIT	2023	1	0	0	0	1	SFD	2038	HANOVERVILLE	SDP-21-008	1389844.775	555964.083	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	2038	Basham Property	F-12-095	1390374.468	556349.4901	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	2038	Basham Property	F-12-095	1390425.31	556440.4085	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	2038	Basham Property	F-12-095	1390381.539	556473.9142	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	2038	Anderson Village Lots 13-15	SDP-21-008	1389807.854	556057.021	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	2038	Anderson Village Lots 13-15	SDP-21-008	1389826.315	556010.5513	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2023	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-041	1338707.721	555406.9457	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-041	1339505.503	555822.6431	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-041	1339336.107	556233.2832	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-041	1339220.046	556497.4747	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340251.68	556137.3688	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1339822.908	556346.5658	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340044.255	556398.087	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340026.483	556467.102	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340198.094	556502.6393	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1339815.561	556527.3197	Swansfield ES	Clarksville MS	River Hill HS

PERMIT	2023	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1339949.664	556639.8467	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340155.121	556646.3086	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1339682.292	556648.0357	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1339736.646	556682.7613	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340122.339	556709.2158	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1339973.137	556851.5113	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340044.189	556974.4641	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340105.014	557098.76	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340137.36	557161.732	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340174.503	557221.8153	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340179.086	556573.5404	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	0	1	0	0	1	SFA	2064	Cedar Creek	F-18-041	1339265.058	556047.414	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	0	1	0	0	1	SFA	2064	Cedar Creek	F-18-041	1339246.53	556059.3285	Swansfield ES	Clarksville MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	2112	BEAUFORT ESTATES, SEC. 1	F-99-029	1328339.323	537928.9842	Fulton ES	Lime Kiln MS	Reservoir HS
PERMIT	2023	0	0	200	0	200	APT	2136	Downtown Columbia	F-17-059	1351205.305	560360.9339	Bryant Woods ES	Wilde Lake MS	Wilde Lake HS
PERMIT	2023	1	0	0	0	1	SFD	2147	Ma Property	F-04-090	1350245.522	577232.2555	Centennial Lane ES	Burleigh Manor MS	Centennial HS
PERMIT	2023	1	0	0	0	1	SFD	2166	VALLEY ANNE ESTATES	F-77-110	1346654.768	602617.482	Waverly ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	2166	PARKSIDE	F-90-063	1346213.58	602729.1632	Waverly ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	2166	Myrtue Property	F-06-104	1350530.192	601232.0407	Waverly ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	2166	Myrtue Property	F-06-104	1348944.577	602200.8131	Waverly ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	2166	Myrtue Property	F-06-104	1349913.542	601498.7024	Waverly ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	2166	Myrtue Property	F-06-104	1348390.471	601720.6195	Waverly ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	2166	Myrtue Property	F-06-104	1348973.284	601785.0168	Waverly ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	2166	Myrtue Property	F-06-104	1349242.182	601924.725	Waverly ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	2166	Myrtue Property	F-06-104	1349832.592	602150.5183	Waverly ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	2166	Myrtue Property	F-06-104	1348273.705	602119.2016	Waverly ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	2166	Myrtue Property	F-06-104	1349046.552	602262.3437	Waverly ES	Mount View MS	Marriotts Ridge HS
PERMIT	2023	1	0	0	0	1	SFD	2175	Riverwood	F-06-134	1339118.976	575737.926	Longfellow ES	Harpers Choice MS	Wilde Lake HS
PERMIT	2023	1	0	0	0	1	SFD	2175	Riverwood	F-06-134	1338981.624	575808.4901	Longfellow ES	Harpers Choice MS	Wilde Lake HS
PERMIT	2023	1	0	0	0	1	SFD	2175	Carroll-Ziegler Property	F-08-140	1340690.969	576738.3117	Longfellow ES	Harpers Choice MS	Wilde Lake HS
PERMIT	2023	1	0	0	0	1	SFD	2198			1322842.315	560392.0025	Dayton Oaks ES	Lime Kiln MS	River Hill HS
PERMIT	2023	1	0	0	0	1	SFD	2236	McCann Estates-East	F-20-029	1305429.459	607043.336	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	2236	McCann Estates-East	F-20-029	1305076.789	607361.8757	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	2236	McCann Estates - West	F-20-048	1304653.059	607342.8408	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	2236	McCann Estates - West	F-20-048	1304841.274	607587.0841	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	2245	Square Woods	F-18-021	1289071.277	588188.0124	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	2248	RIGLER PROPERTY	F-06-38	1274275.844	610730.8808	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	1	0	0	0	1	SFD	2250	William and Susan Dodd Property	F-06-144	1276691.553	610732.0088	Lisbon ES	Glenwood MS	Glenelg HS
PERMIT	2023	0	1	0	0	1	SFA	3035	Delacour at Blue Stream	F-18-113	1376048.552	552159.5277	Bellows Spring ES	Thomas Viaduct MS	Oakland Mills HS
PERMIT	2023	0	1	0	0	1	SFA	3035	Delacour at Blue Stream	F-18-113	1375815.855	552351.9756	Bellows Spring ES	Thomas Viaduct MS	Oakland Mills HS
PERMIT	2023	0	1	0	0	1	SFA	3035	Delacour at Blue Stream	F-18-113	1375945.69	552515.0877	Bellows Spring ES	Thomas Viaduct MS	Oakland Mills HS
PERMIT	2023	0	1	0	0	1	SFA	3035	Delacour at Blue Stream	F-18-113	1375393.108	552925.3078	Bellows Spring ES	Thomas Viaduct MS	Oakland Mills HS
PERMIT	2023	0	1	0	0	1	SFA	3041	Elkridge Crossing II	F-20-025	1389640.312	562573.7304	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2023	0	1	0	0	1	SFA	3041	Elkridge Crossing II	F-20-053	1389986.771	562675.5752	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2023	0	1	0	0	1	SFA	3041	Elkridge Crossing II	F-20-053	1390001.413	562685.1586	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2023	0	1	0	0	1	SFA	3041	Elkridge Crossing II	F-20-053	1390014.801	562693.9201	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2023	0	1	0	0	1	SFA	3041	Elkridge Crossing II	F-20-053	1390028.188	562702.6816	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2023	0	1	0	0	1	SFA	3041	Elkridge Crossing II	F-20-053	1390041.576	562711.4431	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2023	0	1	0	0	1	SFA	3041	Elkridge Crossing II	F-20-053	1390054.964	562720.2045	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2023	0	1	0	0	1	SFA	3041	Elkridge Crossing II	F-20-053	1390068.352	562728.9662	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2023	0	1	0	0	1	SFA	3041	Elkridge Crossing II	F-20-053	1390081.74	562737.7278	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2023	0	1	0	0	1	SFA	3041	Elkridge Crossing II	F-20-053	1390096.383	562747.3107	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2023	0	1	0	0	1	SFA	3048	Glen Oaks Place	F-21-017	1360650.633	544270.6542	Guilford ES	Lake Elkhorn MS	Hammond HS
PERMIT	2023	0	1	0	0	1	SFA	3048	Glen Oaks Place	F-21-017	1360640.182	544290.5795	Guilford ES	Lake Elkhorn MS	Hammond HS
PERMIT	2023	0	1	0	0	1	SFA	3048	Glen Oaks Place	F-21-017	1360630.891	544308.2908	Guilford ES	Lake Elkhorn MS	Hammond HS
PERMIT	2023	0	1	0	0	1	SFA	3048	Glen Oaks Place	F-21-017	1360748.312	544321.8934	Guilford ES	Lake Elkhorn MS	Hammond HS
PERMIT	2023	0	1	0	0	1	SFA	3048	Glen Oaks Place	F-21-017	1360621.601	544326.0023	Guilford ES	Lake Elkhorn MS	Hammond HS
PERMIT	2023	0	1	0	0	1	SFA	3048	Glen Oaks Place	F-21-017	1360737.906	544341.8415	Guilford ES	Lake Elkhorn MS	Hammond HS
PERMIT	2023	0	1	0	0	1	SFA	3048	Glen Oaks Place	F-21-017	1360612.311	544343.7135	Guilford ES	Lake Elkhorn MS	Hammond HS
PERMIT	2023	0	1	0	0	1	SFA	3048	Glen Oaks Place	F-21-017	1360395.751	544333.31	Guilford ES	Lake Elkhorn MS	Hammond HS
PERMIT	2023	0	1	0	0	1	SFA	3048	Glen Oaks Place	F-21-017	1360417.601	544338.6767	Guilford ES	Lake Elkhorn MS	Hammond HS
PERMIT	2023	0	1	0	0	1	SFA	3048	Glen Oaks Place	F-21-017	1360437.024	544343.4468	Guilford ES	Lake Elkhorn MS	Hammond HS
PERMIT	2023	0	1	0	0	1	SFA	3048	Glen Oaks Place	F-21-017	1360728.657	544359.5741	Guilford ES	Lake Elkhorn MS	Hammond HS
PERMIT	2023	0	1	0	0	1	SFA	3048	Glen Oaks Place	F-21-017	1360458.875	544348.8133	Guilford ES	Lake Elkhorn MS	Hammond HS
PERMIT	2023	0	1	0	0	1	SFA	3048	Glen Oaks Place	F-21-017	1360601.745	544363.5063	Guilford ES	Lake Elkhorn MS	Hammond HS
PERMIT	2023	0	1	0	0	1	SFA	3048	Glen Oaks Place	F-21-017	1360719.407	544377.3064	Guilford ES	Lake Elkhorn MS	Hammond HS
PERMIT	2023	0	1	0	0	1	SFA	3048	Glen Oaks Place	F-21-017	1360535.045	544367.1911	Guilford ES	Lake Elkhorn MS	Hammond HS
PERMIT	2023	0	1	0	0	1	SFA	3048	Glen Oaks Place	F-21-017	1360710.157	544395.039	Guilford ES	Lake Elkhorn MS	Hammond HS
PERMIT	2023	0	1	0	0	1	SFA	3048	Glen Oaks Place	F-21-017	1360699.795	544415.0018	Guilford ES	Lake Elkhorn MS	Hammond HS
PERMIT	2023	1	0	0	0	1	SFD	3150	MACALPINE	SDP-21-047	1360368.006	583941.4672	Northfield ES	Dunloggin MS	Centennial HS
PERMIT	2023	1	0	0	0	1	SFD	3250			1287419.797	609268.7179	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2023	1	0	0	0	1	SFD	36	Timber Ridge	F-16-063	1385830.049	556659.7858	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2023	1	0	0	0	1	SFD	36	Timber Ridge	F-16-063	1385785.175	556719.8804	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2023	1	0	0	0	1	SFD	36	Timber Ridge	F-16-063	1385755.257	556759.9422	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2023	1	0	0	0	1	SFD	36	Timber Ridge	F-16-063	1385928.334	556795.5823	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2023	1	0	0	0	1	SFD	36	Timber Ridge	F-16-063	1385710.383	556820.0353	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2023	1	0	0	0	1	SFD	36	Timber Ridge	F-16-063	1385883.456	556855.6743	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2023	1	0	0	0	1	SFD	36	Timber Ridge	F-16-063	1385650.845	556900.6734	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2023	1	0	0	0	1	SFD	124	Grace Meadows	F-20-076	1391076.474	559213.5082	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2023	1	0	0	0	1	SFD	124	Grace Meadows	F-20-076	1390868.215	559138.581	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2023	1	0	0	0	1	SFD	124	Grace Meadows	F-20-076	1391048.439	559363.1693	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2023	1	0	0	0	1	SFD	124	Grace Meadows	F-20-076	1390376.908	559058.714	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2023	1	0	0	0	1	SFD	124	Grace Meadows	F-20-076	1390300.323	559294.9142	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2023	1	0	0	0	1	SFD	124	Grace Meadows	F-20-076	1390945.413	559386.7147	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2023	1	0	0	0	1	SFD	299	Ferron Property	F-16-085	1382193.992	561134.2315	Rockburn ES	Elkridge Landing MS	Long Reach HS
UNBLT	2023	1	0	0	0	1	SFD	1038	Robert's Crossing	F-17-098	1390732.839	555972.2367	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2023	1	0	0	0	1	SFD	1038	Robert's Crossing	F-17-098	1390843.449	556019.0159	Elkridge ES	Elkridge Landing MS	High School 13

In-Process, Planned Development
Input to 2023 HCPSS Enrollment Projections and 2024 School Capacity Chart

UNBLT	2023	1	0	0	0	1	SFD	1038	Robert's Crossing	F-17-098	1391158.577	556066.4989	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2023	1	0	0	0	1	SFD	1038	Robert's Crossing	F-17-098	1391015.414	556092.1843	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2023	1	0	0	0	1	SFD	1038	Robert's Crossing	F-17-098	1390840.036	556147.2778	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2023	1	0	0	0	1	SFD	1089	Oak Hill Manor	F-19-003	1377904.346	575725.4504	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2023	1	0	0	0	1	SFD	1089	Oak Hill Manor	F-19-003	1377677.829	575913.1972	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2023	1	0	0	0	1	SFD	1089	Oak Hill Manor	F-19-003	1377599.353	575982.6349	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2023	1	0	0	0	1	SFD	1089	Oak Hill Manor	F-19-003	1377842.894	576197.0043	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2023	1	0	0	0	1	SFD	1164	River Birch Manor	F-20-064	1351750.99	590958.8907	Manor Woods ES	Burleigh Manor MS	Marriotts Ridge HS
UNBLT	2023	1	0	0	0	1	SFD	1164	River Birch Manor	F-20-064	1351407.08	591108.6646	Manor Woods ES	Burleigh Manor MS	Marriotts Ridge HS
UNBLT	2023	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1347088.832	582740.2739	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2023	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346762.332	582816.9571	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2023	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346977.844	582908.8272	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2023	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346222.582	582993.4679	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2023	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346423.578	583024.3601	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2023	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1347261.269	583068.3253	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2023	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1345821.957	583135.5006	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2023	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346069.172	583179.2444	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2023	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346167.548	583278.3555	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2023	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1345848.63	583357.7627	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2023	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346139.682	583437.4957	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2023	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346701.16	583542.3418	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2023	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1345920.451	583597.2243	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2023	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346370.759	583731.7879	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2023	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346369.491	583801.6457	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2023	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1347671.533	583875.7659	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2023	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346096.813	583912.7627	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2023	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1347560.59	583932.9402	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2023	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346409.48	584058.8634	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2023	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346415.583	584123.9489	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
INP	2024	2	0	0	0	2	SFD	26	NORDAU	F-20-032	1364967.564	542829.1178	Guilford ES	Patuxent Valley MS	High School 13
INP	2024	4	0	0	0	4	SFD	27	NORDAU	F-22-064	1366024.516	540988.1674	Guilford ES	Patuxent Valley MS	High School 13
INP	2024	1	0	0	0	1	SFD	27	NORDAU	F-22-064	1365665.463	540774.8388	Guilford ES	Patuxent Valley MS	High School 13
INP	2024	1	0	0	0	1	SFD	32	CEDARS EXTENDED	F-20-015	1371604.373	546917.504	Hanover Hills ES	Thomas Viaduct MS	High School 13
INP	2024	0	9	0	0	9	SFA	33	BUCH PROPERTY	SDP-12-001	1373641.523	549724.7166	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
INP	2024	2	0	0	0	2	SFD	74	GROVE ANGLE PROPERTY	F-20-034	1368488.209	570032.7171	Phelps Luck ES	Ellicott Mills MS	Howard HS
INP	2024	1	0	0	0	1	SFD	89	HARRIS PROPERTY	F-20-065	1376680.079	571103.2081	Ilchester ES	Bonnie Branch MS	Howard HS
INP	2024	1	0	0	0	1	SFD	105	Goldberg Property	F-16-095	1371257.681	591531.3149	Veterans ES	Dunloggin MS	Mt Hebron HS
INP	2024	1	0	0	0	1	SFD	108	HORVATH PROPERTY	F-19-074	1367148.672	592846.2615	Hollifield Station ES	Patapsco MS	Mt Hebron HS
INP	2024	1	0	0	0	1	SFD	108	Stamatakis Property	F-19-061	1367820.316	592888.2648	Hollifield Station ES	Patapsco MS	Mt Hebron HS
INP	2024	1	0	0	0	1	SFD	128	WILLOW NOOK	F-18-118	1336689.044	554753.6542	Pointers Run ES	Clarksville MS	River Hill HS
INP	2024	5	0	0	0	5	SFD	170	ST. CHARLES WOODS	F-18-115	1342838.645	590938.4861	Manor Woods ES	Mount View MS	Marriotts Ridge HS
INP	2024	2	0	0	0	2	SFD	173	Carroll-Ziegler Property	F-21-066	1346034.731	582387.3867	Centennial Lane ES	Burleigh Manor MS	Centennial HS
INP	2024	4	0	0	0	4	SFD	193	CLARKSVILLE CROSSING	F-18-081	1324690.237	554544.1791	Dayton Oaks ES	Lime Kiln MS	River Hill HS
INP	2024	1	0	0	0	1	SFD	202	5435 HARRIS FARM LN	F-18-013	1318144.011	566793.7252	Dayton Oaks ES	Folly Quarter MS	River Hill HS
INP	2024	6	0	0	0	6	SFD	221	ISLA'S WOODS	F-18-079	1342797.298	537522.7044	Hammond ES	Hammond MS	Reservoir HS
INP	2024	4	0	0	0	4	SFD	233	HOODS MILL FARM	F-22-050	1307104.803	612646.1059	Bushy Park ES	Glenwood MS	Glenelg HS
INP	2024	0	20	0	0	20	SFA	276	DORSEY OVERLOOK	SDP-20-074	1356744.2	573279.2011	Running Brook ES	Wilde Lake MS	Wilde Lake HS
INP	2024	1	0	0	0	1	SFD	282	Jamison Property	F-22-036	1295209.6	599257.5374	Bushy Park ES	Glenwood MS	Glenelg HS
INP	2024	3	0	0	0	3	SFD	297	MAGNOLIA MANOR EAST	F-19-022	1351119.148	530487.4843	Gorman Crossing ES	Hammond MS	Reservoir HS
INP	2024	0	0	12	0	12	APT	304	Caperton Village at Turf Valley	F-17-101	1343213.756	593487.2847	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2024	0	0	12	0	12	APT	304	Caperton Village at Turf Valley	F-17-101	1342993.632	593267.9616	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2024	1	0	0	0	1	SFD	310	Journey"s End	F-05-134	1369818.542	578136.0261	Worthington ES	Ellicott Mills MS	Howard HS
INP	2024	1	0	0	0	1	SFD	310	Journey"s End	F-05-134	1369888.05	578116.5743	Worthington ES	Ellicott Mills MS	Howard HS
INP	2024	1	0	0	0	1	SFD	310	Journey"s End	F-05-134	1369940.512	578092.6066	Worthington ES	Ellicott Mills MS	Howard HS
INP	2024	8	0	0	0	8	SFD	1041	LAWYERS HILL OVERLOOK	SP-19-002	1390465.508	564498.2748	Elkridge ES	Elkridge Landing MS	High School 13
INP	2024	1	0	0	0	1	SFD	1098	KEEHN PROPERTY	F-17-088	1368276.971	572942.2969	Phelps Luck ES	Ellicott Mills MS	Howard HS
INP	2024	6	0	0	0	6	SFD	1104	LACEY PROPERTY	F-21-015	1369005.72	585529.3866	Veterans ES	Dunloggin MS	Mt Hebron HS
INP	2024	2	0	0	0	2	SFD	1150	CENTENNIAL CHOICE	F-14-112	1361764.432	579821.62	Northfield ES	Dunloggin MS	Centennial HS
INP	2024	1	0	0	0	1	SFD	1150	Honrao's Property	F-17-021	1361648.984	579414.1229	Northfield ES	Dunloggin MS	Centennial HS
INP	2024	1	0	0	0	1	SFD	1168	Porta Properties	F-22-065	1348869.533	588539.6012	Manor Woods ES	Mount View MS	Marriotts Ridge HS
INP	2024	1	0	0	0	1	SFD	1186	Yali Li Property	F-22-026	1335075.363	561070.183	Clarksville ES	Clarksville MS	River Hill HS
INP	2024	1	0	0	0	1	SFD	1186	WYNNE PROPERTY	F-22-016	1334749.014	564127.1527	Clarksville ES	Clarksville MS	River Hill HS
INP	2024	1	0	0	0	1	SFD	1186	Sapariya Property	F-21-046	1335113.408	564201.6499	Clarksville ES	Clarksville MS	River Hill HS
INP	2024	0	15	0	0	15	SFA	2010	Wellington Farms	F-22-001	1350659.226	537818.797	Hammond ES	Hammond MS	Atholton HS
INP	2024	6	0	0	0	6	SFD	2038	THE AERIE IN ELKRIDGE	F-20-070	1389501.692	557104.5376	Elkridge ES	Elkridge Landing MS	High School 13
INP	2024	4	0	0	0	4	SFD	2041	Arrington Manor	F-20-047	1387864.39	563471.9245	Elkridge ES	Elkridge Landing MS	High School 13
INP	2024	2	0	0	0	2	SFD	2132	Pope Property	F-19-077	1347798.292	559064.3014	Bryant Woods ES	Wilde Lake MS	Atholton HS
INP	2024	0	0	87	0	87	APT	2136	DOWNTOWN COLUMBIA- CRESCENT- NEW CUL1	SDP-17-043	1352440.82	561663.3075	Bryant Woods ES	Wilde Lake MS	Wilde Lake HS
INP	2024	1	0	0	0	1	SFD	2147	EAST SIDE	F-21-068	1349981.243	574963.9752	Centennial Lane ES	Burleigh Manor MS	Centennial HS
INP	2024	5	0	0	0	5	SFD	2229	Brickell Property	F-22-020	1331173.767	610588.5804	West Friendship ES	Mount View MS	Marriotts Ridge HS
INP	2024	1	0	0	0	1	SFD	2233	Machado Property	F-22-037	1319564.04	614895.7754	Bushy Park ES	Glenwood MS	Glenelg HS
INP	2024	0	0	100	0	100	APT	3023	Annapolis Junction Town Center	Red-lined SDP	1370659.176	530898.7763	Bollman Bridge ES	Patuxent Valley MS	Hammond HS
INP	2024	1	0	0	0	1	SFD	3034	THE AHMAD PROPERTY	F-18-030	1361482.047	587211.2231	St Johns Lane ES	Patapsco MS	Mt Hebron HS
INP	2024	0	5	0	0	5	SFA	3035	Blue Stream	SDP-18-058	1376313.046	550444.9359	Bellows Spring ES	Thomas Viaduct MS	Oakland Mills HS
INP	2024	0	0	82	0	82	APT	3035	Blue Stream	SDP-18-058	1376313.046	550444.9359	Bellows Spring ES	Thomas Viaduct MS	Oakland Mills HS
INP	2024	0	17	0	0	17	SFA	3041	Elkridge Crossing II	F-20-053	1390521.469	562430.0871	Elkridge ES	Elkridge Landing MS	High School 13
INP	2024	1	0	0	0	1	SFD	4150	Geier Subdivision	F-22-038	1359393.271	581656.3366	Northfield ES	Dunloggin MS	Centennial HS
PERMIT	2024	1	0	0	0	1	SFD	4	GORMAN WOODS	F-97-093	1358911.06	534280.3078	Forest Ridge ES	Patuxent Valley MS	Hammond HS
PERMIT	2024	0	7	0	0	7	SFA	275	Long Gate Overlook	F-21-008	1364855.124	577724.775	Veterans ES	Ellicott Mills MS	Centennial HS
PERMIT	2024	0	0	35	0	35	APT	277	ELLICOTT GARDENS II	SDP-20-027	1367229.3	565957.7735	Waterloo ES	Bonnie Branch MS	Howard HS
PERMIT	2024	0	0	16	0	16	APT	304	Turf Valley	SDP-21-001	1343878.307	593738.518	Waverly ES	Mount View MS	Marriotts Ridge HS
PERMIT	2024	0	0	30	0	30	APT	305	Ravenwood at Turf Valley	F-18-027	1350517.603	593755.3614	Manor Woods ES	Mount View MS	Marriotts Ridge HS
PERMIT	2024	0	10	0	0	10	SFA	1001	Paddock Pointe	F-16-013	1359041.636	524723.5888	Forest Ridge ES	Patuxent Valley MS	Hammond HS
PERMIT	2024	1	0	0	0	1	SFD	1003	High Ridge Park	F-22-046	1352548.747	527766.9141	Gorman Crossing ES	Murray Hill MS	Reservoir HS
PERMIT	2024	0	0	105	0	105	APT	1035	Dorsey Center	F-20-069	1381610.558	553130.1882	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
PERMIT	2024	0	0	156	0	156	APT	1036	OXFORD SQUARE	F-18-084	1385716.905	553030.9322	Hanover Hills ES	Thomas Viaduct MS	High School 13
PERMIT	2024	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-025	1348604.731	538931.1215	Hammond ES	Hammond MS	Atholton HS

In-Process, Planned Development

Input to 2023 HCPSS Enrollment Projections and 2024 School Capacity Chart

PERMIT	2024	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-025	1350146.103	539597.6172	Hammond ES	Hammond MS	Atholton HS
PERMIT	2024	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-025	1350046.499	539760.0139	Hammond ES	Hammond MS	Atholton HS
PERMIT	2024	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350443.552	539296.3932	Hammond ES	Hammond MS	Atholton HS
PERMIT	2024	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350379.888	539304.8064	Hammond ES	Hammond MS	Atholton HS
PERMIT	2024	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350511.514	539447.1426	Hammond ES	Hammond MS	Atholton HS
PERMIT	2024	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350574.691	539453.7887	Hammond ES	Hammond MS	Atholton HS
PERMIT	2024	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-025	1349963.605	539339.0592	Hammond ES	Hammond MS	Atholton HS
PERMIT	2024	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-025	1349833.997	539406.4771	Hammond ES	Hammond MS	Atholton HS
PERMIT	2024	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-025	1350025.637	539434.3984	Hammond ES	Hammond MS	Atholton HS
PERMIT	2024	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-025	1350038.461	539452.2748	Hammond ES	Hammond MS	Atholton HS
PERMIT	2024	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-025	1349880.039	539475.0456	Hammond ES	Hammond MS	Atholton HS
PERMIT	2024	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-025	1349913.555	539521.768	Hammond ES	Hammond MS	Atholton HS
PERMIT	2024	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-025	1349948.527	539570.522	Hammond ES	Hammond MS	Atholton HS
PERMIT	2024	0	0	200	0	200	APT	2136	Downtown Columbia	F-17-059	1351205.305	560360.9339	Bryant Woods ES	Wilde Lake MS	Wilde Lake HS
UNBLT	2024	1	0	0	0	1	SFD	4	Bounds Property	F-19-010	1361580.552	534453.8399	Forest Ridge ES	Patuxent Valley MS	Hammond HS
UNBLT	2024	1	0	0	0	1	SFD	21		SDP-13-069	1360554.843	540741.1084	Bollman Bridge ES	Patuxent Valley MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	25	James Tony Property	F-15-003	1364552.852	539930.8393	Bollman Bridge ES	Patuxent Valley MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	27	Margaret Tillman Subdivision	F-17-061	1365299.064	541321.2689	Guilford ES	Patuxent Valley MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	27	Margaret Tillman Subdivision	F-17-061	1365445.615	541409.3094	Guilford ES	Patuxent Valley MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	27	Margaret Tillman Subdivision	F-17-061	1365547.454	541466.7764	Guilford ES	Patuxent Valley MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	32	Greenfields Community Living	F-21-051	1371410.512	546070.2253	Hanover Hills ES	Thomas Viaduct MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	32	Greenfields Community Living	F-21-051	1371342.456	546125.0078	Hanover Hills ES	Thomas Viaduct MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	32	Greenfields Community Living	F-21-051	1371386.341	546195.9448	Hanover Hills ES	Thomas Viaduct MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	34	Howard Heights Lot 26A	SDP-22-032	1358695.466	591002.5118	St Johns Lane ES	Patapsco MS	Mt Hebron HS
UNBLT	2024	1	0	0	0	1	SFD	36	Timber Ridge	F-16-063	1385815.09	556679.8156	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	36	Timber Ridge	F-16-063	1385770.215	556739.911	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	36	Timber Ridge	F-16-063	1385943.291	556775.5497	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	36	Timber Ridge	F-16-063	1385725.34	556800.0039	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	36	Timber Ridge	F-16-063	1385898.415	556835.6438	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	36	Timber Ridge	F-16-063	1385680.466	556860.0975	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	36	Timber Ridge	F-16-063	1385636.839	556922.3848	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	36	Harwood Park Overlook	F-23-003	1386063.567	557571.0358	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	50	Brickley Mills	F-18-083	1359774.811	546149.7232	Guilford ES	Lake Elkhorn MS	Hammond HS
UNBLT	2024	1	0	0	0	1	SFD	50	Brickley Mills	F-18-083	1359871.258	546196.618	Guilford ES	Lake Elkhorn MS	Hammond HS
UNBLT	2024	1	0	0	0	1	SFD	50	Brickley Mills	F-18-083	1359760.48	546150.0991	Guilford ES	Lake Elkhorn MS	Hammond HS
UNBLT	2024	1	0	0	0	1	SFD	50	Brickley Mills	F-18-083	1359809.934	546278.8129	Guilford ES	Lake Elkhorn MS	Hammond HS
UNBLT	2024	1	0	0	0	1	SFD	50	Brickley Mills	F-18-083	1359746.685	546150.6155	Guilford ES	Lake Elkhorn MS	Hammond HS
UNBLT	2024	1	0	0	0	1	SFD	74	Daniel Property	F-20-056	1368923.286	570377.6826	Phelps Luck ES	Ellicott Mills MS	Howard HS
UNBLT	2024	1	0	0	0	1	SFD	85	Kerger Woods	F-19-053	1374847.315	568113.4949	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2024	1	0	0	0	1	SFD	85	Kerger Woods	F-19-053	1375226.051	568446.1801	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2024	1	0	0	0	1	SFD	99	MCCORMACK PROPERTY	F-22-049	1371164.754	579942.5979	Worthington ES	Ellicott Mills MS	Howard HS
UNBLT	2024	1	0	0	0	1	SFD	108	Grove Property	F-19-080	1367812.073	592314.1317	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2024	1	0	0	0	1	SFD	108	Chestnut Hill Estates	F-21-048	1368959.011	591901.4611	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2024	1	0	0	0	1	SFD	112	Hill Property	F-16-071	1327511.771	538541.6717	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2024	1	0	0	0	1	SFD	120	HALL SHOP MANOR II	F-15-034	1331375.772	552579.0762	Pointers Run ES	Clarksville MS	Atholton HS
UNBLT	2024	1	0	0	0	1	SFD	122	AJ Gill Property	F-20-014	1336640.002	547639.4823	Pointers Run ES	Lime Kiln MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	124	Grace Meadows	F-20-076	1390943.903	559212.9337	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	124	Grace Meadows	F-20-076	1390776.426	559139.9457	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	124	Grace Meadows	F-20-076	1390686.749	559369.1991	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	124	Grace Meadows	F-20-076	1390373.628	559332.9025	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	124	Grace Meadows	F-20-076	1390296.748	559297.3639	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	124	Grace Meadows	F-20-076	1391016.684	559449.0168	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	130	Pass Property	F-15-113	1343625.406	553808.954	Clemens Crossing ES	Wilde Lake MS	Atholton HS
UNBLT	2024	1	0	0	0	1	SFD	170	Maple View	F-14-073	1338499.238	592607.4157	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1345850.581	577665.3998	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2024	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1345567.057	578006.5779	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2024	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1346143.549	578850.5155	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2024	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1345143.865	579351.0524	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2024	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1344753.411	579612.2347	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2024	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1344648.845	579860.9451	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2024	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1345281.574	580170.2082	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2024	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1345107.193	580401.1092	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2024	1	0	0	0	1	SFD	176	Walnut Creek	F-13-026	1325074.082	572923.7467	Triadelphia Ridge ES	Folly Quarter MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	178	Folly Equine Estates	F-16-012	1335552.237	580247.5346	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	1	0	0	0	1	SFD	186	Trotter Woods	F-17-031	1334393.267	561063.2956	Clarksville ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	186	Trotter Woods	F-17-031	1334544.586	561030.5969	Clarksville ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	193	McDaniel Property	F-16-053	1324095.203	552381.3233	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	196	Clifton C. Link Property	F-18-098	1316308.258	559793.7666	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	197	The Estates at River Hill	F-18-064	1323963.131	557958.8307	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	203	Ten Oaks Farm	F-16-123	1318351.454	569745.4733	Dayton Oaks ES	Folly Quarter MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1312346.747	567840.2898	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1311827.895	570701.9224	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1311053.663	570854.7783	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	211	Cattail Overlook	F-14-072	1300392.484	578198.1572	Bushy Park ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	212	Vineyards at Cattail Creek	F-22-059	1298868.239	583311.8555	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	212	Vineyards at Cattail Creek	F-22-059	1298660.622	583268.5382	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	220	Pfefferkorn Overlook	F-14-075	1314998.204	592910.9978	Bushy Park ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	226	Myers Property	F-14-086	1341384.67	602791.7124	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	1	0	0	0	1	SFD	232	Willow Brooke	F-18-065	1319513.853	601205.9602	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	1	0	0	0	1	SFD	233	Millard Taylor Subdivision	F-15-065	1309204.315	608612.672	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	238	Green Meadows	F-18-066	1307083.788	595049.024	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	240	Sobrina Farms Subdivision	F-14-040	1294370.992	613876.5751	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	243	Larimore Property	F-14-110	1288616.672	596585.5811	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	274	Wildflower Woods II	F-15-022	1324589.545	587524.9341	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	281	Linden Grove	F-20-019	1293509.209	606706.4877	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	281	Linden Grove	F-20-019	1293692.124	607095.9215	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	282	Robert Lewis, Jr. Property	F-14-101	1294715.035	595777.3252	Bushy Park ES	Glenwood MS	Glenelg HS

UNBLT	2024	1	0	0	0	1	SFD	297	Magnolia Manor	F-19-019	1351603.405	529522.9258	Gorman Crossing ES	Hammond MS	Reservoir HS
UNBLT	2024	1	0	0	0	1	SFD	297	Magnolia Manor	F-19-019	1351751.47	529719.3843	Gorman Crossing ES	Hammond MS	Reservoir HS
UNBLT	2024	1	0	0	0	1	SFD	298	Meadowridge View	F-18-090	1374729.522	559986.1302	Bellows Spring ES	Mayfield Woods MS	Long Reach HS
UNBLT	2024	1	0	0	0	1	SFD	299	Ferron Property	F-16-085	1382587.352	561355.2219	Rockburn ES	Elkridge Landing MS	Long Reach HS
UNBLT	2024	1	0	0	0	1	SFD	300	Elkrise Hill	F-20-041	1390044.3	560553.401	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	300	Elkrise Hill	F-20-041	1390221.712	560271.4145	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	300	Elkrise Hill	F-20-041	1390283.848	560351.6069	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1341953.114	593830.0595	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342027.551	593830.7291	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342162.663	593832.2465	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342303.981	593921.6657	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1341880.27	593987.5505	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342011.498	594012.2089	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342366.247	594013.5909	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342011.657	594073.4586	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342213.369	594058.4332	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342118.369	594058.6806	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1341880.569	594102.5501	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342429.112	594175.4871	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342242.193	594209.6085	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342143.693	594209.865	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342035.193	594210.1476	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1341909.153	594211.5178	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1341810.602	594218.6758	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-072	1342645.344	594577.9399	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-072	1342721.732	594605.6256	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-072	1342811.046	594637.9968	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-072	1342900.361	594670.368	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-072	1342976.748	594698.0538	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	0	40	0	40	APT	304	Turf Valley	SDP-21-001	1343878.307	593738.518	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	1	0	0	0	1	SFD	1003	Sabatelli Property	F-14-098	1352207.574	527458.3525	Gorman Crossing ES	Murray Hill MS	Reservoir HS
UNBLT	2024	1	0	0	0	1	SFD	1003	Sabatelli Property	F-14-098	1352141.325	527362.0541	Gorman Crossing ES	Murray Hill MS	Reservoir HS
UNBLT	2024	0	1	0	0	1	SFA	1003	Falcon Place	F-19-031	1352767.824	526453.1563	Gorman Crossing ES	Murray Hill MS	Reservoir HS
UNBLT	2024	0	1	0	0	1	SFA	1003	Falcon Place	F-19-031	1352777.251	526485.3025	Gorman Crossing ES	Murray Hill MS	Reservoir HS
UNBLT	2024	0	1	0	0	1	SFA	1003	Falcon Place	F-19-031	1352649.51	526512.8831	Gorman Crossing ES	Murray Hill MS	Reservoir HS
UNBLT	2024	0	1	0	0	1	SFA	1003	Falcon Place	F-19-031	1352658.937	526545.0294	Gorman Crossing ES	Murray Hill MS	Reservoir HS
UNBLT	2024	1	0	0	0	1	SFD	1007	Gopez Property	F-17-099	1347140.105	534673.8416	Hammond ES	Hammond MS	Reservoir HS
UNBLT	2024	1	0	0	0	1	SFD	1034	Goins Property	F-14-045	1357648.211	592280.3608	St Johns Lane ES	Patapsco MS	Mt Hebron HS
UNBLT	2024	1	0	0	0	1	SFD	1034	Goins Property	F-14-045	1357714.123	592447.9318	St Johns Lane ES	Patapsco MS	Mt Hebron HS
UNBLT	2024	1	0	0	0	1	SFD	1034	Goins Property	F-14-045	1357752.21	592619.9843	St Johns Lane ES	Patapsco MS	Mt Hebron HS
UNBLT	2024	1	0	0	0	1	SFD	1038	Robert's Crossing	F-17-098	1390665.112	555970.6019	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	1038	Robert's Crossing	F-17-098	1391258.98	555986.7568	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	1038	Robert's Crossing	F-17-098	1390746.898	556080.7948	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	1038	Robert's Crossing	F-17-098	1390956.194	556103.7415	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	1038	Robert's Crossing	F-17-098	1390777.157	556162.3158	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	1089	Penkusky Property	F-19-018	1376816.417	574231.6052	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2024	1	0	0	0	1	SFD	1089	Penkusky Property	F-19-018	1376761.327	574099.6688	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2024	1	0	0	0	1	SFD	1089	Oak Hill Manor	F-19-003	1377845.525	575798.3716	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2024	1	0	0	0	1	SFD	1089	Oak Hill Manor	F-19-003	1377655.928	576010.2202	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2024	1	0	0	0	1	SFD	1089	Oak Hill Manor	F-19-003	1377931.497	576277.1147	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2024	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-21-016	1364062.339	581368.1012	Veterans ES	Ellicott Mills MS	Centennial HS
UNBLT	2024	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-21-016	1364083.909	581378.8229	Veterans ES	Ellicott Mills MS	Centennial HS
UNBLT	2024	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-21-016	1364342.9	581484.1563	Veterans ES	Ellicott Mills MS	Centennial HS
UNBLT	2024	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-21-016	1364368.174	581494.3629	Veterans ES	Ellicott Mills MS	Centennial HS
UNBLT	2024	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-21-016	1364390.429	581503.3504	Veterans ES	Ellicott Mills MS	Centennial HS
UNBLT	2024	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-21-016	1364412.683	581512.3369	Veterans ES	Ellicott Mills MS	Centennial HS
UNBLT	2024	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-21-016	1364436.331	581524.7294	Veterans ES	Ellicott Mills MS	Centennial HS
UNBLT	2024	0	0	2	0	2	APT	1102	Dorsey's Ridge	F-19-047	1364242.75	581236.7106	Veterans ES	Ellicott Mills MS	Centennial HS
UNBLT	2024	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367419.446	594707.9731	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2024	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367609.539	594840.1043	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2024	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367723.088	595002.2733	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2024	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367404.45	595096.6307	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2024	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367511.535	595165.3531	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2024	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367618.142	595253.7464	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2024	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367829.22	595307.308	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2024	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367666.312	595368.6741	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2024	1	0	0	0	1	SFD	1112	Fulton Hill	F-18-047	1337840.422	537939.5142	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2024	1	0	0	0	1	SFD	1112	Fulton Hill	F-18-047	1337966.921	537992.0951	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2024	1	0	0	0	1	SFD	1112	Fulton Hill	F-18-047	1338102.208	538054.4286	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2024	1	0	0	0	1	SFD	1112	Fulton Hill	F-18-047	1338208.654	538088.3785	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2024	1	0	0	0	1	SFD	1112	Fulton Hill	F-18-047	1337501.691	538146.2832	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2024	1	0	0	0	1	SFD	1112	Fulton Hill	F-18-047	1337729.353	538268.3289	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2024	1	0	0	0	1	SFD	1112	Fulton Hill	F-18-047	1337999.653	538351.4682	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2024	1	0	0	0	1	SFD	1112	Fulton Hill	F-18-047	1337847.21	538323.1353	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2024	1	0	0	0	1	SFD	1131	Atholton Overlook	F-19-062	1346510.97	555557.6246	Clemens Crossing ES	Wilde Lake MS	Atholton HS
UNBLT	2024	1	0	0	0	1	SFD	1131	VAN BIK PROPERTY	SDP-22-017	1346821.746	552920.9849	Clemens Crossing ES	Wilde Lake MS	Atholton HS
UNBLT	2024	1	0	0	0	1	SFD	1150	Van Stone Property	F-15-048	1361692.285	580206.2777	Northfield ES	Dunloggin MS	Centennial HS
UNBLT	2024	0	0	2	0	2	APT	1157	Demirel Plaza	F-14-084	1351170.554	586997.9765	Manor Woods ES	Burleigh Manor MS	Marriotts Ridge HS
UNBLT	2024	1	0	0	0	1	SFD	1164	Schneider Subdivision	F-19-057	1353094.821	590023.0267	Manor Woods ES	Burleigh Manor MS	Marriotts Ridge HS
UNBLT	2024	1	0	0	0	1	SFD	1164	Schneider Subdivision	F-19-057	1353226.807	590072.7185	Manor Woods ES	Burleigh Manor MS	Marriotts Ridge HS
UNBLT	2024	1	0	0	0	1	SFD	1164	Schneider Subdivision	F-19-057	1352743.955	590217.9632	Manor Woods ES	Burleigh Manor MS	Marriotts Ridge HS
UNBLT	2024	1	0	0	0	1	SFD	1164	River Birch Manor	F-20-064	1351651.953	590998.4117	Manor Woods ES	Burleigh Manor MS	Marriotts Ridge HS
UNBLT	2024	1	0	0	0	1	SFD	1164	River Birch Manor	F-20-064	1351494.614	591070.2585	Manor Woods ES	Burleigh Manor MS	Marriotts Ridge HS
UNBLT	2024	1	0	0	0	1	SFD	1164	River Birch Manor	F-20-064	1351291.117	591086.91	Manor Woods ES	Burleigh Manor MS	Marriotts Ridge HS
UNBLT	2024	1	0	0	0	1	SFD	1170	Charles Feaga Property	F-17-090	1339259.878	589714.0478	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347001.612	583181.7427	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347125.598	583377.7278	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS

UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347048.76	583521.3055	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347064.405	583701.8824	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347569.251	584115.5164	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347466.444	584343.4787	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347601.023	584478.6248	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347329.247	584594.6105	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347574.626	584686.9592	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347399.189	584756.0244	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1346902.665	584837.2692	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1346957.892	584883.008	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347312.346	585025.7442	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346960.097	582757.5345	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346647.407	582851.4888	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346505.555	582916.8928	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346144.42	583002.5105	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346072.431	583024.2985	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346726.733	583061.3284	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346201.796	583144.5345	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346002.133	583199.3875	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1345828.807	583291.6711	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346362.366	583411.3884	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346365.82	583477.2979	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346203.145	583547.8468	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346763.248	583633.0601	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346822.069	583705.3141	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1347671.46	583810.9755	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346025.16	583875.4689	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346174.253	583913.0074	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346241.263	583987.4007	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346905.491	584057.3472	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346862.103	584110.977	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1185	Cunningham Property	F-18-072	1330941.962	570483.7114	Clarksville ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	1185	Cunningham Property	F-19-040	1331284.376	570612.5669	Clarksville ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	1189	Primrose Preserve	F-14-113	1329446.112	558784.2942	Pointers Run ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	1189	Primrose Preserve	F-14-113	1329627.123	558931.5731	Pointers Run ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	1189		SDP-22-033	1329250.18	559772.6726	Pointers Run ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	1193	McDaniel Property	F-14-021	1323198.502	552349.1261	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	1193	McDaniel Property	F-14-021	1322654.706	552718.824	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	1193	McDaniel Property	F-14-021	1321897.462	553126.8803	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	1198	Brighton Estates	F-16-019	1321051.303	561056.4468	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	1200	Greenberry	F-17-056	1319899.707	570566.498	Dayton Oaks ES	Folly Quarter MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	1220	RENFRO PROPERTY	F-13-040	1314014.155	599158.8313	Bushy Park ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1220	Friendship Pines	F-16-070	1312798.405	600022.3586	Bushy Park ES	Folly Quarter MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1233	Five Hills Farm	F-16-031	1313692.363	606929.4721	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	1247	Harry N. Shipe Property	F-13-115	1272307.092	594143.6566	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2024	0	13	0	0	13	SFA	1266	OAKS AT WATERS EDGE	SDP-20-004	1374951.315	549875.5235	Ducketts Lane ES	Thomas Viaduct MS	Oakland Mills HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340125.986	593801.4085	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340031.047	593862.1646	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340038.723	593901.4272	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339736.257	593942.3557	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339745.908	593989.3756	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339863.9	594014.1586	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340131.687	594021.8647	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340100.185	594046.401	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339645.21	594105.7999	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339518.369	594136.4672	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339418.316	594143.6686	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339964.349	594147.1248	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340209.154	594185.1647	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339863.897	594212.6584	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340091.131	594245.5808	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339881.86	594279.056	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339889.715	594304.3486	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340237.313	594360.699	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340105.443	594390.4583	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340234.962	594423.2044	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339801.253	594450.54	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340093.474	594483.3444	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339818.006	594508.098	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340218.992	594543.9289	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340144.669	594681.8942	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340229.708	594786.1025	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340242.622	594826.5931	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	1	0	0	0	1	SFD	2034	VALLEY MEDE, SEC 1	F-18-053	1357439.668	587190.9114	St Johns Lane ES	Patapsco MS	Mt Hebron HS
UNBLT	2024	1	0	0	0	1	SFD	2040	Myers Property	SDP-23-010	1393845.781	563443.4482	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-041	1338742.896	555342.9163	Swansfield ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1339961.035	556076.3675	Swansfield ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340027.02	556091.6387	Swansfield ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340084.507	556111.922	Swansfield ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340270.326	556200.1143	Swansfield ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340225.266	556261.1912	Swansfield ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340225.03	556319.1752	Swansfield ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340219.96	556378.7444	Swansfield ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340210.154	556438.2967	Swansfield ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340007.996	556527.7541	Swansfield ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1339990.332	556584.7223	Swansfield ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1339885.49	556575.5235	Swansfield ES	Clarksville MS	River Hill HS

In-Process, Planned Development
Input to 2023 HCPSS Enrollment Projections and 2024 School Capacity Chart

UNBLT	2024	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340014.768	556910.4796	Swansfield ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340074.667	557036.3683	Swansfield ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340438.343	557244.3448	Swansfield ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340199.441	557287.2137	Swansfield ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340428.711	557317.4651	Swansfield ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340218.412	557366.9172	Swansfield ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340393.508	557383.8373	Swansfield ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	2064	Cedar Creek	F-18-109	1340284.535	557410.3422	Swansfield ES	Clarksville MS	River Hill HS
UNBLT	2024	1	0	0	0	1	SFD	2147	Mattupalli Property	F-20-039	1350294.236	575639.4864	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2024	1	0	0	0	1	SFD	2166	Myrtue Property	F-21-076	1349612.38	601106.8347	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	1	0	0	0	1	SFD	2166	Myrtue Property	F-21-076	1349487.312	601181.4443	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2024	1	0	0	0	1	SFD	2175	Carroll Ziegler Property	F-18-009	1340544.267	577816.2765	Longfellow ES	Harpers Choice MS	Wilde Lake HS
UNBLT	2024	1	0	0	0	1	SFD	2236	Bates Property	F-21-045	1303182.861	607243.9506	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	2245	Square Woods	F-18-021	1288730.703	588103.7362	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2024	0	0	47	0	47	APT	3137	Roslyn Rise - Columbia VWL	SDP-21-030	1349183.17	565048.2084	Bryant Woods ES	Wilde Lake MS	Wilde Lake HS
UNBLT	2024	1	0	0	0	1	SFD	3150	Map of Macalpine	F-15-026	1359891.798	582904.308	Northfield ES	Dunloggin MS	Centennial HS
UNBLT	2024	1	0	0	0	1	SFD	3150	Plat of MacAlpine	F-22-067	1360603.216	583686.6323	Northfield ES	Dunloggin MS	Centennial HS
UNBLT	2024	1	0	0	0	1	SFD	3247	Oliva Subdivision	F-15-004	1278689.793	600220.5289	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2024	1	0	0	0	1	SFD	4042	CAGER PROPERTY	SDP-22-015	1389059.995	562153.2071	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2024	1	0	0	0	1	SFD	4093	Hampton Hills	F-20-024	1374280.987	573342.2871	Worthington ES	Ellicott Mills MS	Howard HS
UNBLT	2024	1	0	0	0	1	SFD	4093	Hampton Hills	F-20-024	1374430.917	573414.6589	Worthington ES	Ellicott Mills MS	Howard HS
UNBLT	2024	1	0	0	0	1	SFD	4093	Hampton Hills	F-20-024	1374034.012	573603.497	Worthington ES	Ellicott Mills MS	Howard HS
UNBLT	2024	1	0	0	0	1	SFD	4093	Hampton Hills	F-20-024	1374164.619	573690.1693	Worthington ES	Ellicott Mills MS	Howard HS
UNBLT	2024	1	0	0	0	1	SFD	4093	Hampton Hills	F-20-024	1374042.758	573818.1795	Worthington ES	Ellicott Mills MS	Howard HS
UNBLT	2024	1	0	0	0	1	SFD	4150	Dunloggin	F-19-054	1360350.236	581307.9445	Northfield ES	Dunloggin MS	Centennial HS
INP	2025	0	8	0	0	8	SFA	33	BUCH PROPERTY	SDP-12-001	1373641.523	549724.7166	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
INP	2025	0	0	2	0	2	APT	33	BUCH PROPERTY	SDP-12-001	1373641.523	549724.7166	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
INP	2025	1	0	0	0	1	SFD	34	HOWARD HEIGHTS		1358558.007	590523.5747	St Johns Lane ES	Patapsco MS	Mt Hebron HS
INP	2025	3	0	0	0	3	SFD	44	Landing Enclave-East	F-22-063	1383775.394	563449.0962	Rockburn ES	Elkridge Landing MS	Long Reach HS
INP	2025	1	0	0	0	1	SFD	44	MONTGOMERY PATEL PROP	F-19-005	1385500.646	562765.3345	Rockburn ES	Elkridge Landing MS	Long Reach HS
INP	2025	1	0	0	0	1	SFD	74	Weaver/Duvall Residence	ECP-22-055	1369708.861	571119.7178	Phelps Luck ES	Ellicott Mills MS	Howard HS
INP	2025	2	0	0	0	2	SFD	77	BADART SUBDIVISION	F-22-070	1370636.744	558456.915	Bellows Spring ES	Mayfield Woods MS	Long Reach HS
INP	2025	4	0	0	0	4	SFD	83	Fairmount Woods	F-21-035	1372260.408	563734.6455	Rockburn ES	Elkridge Landing MS	Long Reach HS
INP	2025	7	0	0	0	7	SFD	91	CASCADE RIDGE	SP-19-004	1378650.41	571573.6812	Rockburn ES	Bonnie Branch MS	Howard HS
INP	2025	0	18	0	0	18	SFA	99	Taylor Highlands Ph 1 & 2	SP-16-013	1370414.242	578951.1355	Worthington ES	Ellicott Mills MS	Howard HS
INP	2025	0	0	46	0	46	APT	99	Taylor Highlands Ph 1 & 2	SP-16-013	1370414.242	578951.1355	Worthington ES	Ellicott Mills MS	Howard HS
INP	2025	5	0	0	0	5	SFD	102	MITCHELL GREENS	SP-22-002	1366598.896	581972.4805	Veterans ES	Ellicott Mills MS	Centennial HS
INP	2025	2	0	0	0	2	SFD	102	Old Columbia Crossing	ECP-22-057	1368280.181	582541.4262	Veterans ES	Ellicott Mills MS	Centennial HS
INP	2025	1	0	0	0	1	SFD	102	MITCHELL GREENS	ECP-20-040	1366497.585	581503.8402	Veterans ES	Ellicott Mills MS	Centennial HS
INP	2025	1	0	0	0	1	SFD	102	MITCHELL GREENS	SP-22-002	1366329.459	581602.8359	Veterans ES	Ellicott Mills MS	Centennial HS
INP	2025	0	0	21	0	21	APT	138	RANLEAGH APTS - COLUMBIA VILLAGE OF HARF	SDP-22-051	1345846.888	564664.0272	Longfellow ES	Harpers Choice MS	Wilde Lake HS
INP	2025	1	0	0	0	1	SFD	164	Chirchella Property	ECP-21-051	1352776.631	592280.6786	Manor Woods ES	Burleigh Manor MS	Marriotts Ridge HS
INP	2025	5	0	0	0	5	SFD	170	ST. CHARLES WOODS	F-18-115	1342838.645	590938.4861	Manor Woods ES	Mount View MS	Marriotts Ridge HS
INP	2025	4	0	0	0	4	SFD	193	CLARKSVILLE CROSSING	F-18-081	1324690.237	554544.1791	Dayton Oaks ES	Lime Kiln MS	River Hill HS
INP	2025	0	20	0	0	20	SFA	276	DORSEY OVERLOOK	SDP-20-074	1356744.2	573279.2011	Running Brook ES	Wilde Lake MS	Wilde Lake HS
INP	2025	0	0	12	0	12	APT	304	Caperton Village at Turf Valley	F-17-101	1343213.756	593487.2847	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2025	0	0	12	0	12	APT	304	Caperton Village at Turf Valley	F-17-101	1342993.632	593267.9616	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2025	0	10	0	0	10	SFA	1001	Paddock Pointe	F-16-013	1359041.636	524723.5888	Forest Ridge ES	Patuxent Valley MS	Hammond HS
INP	2025	0	0	100	0	100	APT	1001	Paddock Pointe	F-16-013	1359041.636	524723.5888	Forest Ridge ES	Patuxent Valley MS	Hammond HS
INP	2025	0	10	0	0	10	SFA	1035	Corridor Square	F-18-005	1379580.535	552660.9218	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
INP	2025	9	0	0	0	9	SFD	1041	LAWYERS HILL OVERLOOK	SP-19-002	1390465.508	564498.2748	Elkridge ES	Elkridge Landing MS	High School 13
INP	2025	1	0	0	0	1	SFD	1091	Landing Enclave-West	F-22-062	1383589.41	563089.465	Rockburn ES	Elkridge Landing MS	Long Reach HS
INP	2025	7	0	0	0	7	SFD	1098	PAUL T. HENRY	F-21-070	1368341.877	572529.4766	Phelps Luck ES	Ellicott Mills MS	Howard HS
INP	2025	7	0	0	0	7	SFD	1104	LACEY PROPERTY	F-21-015	1369005.72	585529.3866	Veterans ES	Dunloggin MS	Mt Hebron HS
INP	2025	0	8	0	0	8	SFA	1104	THE TOWNS AT COURT HILL	P-22-002	1368828.55	584547.3357	Veterans ES	Dunloggin MS	Mt Hebron HS
INP	2025	4	0	0	0	4	SFD	1109	CAPSTONE ESTATES	ECP-23-002	1366897.336	595156.5767	Hollifield Station ES	Patapsco MS	Mt Hebron HS
INP	2025	2	0	0	0	2	SFD	1109	8672 OLD FREDERICK ROAD SUBDIVISION	ECP-22-066	1365889.337	595087.1649	Hollifield Station ES	Patapsco MS	Mt Hebron HS
INP	2025	2	0	0	0	2	SFD	1150	Seidel Property	ECP-23-008	1361912.485	581430.2086	Northfield ES	Dunloggin MS	Centennial HS
INP	2025	6	0	0	0	6	SFD	1161	HEBRON WOODS	SP-22-001	1356517.539	594413.0927	St Johns Lane ES	Patapsco MS	Mt Hebron HS
INP	2025	1	0	0	0	1	SFD	1164	Verdecchia Property	ECP-22-038	1351652.851	591563.8694	Manor Woods ES	Burleigh Manor MS	Marriotts Ridge HS
INP	2025	5	0	0	0	5	SFD	1189	LUTFI PROPERTY	SP-18-002	1330569.192	556912.0285	Pointers Run ES	Clarksville MS	River Hill HS
INP	2025	2	0	0	0	2	SFD	1299	Douglas Woods	F-21-067	1380740.717	560425.4267	Rockburn ES	Elkridge Landing MS	Long Reach HS
INP	2025	17	0	0	0	17	SFD	2010	Wellington Farms	F-21-044	1351420.308	538720.8969	Hammond ES	Hammond MS	Atholton HS
INP	2025	0	15	0	0	15	SFA	2010	Wellington Farms	F-22-001	1350659.226	537818.797	Hammond ES	Hammond MS	Atholton HS
INP	2025	5	0	0	0	5	SFD	2038	THE AERIE IN ELKRIDGE	F-20-070	1389501.692	557104.5376	Elkridge ES	Elkridge Landing MS	High School 13
INP	2025	1	0	0	0	1	SFD	2040	CURRY ACRES	F-88-074	1394202.274	563453.7012	Elkridge ES	Elkridge Landing MS	High School 13
INP	2025	0	0	87	0	87	APT	2136	DOWNTOWN COLUMBIA- CRESCENT-NEW CULT	SDP-17-043	1352440.82	561663.3075	Bryant Woods ES	Wilde Lake MS	Wilde Lake HS
INP	2025	5	0	0	0	5	SFD	2229	Brickell Property	F-22-020	1331173.767	610588.5804	West Friendship ES	Mount View MS	Marriotts Ridge HS
INP	2025	0	0	100	0	100	APT	3023	Annapolis Junction Town Center	Red-lined SDP	1370659.176	530898.7763	Bollman Bridge ES	Patuxent Valley MS	Hammond HS
INP	2025	5	0	0	0	5	SFD	3034	MAPLE GROVE	S-18-005	1362027.366	587217.944	St Johns Lane ES	Patapsco MS	Mt Hebron HS
INP	2025	1	0	0	0	1	SFD	3034	Nobel Manor	ECP-19-029	1362102.995	586887.7185	St Johns Lane ES	Patapsco MS	Mt Hebron HS
INP	2025	0	6	0	0	6	SFA	3035	Blue Stream	SDP-18-058	1376313.046	550444.9359	Bellows Spring ES	Thomas Viaduct MS	Oakland Mills HS
INP	2025	0	0	82	0	82	APT	3035	Blue Stream	SDP-18-058	1376313.046	550444.9359	Bellows Spring ES	Thomas Viaduct MS	Oakland Mills HS
INP	2025	0	17	0	0	17	SFA	3041	Elkridge Crossing II	F-20-053	1390521.469	562430.0871	Elkridge ES	Elkridge Landing MS	High School 13
PERMIT	2025	0	0	72	0	72	APT	2136	Downtown Columbia	F-17-059	1351205.305	560360.9339	Bryant Woods ES	Wilde Lake MS	Wilde Lake HS
UNBLT	2025	1	0	0	0	1	SFD	36	HARWOOD PARK	SDP-08-010	1387500.477	555650.0918	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2025	1	0	0	0	1	SFD	36	Timber Ridge	F-16-063	1385800.133	556699.8471	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2025	1	0	0	0	1	SFD	36	Timber Ridge	F-16-063	1385958.247	556755.5161	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2025	1	0	0	0	1	SFD	36	Timber Ridge	F-16-063	1385740.298	556779.9732	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2025	1	0	0	0	1	SFD	36	Timber Ridge	F-16-063	1385913.374	556815.613	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2025	1	0	0	0	1	SFD	36	Timber Ridge	F-16-063	1385695.425	556840.0663	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2025	1	0	0	0	1	SFD	36	Timber Ridge	F-16-063	1385665.509	556880.1308	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2025	1	0	0	0	1	SFD	85	Kerger Woods	F-19-053	1375008.017	568031.3047	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2025	1	0	0	0	1	SFD	85	Kerger Woods	F-19-053	1374995.279	568167.5947	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2025	1	0	0	0	1	SFD	108	Grove Property	F-19-080	1367687.654	592383.8471	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2025	1	0	0	0	1	SFD	122	AJ Gill Property	F-20-014	1336928.891	547717.1588	Pointers Run ES	Lime Kiln MS	River Hill HS
UNBLT	2025	1	0	0	0	1	SFD	124	Grace Meadows	F-20-076	1390882.601	559228.7947	Elkridge ES	Elkridge Landing MS	High School 13

UNBLT	2025	1	0	0	0	1	SFD	124	Grace Meadows	F-20-076	1390774.121	559211.6702	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2025	1	0	0	0	1	SFD	124	Grace Meadows	F-20-076	1390380.189	559327.6217	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2025	1	0	0	0	1	SFD	124	Grace Meadows	F-20-076	1390305.934	559293.7849	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2025	1	0	0	0	1	SFD	124	Grace Meadows	F-20-076	1390886.205	559412.3653	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2025	1	0	0	0	1	SFD	170	Maple View	F-14-073	1338536.386	592783.2924	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1345585.466	577695.5599	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2025	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1345599.198	578148.7592	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2025	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1345693.302	578985.6707	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2025	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1344999.096	579423.3237	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2025	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1344671.784	579720.3695	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2025	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1345153.693	580051.7346	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2025	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1344887.123	580219.1692	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2025	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1345351.493	580467.0039	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2025	1	0	0	0	1	SFD	176	Walnut Creek	F-13-026	1325478.409	573327.1245	Triadelphia Ridge ES	Folly Quarter MS	River Hill HS
UNBLT	2025	1	0	0	0	1	SFD	178	Folly Equine Estates	F-16-012	1335359.955	580344.8685	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	1	0	0	0	1	SFD	203	Ten Oaks Farm	F-16-123	1318278.165	569361.816	Dayton Oaks ES	Folly Quarter MS	River Hill HS
UNBLT	2025	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1311940.723	570662.739	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1311201.37	571040.1486	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1310952.884	571158.0132	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	211	Cattail Overlook	F-14-072	1300311.654	577834.3997	Bushy Park ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	240	Sobrina Farms Subdivision	F-14-040	1295064.487	614255.9287	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	240	Sobrina Farms Subdivision	F-14-040	1295010.501	614531.198	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	274	Wildflower Woods II	F-15-022	1324237.309	587921.7492	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	281	Linden Grove	F-20-019	1293542.882	606841.6706	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	281	Linden Grove	F-20-019	1293730.573	607222.4439	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	282	Robert Lewis, Jr. Property	F-14-101	1294736.908	596051.4405	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	298	Meadowridge View	F-18-090	1374696.906	559879.2203	Bellows Spring ES	Mayfield Woods MS	Long Reach HS
UNBLT	2025	1	0	0	0	1	SFD	298	Meadowridge View	F-18-090	1374710.261	559910.5929	Bellows Spring ES	Mayfield Woods MS	Long Reach HS
UNBLT	2025	1	0	0	0	1	SFD	299	Ferron Property	F-16-085	1382530.948	561246.0168	Rockburn ES	Elkridge Landing MS	Long Reach HS
UNBLT	2025	1	0	0	0	1	SFD	300	Elkrise Hill	F-20-041	1390161.774	560373.5143	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2025	1	0	0	0	1	SFD	300	Elkrise Hill	F-20-041	1390336.53	560230.4178	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2025	1	0	0	0	1	SFD	300	Elkrise Hill	F-20-041	1390222.316	560474.1684	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2025	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342114.551	593830.5024	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1341979.564	593830.7069	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342189.333	593836.087	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342317.594	593941.4665	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342332.414	593963.4354	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342351.428	593991.622	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342011.602	594052.2086	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342392.864	594053.5819	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342193.369	594058.4854	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342098.369	594058.7328	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1341880.621	594122.55	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342425.425	594202.1562	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342218.193	594209.671	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342109.693	594209.9536	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342011.194	594210.2101	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1341885.137	594212.7533	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342414.505	594249.2303	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-072	1342665.322	594585.1808	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-072	1342741.71	594612.8666	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-072	1342829.849	594644.8118	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-072	1342919.164	594677.183	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	0	40	0	40	APT	304	Turf Valley	SDP-21-001	1343878.307	593738.518	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1003	Falcon Place	F-19-031	1352772.748	526469.9491	Gorman Crossing ES	Murray Hill MS	Reservoir HS
UNBLT	2025	0	1	0	0	1	SFA	1003	Falcon Place	F-19-031	1352645.008	526497.5298	Gorman Crossing ES	Murray Hill MS	Reservoir HS
UNBLT	2025	0	1	0	0	1	SFA	1003	Falcon Place	F-19-031	1352786.678	526517.4487	Gorman Crossing ES	Murray Hill MS	Reservoir HS
UNBLT	2025	1	0	0	0	1	SFD	1038	Robert's Crossing	F-17-098	1390805.546	555967.2004	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2025	1	0	0	0	1	SFD	1038	Robert's Crossing	F-17-098	1391309.737	555959.7689	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2025	1	0	0	0	1	SFD	1038	Robert's Crossing	F-17-098	1391217.617	556037.0345	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2025	1	0	0	0	1	SFD	1038	Robert's Crossing	F-17-098	1391087.612	556084.7538	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2025	1	0	0	0	1	SFD	1038	Robert's Crossing	F-17-098	1390898.649	556122.9474	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2025	1	0	0	0	1	SFD	1089	Penkusky Property	F-19-018	1376801.224	574175.248	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2025	1	0	0	0	1	SFD	1089	Penkusky Property	F-19-018	1376758.06	574106.8005	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2025	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367486.778	594745.9714	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2025	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367686.232	594940.4881	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2025	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367543.636	595003.7907	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2025	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367769.64	595136.0303	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2025	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367814.064	595199.6193	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2025	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367549.418	595284.2302	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2025	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367479.705	595312.297	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2025	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367595.256	595388.9405	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2025	1	0	0	0	1	SFD	1164	River Birch Manor	F-20-064	1351576.049	591030.6745	Manor Woods ES	Burleigh Manor MS	Marriotts Ridge HS
UNBLT	2025	1	0	0	0	1	SFD	1164	River Birch Manor	F-20-064	1351320.084	591186.4541	Manor Woods ES	Burleigh Manor MS	Marriotts Ridge HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347034.386	583280.8558	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1346794.614	583397.5622	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1346909.915	583568.0212	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347322.262	583923.3357	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347628.291	584268.7604	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347318.969	584372.6524	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347592.224	584548.0697	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347583.425	584617.5144	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347155.894	584702.6618	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347058.362	584774.9059	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347229.103	584862.5146	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347009.378	584928.5169	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347386.692	585017.9265	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS

UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346894.495	582777.2462	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346575.604	582873.1587	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346865.256	582942.6562	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346345.331	583005.2922	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1347016.725	583027.6653	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1345938.305	583064.5865	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346772.589	583131.1408	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346465.404	583209.6061	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346099.013	583295.7073	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1345868.74	583424.8119	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346072.668	583457.5083	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346136.148	583568.955	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346374.965	583660.2777	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346878.902	583759.3496	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1345981.951	583811.7432	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346775.792	583900.3146	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346412.042	583947.9656	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346923.827	583987.4113	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1347632.497	584019.3786	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346445.917	584197.1263	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	1185	Cunningham Property	F-18-072	1330772.056	570496.3952	Clarksville ES	Clarksville MS	River Hill HS
UNBLT	2025	1	0	0	0	1	SFD	1185	Cunningham Property	F-19-040	1331288.513	570990.3199	Clarksville ES	Clarksville MS	River Hill HS
UNBLT	2025	1	0	0	0	1	SFD	1193	McDaniel Property	F-14-021	1323085.326	552424.7832	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2025	1	0	0	0	1	SFD	1193	McDaniel Property	F-14-021	1322222.492	552936.1937	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2025	1	0	0	0	1	SFD	1198	Brighton Estates	F-16-019	1321332.649	560580.0498	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2025	1	0	0	0	1	SFD	1233	Five Hills Farm	F-16-031	1314299.284	607135.8874	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2025	0	13	0	0	13	SFA	1266	OAKS AT WATERS EDGE	SDP-20-004	1374951.315	549875.5235	Ducketts Lane ES	Thomas Viaduct MS	Oakland Mills HS
UNBLT	2025	1	0	0	0	1	SFD	1299	Douglas Woods	F-21-067	1380707.585	560272.0243	Rockburn ES	Elkridge Landing MS	Long Reach HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340022.928	593820.4474	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339834.877	593870.6837	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340145.903	593900.3415	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339849.424	593943.6289	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339607.3	593989.3138	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340167.886	593999.5412	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339869.228	594040.1174	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339632.058	594065.3863	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340163.928	594110.6781	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339498.431	594137.8875	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339398.358	594144.9589	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339985.765	594153.5689	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340023.125	594167.6444	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339731.612	594221.9443	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339874.326	594253.6713	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340233.182	594291.4992	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339755.291	594315.7306	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340105.664	594363.9873	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340235.993	594403.2194	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339931.634	594415.9428	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340097.522	594459.7244	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339948.839	594484.6984	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340088.107	594509.2395	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340215.44	594565.9425	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340132.264	594700.8353	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340125.553	594787.3253	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340141.231	594845.2762	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2025	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-025	1348571.891	538855.3599	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350289.744	538679.4138	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350383.484	538840.0146	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350231.038	538941.1192	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350254.953	539006.1699	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350293.02	539064.0867	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1349996.246	539125.3521	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350606.772	539161.7572	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350215.981	539220.4571	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350081.595	539291.4805	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1351047.458	539351.0364	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350762.656	539444.8426	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349289.172	539493.8161	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349100.438	539641.6414	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1348978.116	539806.8654	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349028.382	539937.5301	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349657.988	539839.2367	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349173.21	540084.8243	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-044	1350566.569	538225.5952	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-044	1350489.079	538289.5924	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-044	1350417.325	538348.7559	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-044	1350337.855	538414.281	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-044	1350485.162	538476.8663	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350483.703	537967.1961	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350403.042	538013.4861	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350311.539	538065.9972	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350516.397	538107.5435	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350444.842	538148.6067	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350127.313	538191.4354	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350329.922	538214.5574	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350276.543	538246.4062	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350230.671	538288.7438	Hammond ES	Hammond MS	Atholton HS

In-Process, Planned Development
Input to 2023 HCPSS Enrollment Projections and 2024 School Capacity Chart

UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349915.013	538443.8236	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349991.973	538491.4557	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349861.99	538545.7162	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350097.394	538571.6144	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350132.752	538601.815	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350020.834	538657.3079	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349837.176	538681.9933	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349902.115	538737.5866	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349751.135	538766.4847	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349965.86	538805.3275	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349654.926	538864.0983	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349678.328	538904.2805	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349561.93	538943.8556	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349582.061	538978.4208	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349603.45	539015.1464	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349632.387	539064.8341	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349672.648	539133.9648	Hammond ES	Hammond MS	Atholton HS
UNBLT	2025	0	1	0	0	1	SFA	3041	Elkridge Crossing II	F-20-025	1390087.124	562495.4844	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2025	0	0	48	0	48	APT	3137	Roslyn Rise - Columbia VWL	SDP-21-030	1349183.17	565048.2084	Bryant Woods ES	Wilde Lake MS	Wilde Lake HS
UNBLT	2025	1	0	0	0	1	SFD	3247	Oliva Subdivision	F-15-004	1279117.07	600550.1222	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2025	1	0	0	0	1	SFD	4093	Hampton Hills	F-20-024	1374344.388	573283.735	Worthington ES	Ellicott Mills MS	Howard HS
UNBLT	2025	1	0	0	0	1	SFD	4093	Hampton Hills	F-20-024	1374362.283	573469.9884	Worthington ES	Ellicott Mills MS	Howard HS
UNBLT	2025	1	0	0	0	1	SFD	4093	Hampton Hills	F-20-024	1374257.668	573627.8931	Worthington ES	Ellicott Mills MS	Howard HS
UNBLT	2025	1	0	0	0	1	SFD	4093	Hampton Hills	F-20-024	1374104.215	573757.06	Worthington ES	Ellicott Mills MS	Howard HS
UNBLT	2025	1	0	0	0	1	SFD	4093	Hampton Hills	F-20-024	1373989.326	573882.3117	Worthington ES	Ellicott Mills MS	Howard HS
INP	2026	1	0	0	0	1	SFD	26	Marks Property	ECP-22-065	1363854.122	542568.0975	Guilford ES	Patuxent Valley MS	High School 13
INP	2026	1	0	0	0	1	SFD	36	HARWOOD PARK	ECP-19-002	1386032.768	555898.6139	Ducketts Lane ES	Thomas Viaduct MS	High School 13
INP	2026	1	0	0	0	1	SFD	36	HARWOOD PARK	ECP-19-002	1386062.297	555859.1591	Ducketts Lane ES	Thomas Viaduct MS	High School 13
INP	2026	1	0	0	0	1	SFD	50	7320 OAKLAND MILLS ROAD SUBDIVISION	ECP-22-073	1360248.296	547539.8216	Guilford ES	Lake Elkhorn MS	Hammond HS
INP	2026	2	0	0	0	2	SFD	74	Highland View Subdivision	ECP-20-031	1369652.762	570821.0708	Phelps Luck ES	Ellicott Mills MS	Howard HS
INP	2026	4	0	0	0	4	SFD	82	Sparrow's Landing	ECP-21-010	1376319.671	556002.0872	Bellows Spring ES	Mayfield Woods MS	Long Reach HS
INP	2026	5	0	0	0	5	SFD	83	Calla Property	S-22-008	1371842.781	564289.8797	Rockburn ES	Elkridge Landing MS	Long Reach HS
INP	2026	2	0	0	0	2	SFD	89	Wharff Lane	ECP-21-027	1376582.978	571694.8095	Ilchester ES	Bonnie Branch MS	Howard HS
INP	2026	8	0	0	0	8	SFD	91	CASCADE RIDGE	SP-19-004	1378650.41	571573.6812	Rockburn ES	Bonnie Branch MS	Howard HS
INP	2026	0	18	0	0	18	SFA	99	Taylor Highlands Ph 1 & 2	SP-16-013	1370414.242	578951.1355	Worthington ES	Ellicott Mills MS	Howard HS
INP	2026	0	0	46	0	46	APT	99	Taylor Highlands Ph 1 & 2	SP-16-013	1370414.242	578951.1355	Worthington ES	Ellicott Mills MS	Howard HS
INP	2026	0	0	20	0	20	APT	138	RANLEAGH APTS - COLUMBIA VILLAGE OF HARF	SDP-22-051	1345846.888	564664.0272	Longfellow ES	Harpers Choice MS	Wilde Lake HS
INP	2026	8	0	0	0	8	SFD	170	ST. CHARLES WOODS	F-18-115	1342838.645	590938.4861	Manor Woods ES	Mount View MS	Marriotts Ridge HS
INP	2026	0	7	0	0	7	SFA	170	Friendly Inn	ECP-22-060	1341879.992	590026.1173	Manor Woods ES	Mount View MS	Marriotts Ridge HS
INP	2026	1	0	0	0	1	SFD	232	HURT PROPERTY	ECP-21-022	1325634.34	604144.7876	West Friendship ES	Mount View MS	Marriotts Ridge HS
INP	2026	4	0	0	0	4	SFD	267	Whiskey Bottom Estates	S-22-004	1355716.887	532133.1243	Forest Ridge ES	Patuxent Valley MS	Hammond HS
INP	2026	0	20	0	0	20	SFA	276	DORSEY OVERLOOK	SDP-20-074	1356744.2	573279.2011	Running Brook ES	Wilde Lake MS	Wilde Lake HS
INP	2026	5	0	0	0	5	SFD	297	BEECHWOOD MANOR	P-22-001	1350019.471	528359.388	Gorman Crossing ES	Hammond MS	Reservoir HS
INP	2026	1	0	0	0	1	SFD	297	Miller Property	ECP-22-071	1350438.276	528652.2724	Gorman Crossing ES	Hammond MS	Reservoir HS
INP	2026	0	6	0	0	6	SFA	297	BEECHWOOD MANOR	P-22-001	1350019.471	528359.388	Gorman Crossing ES	Hammond MS	Reservoir HS
INP	2026	0	0	12	0	12	APT	304	Caperton Village at Turf Valley	F-17-101	1343213.756	593487.2847	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2026	0	0	12	0	12	APT	304	Caperton Village at Turf Valley	F-17-101	1342993.632	593267.9616	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2026	0	10	0	0	10	SFA	1001	Paddock Pointe	F-16-013	1359041.636	524723.5888	Forest Ridge ES	Patuxent Valley MS	Hammond HS
INP	2026	0	0	100	0	100	APT	1001	Paddock Pointe	F-16-013	1359041.636	524723.5888	Forest Ridge ES	Patuxent Valley MS	Hammond HS
INP	2026	4	0	0	0	4	SFD	1002	Baltimore Avenue	ECP-21-036	1354535.093	526830.6955	Laurel Woods ES	Murray Hill MS	Reservoir HS
INP	2026	5	0	0	0	5	SFD	1007	PIERCE PROPERTY	SP-20-004	1347880.359	535399.1417	Hammond ES	Hammond MS	Reservoir HS
INP	2026	0	10	0	0	10	SFA	1035	Corridor Square	F-18-005	1379580.535	552660.9218	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
INP	2026	0	0	70	0	70	APT	1035	Wesley Grove Development	ECP-21-038	1380658.103	553300.7316	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
INP	2026	2	0	0	0	2	SFD	1088	5192 & 5196 Talbots Landing Rd	ECP-21-002	1376921.926	567709.7355	Ilchester ES	Bonnie Branch MS	Howard HS
INP	2026	1	0	0	0	1	SFD	1088	5192 & 5196 Talbots Landing Rd	ECP-21-002	1377183.967	567866.7725	Ilchester ES	Bonnie Branch MS	Howard HS
INP	2026	3	0	0	0	3	SFD	1112	Reservoir Hills	ECP-22-045	1338853.89	537914.4554	Fulton ES	Lime Kiln MS	Reservoir HS
INP	2026	2	0	0	0	2	SFD	1144		ECP-23-001	1350997.304	570038.078	Longfellow ES	Harpers Choice MS	Wilde Lake HS
INP	2026	3	0	0	0	3	SFD	1186	TROTTER ESTATES	ECP-22-028	1335055.089	562664.8376	Clarksville ES	Clarksville MS	River Hill HS
INP	2026	1	0	0	0	1	SFD	1186	Lee Property	ECP-21-047	1333713.212	566698.0022	Clarksville ES	Clarksville MS	River Hill HS
INP	2026	1	0	0	0	1	SFD	1195	Haviland Hills	ECP-22-053	1312968.705	556766.1227	Dayton Oaks ES	Lime Kiln MS	River Hill HS
INP	2026	2	0	0	0	2	SFD	1233	Dickey Property	ECP-20-048	1311534.9	613471.5279	Bushy Park ES	Glenwood MS	Glenelg HS
INP	2026	17	0	0	0	17	SFD	2010	Wellington Farms	F-21-044	1351420.308	538720.8969	Hammond ES	Hammond MS	Atholton HS
INP	2026	0	15	0	0	15	SFA	2010	Wellington Farms	F-22-001	1350659.226	537818.797	Hammond ES	Hammond MS	Atholton HS
INP	2026	7	0	0	0	7	SFD	2035	LINDEN AVENUE (LENNOX PARK)	ECP-21-019	1383276.111	550367.546	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
INP	2026	5	0	0	0	5	SFD	2035	LINDEN AVENUE (LENNOX PARK)	ECP-21-019	1383196.242	550480.8858	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
INP	2026	0	0	125	0	125	APT	2035	DORSEY BUSINESS CENTER	S-22-005	1382041.49	553260.7839	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
INP	2026	0	20	0	0	20	SFA	2036	ELMS AT ELKRIDGE (ROBERTS PROPERTY)	SP-21-001	1385489.095	556691.1114	Hanover Hills ES	Thomas Viaduct MS	High School 13
INP	2026	0	0	113	0	113	APT	2036	ELMS AT ELKRIDGE (ROBERTS PROPERTY)	SP-21-001	1385489.095	556691.1114	Hanover Hills ES	Thomas Viaduct MS	High School 13
INP	2026	0	4	0	0	4	SFA	2042	Mehta Property	ECP-22-012	1388529.723	562258.4958	Elkridge ES	Elkridge Landing MS	High School 13
INP	2026	11	0	0	0	11	SFD	2060	OLD MONTGOMERY MEADOWS	S-22-006	1362164.376	558939.3733	Jeffers Hill ES	Lake Elkhorn MS	Oakland Mills HS
INP	2026	1	0	0	0	1	SFD	2132	6000 JERRY'S DRIVE	ECP-22-074	1346442.798	560880.672	Bryant Woods ES	Wilde Lake MS	Atholton HS
INP	2026	0	0	100	0	100	APT	3023	Annapolis Junction Town Center	Red-lined SDP	1370659.176	530898.7763	Bollman Bridge ES	Patuxent Valley MS	Hammond HS
INP	2026	4	0	0	0	4	SFD	3034	MAPLE GROVE	S-18-005	1362027.366	587217.944	St Johns Lane ES	Patapsco MS	Mt Hebron HS
INP	2026	0	0	82	0	82	APT	3035	Blue Stream	SDP-18-058	1376313.046	550444.9359	Bellows Spring ES	Thomas Viaduct MS	Oakland Mills HS
INP	2026	0	0	58	0	58	APT	3035	Weinman Apartments	ECP-23-004	1376978.23	550996.5478	Bellows Spring ES	Thomas Viaduct MS	Oakland Mills HS
INP	2026	0	17	0	0	17	SFA	3041	Elkridge Crossing II	F-20-053	1390521.469	562430.0871	Elkridge ES	Elkridge Landing MS	High School 13
INP	2026	0	0	38	0	38	APT	3131	Patuxent Commons	ECP-22-040	1345223.698	557303.2467	Clemens Crossing ES	Wilde Lake MS	Atholton HS
UNBLT	2026	1	0	0	0	1	SFD	2	NORTH LAUREL PARK		1355928.331	527605.5167	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2026	1	0	0	0	1	SFD	2			1357173.926	526753.3356	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2026	1	0	0	0	1	SFD	25	EDWARD YOUNG SUBDIVISION		1365833.597	538649.4188	Bollman Bridge ES	Patuxent Valley MS	High School 13
UNBLT	2026	1	0	0	0	1	SFD	118			1327651.555	549255.1197	Pointers Run ES	Clarksville MS	Atholton HS
UNBLT	2026	1	0	0	0	1	SFD	119			1325552.006	550032.9883	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2026	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1345531.125	577856.1072	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2026	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1346300.075	578223.1653	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2026	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1345909.773	579345.2099	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2026	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1344889.121	579509.3062	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2026	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1345139.113	579677.0727	Centennial Lane ES	Burleigh Manor MS	Centennial HS

UNBLT	2026	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1344805.498	580020.0902	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2026	1	0	0	0	1	SFD	173	Kings Forest	F-19-014	1345398.137	580287.1394	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2026	1	0	0	0	1	SFD	178	Folly Equine Estates	F-16-012	1335414.223	580492.241	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1311708.882	570722.4829	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	205	Willowshire	F-18-086	1311069.234	571079.5084	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	211	Cattail Overlook	F-14-072	1300499.713	578522.4432	Bushy Park ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	211	Cattail Overlook	F-14-072	1300033.984	578460.0754	Bushy Park ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	212	VINEYARDS AT CATTAIL CREEK	F-00-68	1298252.272	584381.4193	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	213	WARFIELD ESTATES SEC 6	F-74-57	1306805.731	586610.841	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	248			1263227.595	612748.8922	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	281	Linden Grove	F-20-019	1293578.091	606978.9855	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2026	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342088.051	593830.5714	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342003.551	593830.7916	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342271.541	593882.3526	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1341880.214	593966.3005	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342011.446	593992.2089	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1341880.377	594028.8003	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342379.668	594033.4874	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1341880.517	594082.5501	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342172.119	594058.5407	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342077.119	594058.7881	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342416.561	594098.8026	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342421.189	594226.038	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342194.193	594209.7334	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342083.193	594210.0225	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1341984.694	594210.2792	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1341861.124	594214.4259	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342405.016	594271.5642	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-072	1342684.125	594591.9958	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-072	1342772.265	594623.941	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-072	1342849.828	594652.0526	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-072	1342937.967	594683.9979	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	0	40	0	40	APT	304	Turf Valley	SDP-21-001	1343878.307	593738.518	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1003	Falcon Place	F-19-031	1352640.083	526480.737	Gorman Crossing ES	Murray Hill MS	Reservoir HS
UNBLT	2026	0	1	0	0	1	SFA	1003	Falcon Place	F-19-031	1352781.753	526500.656	Gorman Crossing ES	Murray Hill MS	Reservoir HS
UNBLT	2026	0	1	0	0	1	SFA	1003	Falcon Place	F-19-031	1352654.013	526528.2366	Gorman Crossing ES	Murray Hill MS	Reservoir HS
UNBLT	2026	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367550.791	594789.7417	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2026	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367189.724	594966.631	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2026	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367470.318	595045.3661	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2026	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367579.048	595142.2177	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2026	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367435.178	595199.7143	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2026	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367888.007	595272.0296	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2026	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367736.022	595342.8317	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2026	1	0	0	0	1	SFD	1109	Patapsco Crossing	F-19-038	1367517.202	595412.5408	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2026	1	0	0	0	1	SFD	1114			1327932.505	544135.5959	Pointers Run ES	Lime Kiln MS	River Hill HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1346762.729	583335.6691	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1346995.052	583470.3786	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1346958.627	583616.1236	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347419.668	584081.1862	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347475.153	584274.0744	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347609.823	584409.18	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347198.767	584540.8301	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347398.592	584604.52	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347260.866	584741.0037	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347562.209	584794.9746	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347302.588	584871.9383	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347068.053	584970.5219	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1347163.207	582785.6891	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1347209.095	582894.6841	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1347228.708	582959.9565	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346661.538	583002.5469	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346005.355	583044.4051	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346840.569	583084.1287	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346134.263	583159.9209	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1345805.837	583217.9326	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346031.876	583315.7506	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346215.936	583421.3802	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346666.228	583483.6092	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346371.734	583590.1431	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1345952.339	583703.5452	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346750.184	583757.8627	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346816.42	583831.1967	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346250.269	583895.9142	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1347487.289	583931.1343	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346756.605	584014.1343	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346760.588	584082.6899	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346337.509	584205.784	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1185	Cunningham Property	F-19-040	1331319.385	570776.4135	Clarksville ES	Clarksville MS	River Hill HS
UNBLT	2026	1	0	0	0	1	SFD	1193	McDaniel Property	F-14-021	1322975.809	552517.1403	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2026	1	0	0	0	1	SFD	1193	McDaniel Property	F-14-021	1322032.946	553069.2954	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2026	1	0	0	0	1	SFD	1249			1288626.8	612427.1336	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1249	ROMITI PROPERTY	F-08-151	1284674.147	617278.8912	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2026	1	0	0	0	1	SFD	1293			1309163.224	605741.2214	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340131.048	593827.4205	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340140.223	593874.5344	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339730.929	593916.3969	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339741.083	593965.8656	Manor Woods ES	Mount View MS	Marriotts Ridge HS

UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339859.075	593990.6487	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339619.679	594027.3501	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339625.868	594046.3681	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340083.589	594061.6972	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340178.581	594127.8563	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339475.978	594139.3392	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339378.399	594146.2494	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339722.344	594180.7714	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339727.539	594202.3589	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340081.942	594221.0791	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340231.189	594271.594	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339749.603	594296.5485	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340105.429	594340.0058	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339767.941	594356.3948	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339780.776	594391.414	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339794.73	594431.6414	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339943.692	594458.6476	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339812.932	594488.7526	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340222.778	594524.1601	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340179.363	594629.8358	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340217.304	594745.5829	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340235.785	594805.1569	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340147.404	594864.275	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2026	1	0	0	0	1	SFD	2002	NORTH LAUREL PARK		1358398.081	526554.0197	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2026	1	0	0	0	1	SFD	2002	NORTH LAUREL PARK		1358388.655	526402.1742	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2026	1	0	0	0	1	SFD	2002	North Laurel Park		1358210.245	525905.0334	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2026	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-025	1348487.799	538805.3659	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350252.669	538737.9707	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350222.528	538872.3365	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350116.373	538993.1024	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350813.496	539049.8297	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350847.315	539099.3907	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350670.7	539135.6151	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350469.188	539167.5369	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350053.559	539238.4332	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350760.763	539290.7504	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350991.777	539373.3871	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1348846.345	539506.0188	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349311.512	539573.2729	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349360.9	539704.5402	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349163.78	539810.4415	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349441.447	539944.4093	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349052.828	540006.9717	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349087.751	540123.4378	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-044	1350549.595	538239.591	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-044	1350470.176	538305.1783	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-044	1350392.635	538369.1132	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-044	1350538.014	538433.2892	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-044	1350468.188	538490.8621	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350462.453	537979.3906	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350370.95	538031.9024	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350290.289	538078.192	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350499.05	538117.4981	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350418.823	538163.5391	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350364.615	538194.648	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350098.105	538227.7506	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350259.537	538261.1137	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350216.888	538303.2165	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349933.726	538455.3915	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350044.856	538527.5925	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350080.665	538557.3261	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349913.026	538577.265	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349967.687	538614.1537	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349801.249	538659.2382	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350056.589	538687.0334	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349918.981	538755.3818	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349949.093	538787.4637	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349802.195	538802.148	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349860.389	538863.1875	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349892.212	538897.0919	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349701.73	538944.4627	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349592.126	538995.7036	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349756.891	539034.3972	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349642.452	539082.1168	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349683.972	539153.4078	Hammond ES	Hammond MS	Atholton HS
UNBLT	2026	1	0	0	0	1	SFD	3176	Cunningham Property	F-18-072	1330609.907	570516.7338	Triadelphia Ridge ES	Folly Quarter MS	River Hill HS
UNBLT	2026	1	0	0	0	1	SFD	4093	Hampton Hills	F-20-024	1374470.885	573340.4223	Worthington ES	Ellicott Mills MS	Howard HS
UNBLT	2026	1	0	0	0	1	SFD	4093	Hampton Hills	F-20-024	1374304.695	573532.1066	Worthington ES	Ellicott Mills MS	Howard HS
UNBLT	2026	1	0	0	0	1	SFD	4093	Hampton Hills	F-20-024	1373981.292	573676.4921	Worthington ES	Ellicott Mills MS	Howard HS
UNBLT	2026	1	0	0	0	1	SFD	4093	Hampton Hills	F-20-024	1373931.085	573748.7306	Worthington ES	Ellicott Mills MS	Howard HS
INP	2027	0	19	0	0	19	SFA	99	Taylor Highlands Ph 1 & 2	SP-16-013	1370414.242	578951.1355	Worthington ES	Ellicott Mills MS	Howard HS
INP	2027	0	0	46	0	46	APT	99	Taylor Highlands Ph 1 & 2	SP-16-013	1370414.242	578951.1355	Worthington ES	Ellicott Mills MS	Howard HS
INP	2027	0	6	0	0	6	SFA	170	Friendly Inn	ECP-22-060	1341879.992	590026.1173	Manor Woods ES	Mount View MS	Marriotts Ridge HS
INP	2027	0	18	0	0	18	SFA	276	DORSEY OVERLOOK	SDP-20-074	1356744.2	573279.2011	Running Brook ES	Wilde Lake MS	Wilde Lake HS
INP	2027	5	0	0	0	5	SFD	297	BEECHWOOD MANOR	P-22-001	1350019.471	528359.388	Gorman Crossing ES	Hammond MS	Reservoir HS
INP	2027	0	5	0	0	5	SFA	297	BEECHWOOD MANOR	P-22-001	1350019.471	528359.388	Gorman Crossing ES	Hammond MS	Reservoir HS
INP	2027	0	0	12	0	12	APT	304	Caperton Village at Turf Valley	F-17-101	1343213.756	593487.2847	Waverly ES	Mount View MS	Marriotts Ridge HS

In-Process, Planned Development
Input to 2023 HCPSS Enrollment Projections and 2024 School Capacity Chart

INP	2027	0	0	11	0	11	APT	304	Caperton Village at Turf Valley	F-17-101	1342993.632	593267.9616	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2027	0	10	0	0	10	SFA	1001	Paddock Pointe	F-16-013	1359041.636	524723.5888	Forest Ridge ES	Patuxent Valley MS	Hammond HS
INP	2027	0	0	100	0	100	APT	1001	Paddock Pointe	F-16-013	1359041.636	524723.5888	Forest Ridge ES	Patuxent Valley MS	Hammond HS
INP	2027	0	0	70	0	70	APT	1035	Wesley Grove Development	ECP-21-038	1380658.103	553300.7316	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
INP	2027	3	0	0	0	3	SFD	1112	Reservoir Hills	ECP-22-045	1338853.89	537914.4554	Fulton ES	Lime Kiln MS	Reservoir HS
INP	2027	17	0	0	0	17	SFD	2010	Wellington Farms	F-21-044	1351420.308	538720.8969	Hammond ES	Hammond MS	Atholton HS
INP	2027	0	15	0	0	15	SFA	2010	Wellington Farms	F-22-001	1350659.226	537818.797	Hammond ES	Hammond MS	Atholton HS
INP	2027	0	0	125	0	125	APT	2035	DORSEY BUSINESS CENTER	S-22-005	1382041.49	553260.7839	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
INP	2027	0	20	0	0	20	SFA	2036	ELMS AT ELKRIDGE (ROBERTS PROPERTY)	SP-21-001	1385489.095	556691.1114	Hanover Hills ES	Thomas Viaduct MS	High School 13
INP	2027	0	0	113	0	113	APT	2036	ELMS AT ELKRIDGE (ROBERTS PROPERTY)	SP-21-001	1385489.095	556691.1114	Hanover Hills ES	Thomas Viaduct MS	High School 13
INP	2027	0	3	0	0	3	SFA	2042	Mehta Property	ECP-22-012	1388529.723	562258.4958	Elkridge ES	Elkridge Landing MS	High School 13
INP	2027	0	0	40	0	40	APT	3023		ECP-22-044	1369673.448	532107.6353	Bollman Bridge ES	Patuxent Valley MS	Hammond HS
INP	2027	0	8	0	0	8	SFA	3035	Weinman Apartments	ECP-23-004	1376978.23	550996.5478	Bellows Spring ES	Thomas Viaduct MS	Oakland Mills HS
INP	2027	0	0	58	0	58	APT	3035	Weinman Apartments	ECP-23-004	1376978.23	550996.5478	Bellows Spring ES	Thomas Viaduct MS	Oakland Mills HS
INP	2027	0	18	0	0	18	SFA	3041	Elkridge Crossing II	F-20-053	1390521.469	562430.0871	Elkridge ES	Elkridge Landing MS	High School 13
INP	2027	0	0	38	0	38	APT	3131	Patuxent Commons	ECP-22-040	1345223.698	557303.2467	Clemens Crossing ES	Wilde Lake MS	Atholton HS
UNBLT	2027	1	0	0	0	1	SFD	25	GLEN COURT		1365518.262	538412.579	Bollman Bridge ES	Patuxent Valley MS	High School 13
UNBLT	2027	1	0	0	0	1	SFD	36	HARWOOD PARK		1386170.637	554796.1205	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2027	1	0	0	0	1	SFD	36	HARWOOD PARK		1386080.758	554728.9324	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2027	1	0	0	0	1	SFD	36	HARWOOD PARK		1385899.654	554600.7176	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2027	1	0	0	0	1	SFD	40	RALPH A COONEY PROPERTY		1392237.111	562840.259	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2027	1	0	0	0	1	SFD	80			1375225.85	556479.1386	Deep Run ES	Mayfield Woods MS	Long Reach HS
UNBLT	2027	1	0	0	0	1	SFD	108	Shams Subdivision	F-10-081	1370186.532	592607.4633	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2027	1	0	0	0	1	SFD	122	HOPKINS MEADE, SEC. 5	F-72-077	1335886.733	546718.1461	Pointers Run ES	Lime Kiln MS	River Hill HS
UNBLT	2027	1	0	0	0	1	SFD	124	SNODGRASS PROPERTY	F-88-212	1391293.992	559947.2238	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2027	1	0	0	0	1	SFD	179			1332610.236	590829.3641	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	1	0	0	0	1	SFD	182			1319338.262	584726.1876	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	196			1317459.351	561129.1989	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2027	1	0	0	0	1	SFD	211	Cattail Overlook	F-14-072	1300198.363	578724.098	Bushy Park ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	240			1294365.988	616034.0757	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	241	Mullinix Feed Lot	F-08-032	1286613.82	603723.1514	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	241	Jagwood Farms	F-12-036	1288442.192	607910.7821	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2027	0	1	0	0	1	SFA	297			1349732.514	528813.2941	Gorman Crossing ES	Hammond MS	Reservoir HS
UNBLT	2027	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342054.051	593830.6599	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342138.586	593830.7069	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342289.435	593902.4413	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342011.39	593970.959	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1341880.322	594007.5504	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342011.55	594032.2088	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1341880.461	594061.3002	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342234.619	594058.3779	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342139.619	594058.6252	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342404.953	594074.4686	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1341880.676	594143.7999	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342268.691	594209.5327	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342170.193	594209.796	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342059.193	594210.0851	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1341935.664	594210.7085	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1341837.126	594216.4227	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-071	1342390.457	594295.1427	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-072	1342702.928	594598.8107	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-072	1342792.243	594631.1819	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-072	1342880.383	594663.127	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	304	Villages at Town Square - Turf Valley	F-20-072	1342956.77	594690.8128	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	0	40	0	40	APT	304	Turf Valley	SDP-21-001	1343878.307	593738.518	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	1	0	0	0	1	SFD	1089	Ilchester Hills	F-03-178	1378752.425	574189.0313	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2027	1	0	0	0	1	SFD	1104	Ann's Delight	F-10-077	1369878.49	583402.641	Veterans ES	Dunloggin MS	Mt Hebron HS
UNBLT	2027	1	0	0	0	1	SFD	1114			1327040.466	545492.2799	Pointers Run ES	Lime Kiln MS	River Hill HS
UNBLT	2027	1	0	0	0	1	SFD	1115			1328881.103	545621.1518	Pointers Run ES	Lime Kiln MS	River Hill HS
UNBLT	2027	1	0	0	0	1	SFD	1151			1357362.328	570261.8291	Thunder Hill ES	Oakland Mills MS	Oakland Mills HS
UNBLT	2027	1	0	0	0	1	SFD	1168			1348211.107	588737.7054	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1168			1348211.107	588737.7054	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1346922.326	583379.8731	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1346844.424	583485.2961	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347010.594	583660.6283	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347493.672	584083.2148	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347618.622	584339.7353	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347453.113	584452.6691	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347257.263	584584.1148	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347098.81	584657.6276	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347330.665	584747.9539	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347110.824	584819.6927	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347547.432	584866.2816	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-17-001	1347182.734	585010.3701	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346829.371	582796.8138	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1347049.774	582890.054	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346798.6	582962.6844	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1347086.833	583004.8316	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346949.667	583047.9277	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1347281.853	583133.3498	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346391.088	583166.8289	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346364.491	583238.2021	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346358.043	583341.0207	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346634.45	583421.7857	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1345900.341	583530.1751	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346064.127	583588.8714	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346679.271	583688.6186	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS

HCPSS enrollment projections include potential units from undeveloped land which are not includd in this report, as those units are neither approved nor in process

UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1347587.924	583778.3678	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346401.267	583872.5471	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346936.704	583916.8079	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1347676.579	583950.2886	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346252.9	584058.7355	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346284.451	584124.8688	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1171	Westmount	F-21-032	1346802.777	584183.9027	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1182			1322360.795	586584.0244	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1182			1322143.234	587147.7967	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1194			1315586.46	549694.9475	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2027	1	0	0	0	1	SFD	1220	O'DONNELL PROPERTY	F-96-025	1312264.645	596993.3357	Bushy Park ES	Folly Quarter MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1249			1286371.021	612399.5818	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1249	Hay Meadow Overlook	F-09-110	1284964.075	615155.1826	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2027	1	0	0	0	1	SFD	1280	RIDGE VIEW HUNT	F-97-120	1301569.067	596375.6286	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340027.226	593842.5329	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340034.868	593881.7962	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339844.599	593920.1189	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339854.25	593967.1388	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339613.489	594008.3319	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340148.374	594010.8722	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340115.623	594033.7083	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339638.247	594084.4044	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339560.433	594132.19	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339440.769	594142.217	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339355.884	594147.7052	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340004.644	594160.1014	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340043.535	594176.6471	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339736.379	594244.0143	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340099.51	594270.4525	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340104.77	594313.576	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339761.138	594334.8643	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340236.767	594383.2228	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339922.186	594391.1331	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340101.182	594433.5091	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339807.347	594469.5666	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340226.005	594504.342	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339823.07	594530.0842	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340167.179	594648.8143	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340223.631	594767.0472	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340130.599	594806.7301	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340154.684	594885.4224	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	1	0	0	0	1	SFD	2002			1356785.11	524991.6091	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2027	1	0	0	0	1	SFD	2002			1357722.376	525853.8299	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2027	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-025	1348860.684	539362.1427	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350418.37	538771.7356	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350097.389	538929.6922	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350431.629	538980.4365	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350130.181	539058.2374	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350159.91	539114.3627	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350403.013	539146.9365	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350538.312	539172.5646	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350930.356	539229.9429	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350507.742	539294.534	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350137.666	539397.5749	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1348888.354	539573.5356	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349101.984	539397.0459	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349081.1	539574.6233	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349138.647	539745.1092	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349003.249	539872.1977	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349504.747	539899.1304	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349304.124	540005.5909	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-044	1350532.62	538253.5866	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-044	1350453.202	538319.1742	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-044	1350373.732	538384.6992	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-044	1350519.11	538448.8751	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-044	1350451.214	538504.8579	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350443.372	537990.3412	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350349.701	538044.0968	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350553.258	538086.3894	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350481.704	538127.4531	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350399.308	538174.7382	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350347.268	538204.6026	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350310.407	538225.7565	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350071.286	538265.8648	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350201.963	538320.0322	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349952.439	538466.9594	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349842.851	538533.8855	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349879.002	538556.2324	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350114.122	538585.9027	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349986.892	538629.3264	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349820.362	538671.1234	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349853.745	538693.2613	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349732.295	538754.1942	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349767.718	538777.6405	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349828.565	538829.2845	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349667.256	538885.2695	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349689.4	538923.2914	Hammond ES	Hammond MS	Atholton HS

UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349571.996	538961.1381	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349734.402	538996.6047	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349621.064	539045.3912	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349652.518	539099.3996	Hammond ES	Hammond MS	Atholton HS
UNBLT	2027	1	0	0	0	1	SFD	2035	LENNOX PARK		1382062.348	550699.7766	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
UNBLT	2027	1	0	0	0	1	SFD	2041			1388720.379	563642.2276	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2027	1	0	0	0	1	SFD	2112	BEAUFORT PARK		1329341.263	535904.2812	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2027	1	0	0	0	1	SFD	2112	BEAUFORT PARK, 4/2	F-74-001	1328093.639	536691.9109	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2027	1	0	0	0	1	SFD	2131			1348877.359	558211.7719	Clemens Crossing ES	Wilde Lake MS	Atholton HS
UNBLT	2027	1	0	0	0	1	SFD	2166	Myrtue Property	F-06-104	1350002.815	601849.5018	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2027	1	0	0	0	1	SFD	2238	WELLINGTON	F-96-96	1299944.769	588452.982	Bushy Park ES	Glenwood MS	Glenelg HS
INP	2028	0	19	0	0	19	SFA	99	Taylor Highlands Ph 1 & 2	SP-16-013	1370414.242	578951.1355	Worthington ES	Ellicott Mills MS	Howard HS
INP	2028	0	0	46	0	46	APT	99	Taylor Highlands Ph 1 & 2	SP-16-013	1370414.242	578951.1355	Worthington ES	Ellicott Mills MS	Howard HS
INP	2028	5	0	0	0	5	SFD	297	BEECHWOOD MANOR	P-22-001	1350019.471	528359.388	Gorman Crossing ES	Hammond MS	Reservoir HS
INP	2028	0	12	0	0	12	SFA	304	Turf Valley	ADDED CAPACITY	1342726.005	592486.1476	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2028	0	16	0	0	16	SFA	304	Villages at Town Square - Turf Valley	SDP-23-004	1341953.114	593830.0595	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2028	0	0	14	0	14	APT	304	Turf Valley	ADDED CAPACITY	1342726.005	592486.1476	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2028	0	10	0	0	10	SFA	1001	Paddock Pointe	F-16-013	1359041.636	524723.5888	Forest Ridge ES	Patuxent Valley MS	Hammond HS
INP	2028	0	0	100	0	100	APT	1001	Paddock Pointe	F-16-013	1359041.636	524723.5888	Forest Ridge ES	Patuxent Valley MS	Hammond HS
INP	2028	0	0	68	0	68	APT	1035	Wesley Grove Development	ECP-21-038	1380658.103	553300.7316	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
INP	2028	17	0	0	0	17	SFD	2010	Wellington Farms	F-21-044	1351420.308	538720.8969	Hammond ES	Hammond MS	Atholton HS
INP	2028	0	20	0	0	20	SFA	2036	ELMS AT ELKRIDGE (ROBERTS PROPERTY)	SP-21-001	1385489.095	556691.1114	Hanover Hills ES	Thomas Viaduct MS	High School 13
INP	2028	0	0	40	0	40	APT	3023		ECP-22-044	1369673.448	532107.6353	Bollman Bridge ES	Patuxent Valley MS	Hammond HS
INP	2028	0	8	0	0	8	SFA	3035	Weinman Apartments	ECP-23-004	1376978.23	550996.5478	Bellows Spring ES	Thomas Viaduct MS	Oakland Mills HS
INP	2028	0	0	58	0	58	APT	3035	Weinman Apartments	ECP-23-004	1376978.23	550996.5478	Bellows Spring ES	Thomas Viaduct MS	Oakland Mills HS
INP	2028	0	18	0	0	18	SFA	3041	Elkridge Crossing II	F-20-053	1390521.469	562430.0871	Elkridge ES	Elkridge Landing MS	High School 13
INP	2028	16	0	0	0	16	SFD	4115	MAPLE LAWN FARMS	S-06-016	1335051.798	541872.6883	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2028	1	0	0	0	1	SFD	2	NORTH LAUREL PARK		1357082.228	527503.9825	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2028	1	0	0	0	1	SFD	2			1357229.655	526756.3068	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2028	1	0	0	0	1	SFD	26	Walls Property	F-08-130	1363867.157	543084.5899	Guilford ES	Patuxent Valley MS	High School 13
UNBLT	2028	1	0	0	0	1	SFD	27	Rose Lane	F-07-197	1364387.56	541608.7997	Guilford ES	Patuxent Valley MS	High School 13
UNBLT	2028	1	0	0	0	1	SFD	36	HARWOOD		1386010.412	556685.3595	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2028	1	0	0	0	1	SFD	36	HARWOOD PARK		1385671.871	556194.7937	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2028	1	0	0	0	1	SFD	50	CLAYTON SHUPE PROPERTY	F-77-181	1360077.338	546079.6779	Guilford ES	Lake Elkhorn MS	Hammond HS
UNBLT	2028	1	0	0	0	1	SFD	50	Teresa Ochoa Property	F-08-096	1359849.366	547012.9925	Guilford ES	Lake Elkhorn MS	Hammond HS
UNBLT	2028	1	0	0	0	1	SFD	85			1374934.583	568581.122	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2028	1	0	0	0	1	SFD	105			1370176.769	592290.0035	Veterans ES	Dunloggin MS	Mt Hebron HS
UNBLT	2028	1	0	0	0	1	SFD	108	DKE Property	F-09-068	1368007.35	592151.7327	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2028	1	0	0	0	1	SFD	144			1350147.373	570333.8215	Longfellow ES	Harpers Choice MS	Wilde Lake HS
UNBLT	2028	1	0	0	0	1	SFD	191			1366378.76	586246.4838	Northfield ES	Dunloggin MS	Centennial HS
UNBLT	2028	1	0	0	0	1	SFD	193	WILLOW POND	F-10-106	1325282.389	556913.1531	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2028	1	0	0	0	1	SFD	212	VINEYARDS AT CATTAIL CREEK	F-00-68	1297752.519	584319.9144	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2028	1	0	0	0	1	SFD	212	VINEYARDS AT CATTAIL CREEK	F-00-67	1299172.369	583399.0653	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2028	1	0	0	0	1	SFD	212	VINEYARDS AT CATTAIL CREEK	F-00-67	1299215.937	583670.7472	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2028	1	0	0	0	1	SFD	212	VINEYARDS AT CATTAIL CREEK	F-00-68	1298406.346	584349.5198	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2028	1	0	0	0	1	SFD	247			1270997.07	603971.6497	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2028	1	0	0	0	1	SFD	250	Schulze Property	F-06-057	1280192.193	603887.6186	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2028	1	0	0	0	1	SFD	281			1293876.22	608077.7468	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2028	1	0	0	0	1	SFD	282	THE ESTATE OF MULLINIX	F-96-134	1295159.168	597299.901	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2028	1	0	0	0	1	SFD	291			1308328.605	601406.1059	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2028	1	0	0	0	1	SFD	294			1292970.28	592178.8497	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2028	1	0	0	0	1	SFD	294			1291987.035	585700.4985	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2028	1	0	0	0	1	SFD	300	ELKRIDGE LANDING RETAIL CENTER		1389217.947	560381.9519	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2028	1	0	0	0	1	SFD	301			1370652.944	570054.5915	Waterloo ES	Bonnie Branch MS	Howard HS
UNBLT	2028	1	0	0	0	1	SFD	1002	NORTH LAUREL PARK		1356634.058	526715.4397	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2028	1	0	0	0	1	SFD	1003	LAUREL HEIGHTS		1351933.894	526213.7573	Gorman Crossing ES	Murray Hill MS	Reservoir HS
UNBLT	2028	1	0	0	0	1	SFD	1011	COOPER PROPERTY, 1/1	F-93-017	1346106.375	542321.0771	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	1102	Dorsey's Ridge	F-21-016	1364041.504	581354.3296	Veterans ES	Ellicott Mills MS	Centennial HS
UNBLT	2028	1	0	0	0	1	SFD	1113	VILLAGE OF OAKLAND MILLS	F-69-023	1353182.366	560924.0744	Stevens Forest ES	Oakland Mills MS	Oakland Mills HS
UNBLT	2028	1	0	0	0	1	SFD	1145	Running Brook		1353829.701	569590.1339	Running Brook ES	Wilde Lake MS	Wilde Lake HS
UNBLT	2028	1	0	0	0	1	SFD	1157			1350240.8	587314.1561	Manor Woods ES	Burleigh Manor MS	Marriotts Ridge HS
UNBLT	2028	1	0	0	0	1	SFD	1170	BRANTWOOD	F-01-075	1340767.89	589058.5442	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	1	0	0	0	1	SFD	1179	EVERGREEN VALLEY ESTATES	N/A	1333031.89	588618.9298	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	1	0	0	0	1	SFD	1206	BIG BRANCH OVERLOOK	F-98-165	1310556.509	575111.713	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2028	1	0	0	0	1	SFD	1207			1310786.452	582341.5322	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2028	1	0	0	0	1	SFD	1216	BURNTWOOD		1313187.827	586214.3912	Bushy Park ES	Folly Quarter MS	Glenelg HS
UNBLT	2028	1	0	0	0	1	SFD	1238	EARLE PROPERTIES	F-05-095	1295272.849	593146.9876	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2028	1	0	0	0	1	SFD	1244	EYLER PARK AT THE WESTWOODS	F-01-69	1284841.263	591491.2746	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2028	1	0	0	0	1	SFD	1249			1288757.728	612525.1257	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2028	1	0	0	0	1	SFD	1249	ROMITI PROPERTY	F-08-151	1284990.127	617581.7729	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2028	1	0	0	0	1	SFD	1293			1308488.428	606352.9071	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340135.633	593850.9784	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339839.774	593896.6089	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340043.688	593923.4488	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339601.168	593967.8788	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339750.733	594012.8855	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339755.559	594036.3954	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339760.887	594062.3543	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340148.509	594094.2063	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339538.265	594134.5951	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339853.154	594160.8241	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340199.834	594164.6063	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339858.355	594186.7622	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340217.516	594206.131	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340228.567	594249.2008	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339743.404	594274.8985	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340235.181	594313.9341	Manor Woods ES	Mount View MS	Marriotts Ridge HS

UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339903.666	594344.1742	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339913.284	594368.8472	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339788.083	594412.7604	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340233.477	594445.6859	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340228.997	594482.0089	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339952.778	594508.4056	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1339957.105	594534.5082	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340155.976	594665.3966	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340119.954	594765.3511	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	0	1	0	0	1	SFA	1304	Chapelgate Woods	F-21-011	1340135.644	594826.0907	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2028	1	0	0	0	1	SFD	2002	NORTH LAUREL PARK		1358411.463	526795.0562	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2028	1	0	0	0	1	SFD	2002			1356317.088	525464.224	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2028	0	1	0	0	1	SFA	2002			1356317.088	525464.224	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2028	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350229.866	538803.4192	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350388.253	538916.8439	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350501.419	539012.9168	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1349972.583	539060.7702	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350343.249	539111.8413	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350187.946	539167.4099	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350025.421	539185.3201	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350244.017	539273.5043	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350637.561	539303.5689	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1350823.402	539432.1047	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	1	0	0	0	1	SFD	2010	Wellington Farms	F-21-044	1348938.621	539704.2003	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349092.308	539491.8755	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349335.767	539639.2078	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349386.171	539769.7735	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349189.569	539875.6443	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349547.447	539829.4372	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	1	0	0	0	1	SFD	2010	Wellington Farms	F-22-001	1349230.594	540044.7347	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-044	1350585.432	538209.9787	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-044	1350513.717	538269.1727	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-044	1350436.228	538333.1698	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-044	1350356.758	538398.6948	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-044	1350502.136	538462.8707	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-21-044	1350432.311	538520.4438	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350424.291	538001.2912	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350330.62	538055.0472	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350533.744	538097.5888	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350464.357	538137.4077	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350381.961	538184.6931	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350111.61	538210.3483	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350085.118	538245.5427	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350244.888	538274.7092	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349894.173	538430.9413	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349971.153	538478.5273	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350063.846	538543.1281	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349896.014	538566.7485	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349932.132	538589.1351	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350003.913	538643.246	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1350037.753	538671.3735	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349872.083	538706.4915	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349934.037	538771.4229	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349784.036	538789.1779	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349845.333	538847.1464	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349875.445	538879.2283	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349550.607	538924.4126	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349722.072	538975.4335	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349745.499	539015.5954	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349770.12	539054.9874	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	0	1	0	0	1	SFA	2010	Wellington Farms	F-22-001	1349662.583	539116.682	Hammond ES	Hammond MS	Atholton HS
UNBLT	2028	1	0	0	0	1	SFD	2034			1357405.607	587687.7331	St Johns Lane ES	Patapsco MS	Mt Hebron HS
UNBLT	2028	1	0	0	0	1	SFD	2038	A.G. PARROTT INDUSTRIAL PARK	F-87-153	1388931.193	556734.9674	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2028	1	0	0	0	1	SFD	2038			1389564.38	555988.5894	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2028	1	0	0	0	1	SFD	2056	ALLVIEW ESTATES PARTS OF BLOCKS J,O,P,R &		1353757.268	553593.0746	Atholton ES	Oakland Mills MS	Oakland Mills HS
UNBLT	2028	1	0	0	0	1	SFD	2205			1306504.243	577715.6585	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2028	1	0	0	0	1	SFD	2306	WELLHAM PROP	F-95-097	1367513.26	596552.2716	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2028	1	0	0	0	1	SFD	3091			1382925.027	571574.9211	Rockburn ES	Bonnie Branch MS	Howard HS
UNBLT	2028	1	0	0	0	1	SFD	3248			1271460.889	609142.2529	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2028	1	0	0	0	1	SFD	3248	Sobus Property	F-08-075	1272046.043	610762.0224	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2028	1	0	0	0	1	SFD	4041	THE GABLES AT LAWYERS HILL	F-91-030	1390392.385	563764.9001	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2028	1	0	0	0	1	SFD	4087			1381780.969	562847.3725	Rockburn ES	Elkridge Landing MS	Long Reach HS
UNBLT	2028	1	0	0	0	1	SFD	4147			1344776.827	571841.0999	Centennial Lane ES	Burleigh Manor MS	Centennial HS
INP	2029	4	0	0	0	4	SFD	297	BEECHWOOD MANOR	P-22-001	1350019.471	528359.388	Gorman Crossing ES	Hammond MS	Reservoir HS
INP	2029	0	13	0	0	13	SFA	304	Turf Valley	ADDED CAPACITY	1342726.005	592486.1476	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2029	0	16	0	0	16	SFA	304	Villages at Town Square - Turf Valley	SDP-23-004	1341953.114	593830.0595	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2029	0	0	25	0	25	APT	304	Turf Valley	ADDED CAPACITY	1342726.005	592486.1476	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2029	0	0	14	0	14	APT	304	Turf Valley	ADDED CAPACITY	1342726.005	592486.1476	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2029	0	12	0	0	12	SFA	1001	Paddock Pointe	F-16-013	1359041.636	524723.5888	Forest Ridge ES	Patuxent Valley MS	Hammond HS
INP	2029	0	0	100	0	100	APT	1001	Paddock Pointe	F-16-013	1359041.636	524723.5888	Forest Ridge ES	Patuxent Valley MS	Hammond HS
INP	2029	0	0	67	0	67	APT	1035	Wesley Grove Development	ECP-21-038	1380658.103	553300.7316	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
INP	2029	16	0	0	0	16	SFD	2010	Wellington Farms	F-21-044	1351420.308	538720.8969	Hammond ES	Hammond MS	Atholton HS
INP	2029	0	20	0	0	20	SFA	2036	ELMS AT ELKRIDGE (ROBERTS PROPERTY)	SP-21-001	1385489.095	556691.1114	Hanover Hills ES	Thomas Viaduct MS	High School 13
INP	2029	0	8	0	0	8	SFA	3035	Weinman Apartments	ECP-23-004	1376978.23	550996.5478	Bellows Spring ES	Thomas Viaduct MS	Oakland Mills HS
INP	2029	0	0	59	0	59	APT	3035	Weinman Apartments	ECP-23-004	1376978.23	550996.5478	Bellows Spring ES	Thomas Viaduct MS	Oakland Mills HS
INP	2029	16	0	0	0	16	SFD	4115	MAPLE LAWN FARMS	S-06-016	1335051.798	541872.6883	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2029	1	0	0	0	1	SFD	2	NORTH LAUREL PARK		1356740.415	526520.6422	Laurel Woods ES	Murray Hill MS	Reservoir HS

UNBLT	2029	1	0	0	0	1	SFD	7	LATLEIF PROPERTY	F-85-105	1349449.522	534340.3157	Hammond ES	Hammond MS	Reservoir HS
UNBLT	2029	1	0	0	0	1	SFD	26	R.W. Dorsey Property	F-08-153	1364714.771	543392.1451	Guilford ES	Patuxent Valley MS	High School 13
UNBLT	2029	1	0	0	0	1	SFD	36	HARWOOD PARK		1386447.499	555829.6926	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2029	1	0	0	0	1	SFD	36	HARWOOD PARK		1385145.4	555718.1721	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2029	1	0	0	0	1	SFD	36	HARWOOD PARK		1385878.216	554758.9426	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2029	1	0	0	0	1	SFD	36	HARWOOD PARK		1386002.193	554654.8904	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2029	1	0	0	0	1	SFD	36	HARWOOD PARK		1386739.146	555717.9906	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2029	1	0	0	0	1	SFD	36	HARWOOD PARK		1386722.788	555946.7461	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2029	1	0	0	0	1	SFD	102			1367369.925	581030.6152	Veterans ES	Ellicott Mills MS	Centennial HS
UNBLT	2029	1	0	0	0	1	SFD	107	THE ENCLAVE AT ELLICOTT HILLS	F-01-196	1365057.132	592843.1736	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2029	1	0	0	0	1	SFD	108			1369757.75	591583.2521	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2029	1	0	0	0	1	SFD	119			1321561.991	549152.2635	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2029	1	0	0	0	1	SFD	128			1337594.732	553302.5236	Pointers Run ES	Clarksville MS	River Hill HS
UNBLT	2029	1	0	0	0	1	SFD	183			1325197.512	577409.5091	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2029	1	0	0	0	1	SFD	203	LINDEN CHAPEL HILLS, SEC. 2		1317425.693	569622.7207	Dayton Oaks ES	Folly Quarter MS	River Hill HS
UNBLT	2029	1	0	0	0	1	SFD	205			1315668.545	572279.0909	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2029	1	0	0	0	1	SFD	207	Linthicum Oaks	F-07-067	1313365.313	578426.5324	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2029	1	0	0	0	1	SFD	212	VINEYARDS AT CATTAIL CREEK	F-00-68	1298830.605	583832.8571	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2029	1	0	0	0	1	SFD	232			1325795.464	599413.0104	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2029	1	0	0	0	1	SFD	248	JEFF HARRISON PROPERTY	F-00-120	1267220.889	610834.4274	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2029	1	0	0	0	1	SFD	249			1273817.73	616296.9227	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2029	1	0	0	0	1	SFD	280			1295181.759	600766.6856	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2029	1	0	0	0	1	SFD	297	GILBERT	F-03-189	1350610.726	530382.1851	Gorman Crossing ES	Hammond MS	Reservoir HS
UNBLT	2029	1	0	0	0	1	SFD	304			1340482.931	593760.3177	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2029	1	0	0	0	1	SFD	1022	SAVAGE	F-06-191	1362333.607	537313.059	Bollman Bridge ES	Patuxent Valley MS	High School 13
UNBLT	2029	1	0	0	0	1	SFD	1038	Wecker Property	F-03-164	1390616.978	556223.3983	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2029	1	0	0	0	1	SFD	1088			1377324.271	566951.7423	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2029	1	0	0	0	1	SFD	1091	G. NORMAN IGLEHART PROPERTY	F-76-060	1381311.035	567474.6242	Rockburn ES	Elkridge Landing MS	Long Reach HS
UNBLT	2029	1	0	0	0	1	SFD	1194			1313321.341	548042.0288	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2029	1	0	0	0	1	SFD	1234	Arter Property		1305104.922	598088.5718	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2029	1	0	0	0	1	SFD	1236			1298060.647	608239.5049	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2029	1	0	0	0	1	SFD	1249			1288322.973	612326.895	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2029	1	0	0	0	1	SFD	1265	Edwards Property	F-08-091	1366374.456	565128.0867	Waterloo ES	Mayfield Woods MS	Long Reach HS
UNBLT	2029	1	0	0	0	1	SFD	2002			1356441.796	525098.0326	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2029	1	0	0	0	1	SFD	2002			1356504.627	525285.7873	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2029	1	0	0	0	1	SFD	2035	LENNOX PARK		1382105.85	550675.1272	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
UNBLT	2029	1	0	0	0	1	SFD	2131			1348911.771	558516.0792	Clemens Crossing ES	Wilde Lake MS	Atholton HS
UNBLT	2029	1	0	0	0	1	SFD	2147	EAST SIDE, SEC I	F-02-062	1349967.83	575421.5297	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2029	1	0	0	0	1	SFD	2166	Myrtue Property	F-06-104	1347957.875	603127.015	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2029	1	0	0	0	1	SFD	2175	Riverwood	F-04-082	1339708.679	575472.1243	Longfellow ES	Harpers Choice MS	Wilde Lake HS
UNBLT	2029	1	0	0	0	1	SFD	2236	Harbin Acres	F-12-046	1301713.194	607827.584	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2029	1	0	0	0	1	SFD	3091			1379847.503	571483.7556	Rockburn ES	Bonnie Branch MS	Howard HS
UNBLT	2029	1	0	0	0	1	SFD	3147	Scarpone Property	F-07-203	1347807.569	570811.5724	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2029	1	0	0	0	1	SFD	4087	MARSHALEE ESTATES SEC 1	F-84-147	1377838.978	562408.5679	Rockburn ES	Elkridge Landing MS	Long Reach HS
UNBLT	2029	1	0	0	0	1	SFD	4147			1345282.922	571561.4497	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2029	1	0	0	0	1	SFD	4147			1343454.676	574425.8982	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2029	1	0	0	0	1	SFD	4147	SCRIVENER PROPERTY	F-05-111	1343442.022	576494.7954	Centennial Lane ES	Burleigh Manor MS	Centennial HS
INP	2030	0	13	0	0	13	SFA	304	Turf Valley	ADDED CAPACITY	1342726.005	592486.1476	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2030	0	16	0	0	16	SFA	304	Villages at Town Square - Turf Valley	SDP-23-004	1341953.114	593830.0595	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2030	0	0	25	0	25	APT	304	Turf Valley	ADDED CAPACITY	1342726.005	592486.1476	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2030	0	0	14	0	14	APT	304	Turf Valley	ADDED CAPACITY	1342726.005	592486.1476	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2030	0	0	7	0	7	APT	304	Turf Valley	ADDED CAPACITY	1342726.005	592486.1476	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2030	0	12	0	0	12	SFA	1001	Paddock Pointe	F-16-013	1359041.636	524723.5888	Forest Ridge ES	Patuxent Valley MS	Hammond HS
INP	2030	0	0	100	0	100	APT	1001	Paddock Pointe	F-16-013	1359041.636	524723.5888	Forest Ridge ES	Patuxent Valley MS	Hammond HS
INP	2030	0	9	0	0	9	SFA	2036	ELMS AT ELKRIDGE (ROBERTS PROPERTY)	SP-21-001	1385489.095	556691.1114	Hanover Hills ES	Thomas Viaduct MS	High School 13
UNBLT	2030	1	0	0	0	1	SFD	2	NORTH LAUREL PARK	F-03-095	1356632.116	527458.2834	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2030	1	0	0	0	1	SFD	2			1357353.159	527319.529	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2030	1	0	0	0	1	SFD	2			1356802.557	527468.8289	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2030	1	0	0	0	1	SFD	32	THE CEDARS		1371944.258	547913.5415	Hanover Hills ES	Thomas Viaduct MS	High School 13
UNBLT	2030	1	0	0	0	1	SFD	32	PARKER PROPERTY	F-03-141	1370323.87	547277.2968	Hanover Hills ES	Thomas Viaduct MS	High School 13
UNBLT	2030	1	0	0	0	1	SFD	32	THE CEDARS		1371439.566	547929.1554	Hanover Hills ES	Thomas Viaduct MS	High School 13
UNBLT	2030	1	0	0	0	1	SFD	36	HARWOOD PARK		1385772.191	557003.2434	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2030	1	0	0	0	1	SFD	36	HARWOOD PARK		1385702.301	555635.8648	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2030	1	0	0	0	1	SFD	36	HARWOOD PARK		1385716.097	555425.372	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2030	1	0	0	0	1	SFD	36	HARWOOD PARK	SDP-08-010	1387544.249	555597.1164	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2030	1	0	0	0	1	SFD	39			1395462.431	562360.2726	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2030	1	0	0	0	1	SFD	162	SMALLWOOD PROPERTY	F-94-063	1354251.936	597266.4923	Waverly ES	Patapsco MS	Mt Hebron HS
UNBLT	2030	1	0	0	0	1	SFD	165	FOXWOOD	F-88-232	1351994.075	594767.2576	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2030	1	0	0	0	1	SFD	170	POLANSKY SUBDIVISION	F-94-104	1339852.23	593238.8166	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2030	1	0	0	0	1	SFD	182			1318412.248	583058.9417	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2030	1	0	0	0	1	SFD	183			1325248.992	577811.7348	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2030	1	0	0	0	1	SFD	195			1314940.13	555992.2581	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2030	1	0	0	0	1	SFD	195			1314682.79	556013.9266	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2030	1	0	0	0	1	SFD	212	VINEYARDS AT CATTAIL CREEK	F-00-67	1299213.571	583543.3753	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2030	1	0	0	0	1	SFD	231			1319946.837	610446.71	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2030	1	0	0	0	1	SFD	234	Bloom Property	F-07-123	1295986.97	601937.3527	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2030	1	0	0	0	1	SFD	248			1268338.235	610559.6922	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2030	1	0	0	0	1	SFD	275	MONT RIDGE		1365242.177	577210.2772	Veterans ES	Ellicott Mills MS	Centennial HS
UNBLT	2030	1	0	0	0	1	SFD	1002	NORTH LAUREL PARK		1356696.498	526517.4841	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2030	1	0	0	0	1	SFD	1039	GLENN HAYDEN PROPERTY	F-91-076	1394830.863	564144.1778	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2030	1	0	0	0	1	SFD	1080	THOMPSONS PURCHASE, 4/2	F-85-072	1371755.183	556682.6038	Deep Run ES	Mayfield Woods MS	Long Reach HS
UNBLT	2030	1	0	0	0	1	SFD	1104			1368032.326	584734.8627	Veterans ES	Dunloggin MS	Mt Hebron HS
UNBLT	2030	1	0	0	0	1	SFD	1114	Highland Acres	F-08-206	1327848.106	543598.3369	Pointers Run ES	Lime Kiln MS	River Hill HS
UNBLT	2030	1	0	0	0	1	SFD	1120			1334355.139	549263.9571	Pointers Run ES	Clarksville MS	Atholton HS
UNBLT	2030	1	0	0	0	1	SFD	1120	CHERRY BRAE	F-00-153	1333728.873	548700.6601	Pointers Run ES	Clarksville MS	Atholton HS
UNBLT	2030	1	0	0	0	1	SFD	1205			1310675.698	567372.2341	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2030	1	0	0	0	1	SFD	1208			1313679.894	581312.3387	Dayton Oaks ES	Folly Quarter MS	Glenelg HS

UNBLT	2030	1	0	0	0	1	SFD	1244	NICHOLS PROPERTY	F-92-038	1284355.779	594552.1735	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2030	1	0	0	0	1	SFD	1249			1288518.522	612553.9405	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2030	1	0	0	0	1	SFD	1249			1288835.432	612259.7533	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2030	1	0	0	0	1	SFD	2035	LENNOX PARK		1382234.212	551005.0995	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
UNBLT	2030	1	0	0	0	1	SFD	2182			1325629.186	583794.9759	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2030	1	0	0	0	1	SFD	2183	RIDGEWOOD	F-88-163	1319793.582	581169.4582	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2030	1	0	0	0	1	SFD	2247	TIMBERLEIGH RIDGE	F-86-09	1276393.654	594387.4254	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2030	1	0	0	0	1	SFD	4113			1354155.615	558456.7961	Stevens Forest ES	Oakland Mills MS	Oakland Mills HS
INP	2031	0	10	0	0	10	SFA	304	Turf Valley	ADDED CAPACITY	1342726.005	592486.1476	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2031	0	16	0	0	16	SFA	304	Villages at Town Square - Turf Valley	SDP-23-004	1341953.114	593830.0595	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2031	0	0	26	0	26	APT	304	Turf Valley	ADDED CAPACITY	1342726.005	592486.1476	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2031	0	0	7	0	7	APT	304	Turf Valley	ADDED CAPACITY	1342726.005	592486.1476	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2031	0	12	0	0	12	SFA	1001	Paddock Pointe	F-16-013	1359041.636	524723.5888	Forest Ridge ES	Patuxent Valley MS	Hammond HS
INP	2031	0	0	104	0	104	APT	1001	Paddock Pointe	F-16-013	1359041.636	524723.5888	Forest Ridge ES	Patuxent Valley MS	Hammond HS
UNBLT	2031	1	0	0	0	1	SFD	2			1357291.928	526760.7539	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2031	1	0	0	0	1	SFD	25	GLEN COURT		1365861.329	538080.3444	Bollman Bridge ES	Patuxent Valley MS	High School 13
UNBLT	2031	1	0	0	0	1	SFD	32	THE CEDARS		1371040.771	548295.5503	Hanover Hills ES	Thomas Viaduct MS	High School 13
UNBLT	2031	1	0	0	0	1	SFD	36	HARWOOD PARK		1385734.881	556572.8619	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2031	1	0	0	0	1	SFD	36	HARWOOD PARK		1386138.935	554564.3571	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2031	1	0	0	0	1	SFD	44	ELKWOOD	F-95-013	1384552.92	562469.3006	Rockburn ES	Elkridge Landing MS	Long Reach HS
UNBLT	2031	1	0	0	0	1	SFD	99			1370212.09	580715.468	Worthington ES	Ellicott Mills MS	Howard HS
UNBLT	2031	1	0	0	0	1	SFD	112			1326883.175	540912.628	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2031	1	0	0	0	1	SFD	122	HOPKINS MEAD, SEC. 1		1336559.929	546899.3686	Pointers Run ES	Lime Kiln MS	River Hill HS
UNBLT	2031	1	0	0	0	1	SFD	161			1361708.128	596684.145	St Johns Lane ES	Patapsco MS	Mt Hebron HS
UNBLT	2031	1	0	0	0	1	SFD	168			1349815.1	588235.3861	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2031	1	0	0	0	1	SFD	180			1331480.551	586320.3034	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2031	1	0	0	0	1	SFD	182			1319087.11	584768.7386	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2031	1	0	0	0	1	SFD	185	Gill East	F-06-235	1334076.095	567102.0773	Clarksville ES	Clarksville MS	River Hill HS
UNBLT	2031	1	0	0	0	1	SFD	191	BOLLINGER PROPERTY	F-79-160	1366248.303	586226.5195	Northfield ES	Dunloggin MS	Centennial HS
UNBLT	2031	1	0	0	0	1	SFD	203			1318208.956	569085.376	Dayton Oaks ES	Folly Quarter MS	River Hill HS
UNBLT	2031	1	0	0	0	1	SFD	212	VINEYARDS AT CATTAIL CREEK	F-00-68	1298107.535	584386.7821	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2031	1	0	0	0	1	SFD	236	Robert H. Davis Property	F-11-055	1298636.741	611778.2365	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2031	1	0	0	0	1	SFD	239	Rivercrest	F-04-057	1298302.554	577850.2809	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2031	1	0	0	0	1	SFD	241	THE CHASE AT STONEY BROOK	F-05-170	1289392.782	602782.9976	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2031	1	0	0	0	1	SFD	241	THE CHASE AT STONEY BROOK	F-05-170	1289660.165	602729.351	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2031	1	0	0	0	1	SFD	243			1291985.674	594157.0643	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2031	1	0	0	0	1	SFD	294			1291544.435	588344.2982	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2031	1	0	0	0	1	SFD	1056	ALLVIEW ESTATES		1351268.117	557391.0683	Atholton ES	Oakland Mills MS	Oakland Mills HS
UNBLT	2031	1	0	0	0	1	SFD	1087	Collins Property	F-08-061	1376108.313	563293.9598	Rockburn ES	Elkridge Landing MS	Long Reach HS
UNBLT	2031	1	0	0	0	1	SFD	1088			1377167.966	567260.8429	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2031	1	0	0	0	1	SFD	1089			1378065.673	576645.4957	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2031	1	0	0	0	1	SFD	1114			1327654.358	543435.8771	Pointers Run ES	Lime Kiln MS	River Hill HS
UNBLT	2031	1	0	0	0	1	SFD	1150	Hawes Property	F-07-110	1363081.931	582393.2944	Northfield ES	Dunloggin MS	Centennial HS
UNBLT	2031	1	0	0	0	1	SFD	1151			1357665.128	570566.876	Thunder Hill ES	Oakland Mills MS	Oakland Mills HS
UNBLT	2031	1	0	0	0	1	SFD	1184			1353632.592	584938.9627	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2031	1	0	0	0	1	SFD	1238	OLDE HOME FARM AGRICULTURAL LOTS	F-00-37	1300683.869	593612.0239	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2031	1	0	0	0	1	SFD	1243	Mullinix Farm Subdivision	F-12-100	1290108.16	600401.7213	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2031	1	0	0	0	1	SFD	1244	NICHOLS PROPERTY	F-92-038	1285259.293	594497.2685	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2031	1	0	0	0	1	SFD	1245	Cabin River Farms		1283427.558	586690.5591	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2031	1	0	0	0	1	SFD	1249			1288295.866	612084.5183	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2031	1	0	0	0	1	SFD	2035	LENNOX PARK		1382570.008	549852.5289	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
UNBLT	2031	1	0	0	0	1	SFD	2074	BOCK PROPERTY	F-0-158	1367496.63	569285.2592	Phelps Luck ES	Bonnie Branch MS	Howard HS
UNBLT	2031	1	0	0	0	1	SFD	2111			1360865.88	574652.7202	Thunder Hill ES	Dunloggin MS	Wilde Lake HS
UNBLT	2031	1	0	0	0	1	SFD	2132	Love Property	F-07-218	1347561.365	560097.8666	Bryant Woods ES	Wilde Lake MS	Atholton HS
UNBLT	2031	1	0	0	0	1	SFD	2166	Myrtue Property	F-06-104	1347867.914	603294.0816	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2031	1	0	0	0	1	SFD	2175	Riverwood	F-04-082	1339738.085	574820.9909	Longfellow ES	Harpers Choice MS	Wilde Lake HS
UNBLT	2031	1	0	0	0	1	SFD	2175	Riverwood	F-04-082	1339733.983	575019.1784	Longfellow ES	Harpers Choice MS	Wilde Lake HS
UNBLT	2031	1	0	0	0	1	SFD	2182			1326156.94	584016.885	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2031	1	0	0	0	1	SFD	2205	LAIRD B SCOTT		1307257.535	578536.7525	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2031	1	0	0	0	1	SFD	2306			1368398.242	596624.5024	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2031	1	0	0	0	1	SFD	3248	Sobus Property	F-08-075	1272128.442	610534.9746	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2031	1	0	0	0	1	SFD	4041			1391044.795	562916.9731	Elkridge ES	Elkridge Landing MS	High School 13
INP	2032	0	10	0	0	10	SFA	304	Turf Valley	ADDED CAPACITY	1342726.005	592486.1476	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2032	0	0	19	0	19	APT	304	Turf Valley	ADDED CAPACITY	1342726.005	592486.1476	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2032	0	0	7	0	7	APT	304	Turf Valley	ADDED CAPACITY	1342726.005	592486.1476	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2032	1	0	0	0	1	SFD	2	NORTH LAUREL PARK		1356030.759	526833.1882	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2032	1	0	0	0	1	SFD	27	Rose Lane	F-07-197	1364299.07	541557.0449	Guilford ES	Patuxent Valley MS	High School 13
UNBLT	2032	1	0	0	0	1	SFD	32	THE CEDARS		1371535.39	547492.3257	Hanover Hills ES	Thomas Viaduct MS	High School 13
UNBLT	2032	1	0	0	0	1	SFD	38	HENRY W FLOREY		1391407.205	558564.3652	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2032	1	0	0	0	1	SFD	56	David N Elliott II property	F-04-138	1349983.183	555165.6225	Atholton ES	Oakland Mills MS	Oakland Mills HS
UNBLT	2032	1	0	0	0	1	SFD	80			1375362.372	556448.6461	Deep Run ES	Mayfield Woods MS	Long Reach HS
UNBLT	2032	1	0	0	0	1	SFD	84			1372173.88	565536.1603	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2032	1	0	0	0	1	SFD	85	O'NEILL SUBDIVISION	F-07-164	1373783.331	568890.4797	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2032	1	0	0	0	1	SFD	99			1371264.131	582198.2068	Worthington ES	Ellicott Mills MS	Howard HS
UNBLT	2032	1	0	0	0	1	SFD	134			1344566.906	559150.9731	Clemens Crossing ES	Wilde Lake MS	Wilde Lake HS
UNBLT	2032	1	0	0	0	1	SFD	147			1354961.007	574293.6042	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2032	1	0	0	0	1	SFD	166	THE PRESERVE AT WAVERLY GLEN	F-03-193	1343868.415	602554.3213	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2032	1	0	0	0	1	SFD	197			1320731.075	557552.0292	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2032	1	0	0	0	1	SFD	206			1312759.286	573723.2663	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2032	1	0	0	0	1	SFD	207	PHEASANT LANDING	F-86-12	1315079.9	575570.877	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2032	1	0	0	0	1	SFD	224	SLACK PROPERTY	F-77-082	1326842.293	600802.5965	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2032	1	0	0	0	1	SFD	228	JOHN D LEAVITT		1333841.504	610438.8986	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2032	1	0	0	0	1	SFD	234			1301605.121	605126.527	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2032	1	0	0	0	1	SFD	236	Robert H. Davis Property	F-11-055	1298363.446	611537.0024	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2032	1	0	0	0	1	SFD	249			1278646.754	616722.7188	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2032	1	0	0	0	1	SFD	1039			1395391.173	562965.1484	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2032	1	0	0	0	1	SFD	1109	Patapsco Crossing	ECP-22-030	1367048.694	594447.9471	Hollifield Station ES	Patapsco MS	Mt Hebron HS

UNBLT	2032	1	0	0	0	1	SFD	1114			1327809.418	545420.6004	Pointers Run ES	Lime Kiln MS	River Hill HS
UNBLT	2032	1	0	0	0	1	SFD	1139			1358820.395	556460.152	Cradlerock ES	Lake Elkhorn MS	Oakland Mills HS
UNBLT	2032	1	0	0	0	1	SFD	1216	BURNTWOOD		1313170.633	586081.0736	Bushy Park ES	Folly Quarter MS	Glenelg HS
UNBLT	2032	1	0	0	0	1	SFD	1233			1309949.113	608817.7244	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2032	1	0	0	0	1	SFD	1238	OLDE HOME FARM AGRICULTURAL LOTS	F-00-37	1300808.433	593511.7189	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2032	1	0	0	0	1	SFD	1244	EYLER PARK AT THE WESTWOODS	F-01-69	1284963.302	591482.1607	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2032	1	0	0	0	1	SFD	1249	Hay Meadow Overlook	F-09-110	1285154.772	615393.0795	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2032	1	0	0	0	1	SFD	1293			1308468.258	606930.0883	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2032	1	0	0	0	1	SFD	2002	North Laurel Park		1358205.541	525955.4693	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2032	1	0	0	0	1	SFD	2002			1356727.108	525216.6697	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2032	1	0	0	0	1	SFD	2002			1356622.763	525069.7647	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2032	1	0	0	0	1	SFD	2035	LENNOX PARK		1382082.879	550346.8488	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
UNBLT	2032	1	0	0	0	1	SFD	2038			1389536.132	556044.0632	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2032	1	0	0	0	1	SFD	2112	BEAUFORT PARK, 4/2	F-74-001	1327942.808	537145.0725	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2032	1	0	0	0	1	SFD	2115			1331745.46	542728.7159	Pointers Run ES	Lime Kiln MS	Reservoir HS
UNBLT	2032	1	0	0	0	1	SFD	2132	Love Property	F-07-218	1347390.675	560054.6903	Bryant Woods ES	Wilde Lake MS	Atholton HS
UNBLT	2032	1	0	0	0	1	SFD	2147			1351049.075	577006.8164	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2032	1	0	0	0	1	SFD	2250			1279394.908	612976.1688	Lisbon ES	Glenwood MS	Glenelg HS
INP	2033	0	10	0	0	10	SFA	304	Turf Valley	ADDED CAPACITY	1342726.005	592486.1476	Waverly ES	Mount View MS	Marriotts Ridge HS
INP	2033	0	0	18	0	18	APT	304	Turf Valley	ADDED CAPACITY	1342726.005	592486.1476	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2033	1	0	0	0	1	SFD	7			1349457.75	529568.8738	Hammond ES	Hammond MS	Reservoir HS
UNBLT	2033	1	0	0	0	1	SFD	22	PROPERTY OF ALFIO NICOTRA	F-93-139	1360673.096	539961.4457	Bollman Bridge ES	Patuxent Valley MS	High School 13
UNBLT	2033	1	0	0	0	1	SFD	30	SHAREWOOD ACRES		1374147.668	541781.3778	Hanover Hills ES	Thomas Viaduct MS	High School 13
UNBLT	2033	1	0	0	0	1	SFD	34			1358714.635	591072.4214	St Johns Lane ES	Patapsco MS	Mt Hebron HS
UNBLT	2033	2	0	0	0	2	SFD	36	HARWOOD PARK		1385548.716	555319.6905	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2033	1	0	0	0	1	SFD	36	HARWOOD PARK		1385199.04	555631.4682	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2033	1	0	0	0	1	SFD	36	HARWOOD PARK		1385459.494	555607.6576	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2033	1	0	0	0	1	SFD	36	HARWOOD PARK		1386255.329	554671.5234	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2033	1	0	0	0	1	SFD	50	WALKER'S ACRES	F-98-178	1359098.323	547165.061	Guilford ES	Lake Elkhorn MS	Hammond HS
UNBLT	2033	1	0	0	0	1	SFD	108	Shams Subdivision	F-10-081	1370038.509	592739.4715	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2033	1	0	0	0	1	SFD	119			1323230.52	550415.8655	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2033	1	0	0	0	1	SFD	130			1344068.119	556505.9172	Clemens Crossing ES	Wilde Lake MS	Atholton HS
UNBLT	2033	1	0	0	0	1	SFD	147	LAWRENCE PARCEL	F-89-191	1354846.274	574523.525	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2033	1	0	0	0	1	SFD	179			1331042.435	589727.8388	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2033	1	0	0	0	1	SFD	209			1315708.011	583986.1654	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2033	1	0	0	0	1	SFD	210	Glenair Overlook	F-07-053	1309628.12	583906.2315	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2033	1	0	0	0	1	SFD	216	HOLLY HILLS	F-99-155	1310647.922	589302.9356	Bushy Park ES	Folly Quarter MS	Glenelg HS
UNBLT	2033	1	0	0	0	1	SFD	239	Herder Property	F-92-008	1297862.441	580185.1745	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2033	1	0	0	0	1	SFD	248			1268163.982	607100.3018	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2033	1	0	0	0	1	SFD	249	Porter Property	F-12-016	1275734.324	615457.3742	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2033	1	0	0	0	1	SFD	250	KNILL PROPERTY	F-02-145	1278696.742	604337.3521	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2033	1	0	0	0	1	SFD	270			1344950.475	545645.1799	Hammond ES	Hammond MS	Atholton HS
UNBLT	2033	1	0	0	0	1	SFD	291			1309980.314	601372.8714	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2033	1	0	0	0	1	SFD	307	Farmview	F-07-071	1363791.015	595210.8723	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2033	1	0	0	0	1	SFD	1038	Wecker Property	F-03-164	1390650.839	556310.0155	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2033	1	0	0	0	1	SFD	1056	ALLVIEW ESTATES		1352677.078	555991.8865	Atholton ES	Oakland Mills MS	Oakland Mills HS
UNBLT	2033	1	0	0	0	1	SFD	1056	ALLVIEW ESTATES		1351121.514	557162.4799	Atholton ES	Oakland Mills MS	Oakland Mills HS
UNBLT	2033	1	0	0	0	1	SFD	1114			1326643.01	545377.8206	Pointers Run ES	Lime Kiln MS	River Hill HS
UNBLT	2033	1	0	0	0	1	SFD	1123	EASTERN VIEW	F-96-094	1335188.558	548208.1427	Pointers Run ES	Clarksville MS	Atholton HS
UNBLT	2033	1	0	0	0	1	SFD	1139	DASHER WOODS	F-96-054	1359383.841	556209.7191	Cradlerock ES	Lake Elkhorn MS	Oakland Mills HS
UNBLT	2033	1	0	0	0	1	SFD	1150	Hawes Property	F-07-110	1363078.461	582512.9969	Northfield ES	Dunloggin MS	Centennial HS
UNBLT	2033	1	0	0	0	1	SFD	1161			1358883.19	594406.779	St Johns Lane ES	Patapsco MS	Mt Hebron HS
UNBLT	2033	1	0	0	0	1	SFD	1161			1358931.636	594464.0015	St Johns Lane ES	Patapsco MS	Mt Hebron HS
UNBLT	2033	1	0	0	0	1	SFD	1205			1304645.828	569754.1357	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2033	1	0	0	0	1	SFD	1249			1288489.639	612047.4612	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2033	1	0	0	0	1	SFD	1249	Hay Meadow Overlook	F-09-110	1284897.68	615297.0775	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2033	1	0	0	0	1	SFD	1293			1308842.932	605437.7053	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2033	1	0	0	0	1	SFD	2002	NORTH LAUREL PARK		1358378.721	526254.5832	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2033	1	0	0	0	1	SFD	2002			1356742.605	525264.2077	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2033	1	0	0	0	1	SFD	2035	LENNOX PARK		1382161.192	550876.2145	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
UNBLT	2033	1	0	0	0	1	SFD	2043	Wehland Property	F-98-053	1386472.592	558886.6252	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2033	1	0	0	0	1	SFD	2107			1365957.263	590866.3927	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2033	1	0	0	0	1	SFD	2107			1365873.761	590735.3917	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2033	1	0	0	0	1	SFD	2112	BEAUFORT PARK		1328414.101	535349.6093	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2033	1	0	0	0	1	SFD	2229			1327731.135	609437.5185	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2033	1	0	0	0	1	SFD	3091	BAUGHAN PROP	F-84-162	1378907.915	570869.5465	Rockburn ES	Bonnie Branch MS	Howard HS
UNBLT	2033	1	0	0	0	1	SFD	3223	DELL	F-86-214	1330704.973	593968.6928	West Friendship ES	Mount View MS	Marriotts Ridge HS
INP	2034	0	0	18	0	18	APT	304	Turf Valley	ADDED CAPACITY	1342726.005	592486.1476	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2034	1	0	0	0	1	SFD	25	EDWARD YOUNG PROPERTY		1365739.332	538810.9025	Bollman Bridge ES	Patuxent Valley MS	High School 13
UNBLT	2034	1	0	0	0	1	SFD	32	CEDARS EXTENDED		1371451.337	547171.1122	Hanover Hills ES	Thomas Viaduct MS	High School 13
UNBLT	2034	1	0	0	0	1	SFD	36	HARWOOD PARK		1385228.169	555707.5477	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2034	1	0	0	0	1	SFD	36	HARWOOD PARK		1387170.66	555619.4279	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2034	1	0	0	0	1	SFD	36	HARWOOD PARK		1386139.632	555536.9533	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2034	1	0	0	0	1	SFD	36	HARWOOD PARK		1386661.395	555056.6371	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2034	1	0	0	0	1	SFD	36	HARWOOD PARK		1386241.882	554920.4154	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2034	1	0	0	0	1	SFD	93	WORTHINGTON RESERVES	F-94-102	1373049.628	575541.4763	Worthington ES	Ellicott Mills MS	Howard HS
UNBLT	2034	1	0	0	0	1	SFD	102			1367559.045	581304.3773	Veterans ES	Ellicott Mills MS	Centennial HS
UNBLT	2034	1	0	0	0	1	SFD	102			1367662.71	581166.1034	Veterans ES	Ellicott Mills MS	Centennial HS
UNBLT	2034	1	0	0	0	1	SFD	196			1317077.997	560667.4392	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2034	1	0	0	0	1	SFD	200	FOXVIEW MANOR	F-89-064	1322691.305	566362.2283	Dayton Oaks ES	Folly Quarter MS	River Hill HS
UNBLT	2034	1	0	0	0	1	SFD	203	SANBORN PROP	F-93-066	1317644.659	572549.8398	Dayton Oaks ES	Folly Quarter MS	River Hill HS
UNBLT	2034	1	0	0	0	1	SFD	206			1311718.697	573966.4767	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2034	1	0	0	0	1	SFD	206	HARMAN	F-87-123	1311690.004	573377.4682	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2034	1	0	0	0	1	SFD	232			1325872.917	599561.2953	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2034	1	0	0	0	1	SFD	249			1279235.912	617640.5534	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2034	1	0	0	0	1	SFD	1023			1362806.114	535241.5289	Bollman Bridge ES	Patuxent Valley MS	High School 13
UNBLT	2034	1	0	0	0	1	SFD	1038	Wecker Property	F-03-164	1390712.911	556236.6544	Elkridge ES	Elkridge Landing MS	High School 13

UNBLT	2034	1	0	0	0	1	SFD	1039	GLENN HAYDEN PROPERTY	F-91-076	1394712.94	564024.7101	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2034	1	0	0	0	1	SFD	1041			1391201.797	565590.9726	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2034	1	0	0	0	1	SFD	1114			1327469.518	543584.7202	Pointers Run ES	Lime Kiln MS	River Hill HS
UNBLT	2034	1	0	0	0	1	SFD	1150	Hawes Property	F-07-110	1363271.637	582561.4438	Northfield ES	Dunloggin MS	Centennial HS
UNBLT	2034	1	0	0	0	1	SFD	1161		F-03-121	1355766.946	595065.096	St Johns Lane ES	Patapsco MS	Mt Hebron HS
UNBLT	2034	1	0	0	0	1	SFD	1244	EYLER PARK AT THE WESTWOODS	F-01-69	1285079.017	591461.9515	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2034	1	0	0	0	1	SFD	1249			1288686.544	612276.8462	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2034	1	0	0	0	1	SFD	1265	5514 WATERLOO ROAD	ECP-22-004	1366761.199	565548.7757	Waterloo ES	Mayfield Woods MS	Long Reach HS
UNBLT	2034	1	0	0	0	1	SFD	1265	Edwards Property	F-08-091	1366600.155	565185.8936	Waterloo ES	Mayfield Woods MS	Long Reach HS
UNBLT	2034	1	0	0	0	1	SFD	2002			1357838.831	527313.5915	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2034	1	0	0	0	1	SFD	2002			1357637.185	527305.9822	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2034	1	0	0	0	1	SFD	2002	NORTH LAUREL PARK		1358401.061	526603.9338	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2034	1	0	0	0	1	SFD	2002	NORTH LAUREL PARK		1358385.726	526352.244	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2034	1	0	0	0	1	SFD	2035	LENNOX PARK		1382516.174	550385.0636	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
UNBLT	2034	1	0	0	0	1	SFD	2046	KINGS ARMS, SEC. 2	F-01-130	1357756.242	530631.742	Forest Ridge ES	Patuxent Valley MS	Hammond HS
UNBLT	2034	1	0	0	0	1	SFD	2229			1328791.055	608528.5592	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2034	1	0	0	0	1	SFD	2236			1306245.605	608244.4726	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2034	1	0	0	0	1	SFD	3228			1333354.952	607049.7957	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2034	1	0	0	0	1	SFD	3247			1280424.972	601271.9514	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2034	1	0	0	0	1	SFD	4147	Scrivener Property	F-05-111	1343502.435	576232.6969	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2035	1	0	0	0	1	SFD	2	NORTH LAUREL PARK		1356672.136	526881.7621	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2035	1	0	0	0	1	SFD	26			1363193.788	542660.4222	Guilford ES	Patuxent Valley MS	High School 13
UNBLT	2035	1	0	0	0	1	SFD	36	HARWOOD PARK		1386504.547	556024.6988	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2035	1	0	0	0	1	SFD	36	HARWOOD PARK		1385852.497	556629.7563	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2035	1	0	0	0	1	SFD	85	WALKER PROPERTY	F-01-014	1374106.571	568356.6554	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2035	1	0	0	0	1	SFD	108	Shams Subdivision	F-10-081	1369888.33	592647.5625	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2035	1	0	0	0	1	SFD	112			1325509.436	540896.9488	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2035	1	0	0	0	1	SFD	119			1323316.992	550320.4507	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2035	1	0	0	0	1	SFD	179			1335390.613	592424.4403	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2035	1	0	0	0	1	SFD	186			1335529.06	558196.0003	Clarksville ES	Clarksville MS	River Hill HS
UNBLT	2035	1	0	0	0	1	SFD	212	VINEYARDS AT CATTAIL CREEK	F-96-168	1300060.041	583672.3	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2035	1	0	0	0	1	SFD	231			1319018.902	609268.0565	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2035	1	0	0	0	1	SFD	236	Robert H. Davis Property	F-11-055	1298653.986	611629.2435	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2035	1	0	0	0	1	SFD	248	Brandenburg Property		1262348.239	612432.7466	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2035	1	0	0	0	1	SFD	249			1278400.492	616773.1314	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2035	1	0	0	0	1	SFD	250			1281528.044	605877.2157	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2035	1	0	0	0	1	SFD	1011	COOPER PROPERTY, 1/1	F-93-017	1346033.838	542242.5084	Hammond ES	Hammond MS	Atholton HS
UNBLT	2035	1	0	0	0	1	SFD	1027	VAUGHAN	F-89-238	1363165.314	540861.1236	Guilford ES	Patuxent Valley MS	High School 13
UNBLT	2035	1	0	0	0	1	SFD	1056	ALLVIEW ESTATES		1352967.442	558010.4594	Atholton ES	Oakland Mills MS	Oakland Mills HS
UNBLT	2035	1	0	0	0	1	SFD	1109	Kefauver Property	F-04-161	1367242.62	595685.0347	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2035	1	0	0	0	1	SFD	1114			1328246.197	543961.0256	Pointers Run ES	Lime Kiln MS	River Hill HS
UNBLT	2035	1	0	0	0	1	SFD	1150	Hawes Property	F-12-093	1363258.656	582444.4546	Northfield ES	Dunloggin MS	Centennial HS
UNBLT	2035	1	0	0	0	1	SFD	1166			1349050.895	605736.9177	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2035	1	0	0	0	1	SFD	1189			1329180.796	559702.1943	Pointers Run ES	Clarksville MS	River Hill HS
UNBLT	2035	1	0	0	0	1	SFD	1195	AINTREE ESTATES, SEC. 1		1312418.425	557695.6618	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2035	1	0	0	0	1	SFD	1207			1310824.024	581233.2555	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2035	1	0	0	0	1	SFD	1221			1345115.557	534637.4351	Hammond ES	Hammond MS	Reservoir HS
UNBLT	2035	1	0	0	0	1	SFD	1233			1311080.981	610350.3125	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2035	1	0	0	0	1	SFD	1244	EYLER PARK AT THE WESTWOODS	F-01-69	1284719.845	591523.6941	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2035	1	0	0	0	1	SFD	1244	WESTWOODS OF CHERRY GROVE	F-00-105	1284434.032	591160.259	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2035	1	0	0	0	1	SFD	1245	Cabin River Farms		1284304.101	587888.218	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2035	1	0	0	0	1	SFD	2035	LENNOX PARK		1382204.696	550851.5684	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
UNBLT	2035	1	0	0	0	1	SFD	2038	HANOVERVILLE		1389672.942	556108.7372	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2035	1	0	0	0	1	SFD	2112	Beaufort Park		1329446.193	535299.458	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2035	1	0	0	0	1	SFD	2112	BEAUFORT PARK, SEC. 3	F-71-015	1329403.362	536453.2117	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2035	1	0	0	0	1	SFD	2112	WILLIAMS CONTRIVANCE ESTATES	F-87-165	1329784.646	536860.234	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2035	1	0	0	0	1	SFD	2112	BEAUFORT PARK		1328737.276	535665.9436	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2035	1	0	0	0	1	SFD	2115			1333042.451	541961.2168	Pointers Run ES	Lime Kiln MS	Reservoir HS
UNBLT	2035	1	0	0	0	1	SFD	2175			1341452.093	570836.7064	Longfellow ES	Harpers Choice MS	Wilde Lake HS
UNBLT	2035	1	0	0	0	1	SFD	2245	MARJORIE'S GREEN	F-92-100	1288302.749	586976.4566	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2035	1	0	0	0	1	SFD	3091			1380692.622	569146.5159	Rockburn ES	Bonnie Branch MS	Howard HS
UNBLT	2035	1	0	0	0	1	SFD	3147	VILLAGE OF HARPERS CHOICE, 1/6	F-02-058	1347941.522	570690.5846	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2036	1	0	0	0	1	SFD	2	NORTH LAUREL PARK		1355970.925	527606.3385	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2036	1	0	0	0	1	SFD	2	NORTH LAUREL PARK		1355985.577	526830.3151	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2036	1	0	0	0	1	SFD	26	ELLINGER PROPERTY	F-00-100	1364007.792	542169.7878	Guilford ES	Patuxent Valley MS	High School 13
UNBLT	2036	1	0	0	0	1	SFD	34	CHATHAM		1360396.153	589354.3046	St Johns Lane ES	Patapsco MS	Mt Hebron HS
UNBLT	2036	1	0	0	0	1	SFD	36	HARWOOD PARK		1386535.986	555708.9274	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2036	1	0	0	0	1	SFD	36	HARWOOD PARK		1385860.936	554744.0025	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2036	1	0	0	0	1	SFD	85	KERGER ROAD SUBDIVISION		1374557.61	568877.4015	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2036	1	0	0	0	1	SFD	85	O'NEILL SUBDIVISION	F-07-164	1373829.033	568725.3112	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2036	1	0	0	0	1	SFD	92			1386436.245	563227.8707	Rockburn ES	Elkridge Landing MS	Long Reach HS
UNBLT	2036	1	0	0	0	1	SFD	119			1323117.33	550496.8754	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2036	1	0	0	0	1	SFD	123	JOSEPH D. JUDGE PROPERTY,SEC 2	F-78-057	1337889.699	551078.0491	Pointers Run ES	Clarksville MS	Atholton HS
UNBLT	2036	1	0	0	0	1	SFD	125	HALLMARK, SEC. 1	F-78-072	1339889.007	546773.0935	Pointers Run ES	Lime Kiln MS	Reservoir HS
UNBLT	2036	1	0	0	0	1	SFD	130	MOSMAN PROPERTY	ECP-22-018	1343727.302	554960.1414	Clemens Crossing ES	Wilde Lake MS	Atholton HS
UNBLT	2036	1	0	0	0	1	SFD	166	THE PRESERVE AT WAVERLY GLEN	F-03-193	1344113.772	603405.5599	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2036	1	0	0	0	1	SFD	183			1325409.759	578759.6985	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2036	1	0	0	0	1	SFD	194	GREEN HILL MANOR, SEC. 3	F-74-065	1315740.048	553772.2945	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2036	1	0	0	0	1	SFD	220	Cloverfield	F-06-110	1315708.11	597615.2326	Bushy Park ES	Folly Quarter MS	Glenelg HS
UNBLT	2036	1	0	0	0	1	SFD	231			1319255.969	609271.1447	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2036	1	0	0	0	1	SFD	233	ROSE HILL ESTATES	F-99-158	1308892.581	612048.9086	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2036	1	0	0	0	1	SFD	233	ROSE HILL ESTATES	F-99-158	1308746.401	611886.1659	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2036	1	0	0	0	1	SFD	248	Windsor Forest Knolls	F-07-008	1268105.963	606274.0838	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2036	1	0	0	0	1	SFD	248	Paragon Property	F-10-123	1267870.275	606556.6295	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2036	1	0	0	0	1	SFD	281			1293348.264	607769.722	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2036	1	0	0	0	1	SFD	281			1295346.955	601154.9342	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2036	1	0	0	0	1	SFD	1002	NORTH LAUREL PARK		1356680.184	526717.4749	Laurel Woods ES	Murray Hill MS	Reservoir HS

UNBLT	2036	1	0	0	0	1	SFD	1022			1362305.342	536383.6469	Bollman Bridge ES	Patuxent Valley MS	High School 13
UNBLT	2036	1	0	0	0	1	SFD	1027	NORDAU SUBDIVISION		1364286.533	540543.146	Guilford ES	Patuxent Valley MS	High School 13
UNBLT	2036	1	0	0	0	1	SFD	1104	Ann's Delight	F-10-077	1369934.751	583422.4172	Veterans ES	Dunloggin MS	Mt Hebron HS
UNBLT	2036	1	0	0	0	1	SFD	1114			1328088.803	544162.3332	Pointers Run ES	Lime Kiln MS	River Hill HS
UNBLT	2036	1	0	0	0	1	SFD	1151			1357202.422	568278.6176	Thunder Hill ES	Oakland Mills MS	Oakland Mills HS
UNBLT	2036	1	0	0	0	1	SFD	1161			1358996.519	594540.8184	St Johns Lane ES	Patapsco MS	Mt Hebron HS
UNBLT	2036	1	0	0	0	1	SFD	1178	Holly House Farm Property	F-05-105	1335126.065	586231.5965	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2036	1	0	0	0	1	SFD	1192			1324972.689	551102.5616	Pointers Run ES	Lime Kiln MS	River Hill HS
UNBLT	2036	1	0	0	0	1	SFD	1205	KARINWOOD		1311277.614	566171.9093	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2036	1	0	0	0	1	SFD	1218	STREAKER FARM	F-09-011	1318780.465	598346.575	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2036	1	0	0	0	1	SFD	1226			1341725.828	608006.7865	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2036	1	0	0	0	1	SFD	1238	OLDE HOME FARM AGRICULTURAL LOTS	F-00-37	1300981.538	593750.6019	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2036	1	0	0	0	1	SFD	1238	BRENDEL FARM	F-99-36	1298381.213	592342.6177	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2036	1	0	0	0	1	SFD	1243	MULLINIX FARM	F-91-003	1291017.672	599928.6232	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2036	1	0	0	0	1	SFD	1249			1287740.582	612764.1475	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2036	1	0	0	0	1	SFD	1293			1308790.689	605552.7488	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2036	1	0	0	0	1	SFD	1303	WEEKS PROPERTY	F-94-75	1345002.102	589475.575	Manor Woods ES	Burleigh Manor MS	Marriotts Ridge HS
UNBLT	2036	1	0	0	0	1	SFD	2002	NORTH LAUREL PARK		1358382.466	526304.4729	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2036	1	0	0	0	1	SFD	2002			1356259.464	525161.323	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2036	1	0	0	0	1	SFD	2002			1357443.8	525118.8078	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2036	1	0	0	0	1	SFD	2002			1357693.643	526365.2972	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2036	1	0	0	0	1	SFD	2035	LENNOX PARK		1382357.673	550821.1749	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
UNBLT	2036	1	0	0	0	1	SFD	2035	LENNOX PARK		1382332.998	550777.7031	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
UNBLT	2036	1	0	0	0	1	SFD	2115			1333401.224	541621.9789	Pointers Run ES	Lime Kiln MS	Reservoir HS
UNBLT	2036	1	0	0	0	1	SFD	2115			1333731.924	542173.1479	Pointers Run ES	Lime Kiln MS	Reservoir HS
UNBLT	2036	1	0	0	0	1	SFD	2163			1349685.598	598957.2775	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2036	1	0	0	0	1	SFD	2175	Riverwood	F-04-082	1339720.77	574666.1569	Longfellow ES	Harpers Choice MS	Wilde Lake HS
UNBLT	2036	1	0	0	0	1	SFD	2229			1327819.686	609766.041	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2036	1	0	0	0	1	SFD	3228	EVERLEA	N/A	1333065.296	605901.063	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2037	1	0	0	0	1	SFD	31	Turf Valley Grove	F-07-078	1347472.617	589242.7098	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2037	1	0	0	0	1	SFD	36	HARWOOD PARK		1385672.025	557135.0772	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2037	1	0	0	0	1	SFD	36	HARWOOD PARK		1385687.632	555234.7693	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2037	1	0	0	0	1	SFD	40			1392442.288	563045.6039	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2037	1	0	0	0	1	SFD	41			1393441.825	564029.141	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2037	1	0	0	0	1	SFD	50			1359709.551	547243.0417	Guilford ES	Lake Elkhorn MS	Hammond HS
UNBLT	2037	1	0	0	0	1	SFD	83			1371678.042	562839.8787	Rockburn ES	Elkridge Landing MS	Long Reach HS
UNBLT	2037	1	0	0	0	1	SFD	107	THE ENCLAVE AT ELLICOTT HILLS	F-01-196	1364699	592579.1594	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2037	1	0	0	0	1	SFD	122	MOORESFIELD, SEC. 3		1335010.856	545429.2384	Pointers Run ES	Lime Kiln MS	River Hill HS
UNBLT	2037	1	0	0	0	1	SFD	127	RIVERSIDE ESTATES, SEC. 4	F-78-016	1343718.511	549754.9868	Pointers Run ES	Clarksville MS	Atholton HS
UNBLT	2037	2	0	0	0	2	SFD	128			1336729.33	552032.7905	Pointers Run ES	Clarksville MS	River Hill HS
UNBLT	2037	1	0	0	0	1	SFD	132	Fard Property	F-06-149	1350906.513	558484.3143	Bryant Woods ES	Wilde Lake MS	Atholton HS
UNBLT	2037	1	0	0	0	1	SFD	193	KOANDAH GARDENS ESTATES	F-02-005	1323793.333	553259.9333	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2037	1	0	0	0	1	SFD	197	ALLNUTT FARMS ESTATES	F-80-127	1321501.93	556653.271	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2037	1	0	0	0	1	SFD	212	VINEYARDS AT CATTAIL CREEK	F-00-67	1299256.457	583790.9556	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2037	1	0	0	0	1	SFD	218			1323902.544	590061.4403	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2037	1	0	0	0	1	SFD	235	Harwood W. Owings Property	F-03-133	1321723.021	552245.315	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2037	1	0	0	0	1	SFD	280	Becker Property	F-12-002	1298928.062	598601.6369	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2037	1	0	0	0	1	SFD	1023			1363037.409	535245.17	Bollman Bridge ES	Patuxent Valley MS	High School 13
UNBLT	2037	1	0	0	0	1	SFD	1027			1363853.497	540720.9298	Guilford ES	Patuxent Valley MS	High School 13
UNBLT	2037	1	0	0	0	1	SFD	1032	PLEASANT CHASE	F-92-146	1369488.403	546018.7354	Hanover Hills ES	Thomas Viaduct MS	High School 13
UNBLT	2037	1	0	0	0	1	SFD	1035			1381418.051	552530.9426	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
UNBLT	2037	1	0	0	0	1	SFD	1143	Cedar Village	F-09-116	1343770.54	570833.9278	Longfellow ES	Harpers Choice MS	Wilde Lake HS
UNBLT	2037	1	0	0	0	1	SFD	1150	HOHENNER PROPERTY		1362073.931	579526.7146	Northfield ES	Dunloggin MS	Centennial HS
UNBLT	2037	1	0	0	0	1	SFD	1150	Hawes Property	F-07-110	1363083.14	582233.7658	Northfield ES	Dunloggin MS	Centennial HS
UNBLT	2037	1	0	0	0	1	SFD	1166	BOERSCHEL ACRES	F-89-077	1348023.862	604694.3522	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2037	1	0	0	0	1	SFD	1233	Gross Property	F-02-016	1312905.689	610365.5961	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2037	1	0	0	0	1	SFD	1249			1288102.764	612128.4504	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2037	1	0	0	0	1	SFD	1249	ROMITI PROPERTY	F-08-151	1284937.953	617438.3158	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2037	1	0	0	0	1	SFD	2002	NORTH LAUREL PARK		1358391.929	526454.1943	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2037	1	0	0	0	1	SFD	2002	North Laurel Park		1358215.018	525854.6543	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2037	1	0	0	0	1	SFD	2002			1356673.319	525033.1463	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2037	1	0	0	0	1	SFD	2002			1356731.525	525975.0637	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2037	1	0	0	0	1	SFD	2002			1357050.299	526034.5424	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2037	1	0	0	0	1	SFD	2035			1383335.585	549949.1864	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
UNBLT	2037	1	0	0	0	1	SFD	2112	BEAUFORT PARK		1328504.278	535197.0702	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2037	1	0	0	0	1	SFD	2114			1324832.56	541752.3825	Pointers Run ES	Lime Kiln MS	River Hill HS
UNBLT	2037	1	0	0	0	1	SFD	2166	Myrtue Property	F-06-104	1347688.791	603372.5453	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2037	1	0	0	0	1	SFD	2175	Carroll-Ziegler Property	F-08-140	1339535.796	576746.3139	Longfellow ES	Harpers Choice MS	Wilde Lake HS
UNBLT	2037	1	0	0	0	1	SFD	2248			1274958.407	609383.1876	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2037	1	0	0	0	1	SFD	2248			1274582.118	609522.4465	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2037	1	0	0	0	1	SFD	3085	Abbeyfield Estates and BooWoods	F-12-043	1373011.204	566608.5468	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2037	1	0	0	0	1	SFD	3147	Scarpone Property	F-07-203	1348020.715	570936.4809	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2037	1	0	0	0	1	SFD	3223	DELL	F-86-214	1330391.678	594051.2409	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2037	1	0	0	0	1	SFD	3228			1333941.161	604744.2356	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2037	1	0	0	0	1	SFD	3248	Sobus Property	F-08-075	1272437.537	610072.673	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2037	1	0	0	0	1	SFD	4113	OWEN BROWN EAST, 1/1	F-84-079	1354351.526	558774.2183	Stevens Forest ES	Oakland Mills MS	Oakland Mills HS
UNBLT	2037	1	0	0	0	1	SFD	4147			1343218.516	577072.2781	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2038	1	0	0	0	1	SFD	4	Bounds Property	F-91-170	1361480.052	534448.4992	Forest Ridge ES	Patuxent Valley MS	Hammond HS
UNBLT	2038	1	0	0	0	1	SFD	36	HARWOOD PARK		1385802.445	556963.486	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2038	1	0	0	0	1	SFD	36	HARWOOD PARK		1385690.44	556411.3188	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2038	1	0	0	0	1	SFD	36	HARWOOD PARK		1385141.316	555603.9426	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2038	1	0	0	0	1	SFD	36	HARWOOD PARK		1386096.833	554915.0656	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2038	1	0	0	0	1	SFD	36	HARWOOD PARK		1385266.569	554961.1801	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2038	1	0	0	0	1	SFD	56	Allview Estates	F-08-106	1351567.682	556029.7706	Atholton ES	Oakland Mills MS	Oakland Mills HS
UNBLT	2038	1	0	0	0	1	SFD	112			1327704.502	540433.2346	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2038	1	0	0	0	1	SFD	179			1331267.412	591278.5365	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2038	1	0	0	0	1	SFD	180			1331725.473	586079.6104	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS

UNBLT	2038	1	0	0	0	1	SFD	202	PARAGON PROPERTY	F-97-028	1319230.212	568462.7237	Dayton Oaks ES	Folly Quarter MS	River Hill HS
UNBLT	2038	1	0	0	0	1	SFD	207	Linthicum Oaks	F-07-067	1313452.229	578536.0765	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2038	1	0	0	0	1	SFD	207	MULLINIX MANOR	F-08-118	1314951.831	574150.5932	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2038	1	0	0	0	1	SFD	212	VINEYARDS AT CATTAIL CREEK	F-00-68	1298719.016	583842.7416	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2038	1	0	0	0	1	SFD	232			1325714.025	599340.0308	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2038	1	0	0	0	1	SFD	233	ROSE HILL ESTATES	F-99-158	1308651.089	612020.5679	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2038	1	0	0	0	1	SFD	248	YOUNG PROPERTY	F-06-048	1264571.205	610629.0749	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2038	1	0	0	0	1	SFD	248	YOUNG PROPERTY	F-06-048	1264232.562	610370.6497	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2038	1	0	0	0	1	SFD	249	Porter Property	F-12-016	1275718.555	615275.5101	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2038	1	0	0	0	1	SFD	281			1293522.953	607851.3251	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2038	1	0	0	0	1	SFD	1041			1393189.983	565527.0629	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2038	1	0	0	0	1	SFD	1238	OLDE HOME FARM AGRICULTURAL LOTS	F-00-37	1300989.262	593566.6787	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2038	1	0	0	0	1	SFD	1238			1296965.43	592206.7956	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2038	1	0	0	0	1	SFD	1243	Mullinix Farm Subdivision	F-12-100	1289976.393	600506.8109	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2038	1	0	0	0	1	SFD	1249	ROMITI PROPERTY	F-08-151	1284594.013	617387.5817	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2038	1	0	0	0	1	SFD	1263			1338782.508	536037.1262	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2038	1	0	0	0	1	SFD	1293			1308899.626	606864.3233	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2038	1	0	0	0	1	SFD	2002			1356493.684	525078.2464	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2038	1	0	0	0	1	SFD	2088			1376265.324	567177.2043	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2038	1	0	0	0	1	SFD	2175	Riverwood	F-04-082	1339706.678	575293.8118	Longfellow ES	Harpers Choice MS	Wilde Lake HS
UNBLT	2038	1	0	0	0	1	SFD	2226			1335178.544	603042.4119	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2038	1	0	0	0	1	SFD	3046			1359487.403	531562.3393	Forest Ridge ES	Patuxent Valley MS	Hammond HS
UNBLT	2038	1	0	0	0	1	SFD	3250			1290872.745	608464.5869	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2038	1	0	0	0	1	SFD	4113	Standafer Property & Duggan Property	F-08-048	1353856.925	558895.5551	Stevens Forest ES	Oakland Mills MS	Oakland Mills HS
UNBLT	2039	0	1	0	0	1	SFA	3	SETTLER'S LANDING, 1/2	F-81-117	1353416.871	526782.1132	Gorman Crossing ES	Murray Hill MS	Reservoir HS
UNBLT	2039	1	0	0	0	1	SFD	31	Turf Valley Grove	F-07-078	1347446.195	588999.0371	Manor Woods ES	Mount View MS	Marriotts Ridge HS
UNBLT	2039	1	0	0	0	1	SFD	36	HARWOOD PARK		1385997.149	555055.0758	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2039	1	0	0	0	1	SFD	36	HARWOOD PARK		1385948.221	555305.8115	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2039	1	0	0	0	1	SFD	36	HARWOOD PARK		1386299.365	556998.9932	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2039	1	0	0	0	1	SFD	93	WORTHINGTON RESERVES	F-94-102	1372962.134	575541.1076	Worthington ES	Ellicott Mills MS	Howard HS
UNBLT	2039	1	0	0	0	1	SFD	93	WORTHINGTON RESERVES	F-94-102	1373137.454	575543.0139	Worthington ES	Ellicott Mills MS	Howard HS
UNBLT	2039	1	0	0	0	1	SFD	107	THE ENCLAVE AT ELLICOTT HILLS	F-01-196	1365312.556	592975.6096	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2039	1	0	0	0	1	SFD	108	Shams Subdivision	F-10-081	1370184.227	592413.1174	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2039	1	0	0	0	1	SFD	147	LAWRENCE PARCEL	F-89-191	1354923.572	574572.1613	Centennial Lane ES	Burleigh Manor MS	Centennial HS
UNBLT	2039	1	0	0	0	1	SFD	163	Margaret's Fancy	F-04-168	1350018.756	597489.214	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2039	1	0	0	0	1	SFD	180			1331972.881	585858.7239	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2039	1	0	0	0	1	SFD	183			1325234.936	578129.5962	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2039	1	0	0	0	1	SFD	212	VINEYARDS AT CATTAIL CREEK	F-00-68	1298959.161	583822.6335	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2039	1	0	0	0	1	SFD	234	Bloom Property	F-07-123	1296032.622	602092.3223	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2039	1	0	0	0	1	SFD	236	Robert H. Davis Property	F-11-055	1298545.75	611530.292	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2039	1	0	0	0	1	SFD	276	JASON SUBDIVISION	F-92-005	1356084.047	573405.7186	Running Brook ES	Wilde Lake MS	Wilde Lake HS
UNBLT	2039	1	0	0	0	1	SFD	297	GILBERT	F-03-189	1350765.394	530376.2626	Gorman Crossing ES	Hammond MS	Reservoir HS
UNBLT	2039	1	0	0	0	1	SFD	1056	ALLVIEW ESTATES		1351190.494	557271.4397	Atholton ES	Oakland Mills MS	Oakland Mills HS
UNBLT	2039	1	0	0	0	1	SFD	1089	HECKMAN PROPERTY	F-86-172	1376444.454	573989.899	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2039	1	0	0	0	1	SFD	1089			1378018.819	576373.5798	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2039	1	0	0	0	1	SFD	1105	THE OAKS, SEC. A		1369557.785	590650.048	Veterans ES	Dunloggin MS	Mt Hebron HS
UNBLT	2039	1	0	0	0	1	SFD	1114			1326839.074	545448.0368	Pointers Run ES	Lime Kiln MS	River Hill HS
UNBLT	2039	1	0	0	0	1	SFD	1120	CHERRY BRAE	F-00-153	1333636.762	548937.884	Pointers Run ES	Clarksville MS	Atholton HS
UNBLT	2039	1	0	0	0	1	SFD	1125			1338969.286	548433.9722	Pointers Run ES	Lime Kiln MS	Reservoir HS
UNBLT	2039	1	0	0	0	1	SFD	1144	BEAVERBROOK	F-93-046	1350298.104	570567.6891	Longfellow ES	Harpers Choice MS	Wilde Lake HS
UNBLT	2039	1	0	0	0	1	SFD	1150	Hawes Property	F-07-110	1363108.206	581984.7676	Northfield ES	Dunloggin MS	Centennial HS
UNBLT	2039	1	0	0	0	1	SFD	1150	Hawes Property	F-07-110	1363109.329	582084.8587	Northfield ES	Dunloggin MS	Centennial HS
UNBLT	2039	1	0	0	0	1	SFD	1192			1325867.58	551218.1756	Pointers Run ES	Lime Kiln MS	River Hill HS
UNBLT	2039	1	0	0	0	1	SFD	1194			1314336.628	549166.5787	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2039	1	0	0	0	1	SFD	1221		SDP-07-020	1344948.329	534859.0926	Hammond ES	Hammond MS	Reservoir HS
UNBLT	2039	1	0	0	0	1	SFD	1249			1288503.873	612296.2978	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2039	1	0	0	0	1	SFD	1280	DOWD PROPERTY	F-00-61	1299081.144	596048.2699	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2039	1	0	0	0	1	SFD	2002	NORTH LAUREL PARK		1358410.27	526753.6695	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2039	1	0	0	0	1	SFD	2035	LENNOX PARK		1382190.732	551029.7876	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
UNBLT	2039	1	0	0	0	1	SFD	2074	PUHL PROPERTY	F-04-162	1366860.968	568852.6755	Phelps Luck ES	Bonnie Branch MS	Howard HS
UNBLT	2039	1	0	0	0	1	SFD	2088	Randazzo Property Lot 5-D	ECP-22-035	1376624.256	567088.9835	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2039	1	0	0	0	1	SFD	2107	SOSSLAU PROPERTY	F-84-072	1365835.261	592098.7722	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2039	1	0	0	0	1	SFD	2166	BREEZEWOOD FARMS, SEC. 4		1346027.616	604686.7583	Waverly ES	Mount View MS	Marriotts Ridge HS
UNBLT	2039	1	0	0	0	1	SFD	2175	Carroll-Ziegler Property	F-08-140	1340340.469	576724.5995	Longfellow ES	Harpers Choice MS	Wilde Lake HS
UNBLT	2039	1	0	0	0	1	SFD	2236	H.B.L. PROPERTIES, INC	F-78-173	1306578.019	608363.6615	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2039	1	0	0	0	1	SFD	2263	RESERVOIR OVERLOOK	F-98-061	1338135.909	533313.1582	Fulton ES	Lime Kiln MS	Reservoir HS
UNBLT	2040	1	0	0	0	1	SFD	7			1349100.647	533677.9282	Hammond ES	Hammond MS	Reservoir HS
UNBLT	2040	1	0	0	0	1	SFD	27	Rose Lane	F-07-197	1364451.93	541505.996	Guilford ES	Patuxent Valley MS	High School 13
UNBLT	2040	1	0	0	0	1	SFD	32	THE CEDARS EXTENDED		1371299.066	547419.6752	Hanover Hills ES	Thomas Viaduct MS	High School 13
UNBLT	2040	1	0	0	0	1	SFD	34	HOWARD HEIGHTS		1359376.758	589860.1389	St Johns Lane ES	Patapsco MS	Mt Hebron HS
UNBLT	2040	1	0	0	0	1	SFD	36	HARWOOD PARK		1385741.514	557043.742	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2040	1	0	0	0	1	SFD	36	HARWOOD PARK		1385868.229	556395.5454	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2040	1	0	0	0	1	SFD	36	HARWOOD PARK		1385737.228	556295.9714	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2040	1	0	0	0	1	SFD	36	HARWOOD PARK		1385355.896	555535.0649	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2040	1	0	0	0	1	SFD	36	HARDWOOD PARK		1386862.984	555266.8954	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2040	1	0	0	0	1	SFD	36	HARWOOD PARK		1385936.802	555012.9468	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2040	1	0	0	0	1	SFD	36	HARWOOD PARK		1385724.122	555605.0955	Ducketts Lane ES	Thomas Viaduct MS	High School 13
UNBLT	2040	1	0	0	0	1	SFD	39			1394955.683	561952.1294	Elkridge ES	Elkridge Landing MS	High School 13
UNBLT	2040	1	0	0	0	1	SFD	44			1382788.593	560718.7082	Rockburn ES	Elkridge Landing MS	Long Reach HS
UNBLT	2040	1	0	0	0	1	SFD	50	Teresa Ochoa Property	F-08-096	1359862.67	546916.6927	Guilford ES	Lake Elkhorn MS	Hammond HS
UNBLT	2040	1	0	0	0	1	SFD	99	KENNEDY/YOUNG PROPERTY	F-90-135	1369920.473	581590.1634	Worthington ES	Ellicott Mills MS	Howard HS
UNBLT	2040	1	0	0	0	1	SFD	99			1375001.376	577700.8305	Worthington ES	Ellicott Mills MS	Howard HS
UNBLT	2040	1	0	0	0	1	SFD	111			1361611.131	574234.1959	Thunder Hill ES	Dunloggin MS	Wilde Lake HS
UNBLT	2040	1	0	0	0	1	SFD	127	HOLIDAY HILLS, 2ND ADDITION	F-03-169	1345562.246	551117.9736	Pointers Run ES	Clarksville MS	Atholton HS
UNBLT	2040	1	0	0	0	1	SFD	130	PATEL PROPERTY	ECP-21-049	1342809.238	556723.3756	Clemens Crossing ES	Wilde Lake MS	Atholton HS
UNBLT	2040	1	0	0	0	1	SFD	145	Running Brook		1353917.583	570534.4798	Running Brook ES	Wilde Lake MS	Wilde Lake HS
UNBLT	2040	1	0	0	0	1	SFD	177	VILLAGE OF HARPER'S CHOICE,5/9	F-93-141	1338137.363	568413.8388	Longfellow ES	Harpers Choice MS	Wilde Lake HS

UNBLT	2040	1	0	0	0	1	SFD	180	WOODMARK, SEC. 5	F-69-012	1330176.069	584680.0593	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2040	1	0	0	0	1	SFD	181	WOODMARK, SEC. 7	F-73-063	1328013.438	581928.1354	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2040	1	0	0	0	1	SFD	182			1319673.137	583968.9045	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2040	1	0	0	0	1	SFD	193	WILLOW POND	F-10-106	1325548.971	557008.1689	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2040	1	0	0	0	1	SFD	203			1315976.928	572560.3615	Dayton Oaks ES	Folly Quarter MS	River Hill HS
UNBLT	2040	1	0	0	0	1	SFD	205			1314958.944	570089.2606	Dayton Oaks ES	Folly Quarter MS	Glenelg HS
UNBLT	2040	1	0	0	0	1	SFD	212	VINEYARDS AT CATTAIL CREEK	F-00-67	1299153.42	583273.4739	Bushy Park ES	Glenwood MS	Glenelg HS
UNBLT	2040	1	0	0	0	1	SFD	220			1314910.164	590098.9465	Bushy Park ES	Folly Quarter MS	Glenelg HS
UNBLT	2040	1	0	0	0	1	SFD	240			1293897.186	615047.1295	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2040	1	0	0	0	1	SFD	248	YOUNG PROPERTY	F-06-048	1264392.083	610654.6808	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2040	1	0	0	0	1	SFD	249			1278702.713	616835.856	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2040	1	0	0	0	1	SFD	307			1364293.35	595046.7133	Hollifield Station ES	Patapsco MS	Mt Hebron HS
UNBLT	2040	1	0	0	0	1	SFD	1002	NORTH LAUREL PARK		1356646.563	526514.5987	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2040	1	0	0	0	1	SFD	1003	HIGH RIDGE		1354086.835	528462.6653	Gorman Crossing ES	Murray Hill MS	Reservoir HS
UNBLT	2040	1	0	0	0	1	SFD	1011	COOPER PROPERTY, 1/1	F-98-046	1345921.231	542646.0375	Hammond ES	Hammond MS	Atholton HS
UNBLT	2040	1	0	0	0	1	SFD	1056	ALLVIEW ESTATES		1351058.894	557059.9636	Atholton ES	Oakland Mills MS	Oakland Mills HS
UNBLT	2040	1	0	0	0	1	SFD	1088	Talbots Landing	ECP-21-058	1377914.647	568343.5042	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2040	1	0	0	0	1	SFD	1089			1377175.586	572747.8098	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2040	1	0	0	0	1	SFD	1089	HUFFMAN PROPERTY	F-79-148	1377895.982	574757.5919	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2040	1	0	0	0	1	SFD	1104	R. TAYLOR PROPERTY		1370063.676	585283.3912	Veterans ES	Dunloggin MS	Mt Hebron HS
UNBLT	2040	1	0	0	0	1	SFD	1143	Cedar Village	F-09-116	1343706.946	570825.542	Longfellow ES	Harpers Choice MS	Wilde Lake HS
UNBLT	2040	1	0	0	0	1	SFD	1150	Hawes Property	F-12-093	1363268.025	582331.367	Northfield ES	Dunloggin MS	Centennial HS
UNBLT	2040	1	0	0	0	1	SFD	1151			1357553.4	570468.5157	Thunder Hill ES	Oakland Mills MS	Oakland Mills HS
UNBLT	2040	1	0	0	0	1	SFD	1161			1359061.611	594617.2142	St Johns Lane ES	Patapsco MS	Mt Hebron HS
UNBLT	2040	1	0	0	0	1	SFD	1192	STANLEY M. COLE		1325323.299	552998.5941	Pointers Run ES	Lime Kiln MS	River Hill HS
UNBLT	2040	1	0	0	0	1	SFD	1194			1313363.048	548138.8023	Dayton Oaks ES	Lime Kiln MS	River Hill HS
UNBLT	2040	1	0	0	0	1	SFD	1200			1324277.236	569057.5724	Dayton Oaks ES	Folly Quarter MS	River Hill HS
UNBLT	2040	1	0	0	0	1	SFD	1249			1288992.555	612240.9145	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2040	1	0	0	0	1	SFD	1308			1368693.595	590947.927	Veterans ES	Dunloggin MS	Centennial HS
UNBLT	2040	1	0	0	0	1	SFD	2002	NORTH LAUREL PARK		1358407.254	526703.7299	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2040	1	0	0	0	1	SFD	2002	NORTH LAUREL PARK		1358404.145	526653.8407	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2040	1	0	0	0	1	SFD	2002	NORTH LAUREL PARK		1358395.058	526504.1284	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2040	1	0	0	0	1	SFD	2002	North Laurel Park		1358370.675	526129.762	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2040	1	0	0	0	1	SFD	2002			1356309.762	525247.2931	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2040	1	0	0	0	1	SFD	2002			1356394.276	525113.4968	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2040	0	1	0	0	1	SFA	2002			1356309.762	525247.2931	Laurel Woods ES	Murray Hill MS	Reservoir HS
UNBLT	2040	1	0	0	0	1	SFD	2034			1357363.587	587535.8217	St Johns Lane ES	Patapsco MS	Mt Hebron HS
UNBLT	2040	1	0	0	0	1	SFD	2034			1357348.163	587961.4521	St Johns Lane ES	Patapsco MS	Mt Hebron HS
UNBLT	2040	1	0	0	0	1	SFD	2035	LENNOX PARK		1382147.263	551054.7366	Hanover Hills ES	Thomas Viaduct MS	Oakland Mills HS
UNBLT	2040	1	0	0	0	1	SFD	2056	ALLVIEW ESTATES		1351982.442	554986.2003	Atholton ES	Oakland Mills MS	Oakland Mills HS
UNBLT	2040	1	0	0	0	1	SFD	2056			1352330.844	553527.6806	Atholton ES	Oakland Mills MS	Oakland Mills HS
UNBLT	2040	1	0	0	0	1	SFD	2088			1376518.845	567247.0927	Ilchester ES	Bonnie Branch MS	Howard HS
UNBLT	2040	1	0	0	0	1	SFD	2115			1333156.975	541861.4561	Pointers Run ES	Lime Kiln MS	Reservoir HS
UNBLT	2040	1	0	0	0	1	SFD	2132	BLAKEY PROPERTY	F-92-083	1347768.495	559762.5549	Bryant Woods ES	Wilde Lake MS	Atholton HS
UNBLT	2040	1	0	0	0	1	SFD	2150	Sidehill Road Property	SDP-06-130	1363392.052	584168.186	Northfield ES	Dunloggin MS	Centennial HS
UNBLT	2040	1	0	0	0	1	SFD	2161	HANNON PROPERTY	F-94-124	1356191.028	597939.9365	St Johns Lane ES	Patapsco MS	Mt Hebron HS
UNBLT	2040	1	0	0	0	1	SFD	2182			1325822.223	583958.8682	Triadelphia Ridge ES	Folly Quarter MS	Glenelg HS
UNBLT	2040	1	0	0	0	1	SFD	2226			1340381.695	600802.1968	West Friendship ES	Mount View MS	Marriotts Ridge HS
UNBLT	2040	1	0	0	0	1	SFD	3248	Sobus Property	F-08-075	1272081.965	610634.734	Lisbon ES	Glenwood MS	Glenelg HS
UNBLT	2040	2	0	0	0	2	SFD	4041	THE GABLES AT LAWYER'S HILL	F-91-030	1390397.842	563431.7991	Elkridge ES	Elkridge Landing MS	High School 13

Source: June 2024 School Capacity St			Local Rated Cap (LRC)				State Rated Cap (SRC)	2027-2028			2028-29		2029-30			2030-31			2031-32			2032-33			2033-34			2034-35			2035-36			2036-37		
Level	Region	School	2027	2028	2029	2030	(Attach. 3 of Source Doc	Proj	% LRC	%SRC	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC
ELEMENTARY																																			
THRESHOLD	**105%**																																		
Elementary	CE	Cradlerock	398	398	398	398	573	434	109.0%	75.7%	103.8%	72.1%	401	100.8%	70.0%	402	101.0%	70.2%	393	98.7%	68.6%	393	98.7%	68.6%	390	98.0%	68.1%	387	97.2%	67.5%	383	96.2%	66.8%	383	96.2%	66.8%
Elementary	CE	Jeffers Hill	377	377	377	377	412	378	100.3%	91.7%	100.3%	91.7%	376	99.7%	91.3%	365	96.8%	88.6%	368	97.6%	89.3%	366	97.1%	88.8%	363	96.3%	88.1%	360	95.5%	87.4%	360	95.5%	87.4%	358	95.0%	86.9%
Elementary	CE	Phelps Luck	597	597	597	597	617	693	116.1%	112.3%	112.7%	109.1%	650	108.9%	105.3%	649	108.7%	105.2%	673	112.7%	109.1%	700	117.3%	113.5%	726	121.6%	117.7%	755	126.5%	122.4%	773	129.5%	125.3%	781	130.8%	126.6%
Elementary	CE	Stevens Forest	380	380	380	380	450	307	80.8%	68.2%	82.4%	69.6%	302	79.5%	67.1%	295	77.6%	65.6%	297	78.2%	66.0%	294	77.4%	65.3%	292	76.8%	64.9%	291	76.6%	64.7%	290	76.3%	64.4%	289	76.1%	64.2%
Elementary	CE	Talbott Springs	490	490	490	490	434	396	80.8%	91.2%	79.0%	89.2%	383	78.2%	88.2%	371	75.7%	85.5%	373	76.1%	85.9%	372	75.9%	85.7%	369	75.3%	85.0%	366	74.7%	84.3%	364	74.3%	83.9%	364	74.3%	83.9%
Elementary	CE	Thurnder Hill	509	509	509	509	532	440	86.4%	82.7%	87.8%	84.0%	438	86.1%	82.3%	437	85.9%	82.1%	433	85.1%	81.4%	431	84.7%	81.0%	428	84.1%	80.5%	426	83.7%	80.1%	423	83.1%	79.5%	423	83.1%	79.5%
Elementary	CW	Bryant Woods	289	289	289	289	438	381	131.8%	87.0%	136.7%	90.2%	398	137.7%	90.9%	407	140.8%	92.9%	407	140.8%	92.9%	415	143.6%	94.7%	424	146.7%	96.8%	432	149.5%	98.6%	444	153.6%	101.4%	455	157.4%	103.9%
Elementary	CW	Clemens Crossing	521	521	521	521	525	543	104.2%	103.4%	104.8%	104.0%	552	106.0%	105.1%	563	108.1%	107.2%	563	108.1%	107.2%	566	108.6%	107.8%	570	109.4%	108.6%	572	109.8%	109.0%	573	110.0%	109.1%	573	110.0%	109.1%
Elementary	CW	Longfellow	512	512	512	512	556	473	92.4%	85.1%	95.1%	87.6%	484	94.5%	87.1%	481	93.9%	86.5%	481	93.9%	86.5%	477	93.2%	85.8%	467	91.2%	84.0%	460	89.8%	82.7%	453	88.5%	81.5%	449	87.7%	80.8%
Elementary	CW	Running Brook	449	449	449	449	582	403	89.8%	69.2%	96.4%	74.4%	452	100.7%	77.7%	506	112.7%	86.9%	506	112.7%	86.9%	526	117.1%	90.4%	540	120.3%	92.8%	545	121.4%	93.6%	540	120.3%	92.8%	534	118.9%	91.8%
Elementary	CW	Swansfield	650	650	650	650	681	516	79.4%	75.8%	76.5%	73.0%	473	72.8%	69.5%	451	69.4%	66.2%	451	69.4%	66.2%	442	68.0%	64.9%	437	67.2%	64.2%	436	67.1%	64.0%	433	66.6%	63.6%	432	66.5%	63.4%
Elementary	NE	Bellows Spring	726	726	726	726	767	771	106.2%	100.5%	107.3%	101.6%	787	108.4%	102.6%	771	106.2%	100.5%	771	106.2%	100.5%	768	105.8%	100.1%	758	104.4%	98.8%	749	103.2%	97.7%	740	101.9%	96.5%	731	100.7%	95.3%
Elementary	NE	Deep Run	719	719	719	719	798	630	87.6%	78.9%	87.5%	78.8%	625	86.9%	78.3%	624	86.8%	78.2%	624	86.8%	78.2%	624	86.8%	78.2%	623	86.6%	78.1%	623	86.6%	78.1%	624	86.8%	78.2%	625	86.9%	78.3%
Elementary	NE	Ducketts Lane	650	650	650	650	709	557	85.7%	78.6%	86.2%	79.0%	561	86.3%	79.1%	563	86.6%	79.4%	563	86.6%	79.4%	563	86.6%	79.4%	564	86.8%	79.5%	565	86.9%	79.7%	564	86.8%	79.5%	563	86.6%	79.4%
Elementary	NE	Elkridge	713	713	713	713	842	738	103.5%	87.6%	106.0%	89.8%	748	104.9%	88.8%	732	102.7%	86.9%	732	102.7%	86.9%	729	102.2%	86.6%	733	102.8%	87.1%	729	102.2%	86.6%	732	102.7%	86.9%	734	102.9%	87.2%
Elementary	NE	Hanover Hills	810	810	810	810	958	931	114.9%	97.2%	115.3%	97.5%	927	114.4%	96.8%	900	111.1%	93.9%	900	111.1%	93.9%	890	109.9%	92.9%	869	107.3%	90.7%	849	104.8%	88.6%	828	102.2%	86.4%	805	99.4%	84.0%
Elementary	NE	Ilchester	559	559	559	559	686	534	95.5%	77.8%	97.9%	79.7%	559	100.0%	81.5%	595	106.4%	86.7%	595	106.4%	86.7%	614	109.8%	89.5%	636	113.8%	92.7%	653	116.8%	95.2%	674	120.6%	98.3%	691	123.6%	100.7%
Elementary	NE	Rockburn	584	584	584	584	716	621	106.3%	86.7%	106.5%	86.9%	623	106.7%	87.0%	622	106.5%	86.9%	622	106.5%	86.9%	626	107.2%	87.4%	629	107.7%	87.8%	626	107.2%	87.4%	625	107.0%	87.3%	625	107.0%	87.3%
Elementary	NE	Veterans	799	799	799	799	914	817	102.3%	89.4%	104.1%	91.0%	831	104.0%	90.9%	820	102.6%	89.7%	820	102.6%	89.7%	814	101.9%	89.1%	808	101.1%	88.4%	812	101.6%	88.8%	815	102.0%	89.2%	814	101.9%	89.1%
Elementary	NE	Waterloo	603	603	603	603	660	531	88.1%	80.5%	84.7%	77.4%	501	83.1%	75.9%	495	82.1%	75.0%	495	82.1%	75.0%	490	81.3%	74.2%	488	80.9%	73.9%	483	80.1%	73.2%	481	79.8%	72.9%	479	79.4%	72.6%
Elementary	NE	Worthington	424	424	424	424	562	341	80.4%	60.7%	80.9%	61.0%	347	81.8%	61.7%	375	88.4%	66.7%	375	88.4%	66.7%	373	88.0%	66.4%	364	85.8%	64.8%	349	82.3%	62.1%	330	77.8%	58.7%	315	74.3%	56.0%
Elementary	NORTH	Centennial Lane	603	603	603	603	731	587	97.3%	80.3%	111.4%	91.9%	657	109.0%	89.9%	635	105.3%	86.9%	635	105.3%	86.9%	625	103.6%	85.5%	617	102.3%	84.4%	610	101.2%	83.4%	607	100.7%	83.0%	605	100.3%	82.8%
Elementary	NORTH	Hollofield Station	732	732	732	732	727	737	100.7%	101.4%	99.5%	100.1%	721	98.5%	99.2%	723	98.8%	99.4%	723	98.8%	99.4%	726	99.2%	99.9%	722	98.6%	99.3%	721	98.5%	99.2%	717	98.0%	98.6%	712	97.3%	97.9%
Elementary	NORTH	Manor Woods	681	681	681	681	593	671	98.5%	113.2%	101.5%	116.5%	671	98.5%	113.2%	644	94.6%	108.6%	644	94.6%	108.6%	634	93.1%	106.9%	621	91.2%	104.7%	622	91.3%	104.9%	618	90.7%	104.2%	614	90.2%	103.5%
Elementary	NORTH	Northfield	700	700	700	700	731	747	106.7%	102.2%	104.4%	100.0%	740	105.7%	101.2%	732	104.6%	100.1%	732	104.6%	100.1%	731	104.4%	100.0%	729	104.1%	99.7%	729	104.1%	99.7%	731	104.4%	100.0%	729	104.1%	99.7%
Elementary	NORTH	St. Johns Lane	612	612	612	612	593	714	116.7%	120.4%	120.6%	124.5%	735	120.1%	123.9%	739	120.8%	124.6%	739	120.8%	124.6%	738	120.6%	124.5%	737	120.4%	124.3%	737	120.4%	124.3%	737	120.4%	124.3%	738	120.6%	124.5%
Elementary	NORTH	Waverly	788	788	788	788	948	816	103.6%	86.1%	104.7%	87.0%	832	105.6%	87.8%	843	107.0%	88.9%	843	107.0%	88.9%	847	107.5%	89.3%	847	107.5%	89.3%	837	106.2%	88.3%	834	105.8%	88.0%	831	105.5%	87.7%
Elementary	SE	Atholton	424	424	424	424	436	452	106.6%	103.7%	104.5%	101.6%	432	101.9%	99.1%	421	99.3%	96.6%	421	99.3%	96.6%	418	98.6%	95.9%	416	98.1%	95.4%	411	96.9%	94.3%	409	96.5%	93.8%	406	95.8%	93.1%
Elementary	SE	Bollman Bridge	609	609	609	609	775	685	112.5%	88.4%	112.6%	88.5%	699	114.8%	90.2%	712	116.9%	91.9%	712	116.9%	91.9%	717	117.7%	92.5%	724	118.9%	93.4%	728	119.5%	93.9%	727	119.4%	93.8%	726	119.2%	93.7%
Elementary	SE	Forest Ridge	647	647	647	647	662	694	107.3%	104.8%	111.9%	109.4%	746	115.3%	112.7%	799	123.5%	120.7%	799	123.5%	120.7%	823	127.2%	124.3%	843	130.3%	127.3%	862	133.2%	130.2%	868	134.2%	131.1%	868	134.2%	131.1%
Elementary	SE	Gorman Crossing	735	735	735	735	902	614	83.5%	68.1%	83.8%	68.3%	611	83.1%	67.7%	615	83.7%	68.2%	615	83.7%	68.2%	610	83.0%	67.6%	607	82.6%	67.3%	604	82.2%	67.0%	605	82.3%	67.1%	606	82.4%	67.2%
Elementary	SE	Gulford	465	465	465	465	464	444	95.5%	95.7%	95.3%	95.5%	442	95.1%	95.3%	436	93.8%	94.0%	436	93.8%	94.0%	432	92.9%	93.1%	432	92.9%	93.1%	433	93.1%	93.3%	442	95.1%	95.3%	446	95.9%	96.1%
Elementary	SE	Hammond	653	653	653	653	681	739	113.2%	108.5%	115.0%	110.3%	776	118.8%	114.0%	779	119.3%	114.4%	779	119.3%	114.4%	774	118.5%	113.7%	763	116.8%	112.0%	762	116.7%	111.9%	768	117.6%	112.8%	780	119.4%	114.5%
Elementary	SE	Laurel Woods	609	609	609	609	680	641	105.3%	94.3%	105.6%	94.6%	641	105.3%	94.3%	644	105.7%	94.7%	644	105.7%	94.7%	644	105.7%	94.7%	644	105.7%	94.7%	645	105.9%	94.9%	642	105.4%	94.4%	643	105.6%	94.6%
Elementary	W	Bushy Park	732	732	732	732	727	620	84.7%	85.3%	85.8%	86.4%	630	86.1%	86.7%	627	85.7%	86.2%	627	85.7%	86.2%	631	86.2%	86.8%	633	86.5%	87.1%	634	86.6%	87.2%	636	86.9%	87.5%	638	87.2%	87.8%
Elementary	W	Clarksville	543	543	543	543	517	547	100.7%	105.8%	98.5%	103.5%	533	98.2%	103.1%	529	97.4%	102.3%	529	97.4%	102.3%	529	97.4%	102.3%	522	96.1%	101.0%	514	94.7%	99.4%	511	94.1%	98.8%	507	93.4%	98.1%
Elementary	W	Dayton Oaks	719	719	719	719	793	714	99.3%	90.0%	97.2%	88.1%	691	96.1%	87.1%	678	94.3%	85.5%	678	94.3%	85.5%	683	95.0%	86.1%	676	94.0%	85.2%	677	94.2%	85.4%	681	94.7%	85.9%	684	95.1%	86.3%
Elementary	W	Fulton	738	738	738	738	762	651	88.2%	85.4%	84.6%	81.9%	621	84.1%	81.5%	605	82.0%	79.4%	605	82.0%	79.4%	605	82.0%	79.4%	606	82.1%	79.5%	595	80.6%	78.1%	592	80.2%	77.7%	588	79.7%	77.2%
Elementary	W	Lisbon	527	527	527	527	513	440	83.5%	85.8%	80.8%	83.0%	432	82.0%	84.2%	441	83.7%	86.0%	441	83.7%	86.0%	446	84.6%	86.9%	447	84.8%	87.1%	448	85.0%	87.3%	447	84.8%	87.1%	451	85.6%	87.9%
Elementary	W	Pointers Run	744	744	744	744	780	813	109.3%	104.2%	105.2%	100.4%	738	99.2%	94.6%	422	56.7%	54.1%	722	97.0%	92.6%	724	97.3%	92.8%	727	97.7%	93.2%	724	97.3%	92.8%	721	96.9%	92.4%	719	96.6%	92.2%
Elementary	W	Tridelphia Ridge	584	584	584	584	614	609	104.3%	99.2%	102.4%	97.4%	591	101.2%	96.3%	563	96.4%	91.7%	563	96.4%	91.7%	551	94.3%	89.7%	537	92.0%	87.5%	526	90.1%	85.7%	516	88.4%	84.0%	509	87.2%	82.9%
Elementary	W	West Friendship	414	414	414	414	422	364	87.9%	86.3%	89.6%	87.9%	368	88.9%	87.2%	372	89.9%	88.2%	372	89.9%	88.2%	374	90.3%	88.6%	376	90.8%	89.1%	380	91.8%	90.0%	383	92.5%	90.8%	389	94.0%	92.2%
	REGIONAL TOTALS																																		
	CE		2751	2751	2751	2751	3018	2648	96.3%	87.7%	94.9%	86.5%	2550	92.7%	84.5%	2519	91.6%	83.5%	2537	92.2%	84.1%	2556	92.9%	84.7%	2568	93.3%	85.1%	2585	94.0%	85.7%	2593	94.3%	85.9%	2598	94.4%	86.1%
	CW		2421	2421	2421	2421	2782	2316	95.7%	83.2%	97.4%	84.8%	2359	97.4%	84.8%	2408	99.5%	86.6%	2408	99.5%	86.6%	2426	100.2%	87.2%	2438	100.7%	87.6%	2445	101.0%	87.9%	2443	100.9%	87.8%	2443	100.9%	87.8%
	NE		6587	6587	6587	6587	7612	6471	98.2%	85.0%	98.9%	85.6%	6509	98.8%	85.5%	6497	98.6%	85.4%	6497	98.6%	85.4%	6491	98.5%	85.3%	6472	98.3%	85.0%	6438	97.7%	84.6%	6413	97.4%	84.2%	6382	96.9%	83.8%
	NORTH		4116	4116	4116	4116	4323	4272	103.8%	98.8%	106.5%	101.4%	4356	105.8%	100.8%	4316	104.9%	99.8%	4316	104.9%	99.8%	4301	104.5%	99.5%	4273	103.8%	98.8%	4256	103.4%	98.5%	4244	103.1%	98.2%	4229	102.7%	97.8%
	SE		4142	4142	4142	4142	4600	4269	103.1%	92.8%	104.0%	93.6%	4347	104.9%	94.5%	4406	106.4%	95.8%	4406	106.4%	95.8%	4418	106.7%	96.0%	4429	106.9%	96.3%	4445	107.3%	96.6%	4461	107.7%	97.0%	4475	108.0%	97.3%
	W		5001	5001	5001	5001	5128	4758	95.1%	92.8%	93.3%	91.0%	4604	92.1%	89.8%	4237	84.7%	82.6%	4537	90.7%	88.5%	4543	90.8%	88.6%	4524	90.5%	88.2%	4498	89.9%	87.7%	4487	89.7%	87.5%	4485	89.7%	87.5%
		Countywide Totals	25018	25018	25018	25018	27463	24734	98.9%	90.1%	99.3%	90.4%	24725	98.8%	90.0%	24383	97.5%	88.8%	24701	98.7%	89.9%	24735	98.9%	90.1%	24704	98.7%	90.0%	24667	98.6%	89.8%	24641	98.5%	89.7%	24612	98.4%	89.6%
		# Constrained Schools: Includes all schools in regions with aggregate capacity >105% as identified in red lettering.							14	5	17	5		16	6		18	6		18	6		17	6		16	5		15	5		15	5		15	5
MIDDLE SCHOOLS									**2027-2028**		**2028-29**																								
THRESHOLD	**110%**								**% LRC**	**% SRC**	**% LRC**	**%SRC**																								
Middle		Bonnie Branch MS	701	701	701	701	732	695	99.1%	94.9%	104.3%	99.9%	758	108.1%	103.6%	771	110.0%	105.3%	757	108.0%	103.4%	742	105.8%	101.4%	747	106.6%	102.0%	753	107.4%	102.9%	758	108.1%	103.6%	765	109.1%	104.5%
Middle		Burleigh Manor MS	779	779	779	779	795	819	105.1%	103.0%	104.2%	102.1%	814	104.5%	102.4%	811	104.1%	102.0%	823	105.6%	103.5%	800	102.7%	100.6%	796	102.2%	100.1%	779	100.0%	98.0%	774	99.4%	97.4%	761	97.7%	95.7%
Middle		Clarksville MS	643	643	643	643	619	667	103.7%	107.8%	107.9%	112.1%	718	111.7%	116.0%	732	113.8%	118.3%	695	108.1%	112.3%	655	101.9%	105.8%	633	98.4%	102.3%	633	98.4%	102.3%	631	98.1%	101.9%	629	97.8%	101.6%
Middle		Dunloggin MS A	565	565	798	798	619	648	114.7%	104.7%	115.6%	105.5%	645	80.8%	104.2%	656	82.2%	106.0%	648	81.2%	104.7%	654	82.0%	105.7%	652	81.7%	105.3%	661	82.8%	106.8%	661	82.8%	106.8%	657	82.3%	106.1%
Middle		Elkridge Landing MS	779	779	779	779	760	772	99.1%	101.6%	97.0%	99.5%	759	97.4%	99.9%	749	96.1%	98.6%	766	98.3%	100.8%	759	97.4%	99.9%	753	96.7%	99.1%	749	96.1%	98.6%	748	96.0%	98.4%	749	96.1%	98.6%
Middle		Ellicott Mills MS	701	701	701	701	816	681	97.1%	83.5%	95.0%	81.6%	675	96.3%	82.7%	672	95.9%	82.4%	665	94.9%	81.5%	651	92.9%	79.8%	657	93.7%	80.5%	674	96.1%	82.6%	685	97.7%	83.9%	684	97.6%	83.8%
Middle		Folly Quarter MS	662	662	662	662	732	735	111.0%	100.4%	112.8%	102.0%	739	111.6%	101.0%	735	111.0%	100.4%	730	110.3%	99.7%	730	110.3%	99.7%	716	108.2%	97.8%	709	107.1%	96.9%	701	105.9%	95.8%	692	104.5%	94.5%
Middle		Glewood MS	545	545	545	545	640	511	93.8%	79.8%	96.5%	82.2%	537	98.5%	83.9%	530	97.2%	82.8%	532	97.6%	83.1%	539	98.9%	84.2%	558	102.4%	87.2%	546	100.2%	85.3%	547	100.4%	85.5%	548	100.6%	85.6%
Middle		Hammond MS	604	604	604	604	679	697	115.4%	102.7%	117.2%	104.3%	719	119.0%	105.9%	682	112.9%	100.4%	670	110.9%	98.7%	679	112.4%	100.0%	707	117.1%	104.1%	724	119.9%	106.6%	738	122.2%	108.7%	737	122.0%	108.5%
Middle		Harpers Choice MS	506	506	506	506	619	522	103.2%	84.3%	103.0%	84.2%	534	105.5%	86.3%	514	101.6%	83.0%	514	101.6%	83.0%	500	98.8%	80.8%	499	98.6%	80.6%	502	99.2%	81.1%	503	99.4%	81.3%	498	98.4%	80.5%
Middle		Lake Elkhorn MS	643	643	643	643	765	557	86.6%	72.8%	88.3%	74.2%	570	88.6%	74.5%	563	87.6%	73.6%	539	83.8%	70.5%	526	81.8%	68.8%	518	80.6%	67.7%	517	80.4%	67.6%	517	80.4%	67.6%	513	79.8%	67.1%
Middle		Lime Kiln MS	721	721	721	721	732	739	102.5%	101.0%	103.3%	101.8%	715	99.2%	97.7%	703	97.5%	96.0%	640	88.8%	87.4%	627	87.0%	85.7%	602	83.5%	82.2%	620	86.0%	84.7%	620	86.0%	84.7%	614	85.2%	83.9%
Middle		Mayfield Woods MS	798	798	798	798	773	804	100.8%	104.0%	100.8%	104.0%	815	102.1%	105.4%	825	103.4%	106.7%	815	102.1%	105.4%	809	101.4%	104.7%	799	100.1%	103.4%	804	100.8%	104.0%	806	101.0%	104.3%	804	100.8%	104.0%
Middle		Mount View MS	798	798	798	798	760	875	109.6%	115.1%	109.5%	115.0%	879	110.2%	115.7%	872	109.3%	114.7%	888	111.3%	116.8%	880	110.3%	115.8%	874	109.5%	115.0%	880	110.3%	115.8%	888	111.3%	116.8%	892	111.8%	117.4%
Middle		Murray Hill MS A	662	662	662	662	685	672	101.5%	98.1%	99.4%	96.1%	660	99.7%	96.4%	642	97.0%	93.7%	646	97.6%	94.3%	643	97.1%	93.9%	644	97.3%	94.0%	642	97.0%	93.7%	640	96.7%	93.4%	640	96.7%	93.4%
Middle		Oakland Mills MS A	506	701	701	701	598	451	89.1%	75.4%	64.3%	75.4%	454	64.8%	75.9%	455	64.9%	76.1%	455	64.9%	76.1%	436	62.2%	72.9%	425	60.6%	71.1%	427	60.9%	71.4%	425	60.6%	71.1%	423	60.3%	70.7%
Middle		Patapsco MS A	643	643	643	643	598	750	116.6%	125.4%	115.6%	124.2%	770	119.8%	128.8%	771	119.9%	128.9%	778	121.0%	130.1%	765	119.0%	127.9%	766	119.1%	128.1%	768	119.4%	128.4%	772	120.1%	129.1%	771	119.9%	128.9%
Middle		Patuxent Valley MS	760	760	760	760	770	900	118.4%	116.9%	115.1%	113.6%	909	119.6%	118.1%	904	118.9%	117.4%	915	120.4%	118.8%	930	122.4%	120.8%	948	124.7%	123.1%	971	127.8%	126.1%	993	130.7%	129.0%	1010	132.9%	131.2%
Middle		Thomas Viaduct MS A	740	740	740	740	754	874	118.1%	115.9%	121.8%	119.5%	905	122.3%	120.0%	932	125.9%	123.6%	917	123.9%	121.6%	907	122.6%	120.3%	891	120.4%	118.2%	909	122.8%	120.6%	916	123.8%	121.5%	911	123.1%	120.8%

Middle		Wilde Lake MS	740	740	740	740	590	631	85.3%	106.9%	87.8%	110.2%	667	90.1%	113.7%	671	90.7%	113.7%	696	94.1%	118.0%	695	93.9%	117.8%	711	96.1%	120.5%	723	97.7%	122.5%	742	100.3%	125.8%	761	102.8%	129.0%
Middle		Countywide Totals	13496	13691	13924	13924	14036	14000	103.7%	99.7%	104.3%	100.3%	14242	105.5%	101.5%	14190	105.1%	101.1%	14089	104.4%	100.4%	13927	103.2%	99.2%	13896	103.0%	99.0%	13991	103.7%	99.7%	14065	104.2%	100.2%	14059	104.2%	100.2%
		A - Includes additions as reflected in FY 2025CIP for grades 6-8																																
		# Constrained Schools							6	4	6	6		9	6		6	6		6	6		6	5		5	5		5	5		5	5		5	5
HIGH SCHOOLS																																		
THRESHOLD	**115%**																																	
High		Atholton HS	1530	1530	1530	1530	1811	1453	95.0%	80.2%	96.0%	81.1%	1480	96.7%	81.7%	1482	96.9%	81.8%	1492	97.5%	82.4%	1509	98.6%	83.3%	1509	98.6%	83.3%	1503	98.2%	83.0%	1499	98.0%	82.8%	1494	97.6%	82.5%
High		Centennial HS A	1360	1360	1360	1360	1530	1393	102.4%	91.0%	103.2%	91.7%	1405	103.3%	91.8%	1414	104.0%	92.4%	1412	103.8%	92.3%	1413	103.9%	92.4%	1406	103.4%	91.9%	1409	103.6%	92.1%	1409	103.6%	92.1%	1401	103.0%	91.6%
High		Glenelg HS	1420	1420	1420	1420	1675	1371	96.5%	81.9%	97.3%	82.5%	1399	98.5%	83.5%	1425	100.4%	85.1%	1450	102.1%	86.6%	1455	102.5%	86.9%	1460	102.8%	87.2%	1469	103.5%	87.7%	1456	102.5%	86.9%	1464	103.1%	87.4%
High		Guilford Park HS	1658	1658	1658	1658	0	1609	97.0%	#DIV/0!	100.0%	#DIV/0!	1688	101.8%	#DIV/0!	1737	104.8%	#DIV/0!	1747	105.4%	#DIV/0!	1760	106.2%	#DIV/0!	1794	108.2%	#DIV/0!	1778	107.2%	#DIV/0!	1784	107.6%	#DIV/0!	1789	107.9%	#DIV/0!
High		Hammond HS	1445	1445	1445	1445	1434	1332	92.2%	92.9%	95.3%	96.0%	1353	93.6%	94.4%	1387	96.0%	96.7%	1406	97.3%	98.0%	1387	96.0%	96.7%	1418	98.1%	98.9%	1411	97.6%	98.4%	1422	98.4%	99.2%	1444	99.9%	100.7%
High		Howard HS	1400	1400	1400	1400	1051	1312	93.7%	124.8%	93.0%	123.9%	1307	93.4%	124.4%	1302	93.0%	123.9%	1295	92.5%	123.2%	1321	94.4%	125.7%	1322	94.4%	125.8%	1326	94.7%	126.2%	1319	94.2%	125.5%	1308	93.4%	124.5%
High		Long Reach HS	1488	1488	1488	1488	1434	1331	89.4%	92.8%	92.3%	95.8%	1395	93.8%	97.3%	1413	95.0%	98.5%	1403	94.3%	97.8%	1410	94.8%	98.3%	1427	95.9%	99.5%	1419	95.4%	99.0%	1413	95.0%	98.5%	1407	94.6%	98.1%
High		Marriontts Ridge HS	1615	1615	1615	1615	1434	1821	112.8%	127.0%	111.8%	125.9%	1778	110.1%	124.0%	1813	112.3%	126.4%	1788	110.7%	124.7%	1806	111.8%	125.9%	1807	111.9%	126.0%	1793	111.0%	125.0%	1802	111.6%	125.7%	1792	111.0%	125.0%
High		MT. Hebron HS	1400	1400	1400	1400	1408	1336	95.4%	94.9%	99.0%	98.4%	1399	99.9%	99.4%	1450	103.6%	103.0%	1448	103.4%	102.8%	1458	104.1%	103.6%	1477	105.5%	104.9%	1476	105.4%	104.8%	1480	105.7%	105.1%	1473	105.2%	104.6%
High		Oakland Mills HS A	1400	1400	1400	1400	1135	1474	105.3%	129.9%	104.8%	129.3%	1481	105.8%	130.5%	1501	107.2%	132.2%	1494	106.7%	131.6%	1527	109.1%	134.5%	1536	109.7%	135.3%	1512	108.0%	133.2%	1496	106.9%	131.8%	1475	105.4%	130.0%
High		Reservoiur HS	1573	1573	1573	1573	1339	1523	96.8%	113.7%	102.3%	120.2%	1629	103.6%	121.7%	1649	104.8%	123.2%	1689	107.4%	126.1%	1661	105.6%	124.0%	1650	104.9%	123.2%	1596	101.5%	119.2%	1570	99.8%	117.3%	1574	100.1%	117.6%
High		River Hill HS	1488	1488	1488	1488	1483	1389	93.3%	93.7%	96.1%	96.4%	1460	98.1%	98.4%	1468	98.7%	99.0%	1497	100.6%	100.9%	1509	101.4%	101.8%	1508	101.3%	101.7%	1479	99.4%	99.7%	1429	96.0%	96.4%	1394	93.7%	94.0%
High		Wilde Lake HS	1424	1424	1424	1424	1434	1416	99.4%	98.7%	99.2%	98.5%	1417	99.5%	98.8%	1422	99.9%	99.2%	1401	98.4%	97.7%	1438	101.0%	100.3%	1441	101.2%	100.5%	1425	100.1%	99.4%	1438	101.0%	100.3%	1430	100.4%	99.7%
High		Countywide Totals	19201	19201	19201	19201	17168	18760	97.7%	109.3%	99.3%	111.1%	19191	99.9%	111.8%	19463	101.4%	113.4%	19522	101.7%	113.7%	19654	102.4%	114.5%	19755	102.9%	115.1%	19596	102.1%	114.1%	19517	101.6%	113.7%	19445	101.3%	113.3%
		A - Includes additions as reflected in FY 2025CIP for grades 9-12																																
		# Constrained Schools							0	3	0	4		0	4		0	4		0	4		0	4		0	4		0	4		0	4		0	4
LRC vs SRC		**SUMMARY**																																
105% E / 110% M / 115%H			**Local Rated Cap (LRC)**				**State Rated Cap (SRC)**		**2027-2028**		**2028-29**		**2029-30**			**2030-31**			**2031-32**			**2032-33**			**2033-34**			**2034-35**			**2035-36**			**2036-37**		
		Enrollment	**2027**	**2028**	**2029**	**2030**	**(Attach. 3 of Source Doc)**	**Proj**	**% LRC**	**%SRC**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**
		Elementary	25018	25018	25018	25018	27463	24734	98.9%	90.1%	99.3%	90.4%	24725	98.8%	90.0%	24383	97.5%	88.8%	24701	98.7%	89.9%	24735	98.9%	90.1%	24704	98.7%	90.0%	24667	98.6%	89.8%	24641	98.5%	89.7%	24612	98.4%	89.6%
		Middle	13496	13691	13924	13924	14036	14000	103.7%	99.7%	104.3%	100.3%	14242	105.5%	101.5%	14190	105.1%	101.1%	14089	104.4%	100.4%	13927	103.2%	99.2%	13896	103.0%	99.0%	13991	103.7%	99.7%	14065	104.2%	100.2%	14059	104.2%	100.2%
		High	19201	19201	19201	19201	17168	18760	97.7%	109.3%	99.3%	111.1%	19191	99.9%	111.8%	19463	101.4%	113.4%	19522	101.7%	113.7%	19654	102.4%	114.5%	19755	102.9%	115.1%	19596	102.1%	114.1%	19517	101.6%	113.7%	19445	101.3%	113.3%
		Total																																
		# Constrained Schools																																
		Elementary							14	5	17	5		16	6		18	6		18	6		17	6		16	5		15	5		15	5		15	5
		Middle							6	4	6	6		9	6		6	6		6	6		6	5		5	5		5	5		5	5		5	5
		High							0	3	0	4		0	4		0	4		0	4		0	4		0	4		0	4		0	4		0	4
		Total							20	12	23	15		25	16		24	16		24	16		23	15		21	14		20	14		20	14		20	14
		% Constrained Schools																																
		Elementary							33.3%	11.9%	40.5%	11.9%		38.1%	14.3%		42.9%	14.3%		42.9%	14.3%		40.5%	14.3%		38.1%	11.9%		35.7%	11.9%		35.7%	11.9%		35.7%	11.9%
		Middle							30.0%	20.0%	30.0%	30.0%		45.0%	30.0%		30.0%	30.0%		30.0%	30.0%		30.0%	25.0%		25.0%	25.0%		25.0%	25.0%		25.0%	25.0%		25.0%	25.0%
		High							0.0%	23.1%	0.0%	30.8%		0.0%	30.8%		0.0%	30.8%		0.0%	30.8%		0.0%	30.8%		0.0%	30.8%		0.0%	30.8%		0.0%	30.8%		0.0%	30.8%
		Total							26.7%	16.0%	30.7%	20.0%		33.3%	21.3%		32.0%	21.3%		32.0%	21.3%		30.7%	20.0%		28.0%	18.7%		26.7%	18.7%		26.7%	18.7%		26.7%	18.7%

Source: June 2024 Schoo			Local Rated Cap (LRC)			State Rate		2027-2028			2028-29			2029-30			2030-31			2031-32			2032-33			2033-34			2034-35			2035-36			2036-37		
Level	Region	School	2027	2028	2029	2030	(Attach. 3	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC
ELEMENTARY																																				
THRESHOL	105%																																			
Elementar	CE	Cradlerock	398	398	398	398	573	434	109.0%	75.7%	413	103.8%	72.1%	401	100.8%	70.0%	402	101.0%	70.2%	393	98.7%	68.6%	393	98.7%	68.6%	390	98.0%	68.1%	387	97.2%	67.5%	383	96.2%	66.8%	383	96.2%	66.8%
Elementar	CE	Jeffers Hill	377	377	377	377	412	378	100.3%	91.7%	378	100.3%	91.7%	376	99.7%	91.3%	365	96.8%	88.6%	368	97.6%	89.3%	366	97.1%	88.8%	363	96.3%	88.1%	360	95.5%	87.4%	360	95.5%	87.4%	358	95.0%	86.9%
Elementar	CE	Phelps Luc	597	597	597	597	617	693	116.1%	112.3%	673	112.7%	109.1%	650	108.9%	105.3%	649	108.7%	105.2%	673	112.7%	109.1%	700	117.3%	113.5%	726	121.6%	117.7%	755	126.5%	122.4%	773	129.5%	125.3%	781	130.8%	126.6%
Elementar	CE	Stevens Fo	380	380	380	380	450	307	80.8%	68.2%	313	82.4%	69.6%	302	79.5%	67.1%	295	77.6%	65.6%	297	78.2%	66.0%	294	77.4%	65.3%	292	76.8%	64.9%	291	76.6%	64.7%	290	76.3%	64.4%	289	76.1%	64.2%
Elementar	CE	Talbott Spr	490	490	490	490	434	396	80.8%	91.2%	387	79.0%	89.2%	383	78.2%	88.2%	371	75.7%	85.5%	373	76.1%	85.9%	372	75.9%	85.7%	369	75.3%	85.0%	366	74.7%	84.3%	364	74.3%	83.9%	364	74.3%	83.9%
Elementar	CE	Thurnder H	509	509	509	509	532	440	86.4%	82.7%	447	87.8%	84.0%	438	86.1%	82.3%	437	85.9%	82.1%	433	85.1%	81.4%	431	84.7%	81.0%	428	84.1%	80.5%	426	83.7%	80.1%	423	83.1%	79.5%	423	83.1%	79.5%
Elementar	CW	Bryant Wo	289	289	289	289	438	381	131.8%	87.0%	395	136.7%	90.2%	398	137.7%	90.9%	407	140.8%	92.9%	407	140.8%	92.9%	415	143.6%	94.7%	424	146.7%	96.8%	432	149.5%	98.6%	444	153.6%	101.4%	455	157.4%	103.9%
Elementar	CW	Clemens C	521	521	521	521	525	543	104.2%	103.4%	546	104.8%	104.0%	552	106.0%	105.1%	563	108.1%	107.2%	563	108.1%	107.2%	566	108.6%	107.8%	570	109.4%	108.6%	572	109.8%	109.0%	573	110.0%	109.1%	573	110.0%	109.1%
Elementar	CW	Longfellow	512	512	512	512	556	473	92.4%	85.1%	487	95.1%	87.6%	484	94.5%	87.1%	481	93.9%	86.5%	481	93.9%	86.5%	477	93.2%	85.8%	467	91.2%	84.0%	460	89.8%	82.7%	453	88.5%	81.5%	449	87.7%	80.8%
Elementar	CW	Running Br	449	449	449	449	582	403	89.8%	69.2%	433	96.4%	74.4%	452	100.7%	77.7%	506	112.7%	86.9%	506	112.7%	86.9%	526	117.1%	90.4%	540	120.3%	92.8%	545	121.4%	93.6%	540	120.3%	92.8%	534	118.9%	91.8%
Elementar	CW	Swansfield	650	650	650	650	681	516	79.4%	75.8%	497	76.5%	73.0%	473	72.8%	69.5%	451	69.4%	66.2%	451	69.4%	66.2%	442	68.0%	64.9%	437	67.2%	64.2%	436	67.1%	64.0%	433	66.6%	63.6%	432	66.5%	63.4%
Elementar	NE	Bellows Sp	726	726	726	726	767	771	106.2%	100.5%	779	107.3%	101.6%	787	108.4%	102.6%	771	106.2%	100.5%	771	106.2%	100.5%	768	105.8%	100.1%	758	104.4%	98.8%	749	103.2%	97.7%	740	101.9%	96.5%	731	100.7%	95.3%
Elementar	NE	Deep Run	719	719	719	719	798	630	87.6%	78.9%	629	87.5%	78.8%	625	86.9%	78.3%	624	86.8%	78.2%	624	86.8%	78.2%	624	86.8%	78.2%	623	86.6%	78.1%	623	86.6%	78.1%	624	86.8%	78.2%	625	86.9%	78.3%
Elementar	NE	Ducketts L	650	650	650	650	709	557	85.7%	78.6%	560	86.2%	79.0%	561	86.3%	79.1%	563	86.6%	79.4%	563	86.6%	79.4%	563	86.6%	79.4%	564	86.8%	79.5%	565	86.9%	79.7%	564	86.8%	79.5%	563	86.6%	79.4%
Elementar	NE	Elkridge	713	713	713	713	842	738	103.5%	87.6%	756	106.0%	89.8%	748	104.9%	88.8%	732	102.7%	86.9%	732	102.7%	86.9%	729	102.2%	86.6%	733	102.8%	87.1%	729	102.2%	86.6%	732	102.7%	86.9%	734	102.9%	87.2%
Elementar	NE	Hanover H	810	810	810	810	958	931	114.9%	97.2%	934	115.3%	97.5%	927	114.4%	96.8%	900	111.1%	93.9%	900	111.1%	93.9%	890	109.9%	92.9%	869	107.3%	90.7%	849	104.8%	88.6%	828	102.2%	86.4%	805	99.4%	84.0%
Elementar	NE	Ilchester	559	559	559	559	686	534	95.5%	77.8%	547	97.9%	79.7%	559	100.0%	81.5%	595	106.4%	86.7%	595	106.4%	86.7%	614	109.8%	89.5%	636	113.8%	92.7%	653	116.8%	95.2%	674	120.6%	98.3%	691	123.6%	100.7%
Elementar	NE	Rockburn	584	584	584	584	716	621	106.3%	86.7%	622	106.5%	86.9%	623	106.7%	87.0%	622	106.5%	86.9%	622	106.5%	86.9%	626	107.2%	87.4%	629	107.7%	87.8%	626	107.2%	87.4%	625	107.0%	87.3%	625	107.0%	87.3%
Elementar	NE	Veterans	799	799	799	799	914	817	102.3%	89.4%	832	104.1%	91.0%	831	104.0%	90.9%	820	102.6%	89.7%	820	102.6%	89.7%	814	101.9%	89.1%	808	101.1%	88.4%	812	101.6%	88.8%	815	102.0%	89.2%	814	101.9%	89.1%
Elementar	NE	Waterloo	603	603	603	603	660	531	88.1%	80.5%	511	84.7%	77.4%	501	83.1%	75.9%	495	82.1%	75.0%	495	82.1%	75.0%	490	81.3%	74.2%	488	80.9%	73.9%	483	80.1%	73.2%	481	79.8%	72.9%	479	79.4%	72.6%
Elementar	NE	Worthingto	424	424	424	424	562	341	80.4%	60.7%	343	80.9%	61.0%	347	81.8%	61.7%	375	88.4%	66.7%	375	88.4%	66.7%	373	88.0%	66.4%	364	85.8%	64.8%	349	82.3%	62.1%	330	77.8%	58.7%	315	74.3%	56.0%
Elementar	NORTH	Centennia	603	603	603	603	731	587	97.3%	80.3%	672	111.4%	91.9%	657	109.0%	89.9%	635	105.3%	86.9%	635	105.3%	86.9%	625	103.6%	85.5%	617	102.3%	84.4%	610	101.2%	83.4%	607	100.7%	83.0%	605	100.3%	82.8%
Elementar	NORTH	Hollofield	732	732	732	732	727	737	100.7%	101.4%	728	99.5%	100.1%	721	98.5%	99.2%	723	98.8%	99.4%	723	98.8%	99.4%	726	99.2%	99.9%	722	98.6%	99.3%	721	98.5%	99.2%	717	98.0%	98.6%	712	97.3%	97.9%
Elementar	NORTH	Manor Woo	681	681	681	681	593	671	98.5%	113.2%	691	101.5%	116.5%	671	98.5%	113.2%	644	94.6%	108.6%	644	94.6%	108.6%	634	93.1%	106.9%	621	91.2%	104.7%	622	91.3%	104.9%	618	90.7%	104.2%	614	90.2%	103.5%
Elementar	NORTH	Northfield	700	700	700	700	731	747	106.7%	102.2%	731	104.4%	100.0%	740	105.7%	101.2%	732	104.6%	100.1%	732	104.6%	100.1%	731	104.4%	100.0%	729	104.1%	99.7%	729	104.1%	99.7%	731	104.4%	100.0%	729	104.1%	99.7%
Elementar	NORTH	St. Johns L	612	612	612	612	593	714	116.7%	120.4%	738	120.6%	124.5%	735	120.1%	123.9%	739	120.8%	124.6%	739	120.8%	124.6%	738	120.6%	124.5%	737	120.4%	124.3%	737	120.4%	124.3%	737	120.4%	124.3%	738	120.6%	124.5%
Elementar	NORTH	Waverly	788	788	788	788	948	816	103.6%	86.1%	825	104.7%	87.0%	832	105.6%	87.8%	843	107.0%	88.9%	843	107.0%	88.9%	847	107.5%	89.3%	847	107.5%	89.3%	837	106.2%	88.3%	834	105.8%	88.0%	831	105.5%	87.7%
Elementar	SE	Atholton	424	424	424	424	436	452	106.6%	103.7%	443	104.5%	101.6%	432	101.9%	99.1%	421	99.3%	96.6%	421	99.3%	96.6%	418	98.6%	95.9%	416	98.1%	95.4%	411	96.9%	94.3%	409	96.5%	93.8%	406	95.8%	93.1%
Elementar	SE	Bollman Br	609	609	609	609	775	685	112.5%	88.4%	686	112.6%	88.5%	699	114.8%	90.2%	712	116.9%	91.9%	712	116.9%	91.9%	717	117.7%	92.5%	724	118.9%	93.4%	728	119.5%	93.9%	727	119.4%	93.8%	726	119.2%	93.7%
Elementar	SE	Forest Ridg	647	647	647	647	662	694	107.3%	104.8%	724	111.9%	109.4%	746	115.3%	112.7%	799	123.5%	120.7%	799	123.5%	120.7%	823	127.2%	124.3%	843	130.3%	127.3%	862	133.2%	130.2%	868	134.2%	131.1%	868	134.2%	131.1%
Elementar	SE	Gorman Cr	735	735	735	735	902	614	83.5%	68.1%	616	83.8%	68.3%	611	83.1%	67.7%	615	83.7%	68.2%	615	83.7%	68.2%	610	83.0%	67.6%	607	82.6%	67.3%	604	82.2%	67.0%	605	82.3%	67.1%	606	82.4%	67.2%
Elementar	SE	Gulford	465	465	465	465	464	444	95.5%	95.7%	443	95.3%	95.5%	442	95.1%	95.3%	436	93.8%	94.0%	436	93.8%	94.0%	432	92.9%	93.1%	432	92.9%	93.1%	433	93.1%	93.3%	442	95.1%	95.3%	446	95.9%	96.1%
Elementar	SE	Hammond	653	653	653	653	681	739	113.2%	108.5%	751	115.0%	110.3%	776	118.8%	114.0%	779	119.3%	114.4%	779	119.3%	114.4%	774	118.5%	113.7%	763	116.8%	112.0%	762	116.7%	111.9%	768	117.6%	112.8%	780	119.4%	114.5%
Elementar	SE	Laurel Woo	609	609	609	609	680	641	105.3%	94.3%	643	105.6%	94.6%	641	105.3%	94.3%	644	105.7%	94.7%	644	105.7%	94.7%	644	105.7%	94.7%	644	105.7%	94.7%	645	105.9%	94.9%	642	105.4%	94.4%	643	105.6%	94.6%
Elementar	W	Bushy Park	732	732	732	732	727	620	84.7%	85.3%	628	85.8%	86.4%	630	86.1%	86.7%	627	85.7%	86.2%	627	85.7%	86.2%	631	86.2%	86.8%	633	86.5%	87.1%	634	86.6%	87.2%	636	86.9%	87.5%	638	87.2%	87.8%
Elementar	W	Clarksville	543	543	543	543	517	547	100.7%	105.8%	535	98.5%	103.5%	533	98.2%	103.1%	529	97.4%	102.3%	529	97.4%	102.3%	529	97.4%	102.3%	522	96.1%	101.0%	514	94.7%	99.4%	511	94.1%	98.8%	507	93.4%	98.1%
Elementar	W	Dayton Oa	719	719	719	719	793	714	99.3%	90.0%	699	97.2%	88.1%	691	96.1%	87.1%	678	94.3%	85.5%	678	94.3%	85.5%	683	95.0%	86.1%	676	94.0%	85.2%	677	94.2%	85.4%	681	94.7%	85.9%	684	95.1%	86.3%
Elementar	W	Fulton	738	738	738	738	762	651	88.2%	85.4%	624	84.6%	81.9%	621	84.1%	81.5%	605	82.0%	79.4%	605	82.0%	79.4%	605	82.0%	79.4%	606	82.1%	79.5%	595	80.6%	78.1%	592	80.2%	77.7%	588	79.7%	77.2%
Elementar	W	Lisbon	527	527	527	527	513	440	83.5%	85.8%	426	80.8%	83.0%	432	82.0%	84.2%	441	83.7%	86.0%	441	83.7%	86.0%	446	84.6%	86.9%	447	84.8%	87.1%	448	85.0%	87.3%	447	84.8%	87.1%	451	85.6%	87.9%
Elementar	W	Pointers Ru	744	744	744	744	780	813	109.3%	104.2%	783	105.2%	100.4%	738	99.2%	94.6%	422	56.7%	54.1%	722	97.0%	92.6%	724	97.3%	92.8%	727	97.7%	93.2%	724	97.3%	92.8%	721	96.9%	92.4%	719	96.6%	92.2%
Elementar	W	Tridelphia	584	584	584	584	614	609	104.3%	99.2%	598	102.4%	97.4%	591	101.2%	96.3%	563	96.4%	91.7%	563	96.4%	91.7%	551	94.3%	89.7%	537	92.0%	87.5%	526	90.1%	85.7%	516	88.4%	84.0%	509	87.2%	82.9%
Elementar	W	West Frien	414	414	414	414	422	364	87.9%	86.3%	371	89.6%	87.9%	368	88.9%	87.2%	372	89.9%	88.2%	372	89.9%	88.2%	374	90.3%	88.6%	376	90.8%	89.1%	380	91.8%	90.0%	383	92.5%	90.8%	389	94.0%	92.2%
	REGIONAL TOTALS																																			
	CE		2751	2751	2751	2751	3018	2648	96.3%	87.7%	2611	94.9%	86.5%	2550	92.7%	84.5%	2519	91.6%	83.5%	2537	92.2%	84.1%	2556	92.9%	84.7%	2568	93.3%	85.1%	2585	94.0%	85.7%	2593	94.3%	85.9%	2598	94.4%	86.1%
	CW		2421	2421	2421	2421	2782	2316	95.7%	83.2%	2358	97.4%	84.8%	2359	97.4%	84.8%	2408	99.5%	86.6%	2408	99.5%	86.6%	2426	100.2%	87.2%	2438	100.7%	87.6%	2445	101.0%	87.9%	2443	100.9%	87.8%	2443	100.9%	87.8%
	NE		6587	6587	6587	6587	7612	6471	98.2%	85.0%	6513	98.9%	85.6%	6509	98.8%	85.5%	6497	98.6%	85.4%	6497	98.6%	85.4%	6491	98.5%	85.3%	6472	98.3%	85.0%	6438	97.7%	84.6%	6413	97.4%	84.2%	6382	96.9%	83.8%
	NORTH		4116	4116	4116	4116	4323	4272	103.8%	98.8%	4385	106.5%	101.4%	4356	105.8%	100.8%	4316	104.9%	99.8%	4316	104.9%	99.8%	4301	104.5%	99.5%	4273	103.8%	98.8%	4256	103.4%	98.5%	4244	103.1%	98.2%	4229	102.7%	97.8%
	SE		4142	4142	4142	4142	4600	4269	103.1%	92.8%	4306	104.0%	93.6%	4347	104.9%	94.5%	4406	106.4%	95.8%	4406	106.4%	95.8%	4418	106.7%	96.0%	4429	106.9%	96.3%	4445	107.3%	96.6%	4461	107.7%	97.0%	4475	108.0%	97.3%
	W		5001	5001	5001	5001	5128	4758	95.1%	92.8%	4664	93.3%	91.0%	4604	92.1%	89.8%	4237	84.7%	82.6%	4537	90.7%	88.5%	4543	90.8%	88.6%	4524	90.5%	88.2%	4498	89.9%	87.7%	4487	89.7%	87.5%	4485	89.7%	87.5%
		Countywid	25018	25018	25018	25018	27463	24734	98.9%	90.1%	24837	99.3%	90.4%	24725	98.8%	90.0%	24383	97.5%	88.8%	24701	98.7%	89.9%	24735	98.9%	90.1%	24704	98.7%	90.0%	24667	98.6%	89.8%	24641	98.5%	89.7%	24612	98.4%	89.6%
		# Constrained Schools: Includes all schools in regions with aggregate capacity						14		13		17	11		16	9		18	9		18	9		17	8		16	7		15	6		15	7		15	8
MIDDLE SCHOOLS																																				
THRESHOL	110%																																			
Middle		Bonnie Bra	701	701	701	701	732	695	99.1%	94.9%	731	104.3%	99.9%	758	108.1%	103.6%	771	110.0%	105.3%	757	108.0%	103.4%	742	105.8%	101.4%	747	106.6%	102.0%	753	107.4%	102.9%	758	108.1%	103.6%	765	109.1%	104.5%
Middle		Burleigh M	779	779	779	779	795	819	105.1%	103.0%	812	104.2%	102.1%	814	104.5%	102.4%	811	104.1%	102.0%	823	105.6%	103.5%	800	102.7%	100.6%	796	102.2%	100.1%	779	100.0%	98.0%	774	99.4%	97.4%	761	97.7%	95.7%
Middle		Clarksville	643	643	643	643	619	667	103.7%	107.8%	694	107.9%	112.1%	718	111.7%	116.0%	732	113.8%	118.3%	695	108.1%	112.3%	655	101.9%	105.8%	633	98.4%	102.3%	633	98.4%	102.3%	631	98.1%	101.9%	629	97.8%	101.6%
Middle		Dunloggin	565	565	798	798	619	648	114.7%	104.7%	653	115.6%	105.5%	645	80.8%	104.2%	656	82.2%	106.0%	648	81.2%	104.7%	654	82.0%	105.7%	652	81.7%	105.3%	661	82.8%	106.8%	661	82.8%	106.8%	657	82.3%	106.1%
Middle		Elkridge La	779	779	779	779	760	772	99.1%	101.6%	756	97.0%	99.5%	759	97.4%	99.9%	749	96.1%	98.6%	766	98.3%	100.8%	759	97.4%	99.9%	753	96.7%	99.1%	749	96.1%	98.6%	748	96.0%	98.4%	749	96.1%	98.6%
Middle		Ellicott Mil	701	701	701	701	816	681	97.1%	83.5%	666	95.0%	81.6%	675	96.3%	82.7%	672	95.9%	82.4%	665	94.9%	81.5%	651	92.9%	79.8%	657	93.7%	80.5%	674	96.1%	82.6%	685	97.7%	83.9%	684	97.6%	83.8%
Middle		Folly Quart	662	662	662	662	732	735	111.0%	100.4%	747	112.8%	102.0%	739	111.6%	101.0%	735	111.0%	100.4%	730	110.3%	99.7%	730	110.3%	99.7%	716	108.2%	97.8%	709	107.1%	96.9%	701	105.9%	95.8%	692	104.5%	94.5%
Middle		Glewood M	545	545	545	545	640	511	93.8%	79.8%	526	96.5%	82.2%	537	98.5%	83.9%	530	97.2%	82.8%	532	97.6%	83.1%	539	98.9%	84.2%	558	102.4%	87.2%	546	100.2%	85.3%	547	100.4%	85.5%	548	100.6%	85.6%
Middle		Hammond	604	604	604	604	679	697	115.4%	102.7%	708	117.2%	104.3%	719	119.0%	105.9%	682	112.9%	100.4%	670	110.9%	98.7%	679	112.4%	100.0%	707	117.1%	104.1%	724	119.9%	106.6%	738	122.2%	108.7%	737	122.0%	108.5%
Middle		Harpers Ch	506	506	506	506	619	522	103.2%	84.3%	521	103.0%	84.2%	534	105.5%	86.3%	514	101.6%	83.0%	514	101.6%	83.0%	500	98.8%	80.8%	499	98.6%	80.6%	502	99.2%	81.1%	503	99.4%	81.3%	498	98.4%	80.5%
Middle		Lake Elkho	643	643	643	643	765	557	86.6%	72.8%	568	88.3%	74.2%	570	88.6%	74.5%	563	87.6%	73.6%	539	83.8%	70.5%	526	81.8%	68.8%	518	80.6%	67.7%	517	80.4%	67.6%	517	80.4%	67.6%	513	79.8%	67.1%
Middle		Lime Kiln M	721	721	721	721	732	739	102.5%	101.0%	745	103.3%	101.8%	715	99.2%	97.7%	703	97.5%	96.0%	640	88.8%	87.4%	627	87.0%	85.7%	602	83.5%	82.2%	620	86.0%	84.7%	620	86.0%	84.7%	614	85.2%	83.9%
Middle		Mayfield W	798	798	798	798	773	804	100.8%	104.0%	804	100.8%	104.0%	815	102.1%	105.4%	825	103.4%	106.7%	815	102.1%	105.4%	809	101.4%	104.7%	799	100.1%	103.4%	804	100.8%	104.0%	806	101.0%	104.3%	804	100.8%	104.0%
Middle		Mount View	798	798	798	798	760	875	109.6%	115.1%	874	109.5%	115.0%	879	110.2%	115.7%	872	109.3%	114.7%	888	111.3%	116.8%	880	110.3%	115.8%	874	109.5%	115.0%	880	110.3%	115.8%	888	111.3%	116.8%	892	111.8%	117.4%
Middle		Murray Hill	662	662	662	662	685	672	101.5%	98.1%	658	99.4%	96.1%	660	99.7%	96.4%	642	97.0%	93.7%	646	97.6%	94.3%	643	97.1%	93.9%	644	97.3%	94.0%	642	97.0%	93.7%	640	96.7%	93.4%	640	96.7%	93.4%
Middle		Oakland M	506	701	701	701	598	451	89.1%	75.4%	451	64.3%	75.4%	454	64.8%	75.9%	455	64.9%	76.1%	455	64.9%	76.1%	436	62.2%	72.9%	425	60.6%	71.1%	427	60.9%	71.4%	425	60.6%	71.1%	423	60.3%	70.7%
Middle		Patapsco M	643	643	643	643	598	750	116.6%	125.4%	743	115.6%	124.2%	770	119.8%	128.8%	771	119.9%	128.9%	778	121.0%	130.1%	765	119.0%	127.9%	766	119.1%	128.1%	768	119.4%	128.4%	772	120.1%	129.1%	771	119.9%	128.9%
Middle		Patuxent V	760	760	760	760	770	900	118.4%	116.9%	875	115.1%	113.6%	909	119.6%	118.1%	904	118.9%	117.4%	915	120.4%	118.8%	930	122.4%	120.8%	948	124.7%	123.1%	971	127.8%	126.1%	993	130.7%	129.0%	1010	132.9%	131.2%
Middle		Thomas Vi	740	740	740	740	754	874	118.1%	115.9%	901	121.8%	119.5%	905	122.3%	120.0%	932	125.9%	123.6%	917	123.9%	121.6%	907	122.6%	120.3%	891	120.4%	118.2%	909	122.8%	120.6%	916	123.8%	121.5%	911	123.1%	120.8%
Middle		Wilde Lake	740	740	740	740	590	631	85.3%	106.9%	650	87.8%	110.2%	667	90.1%	113.1%	671	90.7%	113.7%	696	94.1%	118.0%	695	93.9%	117.8%	711	96.1%	120.5%	723	97.7%	122.5%	742	100.3%	125.8%	761	102.8%	129.0%
Middle		Countywid	13496	13691	13924	13924	14036	14000	103.7%	99.7%	14083	104.3%	100.3%	14242	105.5%	101.5%	14190	105.1%	101.1%	14089	104.4%	100.4%	13927	103.2%	99.2%	13896	103.0%	99.0%	13991	103.7%	99.7%	14065	104.2%	100.2%	14059	104.2%	100.2%
		A - Includes additions as reflected in FY 2025CIP for grades 6-8																																		
		# Constrained Schools							6	13		6	12		9	12		6	12		6	11		6	10		5	11		5	10		5	10		5	10

HIGH SCHOOLS																																				
THRESHOL	115%																																				
High		Atholton H	1530	1530	1530	1530	1811	1453	95.0%	80.2%	1469	96.0%	81.1%	1480	96.7%	81.7%	1482	96.9%	81.8%	1492	97.5%	82.4%	1509	98.6%	83.3%	1509	98.6%	83.3%	1503	98.2%	83.0%	1499	98.0%	82.8%	1494	97.6%	82.5%
High		Centennia	1360	1360	1360	1360	1530	1393	102.4%	91.0%	1403	103.2%	91.7%	1405	103.3%	91.8%	1414	104.0%	92.4%	1412	103.8%	92.3%	1413	103.9%	92.4%	1406	103.4%	91.9%	1409	103.6%	92.1%	1409	103.6%	92.1%	1401	103.0%	91.6%
High		Glenelg HS	1420	1420	1420	1420	1675	1371	96.5%	81.9%	1382	97.3%	82.5%	1399	98.5%	83.5%	1425	100.4%	85.1%	1450	102.1%	86.6%	1455	102.5%	86.9%	1460	102.8%	87.2%	1469	103.5%	87.7%	1456	102.5%	86.9%	1464	103.1%	87.4%
High		Guilford Pa	1658	1658	1658	1658	0	1609	97.0%	#DIV/0!	1658	100.0%	#DIV/0!	1688	101.8%	#DIV/0!	1737	104.8%	#DIV/0!	1747	105.4%	#DIV/0!	1760	106.2%	#DIV/0!	1794	108.2%	#DIV/0!	1778	107.2%	#DIV/0!	1784	107.6%	#DIV/0!	1789	107.9%	#DIV/0!
High		Hammond	1445	1445	1445	1445	1434	1332	92.2%	92.9%	1377	95.3%	96.0%	1353	93.6%	94.4%	1387	96.0%	96.7%	1406	97.3%	98.0%	1387	96.0%	96.7%	1418	98.1%	98.9%	1411	97.6%	98.4%	1422	98.4%	99.2%	1444	99.9%	100.7%
High		Howard HS	1400	1400	1400	1400	1051	1312	93.7%	124.8%	1302	93.0%	123.9%	1307	93.4%	124.4%	1302	93.0%	123.9%	1295	92.5%	123.2%	1321	94.4%	125.7%	1322	94.4%	125.8%	1326	94.7%	126.2%	1319	94.2%	125.5%	1308	93.4%	124.5%
High		Long Reac	1488	1488	1488	1488	1434	1331	89.4%	92.8%	1374	92.3%	95.8%	1395	93.8%	97.3%	1413	95.0%	98.5%	1403	94.3%	97.8%	1410	94.8%	98.3%	1427	95.9%	99.5%	1419	95.4%	99.0%	1413	95.0%	98.5%	1407	94.6%	98.1%
High		Marriontts	1615	1615	1615	1615	1434	1821	112.8%	127.0%	1805	111.8%	125.9%	1778	110.1%	124.0%	1813	112.3%	126.4%	1788	110.7%	124.7%	1806	111.8%	125.9%	1807	111.9%	126.0%	1793	111.0%	125.0%	1802	111.6%	125.7%	1792	111.0%	125.0%
High		MT. Hebro	1400	1400	1400	1400	1408	1336	95.4%	94.9%	1386	99.0%	98.4%	1399	99.9%	99.4%	1450	103.6%	103.0%	1448	103.4%	102.8%	1458	104.1%	103.6%	1477	105.5%	104.9%	1476	105.4%	104.8%	1480	105.7%	105.1%	1473	105.2%	104.6%
High		Oakland M	1400	1400	1400	1400	1135	1474	105.3%	129.9%	1467	104.8%	129.3%	1481	105.8%	130.5%	1501	107.2%	132.2%	1494	106.7%	131.6%	1527	109.1%	134.5%	1536	109.7%	135.3%	1512	108.0%	133.2%	1496	106.9%	131.8%	1475	105.4%	130.0%
High		Reservoiur	1573	1573	1573	1573	1339	1523	96.8%	113.7%	1609	102.3%	120.2%	1629	103.6%	121.7%	1649	104.8%	123.2%	1689	107.4%	126.1%	1661	105.6%	124.0%	1650	104.9%	123.2%	1596	101.5%	119.2%	1570	99.8%	117.3%	1574	100.1%	117.6%
High		River Hill H	1488	1488	1488	1488	1483	1389	93.3%	93.7%	1430	96.1%	96.4%	1460	98.1%	98.4%	1468	98.7%	99.0%	1497	100.6%	100.9%	1509	101.4%	101.8%	1508	101.3%	101.7%	1479	99.4%	99.7%	1429	96.0%	96.4%	1394	93.7%	94.0%
High		Wilde Lake	1424	1424	1424	1424	1434	1416	99.4%	98.7%	1413	99.2%	98.5%	1417	99.5%	98.8%	1422	99.9%	99.2%	1401	98.4%	97.7%	1438	101.0%	100.3%	1441	101.2%	100.5%	1425	100.1%	99.4%	1438	101.0%	100.3%	1430	100.4%	99.7%
High		Countywid	19201	19201	19201	19201	17168	18760	97.7%	109.3%	19075	99.3%	111.1%	19191	99.9%	111.8%	19463	101.4%	113.4%	19522	101.7%	113.7%	19654	102.4%	114.5%	19755	102.9%	115.1%	19596	102.1%	114.1%	19517	101.6%	113.7%	19445	101.3%	113.3%
		A - Includes additions as reflected in FY 2025CIP for grades 9-12																																		
		# Constrained Schools							0	4		0	4		0	4		0	4		0	6		0	7		0	7		0	5		0	6		0	6
LRC vs.100% SRC		SUMMARY																																		
			Local Rated Cap (LRC)				State Rate		2027-2028			2028-29			2029-30			2030-31			2031-32			2032-33			2033-34			2034-35			2035-36			2036-37	
		Enrollmen	2027	2028	2029	2030	(Attach. 3	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC
		Elementar	25018	25018	25018	25018	27463	24734	98.9%	90.1%	24837	99.3%	90.4%	24725	98.8%	90.0%	24383	97.5%	88.8%	24701	98.7%	89.9%	24735	98.9%	90.1%	24704	98.7%	90.0%	24667	98.6%	89.8%	24641	98.5%	89.7%	24612	98.4%	89.6%
		Middle	13496	13691	13924	13924	14036	14000	103.7%	99.7%	14083	104.3%	100.3%	14242	105.5%	101.5%	14190	105.1%	101.1%	14089	104.4%	100.4%	13927	103.2%	99.2%	13896	103.0%	99.0%	13991	103.7%	99.7%	14065	104.2%	100.2%	14059	104.2%	100.2%
		High	19201	19201	19201	19201	17168	18760	97.7%	109.3%	19075	99.3%	111.1%	19191	99.9%	111.8%	19463	101.4%	113.4%	19522	101.7%	113.7%	19654	102.4%	114.5%	19755	102.9%	115.1%	19596	102.1%	114.1%	19517	101.6%	113.7%	19445	101.3%	113.3%
		Total																																		
		# Constrained Schools																																		
		Elementary							14	13		17	11		16	9		18	9		18	9		17	8		16	7		15	6		15	7		15	8
		Middle							6	13		6	12		9	12		6	12		6	11		6	10		5	11		5	10		5	10		5	10
		High							0	4		0	4		0	4		0	4		0	6		0	7		0	7		0	5		0	6		0	6
		Total							20	30		23	27		25	25		24	25		24	26		23	25		21	25		20	21		20	23		20	24
		% Constrained Schools																																		
		Elementary							33.3%	31.0%		40.5%	26.2%		38.1%	21.4%		42.9%	21.4%		42.9%	21.4%		40.5%	19.0%		38.1%	16.7%		35.7%	14.3%		35.7%	16.7%		35.7%	19.0%
		Middle							30.0%	65.0%		30.0%	60.0%		45.0%	60.0%		30.0%	60.0%		30.0%	55.0%		30.0%	50.0%		25.0%	55.0%		25.0%	50.0%		25.0%	50.0%		25.0%	50.0%
		High							0.0%	30.8%		0.0%	30.8%		0.0%	30.8%		0.0%	30.8%		0.0%	46.2%		0.0%	53.8%		0.0%	53.8%		0.0%	38.5%		0.0%	46.2%		0.0%	46.2%
		Total							26.7%	40.0%		30.7%	36.0%		33.3%	33.3%		32.0%	33.3%		32.0%	34.7%		30.7%	33.3%		28.0%	33.3%		26.7%	28.0%		26.7%	30.7%		26.7%	32.0%

Source: June 2024 School Capacity			Local Rated Cap (LRC)				State Rated	2027-2028			2028-29			2029-30			2030-31			2031-32			2032-33			2033-34			2034-35			2035-36			2036-37		
Level	Region	School	2027	2028	2029	2030	(Attach. 3	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC
ELEMENTARY																																				
THRESHOL	105%																																			
Elementar	CE	Cradlerock	398	398	398	398	573	434	109.0%	75.7%	413	103.8%	72.1%	401	100.8%	70.0%	402	101.0%	70.2%	393	98.7%	68.6%	393	98.7%	68.6%	390	98.0%	68.1%	387	97.2%	67.5%	383	96.2%	66.8%	383	96.2%	66.8%
Elementar	CE	Jeffers Hill	377	377	377	377	412	378	100.3%	91.7%	378	100.3%	91.7%	376	99.7%	91.3%	365	96.8%	88.6%	368	97.6%	89.3%	366	97.1%	88.8%	363	96.3%	88.1%	360	95.5%	87.4%	360	95.5%	87.4%	358	95.0%	86.9%
Elementar	CE	Phelps Luck	597	597	597	597	617	693	116.1%	112.3%	673	112.7%	**109.1%**	650	108.9%	**105.3%**	649	108.7%	**105.2%**	673	112.7%	**109.1%**	700	117.3%	113.5%	726	121.6%	117.7%	755	126.5%	122.4%	773	129.5%	125.3%	781	130.8%	126.6%
Elementar	CE	Stevens Forest	380	380	380	380	450	307	80.8%	68.2%	313	82.4%	69.6%	302	79.5%	67.1%	295	77.6%	65.6%	297	78.2%	66.0%	294	77.4%	65.3%	292	76.8%	64.9%	291	76.6%	64.7%	290	76.3%	64.4%	289	76.1%	64.2%
Elementar	CE	Talbott Springs	490	490	490	490	434	396	80.8%	91.2%	387	79.0%	89.2%	383	78.2%	88.2%	371	75.7%	85.5%	373	76.1%	85.9%	372	75.9%	85.7%	369	75.3%	85.0%	366	74.7%	84.3%	364	74.3%	83.9%	364	74.3%	83.9%
Elementar	CE	Thurnder Hill	509	509	509	509	532	440	86.4%	82.7%	447	87.8%	84.0%	438	86.1%	82.3%	437	85.9%	82.1%	433	85.1%	81.4%	431	84.7%	81.0%	428	84.1%	80.5%	426	83.7%	80.1%	423	83.1%	79.5%	423	83.1%	79.5%
Elementar	CW	Bryant Woods	289	289	289	289	438	381	131.8%	87.0%	395	136.7%	90.2%	398	137.7%	90.9%	407	140.8%	92.9%	407	140.8%	92.9%	415	143.6%	94.7%	424	146.7%	96.8%	432	149.5%	98.6%	444	153.6%	101.4%	455	157.4%	103.9%
Elementar	CW	Clemens Crossing	521	521	521	521	525	543	104.2%	103.4%	546	104.8%	104.0%	552	106.0%	**105.1%**	563	108.1%	**107.2%**	563	108.1%	**107.2%**	566	108.6%	**107.8%**	570	109.4%	**108.6%**	572	109.8%	**109.0%**	573	110.0%	**109.1%**	573	110.0%	**109.1%**
Elementar	CW	Longfellow	512	512	512	512	556	473	92.4%	85.1%	487	95.1%	87.6%	484	94.5%	87.1%	481	93.9%	86.5%	481	93.9%	86.5%	477	93.2%	85.8%	467	91.2%	84.0%	460	89.8%	82.7%	453	88.5%	81.5%	449	87.7%	80.8%
Elementar	CW	Running Brook	449	449	449	449	582	403	89.8%	69.2%	433	96.4%	74.4%	452	100.7%	77.7%	506	112.7%	86.9%	506	112.7%	86.9%	526	117.1%	90.4%	540	120.3%	92.8%	545	121.4%	93.6%	540	120.3%	92.8%	534	118.9%	91.8%
Elementar	CW	Swansfield	650	650	650	650	681	516	79.4%	75.8%	497	76.5%	73.0%	473	72.8%	69.5%	451	69.4%	66.2%	451	69.4%	66.2%	442	68.0%	64.9%	437	67.2%	64.2%	436	67.1%	64.0%	433	66.6%	63.6%	432	66.5%	63.4%
Elementar	NE	Bellows Spring	726	726	726	726	767	771	106.2%	100.5%	779	107.3%	101.6%	787	108.4%	102.6%	771	106.2%	100.5%	771	106.2%	100.5%	768	105.8%	100.1%	758	104.4%	98.8%	749	103.2%	97.7%	740	101.9%	96.5%	731	100.7%	95.3%
Elementar	NE	Deep Run	719	719	719	719	798	630	87.6%	78.9%	629	87.5%	78.8%	625	86.9%	78.3%	624	86.8%	78.2%	624	86.8%	78.2%	624	86.8%	78.2%	623	86.6%	78.1%	623	86.6%	78.1%	624	86.8%	78.2%	625	86.9%	78.3%
Elementar	NE	Ducketts Lane	650	650	650	650	709	557	85.7%	78.6%	560	86.2%	79.0%	561	86.3%	79.1%	563	86.6%	79.4%	563	86.6%	79.4%	563	86.6%	79.4%	564	86.8%	79.5%	565	86.9%	79.7%	564	86.8%	79.5%	563	86.6%	79.4%
Elementar	NE	Elkridge	713	713	713	713	842	738	103.5%	87.6%	756	106.0%	89.8%	748	104.9%	88.8%	732	102.7%	86.9%	732	102.7%	86.9%	729	102.2%	86.6%	733	102.8%	87.1%	729	102.2%	86.6%	732	102.7%	86.9%	734	102.9%	87.2%
Elementar	NE	Hanover Hills	810	810	810	810	958	931	114.9%	97.2%	934	115.3%	97.5%	927	114.4%	96.8%	900	111.1%	93.9%	900	111.1%	93.9%	890	109.9%	92.9%	869	107.3%	90.7%	849	104.8%	88.6%	828	102.2%	86.4%	805	99.4%	84.0%
Elementar	NE	Ilchester	559	559	559	559	686	534	95.5%	77.8%	547	97.9%	79.7%	559	100.0%	81.5%	595	106.4%	86.7%	595	106.4%	86.7%	614	109.8%	89.5%	636	113.8%	92.7%	653	116.8%	95.2%	674	120.6%	98.3%	691	123.6%	100.7%
Elementar	NE	Rockburn	584	584	584	584	716	621	106.3%	86.7%	622	106.5%	86.9%	623	106.7%	87.0%	622	106.5%	86.9%	622	106.5%	86.9%	626	107.2%	87.4%	629	107.7%	87.8%	626	107.2%	87.4%	625	107.0%	87.3%	625	107.0%	87.3%
Elementar	NE	Veterans	799	799	799	799	914	817	102.3%	89.4%	832	104.1%	91.0%	831	104.0%	90.9%	820	102.6%	89.7%	820	102.6%	89.7%	814	101.9%	89.1%	808	101.1%	88.4%	812	101.6%	88.8%	815	102.0%	89.2%	814	101.9%	89.1%
Elementar	NE	Waterloo	603	603	603	603	660	531	88.1%	80.5%	511	84.7%	77.4%	501	83.1%	75.9%	495	82.1%	75.0%	495	82.1%	75.0%	490	81.3%	74.2%	488	80.9%	73.9%	483	80.1%	73.2%	481	79.8%	72.9%	479	79.4%	72.6%
Elementar	NE	Worthington	424	424	424	424	562	341	80.4%	60.7%	343	80.9%	61.0%	347	81.8%	61.7%	375	88.4%	66.7%	375	88.4%	66.7%	373	88.0%	66.4%	364	85.8%	64.8%	349	82.3%	62.1%	330	77.8%	58.7%	315	74.3%	56.0%
Elementar	NORTH	Centennial Lane	603	603	603	603	731	587	97.3%	80.3%	672	111.4%	91.9%	657	109.0%	89.9%	635	105.3%	86.9%	635	105.3%	86.9%	625	103.6%	85.5%	617	102.3%	84.4%	610	101.2%	83.4%	607	100.7%	83.0%	605	100.3%	82.8%
Elementar	NORTH	Hollofield Station	732	732	732	732	727	737	100.7%	101.4%	728	99.5%	100.1%	721	98.5%	99.2%	723	98.8%	99.4%	723	98.8%	99.4%	726	99.2%	99.9%	722	98.6%	99.3%	721	98.5%	99.2%	717	98.0%	98.6%	712	97.3%	97.9%
Elementar	NORTH	Manor Woods	681	681	681	681	593	671	98.5%	113.2%	691	101.5%	116.5%	671	98.5%	113.2%	644	94.6%	**108.6%**	644	94.6%	**108.6%**	634	93.1%	**106.9%**	621	91.2%	104.7%	622	91.3%	104.9%	618	90.7%	104.2%	614	90.2%	103.5%
Elementar	NORTH	Northfield	700	700	700	700	731	747	106.7%	102.2%	731	104.4%	100.0%	740	105.7%	101.2%	732	104.6%	100.1%	732	104.6%	100.1%	731	104.4%	100.0%	729	104.1%	99.7%	729	104.1%	99.7%	731	104.4%	100.0%	729	104.1%	99.7%
Elementar	NORTH	St. Johns Lane	612	612	612	612	593	714	116.7%	120.4%	738	120.6%	124.5%	735	120.1%	123.9%	739	120.8%	124.6%	739	120.8%	124.6%	738	120.6%	124.5%	737	120.4%	124.3%	737	120.4%	124.3%	737	120.4%	124.3%	738	120.6%	124.5%
Elementar	NORTH	Waverly	788	788	788	788	948	816	103.6%	86.1%	825	104.7%	87.0%	832	105.6%	87.8%	843	107.0%	88.9%	843	107.0%	88.9%	847	107.5%	89.3%	847	107.5%	89.3%	837	106.2%	88.3%	834	105.8%	88.0%	831	105.5%	87.7%
Elementar	SE	Atholton	424	424	424	424	436	452	106.6%	103.7%	443	104.5%	101.6%	432	101.9%	99.1%	421	99.3%	96.6%	421	99.3%	96.6%	418	98.6%	95.9%	416	98.1%	95.4%	411	96.9%	94.3%	409	96.5%	93.8%	406	95.8%	93.1%
Elementar	SE	Bollman Bridge	609	609	609	609	775	685	112.5%	88.4%	686	112.6%	88.5%	699	114.8%	90.2%	712	116.9%	91.9%	712	116.9%	91.9%	717	117.7%	92.5%	724	118.9%	93.4%	728	119.5%	93.9%	727	119.4%	93.8%	726	119.2%	93.7%
Elementar	SE	Forest Ridge	647	647	647	647	662	694	107.3%	104.8%	724	111.9%	**109.4%**	746	115.3%	112.7%	799	123.5%	120.7%	799	123.5%	120.7%	823	127.2%	124.3%	843	130.3%	127.3%	862	133.2%	130.2%	868	134.2%	131.1%	868	134.2%	131.1%
Elementar	SE	Gorman Crossing	735	735	735	735	902	614	83.5%	68.1%	616	83.8%	68.3%	611	83.1%	67.7%	615	83.7%	68.2%	615	83.7%	68.2%	610	83.0%	67.6%	607	82.6%	67.3%	604	82.2%	67.0%	605	82.3%	67.1%	606	82.4%	67.2%
Elementar	SE	Gulford	465	465	465	465	464	444	95.5%	95.7%	443	95.3%	95.5%	442	95.1%	95.3%	436	93.8%	94.0%	436	93.8%	94.0%	432	92.9%	93.1%	432	92.9%	93.1%	433	93.1%	93.3%	442	95.1%	95.3%	446	95.9%	96.1%
Elementar	SE	Hammond	653	653	653	653	681	739	113.2%	**108.5%**	751	115.0%	110.3%	776	118.8%	114.0%	779	119.3%	114.4%	779	119.3%	114.4%	774	118.5%	113.7%	763	116.8%	112.0%	762	116.7%	111.9%	768	117.6%	112.8%	780	119.4%	114.5%
Elementar	SE	Laurel Woods	609	609	609	609	680	641	105.3%	94.3%	643	105.6%	94.6%	641	105.3%	94.3%	644	105.7%	94.7%	644	105.7%	94.7%	644	105.7%	94.7%	644	105.7%	94.7%	645	105.9%	94.9%	642	105.4%	94.4%	643	105.6%	94.6%
Elementar	W	Bushy Park	732	732	732	732	727	620	84.7%	85.3%	628	85.8%	86.4%	630	86.1%	86.7%	627	85.7%	86.2%	627	85.7%	86.2%	631	86.2%	86.8%	633	86.5%	87.1%	634	86.6%	87.2%	636	86.9%	87.5%	638	87.2%	87.8%
Elementar	W	Clarksville	543	543	543	543	517	547	100.7%	**105.8%**	535	98.5%	103.5%	533	98.2%	103.1%	529	97.4%	102.3%	529	97.4%	102.3%	529	97.4%	102.3%	522	96.1%	101.0%	514	94.7%	99.4%	511	94.1%	98.8%	507	93.4%	98.1%
Elementar	W	Dayton Oaks	719	719	719	719	793	714	99.3%	90.0%	699	97.2%	88.1%	691	96.1%	87.1%	678	94.3%	85.5%	678	94.3%	85.5%	683	95.0%	86.1%	676	94.0%	85.2%	677	94.2%	85.4%	681	94.7%	85.9%	684	95.1%	86.3%
Elementar	W	Fulton	738	738	738	738	762	651	88.2%	85.4%	624	84.6%	81.9%	621	84.1%	81.5%	605	82.0%	79.4%	605	82.0%	79.4%	605	82.0%	79.4%	606	82.1%	79.5%	595	80.6%	78.1%	592	80.2%	77.7%	588	79.7%	77.2%
Elementar	W	Lisbon	527	527	527	527	513	440	83.5%	85.8%	426	80.8%	83.0%	432	82.0%	84.2%	441	83.7%	86.0%	441	83.7%	86.0%	446	84.6%	86.9%	447	84.8%	87.1%	448	85.0%	87.3%	447	84.8%	87.1%	451	85.6%	87.9%
Elementar	W	Pointers Run	744	744	744	744	780	813	109.3%	104.2%	783	105.2%	100.4%	738	99.2%	94.6%	422	56.7%	54.1%	722	97.0%	92.6%	724	97.3%	92.8%	727	97.7%	93.2%	724	97.3%	92.8%	721	96.9%	92.4%	719	96.6%	92.2%
Elementar	W	Tridelphia Ridge	584	584	584	584	614	609	104.3%	99.2%	598	102.4%	97.4%	591	101.2%	96.3%	563	96.4%	91.7%	563	96.4%	91.7%	551	94.3%	89.7%	537	92.0%	87.5%	526	90.1%	85.7%	516	88.4%	84.0%	509	87.2%	82.9%
Elementar	W	West Friendship	414	414	414	414	422	364	87.9%	86.3%	371	89.6%	87.9%	368	88.9%	87.2%	372	89.9%	88.2%	372	89.9%	88.2%	374	90.3%	88.6%	376	90.8%	89.1%	380	91.8%	90.0%	383	92.5%	90.8%	389	94.0%	92.2%
	REGIONAL TOTALS																																			
	CE		2751	2751	2751	2751	3018	2648	96.3%	87.7%	2611	94.9%	86.5%	2550	92.7%	84.5%	2519	91.6%	83.5%	2537	92.2%	84.1%	2556	92.9%	84.7%	2568	93.3%	85.1%	2585	94.0%	85.7%	2593	94.3%	85.9%	2598	94.4%	86.1%
	CW		2421	2421	2421	2421	2782	2316	95.7%	83.2%	2358	97.4%	84.8%	2359	97.4%	84.8%	2408	99.5%	86.6%	2408	99.5%	86.6%	2426	100.2%	87.2%	2438	100.7%	87.6%	2445	101.0%	87.9%	2443	100.9%	87.8%	2443	100.9%	87.8%
	NE		6587	6587	6587	6587	7612	6471	98.2%	85.0%	6513	98.9%	85.6%	6509	98.8%	85.5%	6497	98.6%	85.4%	6497	98.6%	85.4%	6491	98.5%	85.3%	6472	98.3%	85.0%	6438	97.7%	84.6%	6413	97.4%	84.2%	6382	96.9%	83.8%
	NORTH		4116	4116	4116	4116	4323	4272	103.8%	98.8%	4385	106.5%	101.4%	4356	105.8%	100.8%	4316	104.9%	99.8%	4316	104.9%	99.8%	4301	104.5%	99.5%	4273	103.8%	98.8%	4256	103.4%	98.5%	4244	103.1%	98.2%	4229	102.7%	97.8%
	SE		4142	4142	4142	4142	4600	4269	103.1%	92.8%	4306	104.0%	93.6%	4347	104.9%	94.5%	4406	106.4%	95.8%	4406	106.4%	95.8%	4418	106.7%	96.0%	4429	106.9%	96.3%	4445	107.3%	96.6%	4461	107.7%	97.0%	4475	108.0%	97.3%
	W		5001	5001	5001	5001	5128	4758	95.1%	92.8%	4664	93.3%	91.0%	4604	92.1%	89.8%	4237	84.7%	82.6%	4537	90.7%	88.5%	4543	90.8%	88.6%	4524	90.5%	88.2%	4498	89.9%	87.7%	4487	89.7%	87.5%	4485	89.7%	87.5%
		Countywide Totals	25018	25018	25018	25018	27463	24734	98.9%	90.1%	24837	99.3%	90.4%	24725	98.8%	90.0%	24383	97.5%	88.8%	24701	98.7%	89.9%	24735	98.9%	90.1%	24704	98.7%	90.0%	24667	98.6%	89.8%	24641	98.5%	89.7%	24612	98.4%	89.6%
		# Constrained Schools: Includes all schools in regions with aggregate capacity >105% as id							14	5		17	4		16	6		18	6		18	6		17	6		16	5		15	5		15	5		15	5
MIDDLE SCHOOLS																																				
THRESHOL	**110%**																																			
Middle		Bonnie Branch MS	701	**701**	701	701	732	695	99.1%	94.9%	731	104.3%	99.9%	758	108.1%	103.6%	771	110.0%	**105.3%**	757	108.0%	103.4%	742	105.8%	101.4%	747	106.6%	102.0%	753	107.4%	102.9%	758	108.1%	103.6%	765	109.1%	104.5%
Middle		Burleigh Manor MS	779	779	779	779	795	819	105.1%	103.0%	812	104.2%	102.1%	814	104.5%	102.4%	811	104.1%	102.0%	823	105.6%	103.5%	800	102.7%	100.6%	796	102.2%	100.1%	779	100.0%	98.0%	774	99.4%	97.4%	761	97.7%	95.7%
Middle		Clarksville MS	643	643	643	643	619	667	103.7%	**107.8%**	694	107.9%	112.1%	718	111.7%	116.0%	732	113.8%	118.3%	695	108.1%	112.3%	655	101.9%	**105.8%**	633	98.4%	102.3%	633	98.4%	102.3%	631	98.1%	101.9%	629	97.8%	101.6%
Middle		Dunloggin MS A	565	565	798	798	619	648	114.7%	104.7%	653	115.6%	**105.5%**	645	80.8%	104.2%	656	82.2%	**106.0%**	648	81.2%	104.7%	654	82.0%	**105.7%**	652	81.7%	**105.3%**	661	82.8%	**106.8%**	661	82.8%	**106.8%**	657	82.3%	**106.1%**
Middle		Elkridge Landing MS	779	779	779	779	760	772	99.1%	101.6%	756	97.0%	99.5%	759	97.4%	99.9%	749	96.1%	98.6%	766	98.3%	100.8%	759	97.4%	99.9%	753	96.7%	99.1%	749	96.1%	98.6%	748	96.0%	98.4%	749	96.1%	98.6%
Middle		Ellicott Mills MS	701	701	701	701	816	681	97.1%	83.5%	666	95.0%	81.6%	675	96.3%	82.7%	672	95.9%	82.4%	665	94.9%	81.5%	651	92.9%	79.8%	657	93.7%	80.5%	674	96.1%	82.6%	685	97.7%	83.9%	684	97.6%	83.8%
Middle		Folly Quarter MS	662	662	662	662	732	735	111.0%	100.4%	747	112.8%	102.0%	739	111.6%	101.0%	735	111.0%	100.4%	730	110.3%	99.7%	730	110.3%	99.7%	716	108.2%	97.8%	709	107.1%	96.9%	701	105.9%	95.8%	692	104.5%	94.5%
Middle		Glewood MS	545	545	545	545	640	511	93.8%	79.8%	526	96.5%	82.2%	537	98.5%	83.9%	530	97.2%	82.8%	532	97.6%	83.1%	539	98.9%	84.2%	558	102.4%	87.2%	546	100.2%	85.3%	547	100.4%	85.5%	548	100.6%	85.6%
Middle		Hammond MS	604	604	604	604	679	697	115.4%	102.7%	708	117.2%	104.3%	719	119.0%	**105.9%**	682	112.9%	100.4%	670	110.9%	98.7%	679	112.4%	100.0%	707	117.1%	104.1%	724	119.9%	**106.6%**	738	122.2%	**108.7%**	737	122.0%	**108.5%**
Middle		Harpers Choice MS	506	506	506	506	619	522	103.2%	84.3%	521	103.0%	84.2%	534	105.5%	86.3%	514	101.6%	83.0%	514	101.6%	83.0%	500	98.8%	80.8%	499	98.6%	80.6%	502	99.2%	81.1%	503	99.4%	81.3%	498	98.4%	80.5%
Middle		Lake Elkhorn MS	643	643	643	643	765	557	86.6%	72.8%	568	88.3%	74.2%	570	88.6%	74.5%	563	87.6%	73.6%	539	83.8%	70.5%	526	81.8%	68.8%	518	80.6%	67.7%	517	80.4%	67.6%	517	80.4%	67.6%	513	79.8%	67.1%
Middle		Lime Kiln MS	721	721	721	721	732	739	102.5%	101.0%	745	103.3%	101.8%	715	99.2%	97.7%	703	97.5%	96.0%	640	88.8%	87.4%	627	87.0%	85.7%	602	83.5%	82.2%	620	86.0%	84.7%	620	86.0%	84.7%	614	85.2%	83.9%
Middle		Mayfield Woods MS	798	798	798	798	773	804	100.8%	104.0%	804	100.8%	104.0%	815	102.1%	**105.4%**	825	103.4%	**106.7%**	815	102.1%	**105.4%**	809	101.4%	104.7%	799	100.1%	103.4%	804	100.8%	104.0%	806	101.0%	104.3%	804	100.8%	104.0%
Middle		Mount View MS	798	798	798	798	760	875	109.6%	115.1%	874	109.5%	115.0%	879	110.2%	115.7%	872	109.3%	114.7%	888	111.3%	116.8%	880	110.3%	115.8%	874	109.5%	115.0%	880	110.3%	115.8%	888	111.3%	116.8%	892	111.8%	117.4%

Middle		Murray Hill MS A	662	662	662	662	685	672	101.5%	98.1%	658	99.4%	96.1%	660	99.7%	96.4%	642	97.0%	93.7%	646	97.6%	94.3%	643	97.1%	93.9%	644	97.3%	94.0%	642	97.0%	93.7%	640	96.7%	93.4%	640	96.7%	93.4%
Middle		Oakland Mills MS A	506	701	701	701	598	451	89.1%	75.4%	451	64.3%	75.4%	454	64.8%	75.9%	455	64.9%	76.1%	455	64.9%	76.1%	436	62.2%	72.9%	425	60.6%	71.1%	427	60.9%	71.4%	425	60.6%	71.1%	423	60.3%	70.7%
Middle		Patapsco MS A	643	643	643	643	598	750	116.6%	125.4%	743	115.6%	124.2%	770	119.8%	128.8%	771	119.9%	128.9%	778	121.0%	130.1%	765	119.0%	127.9%	766	119.1%	128.1%	768	119.4%	128.4%	772	120.1%	129.1%	771	119.9%	128.9%
Middle		Patuxent Valley MS	760	760	760	760	770	900	118.4%	116.9%	875	115.1%	113.6%	909	119.6%	118.1%	904	118.9%	117.4%	915	120.4%	118.8%	930	122.4%	120.8%	948	124.7%	123.1%	971	127.8%	126.1%	993	130.7%	129.0%	1010	132.9%	131.2%
Middle		Thomas Viaduct MS A	740	740	740	740	754	874	118.1%	115.9%	901	121.8%	119.5%	905	122.3%	120.0%	932	125.9%	123.6%	917	123.9%	121.6%	907	122.6%	120.3%	891	120.4%	118.2%	909	122.8%	120.6%	916	123.8%	121.5%	911	123.1%	120.8%
Middle		Wilde Lake MS	740	740	740	740	590	631	85.3%	106.9%	650	87.8%	110.2%	667	90.1%	113.1%	671	90.7%	113.7%	696	94.1%	118.0%	695	93.9%	117.8%	711	96.1%	120.5%	723	97.7%	122.5%	742	100.3%	125.8%	761	102.8%	129.0%
Middle		Countywide Totals	13496	13691	13924	13924	14036	14000	103.7%	99.7%	14083	104.3%	100.3%	14242	105.5%	101.5%	14190	105.1%	101.1%	14089	104.4%	100.4%	13927	103.2%	99.2%	13896	103.0%	99.0%	13991	103.7%	99.7%	14065	104.2%	100.2%	14059	104.2%	100.2%
		A - Includes additions as reflected in FY 2025CIP for grades 6-8																																	
		# Constrained Schools							6	6		6	7		9	8		6	9		6	7		6	7		5	6		5	7		5	7		5	7
HIGH SCHOOLS																																			
THRESHOL	**115%**																																		
High		Atholton HS	1530	1530	1530	1530	1811	1453	95.0%	80.2%	1469	96.0%	81.1%	1480	96.7%	81.7%	1482	96.9%	81.8%	1492	97.5%	82.4%	1509	98.6%	83.3%	1509	98.6%	83.3%	1503	98.2%	83.0%	1499	98.0%	82.8%	1494	97.6%	82.5%
High		Centennial HS A	1360	1360	1360	1360	1530	1393	102.4%	91.0%	1403	103.2%	91.7%	1405	103.3%	91.8%	1414	104.0%	92.4%	1412	103.8%	92.3%	1413	103.9%	92.4%	1406	103.4%	91.9%	1409	103.6%	92.1%	1409	103.6%	92.1%	1401	103.0%	91.6%
High		Glenelg HS	1420	1420	1420	1420	1675	1371	96.5%	81.9%	1382	97.3%	82.5%	1399	98.5%	83.5%	1425	100.4%	85.1%	1450	102.1%	86.6%	1455	102.5%	86.9%	1460	102.8%	87.2%	1469	103.5%	87.7%	1456	102.5%	86.9%	1464	103.1%	87.4%
High		Guilford Park HS	1658	1658	1658	1658	0	1609	97.0%	#DIV/0!	1658	100.0%	#DIV/0!	1688	101.8%	#DIV/0!	1737	104.8%	#DIV/0!	1747	105.4%	#DIV/0!	1760	106.2%	#DIV/0!	1794	108.2%	#DIV/0!	1778	107.2%	#DIV/0!	1784	107.6%	#DIV/0!	1789	107.9%	#DIV/0!
High		Hammond HS	1445	1445	1445	1445	1434	1332	92.2%	92.9%	1377	95.3%	96.0%	1353	93.6%	94.4%	1387	96.0%	96.7%	1406	97.3%	98.0%	1387	96.0%	96.7%	1418	98.1%	98.9%	1411	97.6%	98.4%	1422	98.4%	99.2%	1444	99.9%	100.7%
High		Howard HS	1400	1400	1400	1400	1051	1312	93.7%	124.8%	1302	93.0%	123.9%	1307	93.4%	124.4%	1302	93.0%	123.9%	1295	92.5%	123.2%	1321	94.4%	125.7%	1322	94.4%	125.8%	1326	94.7%	126.2%	1319	94.2%	125.5%	1308	93.4%	124.5%
High		Long Reach HS	1488	1488	1488	1488	1434	1331	89.4%	92.8%	1374	92.3%	95.8%	1395	93.8%	97.3%	1413	95.0%	98.5%	1403	94.3%	97.8%	1410	94.8%	98.3%	1427	95.9%	99.5%	1419	95.4%	99.0%	1413	95.0%	98.5%	1407	94.6%	98.1%
High		Marriontts Ridge HS	1615	1615	1615	1615	1434	1821	112.8%	127.0%	1805	111.8%	125.9%	1778	110.1%	124.0%	1813	112.3%	126.4%	1788	110.7%	124.7%	1806	111.8%	125.9%	1807	111.9%	126.0%	1793	111.0%	125.0%	1802	111.6%	125.7%	1792	111.0%	125.0%
High		MT. Hebron HS	1400	1400	1400	1400	1408	1336	95.4%	94.9%	1386	99.0%	98.4%	1399	99.9%	99.4%	1450	103.6%	103.0%	1448	103.4%	102.8%	1458	104.1%	103.6%	1477	105.5%	104.9%	1476	105.4%	104.8%	1480	105.7%	**105.1%**	1473	105.2%	104.6%
High		Oakland Mills HS A	1400	1400	1400	1400	1135	1474	105.3%	129.9%	1467	104.8%	129.3%	1481	105.8%	130.5%	1501	107.2%	132.2%	1494	106.7%	131.6%	1527	109.1%	134.5%	1536	109.7%	135.3%	1512	108.0%	133.2%	1496	106.9%	131.8%	1475	105.4%	130.0%
High		Reservoiur HS	1573	1573	1573	1573	1339	1523	96.8%	113.7%	1609	102.3%	120.2%	1629	103.6%	121.7%	1649	104.8%	123.2%	1689	107.4%	126.1%	1661	105.6%	124.0%	1650	104.9%	123.2%	1596	101.5%	119.2%	1570	99.8%	117.3%	1574	100.1%	117.6%
High		River Hill HS	1488	1488	1488	1488	1483	1389	93.3%	93.7%	1430	96.1%	96.4%	1460	98.1%	98.4%	1468	98.7%	99.0%	1497	100.6%	100.9%	1509	101.4%	101.8%	1508	101.3%	101.7%	1479	99.4%	99.7%	1429	96.0%	96.4%	1394	93.7%	94.0%
High		Wilde Lake HS	1424	1424	1424	1424	1434	1416	99.4%	98.7%	1413	99.2%	98.5%	1417	99.5%	98.8%	1422	99.9%	99.2%	1401	98.4%	97.7%	1438	101.0%	100.3%	1441	101.2%	100.5%	1425	100.1%	99.4%	1438	101.0%	100.3%	1430	100.4%	99.7%
High		Countywide Totals	19201	19201	19201	19201	17168	18760	97.7%	109.3%	19075	99.3%	111.1%	19191	99.9%	111.8%	19463	101.4%	113.4%	19522	101.7%	113.7%	19654	102.4%	114.5%	19755	102.9%	115.1%	19596	102.1%	114.1%	19517	101.6%	113.7%	19445	101.3%	113.3%
		A - Includes additions as reflected in FY 2025CIP for grades 9-12																																	
		# Constrained Schools							0	4		0	4		0	4		0	4		0	4		0	4		0	4		0	4		0	5		0	4
LRC vs. 105%SRC		**SUMMARY**																																	
			Local Rated Cap (LRC)				**State Rated**	**2027-2028**			**2028-29**			**2029-30**			**2030-31**			**2031-32**			**2032-33**			**2033-34**			**2034-35**			**2035-36**			**2036-37**		
		Enrollment	**2027**	**2028**	**2029**	**2030**	**(Attach. 3**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**
		Elementary	25018	25018	25018	25018	27463	24734	98.9%	90.1%	24837	99.3%	90.4%	24725	98.8%	90.0%	24383	97.5%	88.8%	24701	98.7%	89.9%	24735	98.9%	90.1%	24704	98.7%	90.0%	24667	98.6%	89.8%	24641	98.5%	89.7%	24612	98.4%	89.6%
		Middle	13496	13691	13924	13924	14036	14000	103.7%	99.7%	14083	104.3%	100.3%	14242	105.5%	101.5%	14190	105.1%	101.1%	14089	104.4%	100.4%	13927	103.2%	99.2%	13896	103.0%	99.0%	13991	103.7%	99.7%	14065	104.2%	100.2%	14059	104.2%	100.2%
		High	19201	19201	19201	19201	17168	18760	97.7%	109.3%	19075	99.3%	111.1%	19191	99.9%	111.8%	19463	101.4%	113.4%	19522	101.7%	113.7%	19654	102.4%	114.5%	19755	102.9%	115.1%	19596	102.1%	114.1%	19517	101.6%	113.7%	19445	101.3%	113.3%
		Total																																	
		# Constrained Schools																																	
		Elementary							14	5		17	4		16	6		18	6		18	6		17	6		16	5		15	5		15	5		15	5
		Middle							6	6		6	7		9	8		6	9		6	7		6	7		5	6		5	7		5	7		5	7
		High							0	4		0	4		0	4		0	4		0	4		0	4		0	4		0	4		0	5		0	4
		Total							20	15		23	15		25	18		24	19		24	17		23	17		21	15		20	16		20	17		20	16
		% Constrained Schools																																	
		Elementary							33.3%	11.9%		40.5%	9.5%		38.1%	14.3%		42.9%	14.3%		42.9%	14.3%		40.5%	14.3%		38.1%	11.9%		35.7%	11.9%		35.7%	11.9%		35.7%	11.9%
		Middle							30.0%	30.0%		30.0%	35.0%		45.0%	40.0%		30.0%	45.0%		30.0%	35.0%		30.0%	35.0%		25.0%	30.0%		25.0%	35.0%		25.0%	35.0%		25.0%	35.0%
		High							0.0%	30.8%		0.0%	30.8%		0.0%	30.8%		0.0%	30.8%		0.0%	30.8%		0.0%	30.8%		0.0%	30.8%		0.0%	30.8%		0.0%	38.5%		0.0%	30.8%
		Total							26.7%	20.0%		30.7%	20.0%		33.3%	24.0%		32.0%	25.3%		32.0%	22.7%		30.7%	22.7%		28.0%	20.0%		26.7%	21.3%		26.7%	22.7%		26.7%	21.3%

Source: June 2024 School Capacity			Local Rated Cap (LRC)				State Rated	2027-2028			2028-29			2029-30			2030-31			2031-32			2032-33			2033-34			2034-35			2035-36			2036-37		
Level	Region	School	2027	2028	2029	2030	(Attach. 3	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC	Proj	% LRC	%SRC
ELEMENTARY																																				
THRESHOL	105%																																			
Elementar	CE	Cradlerock	398	398	398	398	573	434	109.0%	75.7%	413	103.8%	72.1%	401	100.8%	70.0%	402	101.0%	70.2%	393	98.7%	68.6%	393	98.7%	68.6%	390	98.0%	68.1%	387	97.2%	67.5%	383	96.2%	66.8%	383	96.2%	66.8%
Elementar	CE	Jeffers Hill	377	377	377	377	412	378	100.3%	91.7%	378	100.3%	91.7%	376	99.7%	91.3%	365	96.8%	88.6%	368	97.6%	89.3%	366	97.1%	88.8%	363	96.3%	88.1%	360	95.5%	87.4%	360	95.5%	87.4%	358	95.0%	86.9%
Elementar	CE	Phelps Luck	597	597	597	597	617	693	116.1%	112.3%	673	112.7%	109.1%	650	108.9%	105.3%	649	108.7%	105.2%	673	112.7%	109.1%	700	117.3%	113.5%	726	121.6%	117.7%	755	126.5%	122.4%	773	129.5%	125.3%	781	130.8%	126.6%
Elementar	CE	Stevens Forest	380	380	380	380	450	307	80.8%	68.2%	313	82.4%	69.6%	302	79.5%	67.1%	295	77.6%	65.6%	297	78.2%	66.0%	294	77.4%	65.3%	292	76.8%	64.9%	291	76.6%	64.7%	290	76.3%	64.4%	289	76.1%	64.2%
Elementar	CE	Talbott Springs	490	490	490	490	434	396	80.8%	91.2%	387	79.0%	89.2%	383	78.2%	88.2%	371	75.7%	85.5%	373	76.1%	85.9%	372	75.9%	85.7%	369	75.3%	85.0%	366	74.7%	84.3%	364	74.3%	83.9%	364	74.3%	83.9%
Elementar	CE	Thurnder Hill	509	509	509	509	532	440	86.4%	82.7%	447	87.8%	84.0%	438	86.1%	82.3%	437	85.9%	82.1%	433	85.1%	81.4%	431	84.7%	81.0%	428	84.1%	80.5%	426	83.7%	80.1%	423	83.1%	79.5%	423	83.1%	79.5%
Elementar	CW	Bryant Woods	289	289	289	289	438	381	131.8%	87.0%	395	136.7%	90.2%	398	137.7%	90.9%	407	140.8%	92.9%	407	140.8%	92.9%	415	143.6%	94.7%	424	146.7%	96.8%	432	149.5%	98.6%	444	153.6%	101.4%	455	157.4%	103.9%
Elementar	CW	Clemens Crossing	521	521	521	521	525	543	104.2%	103.4%	546	104.8%	104.0%	552	106.0%	105.1%	563	108.1%	107.2%	563	108.1%	107.2%	566	108.6%	107.8%	570	109.4%	108.6%	572	109.8%	109.0%	573	110.0%	109.1%	573	110.0%	109.1%
Elementar	CW	Longfellow	512	512	512	512	556	473	92.4%	85.1%	487	95.1%	87.6%	484	94.5%	87.1%	481	93.9%	86.5%	481	93.9%	86.5%	477	93.2%	85.8%	467	91.2%	84.0%	460	89.8%	82.7%	453	88.5%	81.5%	449	87.7%	80.8%
Elementar	CW	Running Brook	449	449	449	449	582	403	89.8%	69.2%	433	96.4%	74.4%	452	100.7%	77.7%	506	112.7%	86.9%	506	112.7%	86.9%	526	117.1%	90.4%	540	120.3%	92.8%	545	121.4%	93.6%	540	120.3%	92.8%	534	118.9%	91.8%
Elementar	CW	Swansfield	650	650	650	650	681	516	79.4%	75.8%	497	76.5%	73.0%	473	72.8%	69.5%	451	69.4%	66.2%	451	69.4%	66.2%	442	68.0%	64.9%	437	67.2%	64.2%	436	67.1%	64.0%	433	66.6%	63.6%	432	66.5%	63.4%
Elementar	NE	Bellows Spring	726	726	726	726	767	771	106.2%	100.5%	779	107.3%	101.6%	787	108.4%	102.6%	771	106.2%	100.5%	771	106.2%	100.5%	768	105.8%	100.1%	758	104.4%	98.8%	749	103.2%	97.7%	740	101.9%	96.5%	731	100.7%	95.3%
Elementar	NE	Deep Run	719	719	719	719	798	630	87.6%	78.9%	629	87.5%	78.8%	625	86.9%	78.3%	624	86.8%	78.2%	624	86.8%	78.2%	624	86.8%	78.2%	623	86.6%	78.1%	623	86.6%	78.1%	624	86.8%	78.2%	625	86.9%	78.3%
Elementar	NE	Ducketts Lane	650	650	650	650	709	557	85.7%	78.6%	560	86.2%	79.0%	561	86.3%	79.1%	563	86.6%	79.4%	563	86.6%	79.4%	563	86.6%	79.4%	564	86.8%	79.5%	565	86.9%	79.7%	564	86.8%	79.5%	563	86.6%	79.4%
Elementar	NE	Elkridge	713	713	713	713	842	738	103.5%	87.6%	756	106.0%	89.8%	748	104.9%	88.8%	732	102.7%	86.9%	732	102.7%	86.9%	729	102.2%	86.6%	733	102.8%	87.1%	729	102.2%	86.6%	732	102.7%	86.9%	734	102.9%	87.2%
Elementar	NE	Hanover Hills	810	810	810	810	958	931	114.9%	97.2%	934	115.3%	97.5%	927	114.4%	96.8%	900	111.1%	93.9%	900	111.1%	93.9%	890	109.9%	92.9%	869	107.3%	90.7%	849	104.8%	88.6%	828	102.2%	86.4%	805	99.4%	84.0%
Elementar	NE	Ilchester	559	559	559	559	686	534	95.5%	77.8%	547	97.9%	79.7%	559	100.0%	81.5%	595	106.4%	86.7%	595	106.4%	86.7%	614	109.8%	89.5%	636	113.8%	92.7%	653	116.8%	95.2%	674	120.6%	98.3%	691	123.6%	100.7%
Elementar	NE	Rockburn	584	584	584	584	716	621	106.3%	86.7%	622	106.5%	86.9%	623	106.7%	87.0%	622	106.5%	86.9%	622	106.5%	86.9%	626	107.2%	87.4%	629	107.7%	87.8%	626	107.2%	87.4%	625	107.0%	87.3%	625	107.0%	87.3%
Elementar	NE	Veterans	799	799	799	799	914	817	102.3%	89.4%	832	104.1%	91.0%	831	104.0%	90.9%	820	102.6%	89.7%	820	102.6%	89.7%	814	101.9%	89.1%	808	101.1%	88.4%	812	101.6%	88.8%	815	102.0%	89.2%	814	101.9%	89.1%
Elementar	NE	Waterloo	603	603	603	603	660	531	88.1%	80.5%	511	84.7%	77.4%	501	83.1%	75.9%	495	82.1%	75.0%	495	82.1%	75.0%	490	81.3%	74.2%	488	80.9%	73.9%	483	80.1%	73.2%	481	79.8%	72.9%	479	79.4%	72.6%
Elementar	NE	Worthington	424	424	424	424	562	341	80.4%	60.7%	343	80.9%	61.0%	347	81.8%	61.7%	375	88.4%	66.7%	375	88.4%	66.7%	373	88.0%	66.4%	364	85.8%	64.8%	349	82.3%	62.1%	330	77.8%	58.7%	315	74.3%	56.0%
Elementar	NORTH	Centennial Lane	603	603	603	603	731	587	97.3%	80.3%	672	111.4%	91.9%	657	109.0%	89.9%	635	105.3%	86.9%	635	105.3%	86.9%	625	103.6%	85.5%	617	102.3%	84.4%	610	101.2%	83.4%	607	100.7%	83.0%	605	100.3%	82.8%
Elementar	NORTH	Hollofield Station	732	732	732	732	727	737	100.7%	101.4%	728	99.5%	100.1%	721	98.5%	99.2%	723	98.8%	99.4%	723	98.8%	99.4%	726	99.2%	99.9%	722	98.6%	99.3%	721	98.5%	99.2%	717	98.0%	98.6%	712	97.3%	97.9%
Elementar	NORTH	Manor Woods	681	681	681	681	593	671	98.5%	113.2%	691	101.5%	116.5%	671	98.5%	113.2%	644	94.6%	108.6%	644	94.6%	108.6%	634	93.1%	106.9%	621	91.2%	104.7%	622	91.3%	104.9%	618	90.7%	104.2%	614	90.2%	103.5%
Elementar	NORTH	Northfield	700	700	700	700	731	747	106.7%	102.2%	731	104.4%	100.0%	740	105.7%	101.2%	732	104.6%	100.1%	732	104.6%	100.1%	731	104.4%	100.0%	729	104.1%	99.7%	729	104.1%	99.7%	731	104.4%	100.0%	729	104.1%	99.7%
Elementar	NORTH	St. Johns Lane	612	612	612	612	593	714	116.7%	120.4%	738	120.6%	124.5%	735	120.1%	123.9%	739	120.8%	124.6%	739	120.8%	124.6%	738	120.6%	124.5%	737	120.4%	124.3%	737	120.4%	124.3%	737	120.4%	124.3%	738	120.6%	124.5%
Elementar	NORTH	Waverly	788	788	788	788	948	816	103.6%	86.1%	825	104.7%	87.0%	832	105.6%	87.8%	843	107.0%	88.9%	843	107.0%	88.9%	847	107.5%	89.3%	847	107.5%	89.3%	837	106.2%	88.3%	834	105.8%	88.0%	831	105.5%	87.7%
Elementar	SE	Atholton	424	424	424	424	436	452	106.6%	103.7%	443	104.5%	101.6%	432	101.9%	99.1%	421	99.3%	96.6%	421	99.3%	96.6%	418	98.6%	95.9%	416	98.1%	95.4%	411	96.9%	94.3%	409	96.5%	93.8%	406	95.8%	93.1%
Elementar	SE	Bollman Bridge	609	609	609	609	775	685	112.5%	88.4%	686	112.6%	88.5%	699	114.8%	90.2%	712	116.9%	91.9%	712	116.9%	91.9%	717	117.7%	92.5%	724	118.9%	93.4%	728	119.5%	93.9%	727	119.4%	93.8%	726	119.2%	93.7%
Elementar	SE	Forest Ridge	647	647	647	647	662	694	107.3%	104.8%	724	111.9%	109.4%	746	115.3%	112.7%	799	123.5%	120.7%	799	123.5%	120.7%	823	127.2%	124.3%	843	130.3%	127.3%	862	133.2%	130.2%	868	134.2%	131.1%	868	134.2%	131.1%
Elementar	SE	Gorman Crossing	735	735	735	735	902	614	83.5%	68.1%	616	83.8%	68.3%	611	83.1%	67.7%	615	83.7%	68.2%	615	83.7%	68.2%	610	83.0%	67.6%	607	82.6%	67.3%	604	82.2%	67.0%	605	82.3%	67.1%	606	82.4%	67.2%
Elementar	SE	Gulford	465	465	465	465	464	444	95.5%	95.7%	443	95.3%	95.5%	442	95.1%	95.3%	436	93.8%	94.0%	436	93.8%	94.0%	432	92.9%	93.1%	432	92.9%	93.1%	433	93.1%	93.3%	442	95.1%	95.3%	446	95.9%	96.1%
Elementar	SE	Hammond	653	653	653	653	681	739	113.2%	**108.5%**	751	115.0%	**110.3%**	776	118.8%	**114.0%**	779	119.3%	**114.4%**	779	119.3%	**114.4%**	774	118.5%	**113.7%**	763	116.8%	**112.0%**	762	116.7%	**111.9%**	768	117.6%	**112.8%**	780	119.4%	**114.5%**
Elementar	SE	Laurel Woods	609	609	609	609	680	641	105.3%	94.3%	643	105.6%	94.6%	641	105.3%	94.3%	644	105.7%	94.7%	644	105.7%	94.7%	644	105.7%	94.7%	644	105.7%	94.7%	645	105.9%	94.9%	642	105.4%	94.4%	643	105.6%	94.6%
Elementar	W	Bushy Park	732	732	732	732	727	620	84.7%	85.3%	628	85.8%	86.4%	630	86.1%	86.7%	627	85.7%	86.2%	627	85.7%	86.2%	631	86.2%	86.8%	633	86.5%	87.1%	634	86.6%	87.2%	636	86.9%	87.5%	638	87.2%	87.8%
Elementar	W	Clarksville	543	543	543	543	517	547	100.7%	**105.8%**	535	98.5%	**103.5%**	533	98.2%	**103.1%**	529	97.4%	**102.3%**	529	97.4%	**102.3%**	529	97.4%	**102.3%**	522	96.1%	**101.0%**	514	94.7%	**99.4%**	511	94.1%	**98.8%**	507	93.4%	**98.1%**
Elementar	W	Dayton Oaks	719	719	719	719	793	714	99.3%	90.0%	699	97.2%	88.1%	691	96.1%	87.1%	678	94.3%	85.5%	678	94.3%	85.5%	683	95.0%	86.1%	676	94.0%	85.2%	677	94.2%	85.4%	681	94.7%	85.9%	684	95.1%	86.3%
Elementar	W	Fulton	738	738	738	738	762	651	88.2%	85.4%	624	84.6%	81.9%	621	84.1%	81.5%	605	82.0%	79.4%	605	82.0%	79.4%	605	82.0%	79.4%	606	82.1%	79.5%	595	80.6%	78.1%	592	80.2%	77.7%	588	79.7%	77.2%
Elementar	W	Lisbon	527	527	527	527	513	440	83.5%	85.8%	426	80.8%	83.0%	432	82.0%	84.2%	441	83.7%	86.0%	441	83.7%	86.0%	446	84.6%	86.9%	447	84.8%	87.1%	448	85.0%	87.3%	447	84.8%	87.1%	451	85.6%	87.9%
Elementar	W	Pointers Run	744	744	744	744	780	813	109.3%	104.2%	783	105.2%	100.4%	738	99.2%	94.6%	422	56.7%	54.1%	722	97.0%	92.6%	724	97.3%	92.8%	727	97.7%	93.2%	724	97.3%	92.8%	721	96.9%	92.4%	719	96.6%	92.2%
Elementar	W	Tridelphia Ridge	584	584	584	584	614	609	104.3%	99.2%	598	102.4%	97.4%	591	101.2%	96.3%	563	96.4%	91.7%	563	96.4%	91.7%	551	94.3%	89.7%	537	92.0%	87.5%	526	90.1%	85.7%	516	88.4%	84.0%	509	87.2%	82.9%
Elementar	W	West Friendship	414	414	414	414	422	364	87.9%	86.3%	371	89.6%	87.9%	368	88.9%	87.2%	372	89.9%	88.2%	372	89.9%	88.2%	374	90.3%	88.6%	376	90.8%	89.1%	380	91.8%	90.0%	383	92.5%	90.8%	389	94.0%	92.2%
	REGIONAL TOTALS																																			
	CE		2751	2751	2751	2751	3018	2648	96.3%	87.7%	2611	94.9%	86.5%	2550	92.7%	84.5%	2519	91.6%	83.5%	2537	92.2%	84.1%	2556	92.9%	84.7%	2568	93.3%	85.1%	2585	94.0%	85.7%	2593	94.3%	85.9%	2598	94.4%	86.1%
	CW		2421	2421	2421	2421	2782	2316	95.7%	83.2%	2358	97.4%	84.8%	2359	97.4%	84.8%	2408	99.5%	86.6%	2408	99.5%	86.6%	2426	100.2%	87.2%	2438	100.7%	87.6%	2445	101.0%	87.9%	2443	100.9%	87.8%	2443	100.9%	87.8%
	NE		6587	6587	6587	6587	7612	6471	98.2%	85.0%	6513	98.9%	85.6%	6509	98.8%	85.5%	6497	98.6%	85.4%	6497	98.6%	85.4%	6491	98.5%	85.3%	6472	98.3%	85.0%	6438	97.7%	84.6%	6413	97.4%	84.2%	6382	96.9%	83.8%
	NORTH		4116	4116	4116	4116	4323	4272	103.8%	98.8%	4385	106.5%	101.4%	4356	105.8%	100.8%	4316	104.9%	99.8%	4316	104.9%	99.8%	4301	104.5%	99.5%	4273	103.8%	98.8%	4256	103.4%	98.5%	4244	103.1%	98.2%	4229	102.7%	97.8%
	SE		4142	4142	4142	4142	4600	4269	103.1%	92.8%	4306	104.0%	93.6%	4347	104.9%	94.5%	4406	106.4%	95.8%	4406	106.4%	95.8%	4418	106.7%	96.0%	4429	106.9%	96.3%	4445	107.3%	96.6%	4461	107.7%	97.0%	4475	108.0%	97.3%
	W		5001	5001	5001	5001	5128	4758	95.1%	92.8%	4664	93.3%	91.0%	4604	92.1%	89.8%	4237	84.7%	82.6%	4537	90.7%	88.5%	4543	90.8%	88.6%	4524	90.5%	88.2%	4498	89.9%	87.7%	4487	89.7%	87.5%	4485	89.7%	87.5%
		Countywide Totals	25018	25018	25018	25018	27463	24734	98.9%	90.1%	24837	99.3%	90.4%	24725	98.8%	90.0%	24383	97.5%	88.8%	24701	98.7%	89.9%	24735	98.9%	90.1%	24704	98.7%	90.0%	24667	98.6%	89.8%	24641	98.5%	89.7%	24612	98.4%	89.6%
		# Constrained Schools: Includes all schools in regions with aggregate capacity >105% as id							14	3		17	3		16	4		18	3		18	3		17	4		16	4		15	4		15	4		15	4
MIDDLE SCHOOLS																																				
THRESHOL	110%																																			
Middle		Bonnie Branch MS	701	**701**	701	701	732	695	99.1%	94.9%	731	104.3%	99.9%	758	108.1%	103.6%	771	110.0%	105.3%	757	108.0%	103.4%	742	105.8%	101.4%	747	106.6%	102.0%	753	107.4%	102.9%	758	108.1%	103.6%	765	109.1%	104.5%
Middle		Burleigh Manor MS	779	779	779	779	795	819	105.1%	103.0%	812	104.2%	102.1%	814	104.5%	102.4%	811	104.1%	102.0%	823	105.6%	103.5%	800	102.7%	100.6%	796	102.2%	100.1%	779	100.0%	98.0%	774	99.4%	97.4%	761	97.7%	95.7%
Middle		Clarksville MS	643	643	643	643	619	667	103.7%	**107.8%**	694	107.9%	**112.1%**	718	111.7%	**116.0%**	732	113.8%	**118.3%**	695	108.1%	**112.3%**	655	101.9%	**105.8%**	633	98.4%	**102.3%**	633	98.4%	**102.3%**	631	98.1%	**101.9%**	629	97.8%	**101.6%**
Middle		Dunloggin MS A	565	565	798	798	619	648	114.7%	104.7%	653	115.6%	105.5%	645	80.8%	104.2%	656	82.2%	106.0%	648	81.2%	104.7%	654	82.0%	105.7%	652	81.7%	105.3%	661	82.8%	106.8%	661	82.8%	106.8%	657	82.3%	106.1%
Middle		Elkridge Landing MS	779	779	779	779	760	772	99.1%	101.6%	756	97.0%	99.5%	759	97.4%	99.9%	749	96.1%	98.6%	766	98.3%	100.8%	759	97.4%	99.9%	753	96.7%	99.1%	749	96.1%	98.6%	748	96.0%	98.4%	749	96.1%	98.6%
Middle		Ellicott Mills MS	701	701	701	701	816	681	97.1%	83.5%	666	95.0%	81.6%	675	96.3%	82.7%	672	95.9%	82.4%	665	94.9%	81.5%	651	92.9%	79.8%	657	93.7%	80.5%	674	96.1%	82.6%	685	97.7%	83.9%	684	97.6%	83.8%
Middle		Folly Quarter MS	662	662	662	662	732	735	111.0%	100.4%	747	112.8%	102.0%	739	111.6%	101.0%	735	111.0%	100.4%	730	110.3%	99.7%	730	110.3%	99.7%	716	108.2%	97.8%	709	107.1%	96.9%	701	105.9%	95.8%	692	104.5%	94.5%
Middle		Glewood MS	545	545	545	545	640	511	93.8%	79.8%	526	96.5%	82.2%	537	98.5%	83.9%	530	97.2%	82.8%	532	97.6%	83.1%	539	98.9%	84.2%	558	102.4%	87.2%	546	100.2%	85.3%	547	100.4%	85.5%	548	100.6%	85.6%
Middle		Hammond MS	604	604	604	604	679	697	115.4%	102.7%	708	117.2%	104.3%	719	119.0%	105.9%	682	112.9%	100.4%	670	110.9%	98.7%	679	112.4%	100.0%	707	117.1%	104.1%	724	119.9%	106.6%	738	122.2%	108.7%	737	122.0%	108.5%
Middle		Harpers Choice MS	506	506	506	506	619	522	103.2%	84.3%	521	103.0%	84.2%	534	105.5%	86.3%	514	101.6%	83.0%	514	101.6%	83.0%	500	98.8%	80.8%	499	98.6%	80.6%	502	99.2%	81.1%	503	99.4%	81.3%	498	98.4%	80.5%
Middle		Lake Elkhorn MS	643	643	643	643	765	557	86.6%	72.8%	568	88.3%	74.2%	570	88.6%	74.5%	563	87.6%	73.6%	539	83.8%	70.5%	526	81.8%	68.8%	518	80.6%	67.7%	517	80.4%	67.6%	517	80.4%	67.6%	513	79.8%	67.1%
Middle		Lime Kiln MS	721	721	721	721	732	739	102.5%	101.0%	745	103.3%	101.8%	715	99.2%	97.7%	703	97.5%	96.0%	640	88.8%	87.4%	627	87.0%	85.7%	602	83.5%	82.2%	620	86.0%	84.7%	620	86.0%	84.7%	614	85.2%	83.9%
Middle		Mayfield Woods MS	798	798	798	798	773	804	100.8%	104.0%	804	100.8%	104.0%	815	102.1%	105.4%	825	103.4%	106.7%	815	102.1%	105.4%	809	101.4%	104.7%	799	100.1%	103.4%	804	100.8%	104.0%	806	101.0%	104.3%	804	100.8%	104.0%
Middle		Mount View MS	798	798	798	798	760	875	109.6%	115.1%	874	109.5%	115.0%	879	110.2%	115.7%	872	109.3%	114.7%	888	111.3%	116.8%	880	110.3%	115.8%	874	109.5%	115.0%	880	110.3%	115.8%	888	111.3%	116.8%	892	111.8%	117.4%

Middle		Murray Hill MS A	662	662	662	662	685	672	101.5%	98.1%	658	99.4%	96.1%	660	99.7%	96.4%	642	97.0%	93.7%	646	97.6%	94.3%	643	97.1%	93.9%	644	97.3%	94.0%	642	97.0%	93.7%	640	96.7%	93.4%	640	96.7%	93.4%
Middle		Oakland Mills MS A	506	701	701	701	598	451	89.1%	75.4%	451	64.3%	75.4%	454	64.8%	75.9%	455	64.9%	76.1%	455	64.9%	76.1%	436	62.2%	72.9%	425	60.6%	71.1%	427	60.9%	71.4%	425	60.6%	71.1%	423	60.3%	70.7%
Middle		Patapsco MS A	643	643	643	643	598	750	116.6%	125.4%	743	115.6%	124.2%	770	119.8%	128.8%	771	119.9%	128.9%	778	121.0%	130.1%	765	119.0%	127.9%	766	119.1%	128.1%	768	119.4%	128.4%	772	120.1%	129.1%	771	119.9%	128.9%
Middle		Patuxent Valley MS	760	760	760	760	770	900	118.4%	116.9%	875	115.1%	113.6%	909	119.6%	118.1%	904	118.9%	117.4%	915	120.4%	118.8%	930	122.4%	120.8%	948	124.7%	123.1%	971	127.8%	126.1%	993	130.7%	129.0%	1010	132.9%	131.2%
Middle		Thomas Viaduct MS A	740	740	740	740	754	874	118.1%	115.9%	901	121.8%	119.5%	905	122.3%	120.0%	932	125.9%	123.6%	917	123.9%	121.6%	907	122.6%	120.3%	891	120.4%	118.2%	909	122.8%	120.6%	916	123.8%	121.5%	911	123.1%	120.8%
Middle		Wilde Lake MS	740	740	740	740	590	631	85.3%	106.9%	650	87.8%	110.2%	667	90.1%	113.1%	671	90.7%	113.7%	696	94.1%	118.0%	695	93.9%	117.8%	711	96.1%	120.5%	723	97.7%	122.5%	742	100.3%	125.8%	761	102.8%	129.0%
Middle		Countywide Totals	13496	13691	13924	13924	14036	14000	103.7%	99.7%	14083	104.3%	100.3%	14242	105.5%	101.5%	14190	105.1%	101.1%	14089	104.4%	100.4%	13927	103.2%	99.2%	13896	103.0%	99.0%	13991	103.7%	99.7%	14065	104.2%	100.2%	14059	104.2%	100.2%
		A - Includes additions as reflected in FY 2025CIP for grades 6-8																																		
		# Constrained Schools							6	4		6	6		9	6		6	6		6	5		6	5		5	5		5	5		5	5		5	5
HIGH SCHOOLS																																				
THRESHOL	**115%**																																			
High		Atholton HS	1530	1530	1530	1530	1811	1453	95.0%	80.2%	1469	96.0%	81.1%	1480	96.7%	81.7%	1482	96.9%	81.8%	1492	97.5%	82.4%	1509	98.6%	83.3%	1509	98.6%	83.3%	1503	98.2%	83.0%	1499	98.0%	82.8%	1494	97.6%	82.5%
High		Centennial HS A	1360	1360	1360	1360	1530	1393	102.4%	91.0%	1403	103.2%	91.7%	1405	103.3%	91.8%	1414	104.0%	92.4%	1412	103.8%	92.3%	1413	103.9%	92.4%	1406	103.4%	91.9%	1409	103.6%	92.1%	1409	103.6%	92.1%	1401	103.0%	91.6%
High		Glenelg HS	1420	1420	1420	1420	1675	1371	96.5%	81.9%	1382	97.3%	82.5%	1399	98.5%	83.5%	1425	100.4%	85.1%	1450	102.1%	86.6%	1455	102.5%	86.9%	1460	102.8%	87.2%	1469	103.5%	87.7%	1456	102.5%	86.9%	1464	103.1%	87.4%
High		Guilford Park HS	1658	1658	1658	1658	0	1609	97.0%	#DIV/0!	1658	100.0%	#DIV/0!	1688	101.8%	#DIV/0!	1737	104.8%	#DIV/0!	1747	105.4%	#DIV/0!	1760	106.2%	#DIV/0!	1794	108.2%	#DIV/0!	1778	107.2%	#DIV/0!	1784	107.6%	#DIV/0!	1789	107.9%	#DIV/0!
High		Hammond HS	1445	1445	1445	1445	1434	1332	92.2%	92.9%	1377	95.3%	96.0%	1353	93.6%	94.4%	1387	96.0%	96.7%	1406	97.3%	98.0%	1387	96.0%	96.7%	1418	98.1%	98.9%	1411	97.6%	98.4%	1422	98.4%	99.2%	1444	99.9%	100.7%
High		Howard HS	1400	1400	1400	1400	1051	1312	93.7%	124.8%	1302	93.0%	123.9%	1307	93.4%	124.4%	1302	93.0%	123.9%	1295	92.5%	123.2%	1321	94.4%	125.7%	1322	94.4%	125.8%	1326	94.7%	126.2%	1319	94.2%	125.5%	1308	93.4%	124.5%
High		Long Reach HS	1488	1488	1488	1488	1434	1331	89.4%	92.8%	1374	92.3%	95.8%	1395	93.8%	97.3%	1413	95.0%	98.5%	1403	94.3%	97.8%	1410	94.8%	98.3%	1427	95.9%	99.5%	1419	95.4%	99.0%	1413	95.0%	98.5%	1407	94.6%	98.1%
High		Marriontts Ridge HS	1615	1615	1615	1615	1434	1821	112.8%	127.0%	1805	111.8%	125.9%	1778	110.1%	124.0%	1813	112.3%	126.4%	1788	110.7%	124.7%	1806	111.8%	125.9%	1807	111.9%	126.0%	1793	111.0%	125.0%	1802	111.6%	125.7%	1792	111.0%	125.0%
High		MT. Hebron HS	1400	1400	1400	1400	1408	1336	95.4%	94.9%	1386	99.0%	98.4%	1399	99.9%	99.4%	1450	103.6%	103.0%	1448	103.4%	102.8%	1458	104.1%	103.6%	1477	105.5%	104.9%	1476	105.4%	104.8%	1480	105.7%	105.1%	1473	105.2%	104.6%
High		Oakland Mills HS A	1400	1400	1400	1400	1135	1474	105.3%	129.9%	1467	104.8%	129.3%	1481	105.8%	130.5%	1501	107.2%	132.2%	1494	106.7%	131.6%	1527	109.1%	134.5%	1536	109.7%	135.3%	1512	108.0%	133.2%	1496	106.9%	131.8%	1475	105.4%	130.0%
High		Reservoiur HS	1573	1573	1573	1573	1339	1523	96.8%	113.7%	1609	102.3%	120.2%	1629	103.6%	121.7%	1649	104.8%	123.2%	1689	107.4%	126.1%	1661	105.6%	124.0%	1650	104.9%	123.2%	1596	101.5%	119.2%	1570	99.8%	117.3%	1574	100.1%	117.6%
High		River Hill HS	1488	1488	1488	1488	1483	1389	93.3%	93.7%	1430	96.1%	96.4%	1460	98.1%	98.4%	1468	98.7%	99.0%	1497	100.6%	100.9%	1509	101.4%	101.8%	1508	101.3%	101.7%	1479	99.4%	99.7%	1429	96.0%	96.4%	1394	93.7%	94.0%
High		Wilde Lake HS	1424	1424	1424	1424	1434	1416	99.4%	98.7%	1413	99.2%	98.5%	1417	99.5%	98.8%	1422	99.9%	99.2%	1401	98.4%	97.7%	1438	101.0%	100.3%	1441	101.2%	100.5%	1425	100.1%	99.4%	1438	101.0%	100.3%	1430	100.4%	99.7%
High		Countywide Totals	19201	19201	19201	19201	17168	18760	97.7%	109.3%	19075	99.3%	111.1%	19191	99.9%	111.8%	19463	101.4%	113.4%	19522	101.7%	113.7%	19654	102.4%	114.5%	19755	102.9%	115.1%	19596	102.1%	114.1%	19517	101.6%	113.7%	19445	101.3%	113.3%
		A - Includes additions as reflected in FY 2025CIP for grades 9-12																																		
		# Constrained Schools							0	4		0	4		0	4		0	4		0	4		0	4		0	4		0	4		0	4		0	4
LRC vs. 110%	**SRC**	**SUMMARY**																																		
				Local Rated Cap (LRC)			**State Rated**		**2027-2028**			**2028-29**			**2029-30**			**2030-31**			**2031-32**			**2032-33**			**2033-34**			**2034-35**			**2035-36**			**2036-37**		
		Enrollment	**2027**	**2028**	**2029**	**2030**	**(Attach. 3**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**	**Proj**	**% LRC**	**%SRC**
		Elementary	25018	25018	25018	25018	27463	24734	98.9%	90.1%	24837	99.3%	90.4%	24725	98.8%	90.0%	24383	97.5%	88.8%	24701	98.7%	89.9%	24735	98.9%	90.1%	24704	98.7%	90.0%	24667	98.6%	89.8%	24641	98.5%	89.7%	24612	98.4%	89.6%
		Middle	13496	13691	13924	13924	14036	14000	103.7%	99.7%	14083	104.3%	100.3%	14242	105.5%	101.5%	14190	105.1%	101.1%	14089	104.4%	100.4%	13927	103.2%	99.2%	13896	103.0%	99.0%	13991	103.7%	99.7%	14065	104.2%	100.2%	14059	104.2%	100.2%
		High	19201	19201	19201	19201	17168	18760	97.7%	109.3%	19075	99.3%	111.1%	19191	99.9%	111.8%	19463	101.4%	113.4%	19522	101.7%	113.7%	19654	102.4%	114.5%	19755	102.9%	115.1%	19596	102.1%	114.1%	19517	101.6%	113.7%	19445	101.3%	113.3%
		Total																																		
		# Constrained Schools																																		
		Elementary							14	3		17	3		16	4		18	3		18	3		17	4		16	4		15	4		15	4		15	4
		Middle							6	4		6	6		9	6		6	6		6	5		6	5		5	5		5	5		5	5		5	5
		High							0	4		0	4		0	4		0	4		0	4		0	4		0	4		0	4		0	4		0	4
		Total							20	11		23	13		25	14		24	13		24	12		23	13		21	13		20	13		20	13		20	13
		% Constrained Schools																																		
		Elementary							33.3%	7.1%		40.5%	7.1%		38.1%	9.5%		42.9%	7.1%		42.9%	7.1%		40.5%	9.5%		38.1%	9.5%		35.7%	9.5%		35.7%	9.5%		35.7%	9.5%
		Middle							30.0%	20.0%		30.0%	30.0%		45.0%	30.0%		30.0%	30.0%		30.0%	25.0%		30.0%	25.0%		25.0%	25.0%		25.0%	25.0%		25.0%	25.0%		25.0%	25.0%
		High							0.0%	30.8%		0.0%	30.8%		0.0%	30.8%		0.0%	30.8%		0.0%	30.8%		0.0%	30.8%		0.0%	30.8%		0.0%	30.8%		0.0%	30.8%		0.0%	30.8%
		Total							26.7%	14.7%		30.7%	17.3%		33.3%	18.7%		32.0%	17.3%		32.0%	16.0%		30.7%	17.3%		28.0%	17.3%		26.7%	17.3%		26.7%	17.3%		26.7%	17.3%

School	LRC	SRC	Difference	School	LRC	SRC	Difference
ELEMENTARY				**MIDDLE SCHOOLS**			
Atholton	424	436	12	Bonnie Branch MS	701	732	31
Bellows Spring	726	767	41	Burleigh Manor MS	779	795	16
Bollman Bridge	609	775	166	Clarksville MS	643	619	-24
Bryant Woods	289	438	149	Dunloggin MS A	565	619	54
Bushy Park	732	727	-5	Elkridge Landing MS	779	760	-19
Centennial Lane	603	731	128	Ellicott Mills MS	701	816	115
Clarksville	543	517	-26	Folly Quarter MS	662	732	70
Clemens Crossing	521	525	4	Glewood MS	545	640	95
Cradlerock	398	573	175	Hammond MS	604	679	75
Dayton Oaks	719	793	74	Harpers Choice MS	506	619	113
Deep Run	719	798	79	Lake Elkhorn MS	643	765	122
Ducketts Lane	650	709	59	Lime Kiln MS	721	732	11
Elkridge	713	842	129	Mayfield Woods MS	798	773	-25
Forest Ridge	647	662	15	Mount View MS	798	760	-38
Fulton	738	762	24	Murray Hill MS A	662	685	23
Gorman Crossing	735	902	167	Oakland Mills MS A	506	598	92
Gulford	465	464	-1	Patapsco MS A	643	598	-45
Hammond	653	681	28	Patuxent Valley MS	760	770	10
Hanover Hills	810	958	148	Thomas Viaduct MS A	740	754	14
Hollofield Station	732	727	-5	Wilde Lake MS	740	590	-150

Ilchester	559	686	127	MS Totals	13496	14036	540
Jeffers Hill	377	412	35	A - Includes additions as reflected in FY 2025CIP for grades 6			
Laurel Woods	609	680	71				
Lisbon	527	513	-14	**HIGH SCHOOLS**			
Longfellow	512	556	44	Atholton HS	1530	1811	281
Manor Woods	681	593	-88	Centennial HS A	1360	1530	170
Northfield	700	731	31	Glenelg HS	1420	1675	255
Phelps Luck	597	617	20	Guilford Park HS	1658	0	-1658
Pointers Run	744	780	36	Hammond HS	1445	1434	-11
Rockburn	584	716	132	Howard HS	1400	1051	-349
Running Brook	449	582	133	Long Reach HS	1488	1434	-54
St. Johns Lane	612	593	-19	Marriontts Ridge HS	1615	1434	-181
Stevens Forest	380	450	70	MT. Hebron HS	1400	1408	8
Swansfield	650	681	31	Oakland Mills HS A	1400	1135	-265
Talbott Springs	490	434	-56	Reservoiur HS	1573	1339	-234
Thurnder Hill	509	532	23	River Hill HS	1488	1483	-5
Tridelphia Ridge	584	614	30	Wilde Lake HS	1424	1434	10
Veterans	799	914	115	HS Totals	19201	17168	-2033
Waterloo	603	660	57	A - Includes additions as reflected in FY 2025CIP for grades 9			
Waverly	788	948	160				
West Friendship	414	422	8	**Total ES+MS+HS**	**57715**	**58667**	**952**
Worthington	424	562	138				

ES Totals	25018	27463	2445		**Total without Guilford Park HS**	**56057**	**58667**	**2610**
						100%	**105%**	**5%**

Schl Yr. Beg.->	2027		2028		2029		2030		2031		2032		2033		2034		2035		2036	
	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC
Elementary	33%	12%	40%	12%	38%	14%	43%	14%	43%	14%	40%	14%	38%	12%	36%	12%	36%	12%	36%	12%
Middle	30%	20%	30%	30%	45%	30%	30%	30%	30%	30%	30%	25%	25%	25%	25%	25%	25%	25%	25%	25%
High	0%	23%	0%	31%	0%	31%	0%	31%	0%	31%	0%	31%	0%	31%	0%	31%	0%	31%	0%	31%
Total	27%	16%	31%	20%	33%	21%	32%	21%	32%	21%	31%	20%	28%	19%	27%	19%	27%	19%	27%	19%

Schl Yr. Beg.->	2027		2028		2029		2030		2031		2032		2033		2034		2035		2036	
	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC	LRC	SRC
Elementary	14	5	17	5	16	6	18	6	18	6	17	6	16	5	15	5	15	5	15	5
Middle	6	4	6	6	9	6	6	6	6	6	6	5	5	5	5	5	5	5	5	5
High	0	3	0	4	0	4	0	4	0	4	0	4	0	4	0	4	0	4	0	4
Total	20	12	23	15	25	16	24	16	24	16	23	15	21	14	20	14	20	14	20	14

2016 APFO Task Force

- 23 Members; 22 Meetings from June 2015 to March 2016
- Report Due April 2016. County Executive Kittleman report link:
  - https://www.howardcountymd.gov/sites/default/files/2024-02/Final%20APFO%20Report-%20Signed.pdf

- Link to Task Force Recommendation Spreadsheet with ALL MOTIONS and Votes:
  - https://www.howardcountymd.gov/sites/default/files/2024-02/APFO_2016_AllAppendices_Reduced.pdf

- Legislation began July 2017 – 9 hours in 2 public hearings
- CB61-2017 30 amendments
- Administrative Error – Expired Bill passed. REDO
- CB1-2018 – 4 hours public hearing, 8 amendments

Meetings/Presentations

- There were 8 presentation meetings
- Debate/Vote meetings ensued with defined topics
  - Allocations 1, Schools 4, Roads 1, New Metrics 2, Columbia specific 1, Open Debate Topics 2, Last Meeting was reserved for review of Motions/Votes/Report for accuracy/edit/revotes.

- All Motions failed or passed contained a note with minority position reasons

Motions of Substance vs. Passed Legislation

APFO recommendations 2016

- Allocations
  - Exempt required MIHU. Exempt age-restricted that includes Continuing Care
- Schools
  - Open up to 110%. Over 110-115% proceed voluntary 2X current surcharge fee. Over 115-120% proceed voluntary 3X current surcharge fee
- Hold Allocation + School wait to 5 years

CB 1 - 2018

- Allocations
  - Only exempted required MIHU's. Added Urban Renewal units exempt from School Tests. 40% affordable to 60% medium income, Pilot, etc., Council may waive APFO waits after a hearing
- Schools
  - 105% ES regions, 110% MS, 115% HS
- Capped allocations plus school wait to 7 years. (changed "test" to "years" to avoid shortened wait in multiple test years.) School test open after 4th annual

Failed Motions of Note

Motion	VOTES
Allocations by type of unit • 1/3 for apt., ½ for townhouse, 1 for house.	3-18
Spend Excise money near project	1-15
Increase level of service D to C in growth areas	11-7
Add Fire Mitigation Test • DFRS focus on response time	11-7
Remove Minor Exemption from Roads test • 4 or less units	11-7
Over 120% school capacity increase wait • Max 5 instead of 4	13-7
Count Relocatables in Capacity	3-16

Lessons Learned / Suggestions

- **Presentation Meetings.** Only had 8 prior to beginning debate
  - **SUGGEST:** we need to end or be very limited with more presentations. Need rest of meetings primarily for debate and voting, allowing questions.
- **Voting Meetings.** Were limited to a specific agenda for each, but allowed look back review when requested
  - **SUGGEST:** Agenda for rest of meetings for debate and voting should come out soon
- **Motion Voting Issues.** Last task force Motion Pass requirement was 2/3 of task force. Benefit of this – Forced compromises within motions. Good balance of ideas within Motions. Problem with this – Limited issues discussed due to lack of quorum and consensus
  - **SUGGEST:** Allow multi-part compromise motions to be made prior to sweeping singular change motions. Retain minority reason notations

2025 Current Parking Lot
(not directly APFO-related suggestions)

- Suggestions/unvoted so far:
  - Dedicate portion of transfer tax to mitigation of development on infrastructure.
  - Eliminate certain fees-in-lieu.
  - Change our Equivalent of “impact” fees (School Surcharges, Excise Taxes)

Introduced 1/2/18
Public Hearing 1/16/18
Council Action 2/5/18
Executive Action 2/14/18
Effective Date 4/16/18

County Council of Howard County, Maryland

2018 Legislative Session Legislative Day No. **1**

Bill No. 1-2018

Introduced by: Calvin Ball, Jennifer Terrasa, and Jon Weinstein

AN ACT amending the Adequate Public Facilities Act requiring certain periodic review; specifying completion timelines for certain types of road remediation projects; requiring that certain agreements contain certain provisions with regard to the timing of road mitigation projects; amend the title of certain charts and other terminology; requiring certain waiting periods; clarifying certain exemptions; defining certain terms; amending certain definitions; making certain technical corrections; and generally relating to the Adequate Public Facilities Act of Howard County.

Introduced and read first time January 2, 2018. Ordered posted and hearing scheduled.

By order Jessica Feldmark
Jessica Feldmark, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on January 16, 2018.

By order Jessica Feldmark
Jessica Feldmark, Administrator

This Bill was read the third time on February 5, 2018 and Passed ___, Passed with amendments ✓, Failed _____.

By order Jessica Feldmark
Jessica Feldmark, Administrator

Sealed with the County Seal and presented to the County Executive for approval this 7th day of February 2018 at 4:30 a.m./p.m.

By order Jessica Feldmark
Jessica Feldmark, Administrator

Approved/Vetoed by the County Executive Feb 14, 2018.

Allan H. Kittleman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment

WHEREAS, the Adequate Public Facilities Ordinance ("Ordinance") is a land use policy first recommended in Howard County, Maryland's 1990 General Plan to manage the pace of growth; and

WHEREAS, the Ordinance links residential construction to an elementary schools test, a middle schools test, a school regions test, a roads test (both residential and commercial), and a housing unit allocations test; and

WHEREAS, the 2015 Department of Planning and Zoning Transition Team Report recommended the County Executive review the Ordinance to consider factors that have the potential to influence growth in new ways; and

WHEREAS, the County Executive issued Executive Order 2015-05 establishing an Adequate Public Facilities Review Task Force ("Task Force") to review the current Act and make recommendations for possible improvements; and

WHEREAS, the Task Force met over the course of 10 months to develop recommendations; and

WHEREAS, the chair and vice chair of the Task Force presented the Task Force report, which included recommendations, to the County Executive in April 2016; and

WHEREAS, the County Executive requested the Department of Planning and Zoning to analyze the recommendations and submit a Technical Staff Report on them; and

WHEREAS, County Administration presented the recommendations to the County Council on April 10, 2017 and the Howard County Board of Education on June 8, 2017; and

WHEREAS, this Act amends certain provisions of the Ordinance based on the County Executive's assessment of the Task Force report and Technical Staff Report in order to accomplish the goal of improving growth management in Howard County.

NOW, THEREFORE,

Section 1. Be It Enacted *by the County Council of Howard County, Maryland, that the Howard County Code is amended as follows:*

1. By amending Title 16. Planning, Zoning and Subdivisions and Land Development Regulations, Subtitle 1 "Subdivision and Land Development Regulations".

a. Section 16.147 "Final subdivision plan and final plat"
Subsection (e)

b. Section 16.156 "Procedures"
Subsection (k)

2. By amending Title 16. Planning, Zoning and Subdivisions and Land Development Regulations, Subtitle 11 "Adequate Public Facilities Act":

a. Section 16.1100 "Short title; background; purpose; organization"
Subsections (b)(1) and (b)(3)

b. Section 16.1101 "Adequate transportation facilities"
Subsection (d)

c. Section 16.1102 "Housing unit allocation concept; housing unit allocation chart"
Subsections (b)(3) and (6)

d. Section 16.1103 "Adequate school facilities".

Subsection (b) and (c)

e. *Section 16.1105 "Processing of plans subject to test for adequate transportation facilities and/or tests for adequate school facilities and/or test for housing unit allocations" Subsection (c)*

f. *Section 16.1110 "Definitions"*

3. By adding:

a. *Paragraphs (8) and (9) to subsection (b) of Section 16.1107 "Exemptions"; and*

b. *Section 16.1111. "Adequate water, sewer, stormwater, and solid waste facilities." to Subtitle 11 "Adequate Public Facilities.*

Title 16. Planning, Zoning and Subdivisions and Land Development Regulations.

Subtitle 1. Subdivision and Land Development Regulations.

Article IV. Procedures for filing and processing subdivision applications.

Section 16.147. Final subdivision plan and final plat.

(e) [[*Developer's Agreement]]*DEVELOPER AGREEMENTS. After final plan approval and signature approval of all construction drawings and prior to the submission of the original final plat, the developer shall post with the County all necessary monies and file a developer's agreement and if required, a major facilities agreement and/or a shared sewage disposal facility developer agreement. The developer's agreement(s) shall cover financial obligations with appropriate security guaranteeing installation of all required improvements, INCLUDING APFO IMPROVEMENTS, installation and warranty of a shared sewage disposal facility on a cluster subdivision in the RR or RC zoning district, and fulfillment of the protection and management requirements of the approved forest conservation plan. The agreement may provide that the developer may be partially released from the surety requirements of the agreement upon partial completion of the work in accordance with criteria established by the Department of Public Works. THE AGREEMENT SHALL PROVIDE WHEN EITHER THE ONSITE OR OFFSITE ROAD IMPROVEMENTS THAT ARE THE RESPONSIBILITY OF THE DEVELOPER TO BUILD ARE REQUIRED TO BE

STARTED IN THE SEQUENCE OF CONSTRUCTION. THE SEQUENCE OF CONSTRUCTION, AS SET FORTH IN THE APPROVED PLANS AND SPECIFICATIONS, SHALL BE INCORPORATED INTO THE AGREEMENT BY REFERENCE. FAILURE TO CONSTRUCT ROAD IMPROVEMENTS IN ACCORDANCE WITH THE DEVELOPER AGREEMENT, AND INCORPORATED APPROVED PLANS AND SPECIFICATIONS, MAY RESULT IN DEFAULT IN ACCORDANCE WITH THE AGREEMENT AND BUILDING PERMITS SHALL NOT BE ISSUED. The Director of the Department of Planning and Zoning may authorize submission of the original final plat if the developer agreement is not complete, but is in process and can be fully executed in a timely manner.

Title 16. Planning, Zoning and Subdivisions and Land Development Regulations.

Subtitle 1. Subdivision and Land Development Regulations.

Article V. Procedures for filing and processing site development plan applications.

Section 16.156. Procedures.

(k) *Developer Agreements; Major Facilities Agreements.* Concurrent with the approval of the site development *plan,* the developer shall execute the developer agreement(s) and major facilities agreement, if any, for required improvements, INCLUDING APFO IMPROVEMENTS, and, where applicable, for fulfillment of the protection and management requirements of the approved forest conservation *plan.* The agreement may provide that the developer may be partially released from the surety requirements upon partial completion of the work in accordance with criteria established by the Department of Public Works. THE AGREEMENT SHALL PROVIDE WHEN EITHER THE ONSITE OR OFFSITE ROAD IMPROVEMENTS THAT ARE THE RESPONSIBILITY OF THE DEVELOPER TO BUILD ARE REQUIRED TO BE STARTED IN THE SEQUENCE OF CONSTRUCTION. THE SEQUENCE OF CONSTRUCTION, AS SET FORTH IN THE APPROVED PLANS AND SPECIFICATIONS, SHALL BE INCORPORATED INTO THE AGREEMENT BY REFERENCE. FAILURE TO CONSTRUCT ROAD IMPROVEMENTS IN ACCORDANCE WITH THE DEVELOPER AGREEMENT, AND INCORPORATED APPROVED PLANS AND SPECIFICATIONS, MAY RESULT IN DEFAULT IN ACCORDANCE WITH THE AGREEMENT AND BUILDING PERMITS SHALL NOT BE ISSUED.

Title 16. Planning, Zoning and Subdivisions and Land Development Regulations.

Subtitle 11. Adequate Public Facilities.

Section 16.1100. Short title; background; purpose; organization.

(b) *Background*:

(1) *Growth management process.* Underlying this subtitle is the need to provide a growth management process that will enable the County to provide adequate public roads, schools, and other facilities in a timely manner and achieve general plan growth objectives AND TO PROVIDE INFORMATION TO OTHER AGENCIES OF THE COUNTY AND STATE, AS WELL AS TO THE PUBLIC, SO THAT THEY CAN PLAN ACCORDINGLY. This process is designed TO PROVIDE PREDICTABILITY TO ALL PARTIES AND to direct growth to areas where adequate infrastructure exists or will exist.

(3) *Elements of the growth management process*. This subtitle is one of five interconnected elements that constitute the growth management process. Each element has a part to play in providing the predictability required for planning and implementing adequate public facilities.

(i) *Establishing policy*. The general plan, the zoning plan, and the standards in this subtitle constitute the policy base for the growth management process. This common base is the platform from which data are generated and planning documents written.

(ii) *Capital planning*. Capital improvement master plans define the necessary public school, road, solid waste, and water and sewerage infrastructure which supports the land use and growth policies established in the general plan. Capital improvement master plans will minimally contain planning assumptions, standards of service, descriptions of additions and improvements, justification and priorities for additions and improvements, and budget projections for each of the next ten years. The plans will be reviewed and approved annually.

(iii) *Revenue allocation*. Limited resources will require coordinated allocation of funds for roads, schools and other facilities. The Planning Board, the County Executive, the County Council, and participating agencies and departments will work together to review priorities and budget projections included in the capital improvement master plans. The County Council will conduct a public hearing and, through adoption of the capital budget and capital improvement program, will approve the distribution of funds across capital improvement master plans.

The building excise tax (see title 20, subtitle 5 of the Howard County Code), enhances the County's ability to provide adequate public road facilities.

(iv) *Adequate public facilities*. The general plan guides where and when growth occurs. The adequate public facilities process and standards will manage growth so that facilities can be constructed in a timely manner.

A. WITHIN ONE YEAR OF THE ENACTMENT DATE OF THE GENERAL PLAN, AS REQUIRED BY SECTION 16.801 OF THIS CODE, AN ADEQUATE PUBLIC FACILITIES ACT REVIEW COMMITTEE SHALL BE CONVENED. THE REVIEW COMMITTEE SHALL MEET, CONDUCT AT LEAST TWO PUBLIC HEARINGS, AND, WITHIN ONE YEAR OF ITS FIRST MEETING, SUBMIT A REPORT WITH RECOMMENDATIONS ON THE ADEQUATE PUBLIC FACILITIES ACT TO THE COUNTY EXECUTIVE AND THE COUNTY COUNCIL. THE COMMITTEE SHALL BE STAFFED BY THE DEPARTMENT OF PLANNING AND ZONING.

B. FIVE YEARS AFTER THE REVIEW COMMITTEE HAS ISSUED ITS RECOMMENDATIONS, ANOTHER REVIEW COMMITTEE SHALL BE CONVENED TO EVALUATE THE IMPACT OF THE PREVIOUS RECOMMENDATIONS WHICH HAVE BEEN IMPLEMENTED AND MAKE ANY ADDITIONAL RECOMMENDATIONS.

C. EACH REVIEW COMMITTEE SHALL BE COMPRISED OF:

1. TWO APPOINTEES FROM EACH MEMBER OF THE COUNTY COUNCIL;
2. THREE APPOINTEES FROM THE COUNTY EXECUTIVE; AND
3. ONE APPOINTEE FROM THE BOARD OF EDUCATION; AND
4. ONE APPOINTEE FROM THE HOWARD COUNTY PUBLIC SCHOOL SYSTEM SUPERINTENDENT.

(v) *Monitoring growth.* The Department of Planning and Zoning will develop statistics and other pertinent data which will be continually used to assess the growth management process so that status reports can be prepared and adjustments recommended regarding the growth management process.

Section 16.1101. Adequate transportation facilities.

(d) *Road Facilities to Be Included in Determining Adequacy.* In determining whether a proposed project passes the test for adequate road facilities, the following road facilities shall be considered as existing in the scheduled completion year of the project:

(1) Road facilities in existence as of the date the developer submits the application for approval of the project;

(2) New road facilities or improvements to existing road facilities for which sufficient funds have been included in the Howard County Capital Program or Extended Capital Program as defined in title 22 of the Howard County Code or the Maryland Consolidated Transportation Program so that the facilities will be substantially completed before or during the scheduled completion year of the project, unless the Director of Planning and Zoning, after consultation with the Director of Public Works, demonstrates that such facilities or improvements are not likely to be completed by that time.

(3) New road facilities or improvements to existing road facilities which:

(i) Have been included in developers' mitigation plans submitted for approval to the Department of Planning and Zoning before the project which is being tested; [[and]]

(ii) Which are scheduled to be substantially completed before or during the scheduled completion year of the proposed project[[.]]; AND

(III) HAVE BEEN INCLUDED IN A DEVELOPER AGREEMENT WHICH SHALL INCLUDE THE INFORMATION REQUIRED BY SECTION 16.147(E) AND SECTION 16.156 (K) OF THIS CODE.

(4) The mitigation proposed by the developer.

Section 16.1102. Housing unit allocation concept; housing unit allocation chart.

(b) *Housing Unit Allocation Chart*:

(3) *Preparation and adoption.* The Department of Planning and Zoning shall prepare and update the housing unit allocation chart for consideration and adoption by the County Council. Once each year, and more often if the Council determines that amendments are appropriate, the county council shall adopt the housing unit allocation chart by resolution, after a public hearing. Whenever the housing unit allocation chart is adopted or amended,

the [[open/closed]]SCHOOL CAPACITY chart shall be adopted or amended concurrently to be consistent.

(6) Downtown Columbia Housing allocations. To encourage the revitalization of Downtown Columbia, beginning in fiscal year 2011 the number of housing unit allocations shall be increased to provide allocations consistent with the phasing progression in the adopted Downtown Columbia Plan as follows:

(VI) REDISTRIBUTION OF HOUSING UNIT ALLOCATIONS WITHIN AN APPROVED FINAL DEVELOPMENT PLAN IS PERMITTED WITHIN THE FIRST FOUR YEARS OF THE FINAL DEVELOPMENT PLAN PHASING WITHOUT BEING SUBJECT TO SECTION 16.1104(B) OR RETESTING FOR HOUSING UNIT ALLOCATIONS AND ADEQUATE SCHOOL FACILITIES PROVIDED:

A. THE TOTAL NUMBER OF HOUSING UNIT ALLOCATIONS APPROVED BY THE FINAL DEVELOPMENT PLAN IS NOT EXCEEDED;

B. MILESTONES ARE SATISFIED FOR ALL PLAN PROCESSING;

C. THE REDISTRIBUTION OF UNITS COMPLIES WITH THE DOWNTOWN REVITALIZATION PHASING PROGRESSION REQUIREMENTS; AND

D. ALL NECESSARY CEPPA REQUIREMENTS HAVE BEEN MET.

THE REDISTRIBUTION OF UNITS MAY BE SUBJECT TO RETESTING FOR ADEQUATE TRANSPORTATION FACILITIES IF THE DEPARTMENT OF PLANNING AND ZONING, IN CONSULTATION WITH THE DEPARTMENT OF PUBLIC WORKS, FINDS IT APPROPRIATE TO RETEST BASED ON THE NUMBER OF UNITS BEING REDISTRIBUTED AND EXISTING CRITICAL LANE VOLUME.

AFTER THE FIRST FOUR YEARS OF THE FINAL DEVELOPMENT PLAN PHASING, ANY REDISTRIBUTION OF HOUSING UNIT ALLOCATIONS WILL REQUIRE REPHASING UNDER SECTION 16.1104.(B).

([[vi]]VII) Allocations will become permanent upon the recordation of the approved final development plan, and will remain valid provided the developer continues to meet all required milestones.

Section 16.1103. Adequate school facilities.

(b) *The Tests for Adequate Public Schools.* A proposed residential project will pass the tests for adequate public schools if the [[open/closed]]SCHOOL CAPACITY chart (see subsection (c), "[[Open/Closed]]SCHOOL CAPACITY Chart," below) indicates that:

([[i]]1) The elementary school region where the proposed project will be located will be open for new residential development during the scheduled completion year of the project and any phase of a project; and

([[ii]]2) The elementary, [[and]] middle, AND HIGH schools which will serve the proposed project will be open for new residential development during the scheduled completion year of the project and any phase of a project.

(c) [[Open/Closed]]*SCHOOL CAPACITY Chart Preparation and Adoption*:

(1) *Definition.* The [[open/closed]]SCHOOL CAPACITY chart is a chart indicating which elementary school regions and which elementary, [[schools and]] middle, AND HIGH schools are open for new residential development and which are [[closed]] CONSTRAINED each year for each of the following ten years[[.]], AND SHALL BE BASED ON THE DEFINITION OF PROGRAM CAPACITY DEFINED BY HCPSS POLICY.

(2) *Basis of chart.* The basis of the [[open/closed]]SCHOOL CAPACITY chart is the assumptions used by the [[Department]]BOARD of Education in predicting [[enrollment]] CAPACITY UTILIZATION, such as school capacity, current enrollment, demographic and growth trends, and the housing unit allocation chart.

(3) *Preparation and adoption of [[open/closed]]SCHOOL CAPACITY chart.* The [[open/closed]]SCHOOL CAPACITY chart is designed to work in conjunction with the housing unit allocation chart in order to provide consistency and predictability in the planning process for schools. For that reason, the [[open/closed]]SCHOOL CAPACITY chart shall be revised for consistency concurrent with any amendments to the housing unit allocation chart.

The Department of Planning and Zoning shall receive the [open/closed]]SCHOOL CAPACITY chart, from the [[Department]]BOARD of Education, ACCOMPANIED BY A REPORT THAT CONTAINS THE FOLLOWING INFORMATION FOR EACH SCHOOL:

(I) STATE AND LOCAL CAPACITIES OF THE FACILITY;

(II) THE DATE OF THE LAST REDISTRICTING WHICH IMPACTED THE ATTENDANCE AREA OF THAT SCHOOL;

(III) FOR ANY PROJECTED INCREASE IN ENROLLMENT, AN INDICATION OF WHAT PORTIONS OF THE INCREASE ARE ATTRIBUTED TO SALES OR RENTAL TURNOVER OF EXISTING RESIDENTIAL UNITS, NEW DEVELOPMENT, AND OTHER FACTORS; AND

(IV) FOR ANY SCHOOL DESIGNATED AS OPEN ON THE SCHOOL CAPACITY CHART BASED ON A CAPITAL IMPROVEMENT PROJECT OR PROPOSED REDISTRICTING ASSOCIATED WITH A CAPITAL IMPROVEMENT PROJECT:

A. CURRENT AND FUTURE FUNDING ASSUMPTIONS FOR THE CAPITAL IMPROVEMENT PROJECT(S);

B. FUTURE REDISTRICTING ASSUMPTIONS ASSOCIATED WITH THE CAPITAL IMPROVEMENT PROJECT; AND

C. AN EXPLANATION OF ANY CAPACITY UTILIZATION CHANGES BASED ON (A) OR (B).

The [[open/closed]]SCHOOL CAPACITY chart shall be submitted to the County Council for adoption by resolution after a public hearing. Whenever the County Council adopts, amends, or updates the housing unit allocation chart, it shall concurrently adopt the [[open/closed]]SCHOOL CAPACITY chart.

(D) *JOINT SPECIAL WORK MEETING ON SCHOOLS NEARING CAPACITY.* UPON RECEIVING WRITTEN NOTIFICATION FROM THE HOWARD COUNTY PUBLIC SCHOOL SYSTEM THAT A SCHOOL OR SCHOOL REGION HAS REACHED 95% CAPACITY UTILIZATION AND IS PROJECTED TO EXCEED 110% CAPACITY UTILIZATION WITHIN FIVE YEARS AS WELL AS THE BOARD OF EDUCATION'S PROPOSED SOLUTION TO ADDRESS THE PROJECTED OVERCROWDING, THE COUNTY COUNCIL SHALL HOLD A JOINT SPECIAL WORK MEETING. THE COUNCIL SHALL INVITE THE COUNTY EXECUTIVE AND THE BOARD OF EDUCATION TO ATTEND THE MEETING AND PARTICIPATE IN A COLLABORATIVE WORKING DISCUSSION OF SCHOOL CAPACITY NEEDS AND THE BOARD'S PROPOSED SOLUTION. THE COUNCIL SHALL GIVE THE GENERAL PUBLIC THREE WEEKS' NOTICE BEFORE THE MEETING TO ALLOW THE PUBLIC TO PROVIDE WRITTEN COMMENT.

"(E) *SPECIAL AFFORDABLE HOUSING OPPORTUNITIES.* TO BALANCE THE COUNTY'S POLICY GOALS TO PROVIDE ADEQUATE SCHOOL FACILITIES AND AFFORDABLE HOUSING IN ACCORDANCE WITH SECTION 7-101 OF THE LAND USE ARTICLE OF THE

ANNOTATED CODE OF MARYLAND AND THE COUNTY'S GENERAL PLAN, IF AN AFFORDABLE HOUSING PROJECT OR PHASE OF A PROJECT IS LOCATED IN THE ATTENDANCE AREA OF A SCHOOL THAT IS CLOSED FOR DEVELOPMENT DUE TO PROJECTED ENROLLMENT IN THE SCHOOL CAPACITY CHART, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING SHALL AUTHORIZE THE AFFORDABLE HOUSING PROJECT TO PROCEED SUBJECT TO ALL OTHER PROVISIONS OF THIS SUBTITLE, PROVIDED THAT:

(1) AT LEAST 40% OF THE UNITS SHALL BE AFFORDABLE TO HOUSEHOLDS EARNING 60% OR LESS OF THE METROPOLITAN STATISTICAL AREA MEDIAN INCOME;

(2) THE PROJECT OR PHASE OF A PROJECT IS LED BY OR IN PARTNERSHIP WITH A LOCAL NONPROFIT OR THE HOUSING COMMISSION;

(3) THE PROJECT OR PHASE OF A PROJECT IS SEEKING OR HAS RECEIVED AN ALLOCATION OF LOW-INCOME HOUSING TAX CREDITS OR OTHER STATE OR FEDERAL FINANCIAL ASSISTANCE FOR AFFORDABLE HOUSING;

(4) THE PROJECT OR PHASE OF A PROJECT HAS OBTAINED A LETTER OF SUPPORT FROM THE COUNTY EXECUTIVE; AND

(5) THE COUNTY COUNCIL AND COUNTY EXECUTIVE HAVE APPROVED EITHER A PAYMENT IN LIEU OF TAXES (PILOT) AGREEMENT FOR THE PROJECT OR A RESOLUTION AUTHORIZING THE PROJECT TO PROCEED. AS PART OF THE APPROVAL OF THE PILOT OR RESOLUTION, THE COUNCIL SHALL HOLD A PUBLIC HEARING AND CONSIDER:

(I) THE CAPACITY UTILIZATION AT THE SCHOOL OR SCHOOLS IMPACTED BY THE PROJECT AND AT ADJACENT SCHOOLS, INCLUDING LIMITING THE POTENTIAL IMPACT ON ANY ELEMENTARY OR MIDDLE SCHOOL WITH A CAPACITY UTILIZATION RATE GREATER THAN 115% UNLESS AN ADJACENT SCHOOL WITH THE SAME GRADE LEVELS HAS A CAPACITY UTILIZATION RATE OF 100% OR LESS;

(II) ESTIMATED STUDENT GENERATION FROM THE PROJECT;

(III) ANY POTENTIAL FOR THE BOARD OF EDUCATION TO ADD CAPACITY TO THE IMPACTED SCHOOL OR SCHOOLS THROUGH REDISTRICTING, FACILITY EXPANSION, OR OTHER PROGRAMS; AND

(IV) THE NEED FOR AFFORDABLE HOUSING IN THE COUNTY, INCLUDING FACTORS SUCH AS THE HOUSING COST BURDEN ON FAMILIES, THE AVAILABILITY OF HOUSING FOR INDIVIDUALS WITH DISABILITIES, AND THE EXTENT OF HOMELESSNESS AMONG FAMILIES AND SCHOOL CHILDREN.

Section 16.1105. Processing of plans subject to test for adequate transportation facilities and/or tests for adequate school facilities and/or test for housing unit allocations.

(c) *Processing Applications for Approval of Residential Projects and Projects Containing Residential and Nonresidential Uses*:

(1) *Adequate transportation facilities test.* Upon receipt of a complete application for approval of a residential project or a project containing residential and nonresidential uses, the project shall be tested for adequate transportation facilities.

(2) *Test for allocations*:

(i) *Conventional residential projects.* If the conventional residential project meets the requirements of the subdivision regulations and passes the test for adequate transportation facilities, the project will then be tested for availability of housing unit allocations.

a. *Allocations available.* If housing unit allocations are available for the scheduled completion year for unphased projects or for the scheduled completion year for the initial and future phases for phased projects, the Director of Planning and Zoning shall assign tentative housing unit allocations.

b. *Allocations not available.* If housing unit allocations are not available for the scheduled completion year for unphased projects or for the scheduled completion year for the initial or future phases for phased projects, the application shall be placed on the bottom of a list of applications waiting for housing unit allocations.

c. *Revised housing unit allocation chart adopted.* Whenever a revised housing unit allocation chart is adopted, the Department of Planning and Zoning shall test projects on the list of applications waiting for housing unit allocations. When housing unit allocations become available to serve a project, the Director of Planning and Zoning shall assign tentative allocations.

(ii) *Comprehensive projects.* Upon receipt of a complete initial plan stage application for approval of a comprehensive project, the Department of Planning and Zoning shall test the project for housing unit allocations.

a. *Allocations available.* If housing unit allocations are available for the scheduled completion year for unphased projects or for the scheduled completion year for the initial and future phases for phased comprehensive projects, the Director of Planning and Zoning shall assign tentative housing unit allocations.

b. *Allocations not available.* Subject to subsection 16.1104(b)(2), if housing unit allocations are not available for the scheduled completion year for unphased projects or for the scheduled completion year for the initial or future phases for phased comprehensive projects, the application shall be placed on the bottom of a list of applications waiting for housing unit allocations.

c. *Revised housing unit allocation chart adopted.* Whenever a revised housing unit allocation chart is adopted, the Director of Planning and Zoning shall test projects on the list of applications waiting for housing unit allocations. When housing unit allocations become available to serve a project, or phase of a project, the Director of Planning and Zoning shall assign tentative allocations.

(3) *[[Open/closed]]SCHOOL CAPACITY test.* Upon assignment of tentative housing unit allocations, the project shall be tested for adequate public schools.

(i) *Projects passing [[open/closed]]SCHOOL CAPACITY test.* Once a project has passed the [[open/closed]]SCHOOL CAPACITY test, no further approval for adequate public facilities for that project is required during the subdivision or site development plan approval process, except as provided in subsection 16.1105(d).

(ii) *Projects failing [[open/closed]]SCHOOL CAPACITY test.* PARAGRAPH (7) OF THIS SUBSECTION SHALL APPLY IF [[If]] a project fails one or more components of the [[open/closed]]SCHOOL CAPACITY test for the scheduled completion year for

unphased projects or for the scheduled completion year for the initial or future phases for phased projects[[, the project or phase of the project failing the open/closed test shall be retested for each of the next three consecutive years. If the project or phase of the project passes the test in any of those years it shall be permitted to proceed with processing three years prior to the year in which it passes the open/closed test. If the project or phase of the project fails the test for each of the next three consecutive years, it shall be deemed to have passed the open/closed test in the fourth year and shall be permitted to proceed with processing three years prior to the year it is deemed to have passed the test]].

[[(iii) *Projects failing open/closed test due to incorrect advisory comments*. If a project has failed the November 6, 2001 open/closed test due to reliance on incorrect Department of Planning and Zoning advisory comments regarding that project's elementary school region prior to a determination by the Board of Education, the project may be permitted to retake the schools test once retroactively to November 6, 2001 based on an amended subdivision sketch plan without losing its allocations.]]

(4) *Revised [[open/closed]]SCHOOL CAPACITY chart adopted.* Whenever a revised [[open/closed]]SCHOOL CAPACITY chart is adopted, the Department of Planning and Zoning shall test projects which have previously failed the [[open/closed]]SCHOOL CAPACITY test. If a project or phase of a project passes the [[open/closed]]SCHOOL CAPACITY test in an earlier year than provided in subsection (c)(3)(ii) above, the project shall be permitted to proceed with processing three years prior to the year in which it passes the [[open/closed]]SCHOOL CAPACITY test.

(5) *Wait on processing*. Any project not passing the test for allocations and the [[open/closed]]SCHOOL CAPACITY test shall complete the initial plan stage, but shall not proceed further through the subdivision or site development plan process until housing unit allocations are granted and the [[open/closed]]SCHOOL CAPACITY test is passed. Once allocations are granted and the [[open/closed]]SCHOOL CAPACITY test is passed, the project shall be permitted to proceed with processing three years prior to the year in which it passes the [[open/closed]]SCHOOL CAPACITY test.

(6) *Extension of milestone dates*. The Director of Planning and Zoning shall extend the next milestone for projects failing the allocations test or [[open/closed]]SCHOOL CAPACITY test

to correspond to the delay in processing of the project. The Department of Planning and Zoning shall notify the applicant, in writing, of the next milestone prior to the starting date of the milestone.

(7) *WAITING PERIOD.*

(I) IF A PROJECT OR PHASE OF A PROJECT WAS NEVER ON THE LIST OF APPLICATIONS WAITING FOR HOUSING UNIT ALLOCATIONS AND HAS RECEIVED HOUSING UNIT ALLOCATIONS, THEN DEVELOPMENT MAY PROCEED AS FOLLOWS:

A. IF THE PROJECT OR PHASE OF THE PROJECT PASSES THE SCHOOL CAPACITY TEST IN ANY YEAR BETWEEN AND INCLUSIVE OF THE FIRST CONSECUTIVE RETEST AND THE FOURTH CONSECUTIVE RETEST, THEN THE PROJECT OR PHASE OF THE PROJECT MAY PROCEED.

B. IF A PROJECT OR PHASE OF A PROJECT FAILS THE SCHOOL CAPACITY TEST:

I. FOR EACH OF THE NEXT FOUR CONSECUTIVE YEARS, THE PROJECT OR PHASE OF THE PROJECT SHALL BE RETESTED EACH TIME THE COUNTY COUNCIL ADOPTS NEW ANNUAL HOUSING UNIT ALLOCATIONS AND SCHOOL CAPACITY CHARTS; AND

II. IN THE FOURTH RETESTING YEAR, THE PROJECT SHALL BE DEEMED TO HAVE PASSED THE SCHOOL CAPACITY TEST.

(II) IF A PROJECT OR PHASE OF A PROJECT IS ON THE LIST OF APPLICATIONS WAITING FOR HOUSING UNIT ALLOCATIONS AND RECEIVES HOUSING UNIT ALLOCATIONS WITHIN SIX YEARS, THEN SUBPARAGRAPH (I) OF PARAGRAPH (7) OF THIS SUBSECTION APPLIES SUBJECT TO THE FOLLOWING MAXIMUM WAITING PERIODS:

A. IF A PROJECT OR PHASE OF A PROJECT HAS WAITED FOR THREE YEARS OR FEWER TO RECEIVE HOUSING ALLOCATIONS, THE COMBINED NUMBER OF YEARS THE PROJECT OR PHASE OF A PROJECT WAITS TO RECEIVE HOUSING UNIT ALLOCATIONS AND PASS THE SCHOOL CAPACITY TEST SHALL NOT EXCEED SIX YEARS.

B. IF A PROJECT OR PHASE OF A PROJECT HAS WAITED FOR FOUR OR FIVE YEARS TO RECEIVE HOUSING ALLOCATIONS, THE COMBINED NUMBER OF YEARS THE PROJECT OR

PHASE OF A PROJECT WAITS TO RECEIVE HOUSING UNIT ALLOCATIONS AND PASS THE SCHOOL CAPACITY TEST SHALL NOT EXCEED SEVEN YEARS.

(III) IF A PROJECT OR PHASE OF A PROJECT IS ON THE ALLOCATION WAITING LIST AND RECEIVES ALLOCATIONS AFTER SIX YEARS OR MORE OF BEING ON THE LIST, THEN THE PROJECT OR PHASE OF A PROJECT MAY PROCEED UPON PASSING A SCHOOL CAPACITY TEST. IF THE PROJECT FAILS THE SCHOOL CAPACITY TEST, THEN IT MUST WAIT ONE ADDITIONAL YEAR TO BE RETESTED. AFTER BEING RETESTED, THE PROJECT SHALL BE DEEMED TO HAVE PASSED THE SCHOOL CAPACITY TEST.

Section 16.1107. Exemptions.

(b) *Residential Projects*:

(8) *PARTIALLY EXEMPT RESIDENTIAL SUBDIVISION PLANS.* EXCEPT IN DOWNTOWN COLUMBIA, MODERATE INCOME HOUSING UNITS DO NOT REQUIRE HOUSING UNIT ALLOCATIONS. HOWEVER, PLANS WITH MODERATE INCOME HOUSING UNITS ARE REQUIRED TO PASS THE TEST FOR ADEQUATE ROAD FACILITIES AND ADEQUATE PUBLIC SCHOOLS AS A CONDITION OF APPROVAL. THE NUMBER OF MODERATE INCOME HOUSING UNITS IN EACH PLAN THAT DO NOT REQUIRE HOUSING UNIT ALLOCATIONS SUBJECT TO THIS EXEMPTION SHALL NOT EXCEED THE NUMBER OF MODERATE INCOME HOUSING UNITS AS REQUIRED IN THE HOWARD COUNTY ZONING REGULATIONS.

(9) *PARTIALLY EXEMPT URBAN RENEWAL RESIDENTIAL SUBDIVISION OR SITE DEVELOPMENT PLANS; TEST FOR ADEQUATE SCHOOL FACILITIES.* RESIDENTIAL UNITS THAT ARE PART OF AN URBAN RENEWAL PROJECT, AS DESIGNATED BY TITLE 13, SUBTITLE 11 OF THIS CODE, ARE EXEMPT FROM THE REQUIREMENT TO PASS THE TEST FOR ADEQUATE SCHOOL FACILITIES AS A CONDITION OF SUBDIVISION OR SITE DEVELOPMENT PLAN APPROVAL.

Section 16.1110. Definitions.

(a) *Affordable housing unit* means a moderate or middle income housing unit as defined in the Howard County Zoning Regulations.

(a-1) *Available housing unit allocations* are the number of housing unit allocations that the Department of Planning and Zoning may grant in any year, based on the housing unit allocation chart adopted by the County Council less housing unit allocations already granted for that year.

(b) *Background traffic growth* is the traffic, other than traffic existing at the time of application, which will be generated by:

(1) Regional pass-through users; and

(2) Projects which are not subject to the test for adequate road facilities.

(c) *Bulk parcel—Residential* means a residential parcel recorded for the purpose of development of apartments, single-family attached, single-family detached or mobile home units on a single lot where tentative housing unit allocations have been granted.

(d) *Capacity* means when used in relation to road facilities, capacity means the total number of vehicles that can be accommodated by a road facility during a specified time period under prevailing roadway operating conditions.

(D-1) *CAPACITY UTILIZATION* MEANS THE RATIO OF A FACILITY'S ENROLLMENT TO ITS PROGRAM CAPACITY.

(e) *Comprehensive project* means a project in the following zoning districts:

(1) New Town (NT)

(2) Planned Golf Course Community (PGCC)

(3) Mixed Use (MXD)

(4) Residential: Apartments (R-A-15)

(f) *Constrained road facility* means in the planned service area for water and sewerage, a constrained road facility means the intersection of a major collector or higher classified road with a major collector or higher classified road which has historic or environmental value which would be adversely affected by certain road improvements.

In the no-planned service area for water and sewerage, a constrained road facility means the intersection of a minor collector or higher classified road with a minor collector or higher classified road which has historic or environmental value which would be adversely affected by certain road improvements.

The County Council, by resolution, declares a road facility constrained and identifies the feature(s) which form the basis for its decision to declare the road facility constrained.

(g) *Conventional project* means a project other than a comprehensive project.

(h) *Downtown Columbia* means the geographic area defined as Downtown Columbia in section 103.A.41 of the Howard County Zoning Regulations.

(i) *Exempt governmental facility* means:

(1) A facility to be owned or operated by the Federal Government, State Government, Howard County Public Schools, or any agency thereof;

(2) A facility owned by Howard County or any agency thereof where essential County Government services are provided, [[including]] LIMITED TO police services, fire prevention and suppression services, emergency medical services, highway maintenance, detention facilities, water treatment and supply, sewage disposal and treatment and solid waste disposal.

(j) *Final development plan proposing Downtown Columbia Revitalization* means a drawing or series of drawings, at an appropriate scale, and related text covering all or a portion of Downtown Columbia that proposes development pursuant to section 125.E of the zoning regulations.

(k) *Floor area ratio* means the ratio of the floor area of a structure to the lot area, where:

(1) The floor area is calculated by measuring the exterior faces of the walls of the structure minus any area within the structure devoted to parking, driveways, atria, enclosed malls and similar areas; and

(2) The lot area is calculated including any adjoining lots used for required parking for the structure.

(l) *General plan target; general plan residential growth target* means for the purposes of this subtitle, the general plan target and general plan residential growth target mean the housing unit projections established in the general plan for each planning area including the senior east set aside, and in addition 250 housing units per year for Route 1 revitalization.

(m) *Governmental action* means the action or inaction of a governmental agency in relation to a timely filed action by a developer. For the purposes of this subtitle, governmental agency means an agency of the Federal, State, or local government, including, but not limited to, the U.S. Corps of Engineers, the Maryland Department of the Environment, the Zoning Board, and the Board of Appeals.

(n) *Housing unit allocation* or *allocation* means an approval to build a housing unit.

(1) *Tentative housing unit allocation* or *tentative allocation* means the temporary approval, granted during the subdivision plan process, to build a housing unit in a project which requires housing unit allocations as a condition of project approval.

(2) *Permanent housing unit allocation* or *permanent allocation* means a permanent approval, granted at recordation of a subdivision or at site development plan approval, to build a housing unit in a project which requires housing unit allocations as a condition of project approval.

(o) *Housing unit allocation chart* means a chart indicating the projected number of housing unit allocations available to be granted in the County each year for a ten-year period. The chart divides the available housing unit allocations into geographic areas and may provide for green neighborhood and Downtown Columbia units. In a given year, no more than 35 percent of the allocations available in the growth and revitalization region may be granted to projects in a particular planning area, as established by PlanHoward 2030, Map 6-2 "Designated Place Types". The number of housing unit allocations on the chart shall be as follows:

(1) In the first year after the effective date of this subtitle the number of housing unit allocations on the chart for that year and each of the next two years shall equal the general plan annual target for residential completions for those years.

(2) In the second year after the effective date of this subtitle, the number of housing unit allocations on the chart for that year and for each of the next two years, based on the rolling average, shall be the general plan target for residential completions for the year in question minus one-third of the difference between:

(i) The number of housing unit allocations granted during the prior year plus the number of housing units in projects approved during the prior year which were exempt from the provisions of this subtitle pursuant to subsections 16.1107(b)(1) and (5) of this subtitle; and

(ii) The prior year's general plan target.

(3) In the third and later years after the effective date of this subtitle, the number of housing unit allocations on the chart for the current year and for each of the next two years, based on the rolling average, shall be the general plan target for residential completions for the year in question minus one-third of the difference between:

(i) The housing unit allocations granted during the two preceding years plus the housing units in projects approved during two preceding years which were exempt from the provisions of this subtitle pursuant to subsections 16.1107(b)(1) and (5) of this subtitle; and

(ii) The sum of the general plan targets for the two preceding years.

[[(4) In order to provide flexibility for development in areas designated in the general plan as established communities or growth and revitalization areas, any unused annual allocations for these areas may be combined and redistributed, using the rolling average, into a single allocation category that may be used by development projects in either geographic area.]]

(p) *Howard County Design Manual* means Chapter 4 of Volume III (Roads and Bridges) of the Howard County Design Manual which specifies requirements for adequate transportation facilities.

(q) *Impact area:*

[[(1) In planned service area for public water and sewer. In that portion of the County in the planned service area for public water and sewer, excluding Downtown Columbia, an impact area means an area up to one and one-half road miles in all directions from the entrance to the project on an existing County or State road or a planned roadway or intersection identified in the capital budget or capital program, but not beyond the intersection of a major collector or higher classified road with a major collector or higher classified road. For Downtown Columbia the impact area shall be determined in accordance with the Howard County Design Manual.

(2) In no-planned service area for public water and sewer. In that portion of the County in the no planned service area for public water and sewer, an impact area means an area up to two road miles in all directions from the entrance to a project on an existing County or State road or a planned roadway or intersection identified in the capital budget or capital program, but not beyond the intersection of a minor collector or higher classified road with a minor collector or higher classified road.]]

(1) IMPACT AREA MEANS THE SET OF INTERSECTIONS TO BE STUDIED. IN ACCORDANCE WITH THE TABLE BELOW, THE PROJECTED TRIP GENERATION OF A PROJECT SHALL DETERMINE THE MINIMUM NUMBER OF INTERSECTIONS TO BE INCLUDED IN THE IMPACT AREA.

NET PEAK HOUR SITE TRIPS	MINIMUM NUMBER OF INTERSECTIONS IN EACH DIRECTION
5 – ~~50~~ 99	1
~~51~~ 100 – 399	2
400 – 799	3
800 – 1500	4
>1500	5

(2) FOR PROJECTS IN THE PLANNED SERVICE AREA FOR PUBLIC WATER AND SEWER, EXCLUDING DOWNTOWN COLUMBIA, ~~AND FOR~~ THE STANDARD IMPACT AREA IS LIMITED TO INTERSECTIONS WITHIN ONE AND A HALF ROAD MILES IN ALL DIRECTIONS FROM EACH ENTRANCE TO THE PROJECT. FOR PROJECTS OUTSIDE THE PLANNED SERVICE AREA FOR PUBLIC WATER AND SEWER, THE STANDARD IMPACT AREA IS LIMITED TO INTERSECTIONS WITHIN TWO ROAD MILES IN ALL DIRECTIONS FROM EACH ENTRANCE TO THE PROJECT. INSIDE THE PLANNED SERVICE AREA FOR PUBLIC WATER AND SEWER, THE MINIMUM NUMBER OF INTERSECTIONS IN EACH DIRECTION REFERS TO ~~SIGNALIZED INTERSECTIONS~~ INTERSECTIONS OF A MAJOR COLLECTOR OR HIGHER CLASSIFIED ROAD WITH A MAJOR COLLECTOR OR HIGHER CLASSIFIED ROAD FOR THE STANDARD IMPACT AREA. OUTSIDE THE PLANNED SERVICE AREA FOR PUBLIC WATER AND SEWER, THE MINIMUM NUMBER OF INTERSECTIONS IN EACH DIRECTION REFERS TO INTERSECTIONS OF A MINOR COLLECTOR OR HIGHER CLASSIFIED ROAD WITH A MINOR COLLECTOR OR HIGHER CLASSIFIED ROAD FOR THE STANDARD IMPACT AREA. INSIDE OR OUTSIDE THE PLANNED SERVICE AREA FOR PUBLIC WATER AND SEWER, IF AN INTERSECTION AT AN ENTRANCE TO THE PROJECT IS INCLUDED IN THE IMPACT AREA, IT SHALL NOT COUNT TOWARD THE MINIMUM NUMBER OF INTERSECTIONS IN EACH DIRECTION.

~~(3) THE DEPARTMENT OF PLANNING AND ZONING MAY EXTEND THE DISTANCE OF THE IMPACT AREA OR INCLUDE ADDITIONAL SIGNALIZED OR NON-SIGNALIZED INTERSECTIONS IF, IN CONSULTATION WITH THE DEPARTMENT OF PUBLIC WORKS, IT FINDS THAT SUCH AN EXPANSION IS APPROPRIATE BASED ON INTERSECTION LOCATION, ANTICIPATED TRIP DISTRIBUTION, EXISTING LEVEL OF SERVICE, OR KNOWN OPERATIONAL COMPLAINTS.~~

(3) IF A DEVELOPMENT IS PROJECTED TO GENERATE 100 PEAK HOUR TRIPS OR MORE FOR EITHER THE AM OR PM STUDY PERIOD, THE DEVELOPER SHALL REQUEST A TRAFFIC IMPACT AREA SCOPING MEETING PRIOR TO SUBMITTING THE PLAN FOR THE DEVELOPMENT. THE DEPARTMENT OF PLANNING AND ZONING SHALL DETERMINE WHETHER THE SCOPING MEETING WILL BE CONDUCTED BY EMAIL, PHONE, IN-PERSON, OR VIRTUAL MEETING, AND SHALL, TOGETHER WITH THE DEPARTMENT OF PUBLIC WORKS, CONDUCT THE MEETING WITH THE DEVELOPER TO DISCUSS IF THE DISTANCE OF THE STANDARD IMPACT AREA SHOULD BE EXTENDED OR IF ANY ADDITIONAL INTERSECTIONS SHOULD BE INCLUDED IN THE IMPACT AREA. THE DEPARTMENT OF PLANNING AND ZONING, IN CONSULTATION WITH THE DEPARTMENT OF PUBLIC WORKS, SHALL DETERMINE THE ADDITIONAL INTERSECTIONS TO BE STUDIED, IF ANY, BASED ON INTERSECTION LOCATION, ANTICIPATED TRIP DISTRIBUTION, EXISTING LEVEL OF SERVICE, OR KNOWN OPERATIONAL COMPLAINTS AND NOTIFY THE DEVELOPER IN WRITING OF THE INTERSECTIONS TO BE STUDIED WITHIN ONE WEEK FOLLOWING THE SCOPING MEETING. THE DEPARTMENT OF PLANNING AND ZONING MAY WAIVE THE REQUIREMENT TO STUDY A CERTAIN INTERSECTION IF THE DEPARTMENT OF PUBLIC WORKS HAS ON FILE A VALID TRAFFIC STUDY OF THAT INTERSECTION WHICH WAS COMPLETED WITHIN THE LAST YEAR. IF, DURING THE PLAN REVIEW PROCESS, THE PEAK HOUR TRIPS GENERATED BY THE PROPOSED DEVELOPMENT CHANGES BY 10% OR MORE OR BY 15 TRIPS OR MORE, WHICHEVER IS GREATER, A NEW SCOPING MEETING WILL BE REQUIRED AND THE DEPARTMENT OF PLANNING AND ZONING, IN CONSULTATION WITH THE DEPARTMENT OF PUBLIC WORKS, MAY REQUIRE ADDITIONAL INTERSECTIONS TO BE STUDIED BASED ON INTERSECTION LOCATION, ANTICIPATED TRIP DISTRIBUTION, EXISTING LEVEL OF SERVICE, OR KNOWN OPERATIONAL COMPLAINTS.

FOR DOWNTOWN COLUMBIA THE IMPACT AREA SHALL BE DETERMINED IN ACCORDANCE WITH THE HOWARD COUNTY DESIGN MANUAL.

(r) *Initial plan stage.* An initial plan stage means either (i) a sketch plan or preliminary equivalent sketch plan under the Subdivision and Land Development Regulations; (ii) a final development plan proposing downtown revitalization under the zoning regulations; or (iii) a site development plan if subdivision is not required.

(s) *Major collector* or *major collector highway* means a road classified as a major collector highway on the Howard County general plan, except that in determining the impact area for site development plans, major collector also means a road, not classified as a major collector highway on the Howard County general plan, but constructed to the physical specifications set forth in the design manual for construction of a road so classified.

(t) *Major facilities agreement* means an agreement between the County, the State, if appropriate, and the developer of a project incorporating the developer's approved mitigation plan and covering the developer's financial obligations for mitigation.

(u) *Milestone* means the date, unless delayed by governmental action, by which a developer must submit the next plan stage of a subdivision to the Department of Planning and Zoning for approval.

(v) *Minimum level of service for Howard County road facilities, excluding Downtown Columbia* means level of service D. minimum level of service of a State road facility means level of service E. for Downtown Columbia, the intersection standard is established in the Howard County Design Manual.

(w) *Minor collector* or *minor collector highway* means a road classified as a minor collector highway on the Howard County general plan.

(X) *MINOR SUBDIVISION* MEANS THE DIVISION OF A RESIDENTIAL OR AGRICULTURAL PARCEL THAT HAS NOT BEEN PART OF A PREVIOUSLY RECORDED SUBDIVISION, INTO FOUR OR FEWER RESIDENTIAL LOTS (INCLUDING BUILDABLE PRESERVATION PARCELS BUT EXCLUDING OPEN SPACE AND NONBUILDABLE PRESERVATION PARCELS), EITHER ALL AT ONE TIME OR LOT BY LOT.

(y) *Open*:

(1) FOR A SCHOOL CAPACITY CHART ADOPTED PRIOR TO JANUARY 1, 2019, OPEN HAS THE FOLLOWING MEANINGS:

([[1]]I) School region—Open means that the projected [[enrollment]] CAPACITY UTILIZATION of a school region is below 115 percent [[of the program capacity]] of the elementary schools within the region.

([[2]]II) Elementary school—Open means that the projected [[enrollment]] CAPACITY UTILIZATION of the elementary school is below 115 percent [[of the program capacity]] of the school.

([[3]]III) Middle school—Open means that the projected [[enrollment]] CAPACITY UTILIZATION of the middle school is below 115 percent [[of the program capacity]] of the school.

(2) FOR A SCHOOL CAPACITY CHART ADOPTED AFTER JANUARY 1, 2019, OPEN HAS THE FOLLOWING MEANINGS:

(I) SCHOOL REGION—OPEN MEANS THAT THE PROJECTED ENROLLMENT OF A SCHOOL REGION IS BELOW 105 PERCENT OF THE PROGRAM CAPACITY OF THE ELEMENTARY SCHOOLS WITHIN THE REGION.

(II) ELEMENTARY SCHOOL—OPEN MEANS THAT THE PROJECTED ENROLLMENT OF THE ELEMENTARY SCHOOL IS BELOW 105 PERCENT OF THE PROGRAM CAPACITY OF THE SCHOOL.

(III)MIDDLE SCHOOL—OPEN MEANS THAT THE PROJECTED ENROLLMENT OF THE MIDDLE SCHOOL IS BELOW 110 PERCENT OF THE PROGRAM CAPACITY OF THE SCHOOL.

(IV) HIGH SCHOOL—OPEN MEANS THAT THE PROJECTED ENROLLMENT OF THE HIGH SCHOOL IS BELOW 115 PERCENT OF THE PROGRAM CAPACITY OF THE SCHOOL.

[[(z)*Open/closed chart* means a chart indicating which elementary school regions and which elementary and middle schools are open to new residential development and which are closed to new residential development for the each of the following ten years.

(aa) *Open/closed test* means a test to determine whether the elementary school region and elementary school and middle school serving a proposed project are open to new residential development in the scheduled completion year of the project or the phases of the project.]]

([[ab]]Z) *Phased project* means a project utilizing phasing.

([[ac]]AA) *Phasing* means the sequential development of portions of a subdivision pursuant to a sketch plan which includes a schedule for submission of preliminary and final plan applications for the various phases of the project and a schedule for completion of these phases.

([[ad]]AB) *Plan stage* means one of the three levels of a subdivision plan—sketch plan, preliminary plan, and final plan.

([[ae]]AC) *Planning region* means a geographic area of the County identified in the general plan that is used for forecasting housing growth.

([[af]]AD) *Program capacity* means the capacity, as defined by the Howard County Board of Education POLICIES, for grades kindergarten through grade [[8]]12. Program capacity does not include PREKINDERGARTEN, special education and relocatable capacity.

([[ag]]AE) *Road facilities:*

(1) In planned service area for public water and sewer. In that portion of the County in the planned service area for public water and sewer, road facilities means at grade intersections of major collectors or higher classified roads which are beyond the boundaries of the proposed project.

(2) In no planned service area for public water and sewer. In that portion of the County in the no planned service area for public water and sewer, road facilities means at grade intersections of minor collectors or higher classified roads which are beyond the boundaries of the proposed project.

(3) Road facilities does not include road improvements which a developer is required to provide pursuant to the provisions of Section 16.119, "Highways, Streets, and Roads," of the subdivision regulations.

([[ah]]AF) *Rolling average* means to recalculate the number of available housing unit allocations for a given year in order to maintain and achieve the general plan residential growth targets.

([[ai]]AG) *Scheduled completion year:*

(1) *Road facilities:*

(i) *Nonresidential projects* means when used in relation to road facilities serving nonresidential projects, "scheduled completion year" means the year as approved on the subdivision or site development plan, for scheduled completion of the project or phases of the project.

(ii) *Residential projects:*

a. When used in relation to road facilities serving unphased residential projects, "scheduled completion year" means the third year following the year the application is submitted.

b. When used in relation to road facilities serving phased conventional residential projects, "scheduled completion year" of the initial phase of the project means the third year following the year the application is submitted. The scheduled completion year of subsequent phases of the project are the years indicated for scheduled completion of the phases of the project as approved on the subdivision or site development plan.

c. When used in relation to road facilities serving phased comprehensive residential projects, "scheduled completion year" of the phases of the project means the years indicated for scheduled completion of the phases of the project as approved on the subdivision or site development plan.

(2) *Schools:*

(i) When used in relation to schools, "scheduled completion year" of an unphased project means the third year following approval of the project for adequate school facilities.

(ii) When used in relation to schools, "scheduled completion year" of the initial phase of a phased conventional project means the third year following approval of the project for adequate school facilities.

(iii) When used in relation to schools, "scheduled completion year" of a phase of a phased conventional project beyond the initial phase means the year for completion of the phase, as shown in the application for sketch plan approval of the project.

(iv) When used in relation to schools, "scheduled completion year" of a phase of a comprehensive project, means the year, at least three years following the year the sketch plan application is submitted, for completion of the phase, as shown in the application for sketch plan approval of the project.

(AH) *SCHOOL CAPACITY CHART* MEANS A CHART INDICATING WHICH ELEMENTARY SCHOOL REGIONS AND WHICH ELEMENTARY, MIDDLE, AND HIGH SCHOOLS ARE OPEN TO NEW RESIDENTIAL DEVELOPMENT AND WHICH ARE CONSTRAINED TO NEW RESIDENTIAL DEVELOPMENT FOR EACH OF THE FOLLOWING TEN YEARS.

(AI) *SCHOOL CAPACITY TEST* MEANS A TEST TO DETERMINE WHETHER THE ELEMENTARY SCHOOL REGION AND ELEMENTARY, MIDDLE, AND HIGH SCHOOL SERVING A PROPOSED PROJECT ARE OPEN TO

NEW RESIDENTIAL DEVELOPMENT IN THE SCHEDULED COMPLETION YEAR OF THE PROJECT OR THE PHASES OF THE PROJECT.

([[aj]]AJ) *School region* means a geographic area, determined by the Howard County Board of Education, containing a group of contiguous elementary school service areas.

([[ak]]AK) *Unphased project* means a project which does not utilize phasing.

SECTION 16.1111. – ADEQUATE WATER, SEWER, STORMWATER, AND SOLID WASTE FACILITIES.

NO DEVELOPMENT SHALL BE APPROVED UNTIL PLANS ARE REVIEWED BY THE DEPARTMENT OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS TO ENSURE THAT THE DEVELOPMENT WILL BE SERVED BY ADEQUATE WATER, SEWER, STORMWATER, AND SOLID WASTE FACILITIES IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING PROVISIONS:

(A) *WATER AND SEWER.* WATER AND SEWER FACILITIES SHALL BE CONSIDERED ADEQUATE IF THE APPROVED SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS COMPLY WITH ALL APPLICABLE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE STANDARDS ESTABLISHED IN THE FOLLOWING CODE PROVISIONS FOR WATER AND SEWER SERVICES:

(1) SECTION 16.131. - SEWAGE DISPOSAL AND WATER SUPPLY.

(2) SECTION 18.100A. - CAPITAL IMPROVEMENT MASTER PLAN (C.I.M.P.) FOR WATER AND SEWERAGE.

(3) SECTION 18.122B. - ALLOCATION OF WATER AND WASTEWATER CAPACITY.

(B) *STORMWATER.* STORMWATER FACILITIES SHALL BE CONSIDERED ADEQUATE IF APPROVED SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS COMPLY WITH ALL APPLICABLE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE STANDARDS ESTABLISHED IN SECTION 16.133 ("STORM DRAINAGE") AND TITLE 18 ("PUBLIC WORKS"), SUBTITLES 5 ("STORM DRAINAGE SYSTEMS") AND 9 ("STORMWATER MANAGEMENT") OF THE COUNTY CODE.

(C) *SOLID WASTE.* SOLID WASTE FACILITIES SHALL BE CONSIDERED ADEQUATE IF APPROVED SUBDIVISION PLANS AND SITE DEVELOPMENT PLANS COMPLY WITH ALL APPLICABLE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE CAPITAL IMPROVEMENT MASTER PLAN FOR SOLID WASTE AS DEFINED IN SECTION 18.600A OF THE COUNTY CODE.

Section 2. And Be It Further Enacted *by the County Council of Howard County, Maryland, that this Act shall become effective 61 days after its enactment.*

BY THE COUNCIL

This Bill, having been approved by the Executive and returned to the Council, stands enacted on February 14, 2018.

Jessica Feldmark

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having been passed by the yeas and nays of two-thirds of the members of the Council notwithstanding the objections of the Executive, stands enacted on _____, 2018.

_____

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having received neither the approval nor the disapproval of the Executive within ten days of its presentation, stands enacted on _____, 2018.

_____

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, not having been considered on final reading within the time required by Charter, stands failed for want of consideration on _____, 2018.

_____

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, having been disapproved by the Executive and having failed on passage upon consideration by the Council stands failed on _____, 2018.

_____

Jessica Feldmark, Administrator to the County Council

BY THE COUNCIL

This Bill, the withdrawal of which received a vote of two-thirds (2/3) of the members of the Council, is withdrawn from further consideration on _____, 2018.

_____

Jessica Feldmark, Administrator to the County Council

Amendment 3 to Council Bill 1-2018

BY: Mary Kay Sigaty

Legislative Day No: 2
Date: February 5, 2018

Amendment No. 3

(This amendment would create a process to balance the County's policy goals to provide adequate school facilities and affordable housing.)

On page 10, immediately following line 28, insert the following:

"(E) *SPECIAL AFFORDABLE HOUSING OPPORTUNITIES.*

TO BALANCE THE COUNTY'S POLICY GOALS TO PROVIDE ADEQUATE SCHOOL FACILITIES AND AFFORDABLE HOUSING IN ACCORDANCE WITH SECTION 7-101 OF THE LAND USE ARTICLE OF THE ANNOTATED CODE OF MARYLAND AND THE COUNTY'S GENERAL PLAN, IF AN AFFORDABLE HOUSING PROJECT OR PHASE OF A PROJECT IS LOCATED IN THE ATTENDANCE AREA OF A SCHOOL THAT IS CLOSED FOR DEVELOPMENT DUE TO PROJECTED ENROLLMENT IN THE SCHOOL CAPACITY CHART, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING SHALL AUTHORIZE THE AFFORDABLE HOUSING PROJECT TO PROCEED SUBJECT TO ALL OTHER PROVISIONS OF THIS SUBTITLE, PROVIDED THAT:

(1) AT LEAST 40% OF THE UNITS SHALL BE AFFORDABLE TO HOUSEHOLDS EARNING 60% OR LESS OF THE METROPOLITAN STATISTICAL AREA MEDIAN INCOME;

(2) THE PROJECT OR PHASE OF A PROJECT IS LED BY OR IN PARTNERSHIP WITH A LOCAL NONPROFIT OR THE HOUSING COMMISSION;

(3) THE PROJECT OR PHASE OF A PROJECT IS SEEKING OR HAS RECEIVED AN ALLOCATION OF LOW-INCOME HOUSING TAX CREDITS OR OTHER STATE OR FEDERAL FINANCIAL ASSISTANCE FOR AFFORDABLE HOUSING;

(4) THE PROJECT OR PHASE OF A PROJECT HAS OBTAINED A LETTER OF SUPPORT FROM THE COUNTY EXECUTIVE; AND

(5) THE COUNTY COUNCIL AND COUNTY EXECUTIVE HAVE APPROVED EITHER A PAYMENT IN LIEU OF TAXES (PILOT) AGREEMENT FOR THE PROJECT OR A RESOLUTION AUTHORIZING THE PROJECT TO PROCEED. AS PART OF THE

APPROVAL OF THE PILOT OR RESOLUTION, THE COUNCIL SHALL HOLD A PUBLIC HEARING AND CONSIDER:

(I) THE CAPACITY UTILIZATION AT THE SCHOOL OR SCHOOLS IMPACTED BY THE PROJECT AND AT ADJACENT SCHOOLS, INCLUDING LIMITING THE POTENTIAL IMPACT ON ANY ELEMENTARY OR MIDDLE SCHOOL WITH A CAPACITY UTILIZATION RATE GREATER THAN 115% UNLESS AN ADJACENT SCHOOL WITH THE SAME GRADE LEVELS HAS A CAPACITY UTILIZATION RATE OF 100% OR LESS;

(II) ESTIMATED STUDENT GENERATION FROM THE PROJECT;

(III) ANY POTENTIAL FOR THE BOARD OF EDUCATION TO ADD CAPACITY TO THE IMPACTED SCHOOL OR SCHOOLS THROUGH REDISTRICTING, FACILITY EXPANSION, OR OTHER PROGRAMS; AND

(~~II~~ IV) THE NEED FOR AFFORDABLE HOUSING IN THE COUNTY, INCLUDING FACTORS SUCH AS THE HOUSING COST BURDEN ON ~~FAMILIES~~ FAMILIES, THE AVAILABILITY OF HOUSING FOR INDIVIDUALS WITH DISABILITIES, AND THE EXTENT OF HOMELESSNESS AMONG FAMILIES AND SCHOOL CHILDREN.".

ADOPTED as amended 2/5/18
FAILED
SIGNATURE Jessica Feldmark

Amendment 1 to Amendment 3 Council Bill No. 1 - 2018

BY: Jennifer Terrasa

Legislative Day No: 2
Date: 2/5/18

Amendment No. 1

(*This amendment proposes that only developments that are led by or work with either a local nonprofit or the Housing Commission would be eligible for this provision.*)

On page 1, immediately following line 16, insert:

"(2) THE PROJECT OR PHASE OF A PROJECT IS LED BY OR IN PARTNERSHIP WITH A LOCAL NONPROFIT OR THE HOUSING COMMISSION;".

Renumber the remainder of the section accordingly.

ADOPTED 2/5/18
FAILED
SIGNATURE Jessica Feldmark

Amendment 4 Amendment No. 3 to Council Bill No. 1-2018

BY: Mary Kay Sigaty

Legislative Day No. 2
Date: February 5, 2018

Amendment No. 4

(This amendment adds the consideration of whether housing is available for individuals with disabilities when allowing an affordable housing opportunity to proceed and makes a technical correction.)

On page 2, in line 11, strike "III" and substitute "IV".

On page 2, in line 12, strike "FAMILIES" and substitute "FAMILIES, THE AVAILABILITY OF HOUSING FOR INDIVIDUALS WITH DISABILITIES,"

ADOPTED 2/5/18
FAILED
SIGNATURE Jessica Feldmark

Amendment 5 to Council Bill 1-2018

BY: Jon Weinstein

Legislative Day No: 2
Date: February 5, 2018

Amendment No. 5

(This amendment proposes to redefine the impact area to be studied for the APFO roads test based on trip generation and establishes a scoping meeting.)

On page 19, in the table that appears between lines 17 and 18:

- In the second row, strike "50" and substitute "99"; and
- In the third row, strike "51" and substitute "100".

On page 19, in line 20, strike "AND FOR" and substitute the following:

"THE STANDARD IMPACT AREA IS LIMITED TO INTERSECTIONS WITHIN ONE AND A HALF ROAD MILES IN ALL DIRECTIONS FROM EACH ENTRANCE TO THE PROJECT. FOR".

On page 20, in line 5, after "TO" strike "SIGNALIZED INTERSECTIONS" and substitute "INTERSECTIONS OF A MAJOR COLLECTOR OR HIGHER CLASSIFIED ROAD WITH A MAJOR COLLECTOR OR HIGHER CLASSIFIED ROAD".

On page 20, strike lines 15 – 20, and substitute the following:

"(3) IF A DEVELOPMENT IS PROJECTED TO GENERATE 100 PEAK HOUR TRIPS OR MORE FOR EITHER THE AM OR PM STUDY PERIOD, THE DEVELOPER SHALL REQUEST A TRAFFIC IMPACT AREA SCOPING MEETING PRIOR TO SUBMITTING THE PLAN FOR THE DEVELOPMENT. THE DEPARTMENT OF PLANNING AND ZONING SHALL DETERMINE WHETHER THE SCOPING MEETING WILL BE CONDUCTED BY EMAIL, PHONE, IN-PERSON, OR VIRTUAL MEETING, AND SHALL, TOGETHER WITH THE DEPARTMENT OF PUBLIC WORKS, CONDUCT ~~A SCOPING~~ THE MEETING WITH THE DEVELOPER TO ~~DETERMINE~~ DISCUSS IF THE DISTANCE OF THE STANDARD IMPACT AREA SHOULD BE EXTENDED OR IF ANY ADDITIONAL INTERSECTIONS SHOULD BE INCLUDED IN THE IMPACT AREA. THE DEPARTMENT OF PLANNING AND ZONING, IN CONSULTATION WITH THE

DEPARTMENT OF PUBLIC WORKS, SHALL DETERMINE THE ADDITIONAL INTERSECTIONS TO BE STUDIED, IF ANY, BASED ON INTERSECTION LOCATION, ANTICIPATED TRIP DISTRIBUTION, EXISTING LEVEL OF SERVICE, OR KNOWN OPERATIONAL COMPLAINTS AND NOTIFY THE DEVELOPER IN WRITING OF THE INTERSECTIONS TO BE STUDIED WITHIN ~~TWO WEEKS~~ ONE WEEK FOLLOWING THE SCOPING MEETING. THE DEPARTMENT OF PLANNING AND ZONING MAY WAIVE THE REQUIREMENT TO STUDY A CERTAIN INTERSECTION IF THE DEPARTMENT OF PUBLIC WORKS HAS ON FILE A VALID TRAFFIC STUDY OF THAT INTERSECTION WHICH WAS COMPLETED WITHIN THE LAST YEAR. IF, DURING THE PLAN REVIEW PROCESS, THE PEAK HOUR TRIPS GENERATED BY THE PROPOSED DEVELOPMENT CHANGES BY 10% OR MORE OR BY 15 TRIPS OR MORE, WHICHEVER IS GREATER, A NEW SCOPING MEETING WILL BE REQUIRED AND THE DEPARTMENT OF PLANNING AND ZONING, IN CONSULTATION WITH THE DEPARTMENT OF PUBLIC WORKS, MAY REQUIRE ADDITIONAL INTERSECTIONS TO BE STUDIED BASED ON INTERSECTION LOCATION, ANTICIPATED TRIP DISTRIBUTION, EXISTING LEVEL OF SERVICE, OR KNOWN OPERATIONAL COMPLAINTS.".

ADOPTED as amended 2/5/18
FAILED
SIGNATURE Jessica Feldmark

Amendment 1 to Amendment 5 to Council Bill No. 1 - 2018

BY: Jon Weinstein

Legislative Day No: 2
Date: 2/5/18

Amendment No. 1

(*This amendment proposes the specifics for the type of scoping meeting to be conducted and shortens the notification timeframe for intersections to be studied to one week.*)

On page 1, in line 20, after "ZONING" insert the following:

"SHALL DETERMINE WHETHER THE SCOPING MEETING WILL BE CONDUCTED BY EMAIL, PHONE, IN-PERSON, OR VIRTUAL MEETING, AND".

On the same page, in line 21, strike "A SCOPING" and substitute "THE".

On page 2, in line 3, strike "TWO WEEKS" and substitute "ONE WEEK".

ADOPTED 2/5/18
FAILED
SIGNATURE Jessica Feldmark

Amendment 2 to Amendment 5 to Council Bill No. 1 - 2018

BY: Jennifer Terrasa

Legislative Day No: 2
Date: 2/5/18

Amendment No. 2

(*This amendment proposes to change the word "determine" to "discuss".*)

On page 1, in line 21, strike "DETERMINE" and substitute "DISCUSS".

ADOPTED 2/5/18
FAILED
SIGNATURE Jessica Feldmark

Amendment 1 to Council Bill No. 1 - 2018

BY: Jennifer Terrasa

Legislative Day No. 2
Date: 2/5/18

Amendment No. 1

(This amendment proposes to limit the redistribution of residential units to those FDPs which are not utilizing CEPPA flexibility provisions.)

On page 8, in line 17, after "MET", insert "WITHOUT UTILIZING THE DOWNTOWN COLUMBIA PLAN'S FLEXIBILITY PROVISIONS FOR AN ALTERNATE COMPARABLE CEPPA, ALTERNATIVE TIMING, OR POSTING OF SECURITY TO FULFILL ANY REQUIRED CEPPA APPLICABLE TO THE FINAL DEVELOPMENT PLAN".

ADOPTED 2/5/18
FAILED
SIGNATURE Jessica Feldmark

Amendment 2 to Council Bill 1-2018

BY: Greg Fox

Legislative Day No: 2
Date: 2/5/18

Amendment No. 2

(*This amendment proposes to:*

1. *Allow higher capacity utilization thresholds under specified conditions; and*
2. *Redefine School Capacity Chart and School Region.*)

On page 9, strike beginning in line 3 with the colon and continuing through "([[ii]]2) The" in line 7 and substitute "THE".

On page 9, in line 12, strike "elementary school regions and which".

On page 22, in line 6, before the period, insert the following: "; OR THE PROJECTED ENROLLMENT OF THE ELEMENTARY SCHOOL IS BELOW 110 PERCENT OF THE PROGRAM CAPACITY OF THE SCHOOL AND THE PROJECTED ENROLLMENT OF THE ELEMENTARY SCHOOL REGION IS BELOW 100 PERCENT OF THE PROGRAM CAPACITY OF THE ELEMENTARY SCHOOLS WITHIN THE REGION".

On page 22, in line 8, before the period, insert the following: "; OR THE PROJECTED ENROLLMENT OF THE MIDDLE SCHOOL IS BELOW 115 PERCENT OF THE PROGRAM CAPACITY OF THE SCHOOL AND THE PROJECTED ENROLLMENT OF THE MIDDLE SCHOOL REGION IS BELOW 100 PERCENT OF THE PROGRAM CAPACITY OF THE MIDDLE SCHOOLS WITHIN THE REGION".

On page 22, in line 10, before the period, insert the following: "; OR THE PROJECTED ENROLLMENT OF THE HIGH SCHOOL REGION IS BELOW 105 PERCENT OF THE PROGRAM CAPACITY OF THE HIGH SCHOOLS WITHIN THE REGION".

ADOPTED 2/5/18
FAILED
SIGNATURE Jessica Feldmark

On page 24, strike lines 15-18, and substitute the following:

"(AH) *SCHOOL CAPACITY CHART* MEANS A CHART INDICATING, FOR EACH OF THE FOLLOWING TEN YEARS:

(1) THE PROJECTED CAPACITY UTILIZATION RATE OF EACH ELEMENTARY, MIDDLE AND HIGH SCHOOL;

(2) THE PROJECTED CAPACITY UTILIZATION RATE OF THE SCHOOL REGION FOR EACH ELEMENTARY, MIDDLE AND HIGH SCHOOL; AND

(3) WHICH ELEMENTARY, MIDDLE, AND HIGH SCHOOLS ARE OPEN TO NEW RESIDENTIAL DEVELOPMENT AND WHICH ARE CONSTRAINED TO NEW RESIDENTIAL DEVELOPMENT.".

Also on page 24, in lines 19-20, strike "ELEMENTARY SCHOOL REGION AND".

Also on page 24, strike lines 23-24, and substitute the following:

"(AJ) *SCHOOL REGION*:

(1) ELEMENTARY SCHOOL REGION MEANS THE ELEMENTARY SCHOOL TO BE TESTED AND THE NEAREST FIVE ADDITIONAL ELEMENTARY SCHOOLS.

(2) MIDDLE SCHOOL REGION MEANS THE MIDDLE SCHOOL TO BE TESTED AND THE NEAREST THREE ADDITIONAL MIDDLE SCHOOLS.

(3) HIGH SCHOOL REGION MEANS THE HIGH SCHOOL TO BE TESTED AND THE NEAREST TWO ADDITIONAL HIGH SCHOOLS.".

Amendment 4 to Council Bill 1-2018

BY: Jennifer Terrasa

Legislative Day No: 2
Date: 2/5/18

Amendment No. 4

(*This amendment proposes to increase the retesting provisions for the School Capacity test.*)

On page 12, in lines 17 -18, strike "PARAGRAPH (7) OF THIS SUBSECTION SHALL APPLY [[If]]" and substitute "IF".

On page 12, in lines 21 and 28, strike the brackets.

On page 12, in lines 22 and 25, strike "three" and substitute "SIX".

On page 12, in line 26, strike "fourth" and substitute "seventh".

On pages 13 and 14, strike beginning with line 23 on page 13 through line 26 on page 14, in their entirety.

ADOPTED _____
FAILED 2/5/18
SIGNATURE Jessica Feldmark

Amendment 6 to Council Bill 1-2018

BY: Mary Kay Sigaty

Legislative Day No: 2
Date: 2/5/18

Amendment No. 6

(*This amendment proposes to adjust the implementation date for the School Capacity Chart for High School capacity testing to begin with the redistricting effort for the 13th high school coming online.*)

On page 22, strike lines 9-10, and substitute the following:

"(3) FOR A SCHOOL CAPACITY CHART ADOPTED AFTER JANUARY 1, 2023, HIGH SCHOOL CAPACITY SHALL BE TESTED AND "OPEN" SHALL INCLUDE THE FOLLOWING ADDITIONAL MEANING:

(I) HIGH SCHOOL—OPEN MEANS THAT THE PROJECTED ENROLLMENT OF THE HIGH SCHOOL IS BELOW 115 PERCENT OF THE PROGRAM CAPACITY OF THE SCHOOL.".

ADOPTED
FAILED not introduced
SIGNATURE Jessica Feldmark

Amendment 7 to Council Bill 1-2018

BY: Jennifer Terrasa

Legislative Day No: 2
Date: 2/5/18

Amendment No. 7

(*This amendment proposes to lower the school capacity thresholds for elementary, middle, and high schools.*)

On page 22, in line 5, strike "105" and substitute "100".

On page 22, in line 8, strike "110" and substitute "105".

On page 22, in line 10, strike "115" and substitute "110".

ADOPTED 2/5/18
FAILED
SIGNATURE Jessica Feldmark

Amendment 8 to Council Bill No. 1 - 2018

BY: Jennifer Terrasa

Legislative Day No. 2
Date: 2/5/18

Amendment No. 8

(This amendment proposes that DPZ ensure that there are adequate Police, Fire, and Health facilities prior to plan approval.)

On page 3, in line 11, strike "and". In the same line, after "waste" insert ", police, fire, and health".

On page 24, in line 27, strike "AND". In the same line, after "WASTE" insert ", POLICE, FIRE, AND HEALTH".

On page 24, in line 30, strike "AND". In the same line, after "WASTE" insert ", POLICE, FIRE, AND HEALTH".

On page 25, in line 21, insert the following:

"(D) *POLICE, FIRE, AND HEALTH.* THE DEPARTMENT OF PLANNING AND ZONING MAY NOT APPROVE A SUBDIVISION PLAN UNTIL ADEQUACY CHECKS ARE DONE BY APPROPRIATE COUNTY AGENCIES FOR POLICE, FIRE, AND HEALTH PURSUANT TO APPLICABLE GENERAL PLAN POLICIES AND IMPLEMENTING ACTIONS.".

ADOPTED 2/5/18
FAILED
SIGNATURE Jessica Feldmark

Introduced _____
Public Hearing _____
Council Action _____
Executive Action _____
Effective Date _____

County Council of Howard County, Maryland

2017 Legislative Session Legislative Day No. **10**

Bill No. 61-2017

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

AN ACT amending the Adequate Public Facilities Act requiring certain periodic review; specifying completion timelines for certain types of road remediation projects; requiring that certain agreements contain certain provisions with regard to the timing of road mitigation projects; amend the title of certain charts and other terminology; requiring certain waiting periods; clarifying certain exemptions; defining certain terms; amending certain definitions; making certain technical corrections; and generally relating to the Adequate Public Facilities Act of Howard County.

Introduced and read first time _____, 2017. Ordered posted and hearing scheduled.

By order_____
Jessica Feldmark, Administrator

Having been posted and notice of time & place of hearing & title of Bill having been published according to Charter, the Bill was read for a second time at a public hearing on _____, 2017.

By order _____
Jessica Feldmark, Administrator

This Bill was read the third time on _____, 2017 and Passed ___, Passed with amendments _____, Failed _____.

By order _____
Jessica Feldmark, Administrator

Sealed with the County Seal and presented to the County Executive for approval this ___day of _____, 2017 at ___ a.m./p.m.

By order _____
Jessica Feldmark, Administrator

Approved/Vetoed by the County Executive _____, 2017

_____
Allan H. Kittleman, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment

WHEREAS, the Adequate Public Facilities Ordinance ("Ordinance") is a land use policy first recommended in Howard County, Maryland's 1990 General Plan to manage the pace of growth; and

WHEREAS, the Ordinance links residential construction to an elementary schools test, a middle schools test, a school regions test, a roads test (both residential and commercial), and a housing unit allocations test; and

WHEREAS, the 2015 Department of Planning and Zoning Transition Team Report recommended the County Executive review the Ordinance to consider factors that have the potential to influence growth in new ways; and

WHEREAS, the County Executive issued Executive Order 2015-05 establishing an Adequate Public Facilities Review Task Force ("Task Force") to review the current Act and make recommendations for possible improvements; and

WHEREAS, the Task Force met over the course of 10 months to develop recommendations; and

WHEREAS, the chair and vice chair of the Task Force presented the Task Force report, which included recommendations, to the County Executive in April 2016; and

WHEREAS, the County Executive requested the Department of Planning and Zoning to analyze the recommendations and submit a Technical Staff Report on them; and

WHEREAS, County Administration presented the recommendations to the County Council on April 10, 2017 and the Howard County Board of Education on June 8, 2017; and

WHEREAS, this Act amends certain provisions of the Ordinance based on the County Executive's assessment of the Task Force report and Technical Staff Report in order to accomplish the goal of improving growth management in Howard County.

NOW, THEREFORE,

Section 1. Be It Enacted *by the County Council of Howard County, Maryland, that the Howard County Code is amended as follows:*

1. By amending Title 16. Planning, Zoning and Subdivisions and Land Development Regulations, Subtitle 1 "Subdivision and Land Development Regulations".

a. Section 16.147 "Final subdivision plan and final plat"
Subsection (e)

b. Section 16.156 "Procedures"
Subsection (k)

2. By amending Title 16. Planning, Zoning and Subdivisions and Land Development Regulations, Subtitle 11 "Adequate Public Facilities Act":

a. Section 16.1100 "Short title; background; purpose; organization"
Subsection (b)(3)

b. Section 16.1101 "Adequate transportation facilities"
Subsection (d)

c. Section 16.1102 "Housing unit allocation concept; housing unit allocation chart"
Subsection (b)(3)

d. Section 16.1103 "Adequate school facilities".

Subsection (b) and (c)

e. Section 16.1105 "Processing of plans subject to test for adequate transportation facilities and/or tests for adequate school facilities and/or test for housing unit allocations" Subsection (c)

f. Section 16.1110 "Definitions"

3. By adding paragraph (8) to subsection (b) of Section 16.1107 "Exemptions".

Title 16. Planning, Zoning and Subdivisions and Land Development Regulations.

Subtitle 1. Subdivision and Land Development Regulations.

Article IV. Procedures for filing and processing subdivision applications.

Section 16.147. Final subdivision plan and final plat.

(e) [[*Developer's Agreement]]DEVELOPER AGREEMENTS.* After final plan approval and signature approval of all construction drawings and prior to the submission of the original final plat, the developer shall post with the County all necessary monies and file a developer's agreement and if required, a major facilities agreement and/or a shared sewage disposal facility developer agreement. The developer's agreement(s) shall cover financial obligations with appropriate security guaranteeing installation of all required improvements, installation and warranty of a shared sewage disposal facility on a cluster subdivision in the RR or RC zoning district, and fulfillment of the protection and management requirements of the approved forest conservation plan. The agreement may provide that the developer may be partially released from the surety requirements of the agreement upon partial completion of the work in accordance with criteria established by the Department of Public Works. THE AGREEMENT SHALL PROVIDE WHEN THE OFFSITE ROAD IMPROVEMENTS ARE REQUIRED TO BE STARTED IN THE SEQUENCE OF CONSTRUCTION. THE SEQUENCE OF CONSTRUCTION, AS SET FORTH IN THE APPROVED PLANS AND SPECIFICATIONS, SHALL BE INCORPORATED INTO THE AGREEMENT BY REFERENCE. FAILURE TO CONSTRUCT ROAD IMPROVEMENTS IN ACCORDANCE WITH THE DEVELOPER AGREEMENT, AND INCORPORATED APPROVED PLANS AND SPECIFICATIONS, MAY RESULT IN DEFAULT IN ACCORDANCE

WITH THE AGREEMENT AND BUILDING PERMITS SHALL NOT BE ISSUED. The Director of the Department of Planning and Zoning may authorize submission of the original final plat if the developer agreement is not complete, but is in process and can be fully executed in a timely manner.

Title 16. Planning, Zoning and Subdivisions and Land Development Regulations.

Subtitle 1. Subdivision and Land Development Regulations.

Article V. Procedures for filing and processing site development plan applications.

Section 16.156. Procedures.

(k) *Developer Agreements; Major Facilities Agreements.* Concurrent with the approval of the site development *plan*, the developer shall execute the developer agreement(s) and major facilities agreement, if any, for required improvements and, where applicable, for fulfillment of the protection and management requirements of the approved forest conservation *plan*. The agreement may provide that the developer may be partially released from the surety requirements upon partial completion of the work in accordance with criteria established by the Department of Public Works. THE AGREEMENT SHALL PROVIDE WHEN THE OFFSITE ROAD IMPROVEMENTS ARE REQUIRED TO BE STARTED IN THE SEQUENCE OF CONSTRUCTION. THE SEQUENCE OF CONSTRUCTION, AS SET FORTH IN THE APPROVED PLANS AND SPECIFICATIONS, SHALL BE INCORPORATED INTO THE AGREEMENT BY REFERENCE. FAILURE TO CONSTRUCT ROAD IMPROVEMENTS IN ACCORDANCE WITH THE DEVELOPER AGREEMENT, AND INCORPORATED APPROVED PLANS AND SPECIFICATIONS, MAY RESULT IN DEFAULT IN ACCORDANCE WITH THE AGREEMENT AND BUILDING PERMITS SHALL NOT BE ISSUED.

Title 16. Planning, Zoning and Subdivisions and Land Development Regulations.

Subtitle 11. Adequate Public Facilities.

Section 16.1100. Short title; background; purpose; organization.

(b) *Background*:

(3) *Elements of the growth management process*. This subtitle is one of five interconnected elements that constitute the growth management process. Each element has a part to play

in providing the predictability required for planning and implementing adequate public facilities.

(i) *Establishing policy*. The general plan, the zoning plan, and the standards in this subtitle constitute the policy base for the growth management process. This common base is the platform from which data are generated and planning documents written.

(ii) *Capital planning*. Capital improvement master plans define the necessary public school, road, solid waste, and water and sewerage infrastructure which supports the land use and growth policies established in the general plan. Capital improvement master plans will minimally contain planning assumptions, standards of service, descriptions of additions and improvements, justification and priorities for additions and improvements, and budget projections for each of the next ten years. The plans will be reviewed and approved annually.

(iii) *Revenue allocation*. Limited resources will require coordinated allocation of funds for roads, schools and other facilities. The Planning Board, the County Executive, the County Council, and participating agencies and departments will work together to review priorities and budget projections included in the capital improvement master plans. The County Council will conduct a public hearing and, through adoption of the capital budget and capital improvement program, will approve the distribution of funds across capital improvement master plans.

The building excise tax (see title 20, subtitle 5 of the Howard County Code), enhances the County's ability to provide adequate public road facilities.

(iv) *Adequate public facilities*. The general plan guides where and when growth occurs. The adequate public facilities process and standards will manage growth so that facilities can be constructed in a timely manner.

(v) *Monitoring growth*. The Department of Planning and Zoning will develop statistics and other pertinent data which will be continually used to assess the growth management process so that status reports can be prepared and adjustments recommended regarding the growth management process.

(VI) *PERIODIC REVIEW*. AFTER REVISION OF THE GENERAL PLAN FOR THE COUNTY AS REQUIRED BY SECTION 16.801 OF THIS CODE, AN ADEQUATE PUBLIC FACILITIES ACT REVIEW COMMITTEE SHALL MEET AND PROVIDE A REPORT TO THE DEPARTMENT OF

PLANNING AND ZONING. THE REPORT SHALL INCLUDE ANY PROPOSED CHANGES TO THIS ACT.

Section 16.1101. Adequate transportation facilities.

(d) *Road Facilities to Be Included in Determining Adequacy*. In determining whether a proposed project passes the test for adequate road facilities, the following road facilities shall be considered as existing in the scheduled completion year of the project:

(1) Road facilities in existence as of the date the developer submits the application for approval of the project;

(2) New road facilities or improvements to existing road facilities for which sufficient funds have been included in the Howard County Capital Program or Extended Capital Program as defined in title 22 of the Howard County Code or the Maryland Consolidated Transportation Program so that the facilities will be substantially completed before or during the scheduled completion year of the project, unless the Director of Planning and Zoning, after consultation with the Director of Public Works, demonstrates that such facilities or improvements are not likely to be completed by that time.

(3) New road facilities or improvements to existing road facilities which:

(i) Have been included in developers' mitigation plans submitted for approval to the Department of Planning and Zoning before the project which is being tested; [[and]]

(ii) Which are scheduled to be substantially completed before or during the scheduled completion year of the proposed project[[.]]; AND

(III) HAVE BEEN INCLUDED IN A DEVELOPER AGREEMENT WHICH SHALL INCLUDE THE INFORMATION REQUIRED BY SECTION 16.147(E) AND SECTION 16.156 (K) OF THIS CODE.

(4) The mitigation proposed by the developer.

Section 16.1102. Housing unit allocation concept; housing unit allocation chart.

(b) *Housing Unit Allocation Chart*:

(3) *Preparation and adoption*. The Department of Planning and Zoning shall prepare and update the housing unit allocation chart for consideration and adoption by the County Council. Once each year, and more often if the Council determines that amendments are

appropriate, the county council shall adopt the housing unit allocation chart by resolution, after a public hearing. Whenever the housing unit allocation chart is adopted or amended, the [[open/closed]]SCHOOL CAPACITY chart shall be adopted or amended concurrently to be consistent.

Section 16.1103. Adequate school facilities.

(b) *The Tests for Adequate Public Schools*. A proposed residential project will pass the tests for adequate public schools if the [[open/closed]]SCHOOL CAPACITY chart (see subsection (c), "[[Open/Closed]]SCHOOL CAPACITY Chart," below) indicates that:

([[i]]1) The elementary school region where the proposed project will be located will be open for new residential development during the scheduled completion year of the project and any phase of a project; and

([[ii]]2) The elementary and middle schools which will serve the proposed project will be open for new residential development during the scheduled completion year of the project and any phase of a project.

(c) [[Open/Closed]]*SCHOOL CAPACITY Chart Preparation and Adoption*:

(1) *Definition*. The [[open/closed]]SCHOOL CAPACITY chart is a chart indicating which elementary school regions and which elementary schools and middle schools are open for new residential development and which are [[closed]] CONSTRAINED each year for each of the following ten years.

(2) *Basis of chart*. The basis of the [[open/closed]]SCHOOL CAPACITY chart is the assumptions used by the [[Department]]BOARD of Education in predicting enrollment, such as school capacity, current enrollment, demographic and growth trends, and the housing unit allocation chart.

(3) *Preparation and adoption of [[open/closed]]SCHOOL CAPACITY chart*. The [[open/closed]]SCHOOL CAPACITY chart is designed to work in conjunction with the housing unit allocation chart in order to provide consistency and predictability in the planning process for schools. For that reason, the [[open/closed]]SCHOOL CAPACITY chart shall be revised for consistency concurrent with any amendments to the housing unit allocation chart.

The Department of Planning and Zoning shall receive the [[open/closed]]SCHOOL CAPACITY chart, from the [[Department]]BOARD of Education. The [[open/closed]]SCHOOL CAPACITY chart shall be submitted to the County Council for adoption by resolution after a public hearing. Whenever the County Council adopts, amends, or updates the housing unit allocation chart, it shall concurrently adopt the [[open/closed]]SCHOOL CAPACITY chart.

Section 16.1105. Processing of plans subject to test for adequate transportation facilities and/or tests for adequate school facilities and/or test for housing unit allocations.

(c) *Processing Applications for Approval of Residential Projects and Projects Containing Residential and Nonresidential Uses*:

(1) *Adequate transportation facilities test*. Upon receipt of a complete application for approval of a residential project or a project containing residential and nonresidential uses, the project shall be tested for adequate transportation facilities.

(2) *Test for allocations*:

(i) *Conventional residential projects*. If the conventional residential project meets the requirements of the subdivision regulations and passes the test for adequate transportation facilities, the project will then be tested for availability of housing unit allocations.

a. *Allocations available*. If housing unit allocations are available for the scheduled completion year for unphased projects or for the scheduled completion year for the initial and future phases for phased projects, the Director of Planning and Zoning shall assign tentative housing unit allocations.

b. *Allocations not available*. If housing unit allocations are not available for the scheduled completion year for unphased projects or for the scheduled completion year for the initial or future phases for phased projects, the application shall be placed on the bottom of a list of applications waiting for housing unit allocations.

c. *Revised housing unit allocation chart adopted*. Whenever a revised housing unit allocation chart is adopted, the Department of Planning and Zoning shall test projects on the list of applications waiting for housing unit allocations. When

housing unit allocations become available to serve a project, the Director of Planning and Zoning shall assign tentative allocations.

(ii) *Comprehensive projects*. Upon receipt of a complete initial plan stage application for approval of a comprehensive project, the Department of Planning and Zoning shall test the project for housing unit allocations.

a. *Allocations available*. If housing unit allocations are available for the scheduled completion year for unphased projects or for the scheduled completion year for the initial and future phases for phased comprehensive projects, the Director of Planning and Zoning shall assign tentative housing unit allocations.

b. *Allocations not available*. Subject to subsection 16.1104(b)(2), if housing unit allocations are not available for the scheduled completion year for unphased projects or for the scheduled completion year for the initial or future phases for phased comprehensive projects, the application shall be placed on the bottom of a list of applications waiting for housing unit allocations.

c. *Revised housing unit allocation chart adopted*. Whenever a revised housing unit allocation chart is adopted, the Director of Planning and Zoning shall test projects on the list of applications waiting for housing unit allocations. When housing unit allocations become available to serve a project, or phase of a project, the Director of Planning and Zoning shall assign tentative allocations.

(3) *[[Open/closed]]SCHOOL CAPACITY test*. Upon assignment of tentative housing unit allocations, the project shall be tested for adequate public schools.

(i) *Projects passing [[open/closed]]SCHOOL CAPACITY test*. Once a project has passed the [[open/closed]]SCHOOL CAPACITY test, no further approval for adequate public facilities for that project is required during the subdivision or site development plan approval process, except as provided in subsection 16.1105(d).

(ii) *Projects failing [[open/closed]]SCHOOL CAPACITY test*. PARAGRAPH (7) OF THIS SUBSECTION SHALL APPLY IF [[If]] a project fails one or more components of the [[open/closed]]SCHOOL CAPACITY test for the scheduled completion year for unphased projects or for the scheduled completion year for the initial or future phases for phased projects[[, the project or phase of the project failing the open/closed test shall be retested for each of the next three consecutive years. If the project or phase

of the project passes the test in any of those years it shall be permitted to proceed with processing three years prior to the year in which it passes the open/closed test. If the project or phase of the project fails the test for each of the next three consecutive years, it shall be deemed to have passed the open/closed test in the fourth year and shall be permitted to proceed with processing three years prior to the year it is deemed to have passed the test]].

[[(iii) *Projects failing open/closed test due to incorrect advisory comments*. If a project has failed the November 6, 2001 open/closed test due to reliance on incorrect Department of Planning and Zoning advisory comments regarding that project's elementary school region prior to a determination by the Board of Education, the project may be permitted to retake the schools test once retroactively to November 6, 2001 based on an amended subdivision sketch plan without losing its allocations.]]

(4) *Revised [[open/closed]]SCHOOL CAPACITY chart adopted*. Whenever a revised [[open/closed]]SCHOOL CAPACITY chart is adopted, the Department of Planning and Zoning shall test projects which have previously failed the [[open/closed]]SCHOOL CAPACITY test. If a project or phase of a project passes the [[open/closed]]SCHOOL CAPACITY test in an earlier year than provided in subsection (c)(3)(ii) above, the project shall be permitted to proceed with processing three years prior to the year in which it passes the [[open/closed]]SCHOOL CAPACITY test.

(5) *Wait on processing*. Any project not passing the test for allocations and the [[open/closed]]SCHOOL CAPACITY test shall complete the initial plan stage, but shall not proceed further through the subdivision or site development plan process until housing unit allocations are granted and the [[open/closed]]SCHOOL CAPACITY test is passed. Once allocations are granted and the [[open/closed]]SCHOOL CAPACITY test is passed, the project shall be permitted to proceed with processing three years prior to the year in which it passes the [[open/closed]]SCHOOL CAPACITY test.

(6) *Extension of milestone dates*. The Director of Planning and Zoning shall extend the next milestone for projects failing the allocations test or [[open/closed]]SCHOOL CAPACITY test to correspond to the delay in processing of the project. The Department of Planning and Zoning shall notify the applicant, in writing, of the next milestone prior to the starting date of the milestone.

(7) *WAITING PERIOD*.

(I) IF A PROJECT OR PHASE OF A PROJECT WAS NEVER ON THE LIST OF APPLICATIONS WAITING FOR HOUSING UNIT ALLOCATIONS AND HAS RECEIVED HOUSING UNIT ALLOCATIONS, THEN DEVELOPMENT MAY PROCEED AS FOLLOWS:

A. IF THE PROJECT OR PHASE OF THE PROJECT PASSES THE SCHOOL CAPACITY TEST IN ANY YEAR BETWEEN AND INCLUSIVE OF THE FIRST CONSECUTIVE RETEST AND THE FOURTH CONSECUTIVE RETEST, THEN THE PROJECT OR PHASE OF THE PROJECT MAY PROCEED.

B. IF A PROJECT OR PHASE OF A PROJECT FAILS THE SCHOOL CAPACITY TEST:

I. FOR EACH OF THE NEXT FOUR CONSECUTIVE YEARS, THE PROJECT OR PHASE OF THE PROJECT SHALL BE RETESTED EACH TIME THE COUNTY COUNCIL ADOPTS NEW ANNUAL HOUSING UNIT ALLOCATIONS AND SCHOOL CAPACITY CHARTS; AND

II. IN THE FOURTH RETESTING YEAR, THE PROJECT SHALL BE DEEMED TO HAVE PASSED THE SCHOOL CAPACITY TEST.

(II) IF A PROJECT OR PHASE OF A PROJECT IS ON THE LIST OF APPLICATIONS WAITING FOR HOUSING UNIT ALLOCATIONS AND RECEIVES HOUSING UNIT ALLOCATIONS WITHIN FIVE YEARS, THEN SUBPARAGRAPH (I) OF PARAGRAPH (7) OF THIS SUBSECTION APPLIES. HOWEVER, IN NO CASE SHALL A PROJECT OR PHASE OF A PROJECT BE ON HOLD MORE THAN FIVE YEARS TOTAL INCLUDING THE TIME THE PROJECT OR PHASE OF THE PROJECT WAS ON THE LIST OF APPLICATIONS WAITING FOR HOUSING UNIT ALLOCATIONS.

(III) IF A PROJECT OR PHASE OF A PROJECT IS ON THE ALLOCATION WAITING LIST AND RECEIVES ALLOCATIONS AFTER FIVE YEARS OF BEING ON THE LIST, THEN THE PROJECT OR PHASE OF A PROJECT DOES NOT HAVE TO TAKE THE SCHOOL CAPACITY TEST.

Section 16.1107. Exemptions.

(b) *Residential Projects*:

(8) *PARTIALLY EXEMPT RESIDENTIAL SUBDIVISION PLANS.* EXCEPT IN DOWNTOWN COLUMBIA, MODERATE INCOME HOUSING UNITS DO NOT REQUIRE HOUSING UNIT ALLOCATIONS. HOWEVER, PLANS WITH MODERATE INCOME HOUSING UNITS ARE REQUIRED TO PASS THE TEST FOR ADEQUATE ROAD FACILITIES AND ADEQUATE PUBLIC SCHOOLS AS A CONDITION

OF APPROVAL. THE NUMBER OF MODERATE INCOME HOUSING UNITS IN EACH PLAN THAT DO NOT REQUIRE HOUSING UNIT ALLOCATIONS SUBJECT TO THIS EXEMPTION SHALL NOT EXCEED THE NUMBER OF MODERATE INCOME HOUSING UNITS AS REQUIRED IN THE HOWARD COUNTY ZONING REGULATIONS.

Section 16.1110. Definitions.

(a) *Affordable housing unit* means a moderate or middle income housing unit as defined in the Howard County Zoning Regulations.

(a-1) *Available housing unit allocations* are the number of housing unit allocations that the Department of Planning and Zoning may grant in any year, based on the housing unit allocation chart adopted by the County Council less housing unit allocations already granted for that year.

(b) *Background traffic growth* is the traffic, other than traffic existing at the time of application, which will be generated by:

(1) Regional pass-through users; and

(2) Projects which are not subject to the test for adequate road facilities.

(c) *Bulk parcel—Residential* means a residential parcel recorded for the purpose of development of apartments, single-family attached, single-family detached or mobile home units on a single lot where tentative housing unit allocations have been granted.

(d) *Capacity* means when used in relation to road facilities, capacity means the total number of vehicles that can be accommodated by a road facility during a specified time period under prevailing roadway operating conditions.

(e) *Comprehensive project* means a project in the following zoning districts:

(1) New Town (NT)

(2) Planned Golf Course Community (PGCC)

(3) Mixed Use (MXD)

(4) Residential: Apartments (R-A-15)

(f) *Constrained road facility* means in the planned service area for water and sewerage, a constrained road facility means the intersection of a major collector or higher classified road with a major collector or higher classified road which has historic or environmental value which would be adversely affected by certain road improvements.

In the no-planned service area for water and sewerage, a constrained road facility means the intersection of a minor collector or higher classified road with a minor collector or higher classified road which has historic or environmental value which would be adversely affected by certain road improvements.

The County Council, by resolution, declares a road facility constrained and identifies the feature(s) which form the basis for its decision to declare the road facility constrained.

(g) *Conventional project* means a project other than a comprehensive project.

(h) *Downtown Columbia* means the geographic area defined as Downtown Columbia in section 103.A.41 of the Howard County Zoning Regulations.

(i) *Exempt governmental facility* means:

(1) A facility to be owned or operated by the Federal Government, State Government, Howard County Public Schools, or any agency thereof;

(2) A facility owned by Howard County or any agency thereof where essential County Government services are provided, [[including]] LIMITED TO police services, fire prevention and suppression services, emergency medical services, highway maintenance, detention facilities, water treatment and supply, sewage disposal and treatment and solid waste disposal.

(j) *Final development plan proposing Downtown Columbia Revitalization* means a drawing or series of drawings, at an appropriate scale, and related text covering all or a portion of Downtown Columbia that proposes development pursuant to section 125.E of the zoning regulations.

(k) *Floor area ratio* means the ratio of the floor area of a structure to the lot area, where:

(1) The floor area is calculated by measuring the exterior faces of the walls of the structure minus any area within the structure devoted to parking, driveways, atria, enclosed malls and similar areas; and

(2) The lot area is calculated including any adjoining lots used for required parking for the structure.

(l) *General plan target; general plan residential growth target* means for the purposes of this subtitle, the general plan target and general plan residential growth target mean the housing unit projections established in the general plan for each planning area including the senior east set aside, and in addition 250 housing units per year for Route 1 revitalization.

(m) *Governmental action* means the action or inaction of a governmental agency in relation to a timely filed action by a developer. For the purposes of this subtitle, governmental agency means an agency of the Federal, State, or local government, including, but not limited to, the U.S. Corps of Engineers, the Maryland Department of the Environment, the Zoning Board, and the Board of Appeals.

(n) *Housing unit allocation* or *allocation* means an approval to build a housing unit.

(1) *Tentative housing unit allocation* or *tentative allocation* means the temporary approval, granted during the subdivision plan process, to build a housing unit in a project which requires housing unit allocations as a condition of project approval.

(2) *Permanent housing unit allocation* or *permanent allocation* means a permanent approval, granted at recordation of a subdivision or at site development plan approval, to build a housing unit in a project which requires housing unit allocations as a condition of project approval.

(o) *Housing unit allocation chart* means a chart indicating the projected number of housing unit allocations available to be granted in the County each year for a ten-year period. The chart divides the available housing unit allocations into geographic areas and may provide for green neighborhood and Downtown Columbia units. In a given year, no more than 35 percent of the allocations available in the growth and revitalization region may be granted to projects in a particular planning area, as established by PlanHoward 2030, Map 6-2 "Designated Place Types". The number of housing unit allocations on the chart shall be as follows:

(1) In the first year after the effective date of this subtitle the number of housing unit allocations on the chart for that year and each of the next two years shall equal the general plan annual target for residential completions for those years.

(2) In the second year after the effective date of this subtitle, the number of housing unit allocations on the chart for that year and for each of the next two years, based on the rolling average, shall be the general plan target for residential completions for the year in question minus one-third of the difference between:

(i) The number of housing unit allocations granted during the prior year plus the number of housing units in projects approved during the prior year which were exempt from the provisions of this subtitle pursuant to subsections 16.1107(b)(1) and (5) of this subtitle; and

(ii) The prior year's general plan target.

(3) In the third and later years after the effective date of this subtitle, the number of housing unit allocations on the chart for the current year and for each of the next two years, based on the rolling average, shall be the general plan target for residential completions for the year in question minus one-third of the difference between:

(i) The housing unit allocations granted during the two preceding years plus the housing units in projects approved during two preceding years which were exempt from the provisions of this subtitle pursuant to subsections 16.1107(b)(1) and (5) of this subtitle; and

(ii) The sum of the general plan targets for the two preceding years.

[[(4) In order to provide flexibility for development in areas designated in the general plan as established communities or growth and revitalization areas, any unused annual allocations for these areas may be combined and redistributed, using the rolling average, into a single allocation category that may be used by development projects in either geographic area.]]

(p) *Howard County Design Manual* means Chapter 4 of Volume III (Roads and Bridges) of the Howard County Design Manual which specifies requirements for adequate transportation facilities.

(q) *Impact area:*

(1) In planned service area for public water and sewer. In that portion of the County in the planned service area for public water and sewer, excluding Downtown Columbia, an impact area means an area up to one and one-half road miles in all directions from the entrance to the project on an existing County or State road or a planned roadway or intersection identified in the capital budget or capital program, but not beyond the intersection of a major collector or higher classified road with a major collector or higher classified road. For Downtown Columbia the impact area shall be determined in accordance with the Howard County Design Manual.

(2) In no-planned service area for public water and sewer. In that portion of the County in the no planned service area for public water and sewer, an impact area means an area up to two road miles in all directions from the entrance to a project on an existing County or State road or a planned roadway or intersection identified in the capital budget or capital

program, but not beyond the intersection of a minor collector or higher classified road with a minor collector or higher classified road.

(r) *Initial plan stage.* An initial plan stage means either (i) a sketch plan or preliminary equivalent sketch plan under the Subdivision and Land Development Regulations; (ii) a final development plan proposing downtown revitalization under the zoning regulations; or (iii) a site development plan if subdivision is not required.

(s) *Major collector* or *major collector highway* means a road classified as a major collector highway on the Howard County general plan, except that in determining the impact area for site development plans, major collector also means a road, not classified as a major collector highway on the Howard County general plan, but constructed to the physical specifications set forth in the design manual for construction of a road so classified.

(t) *Major facilities agreement* means an agreement between the County, the State, if appropriate, and the developer of a project incorporating the developer's approved mitigation plan and covering the developer's financial obligations for mitigation.

(u) *Milestone* means the date, unless delayed by governmental action, by which a developer must submit the next plan stage of a subdivision to the Department of Planning and Zoning for approval.

(v) *Minimum level of service for Howard County road facilities, excluding Downtown Columbia* means level of service D. minimum level of service of a State road facility means level of service E. for Downtown Columbia, the intersection standard is established in the Howard County Design Manual.

(w) *Minor collector* or *minor collector highway* means a road classified as a minor collector highway on the Howard County general plan.

(X) *MINOR SUBDIVISION* MEANS THE DIVISION OF A RESIDENTIAL OR AGRICULTURAL PARCEL THAT HAS NOT BEEN PART OF A PREVIOUSLY RECORDED SUBDIVISION, INTO FOUR OR FEWER RESIDENTIAL LOTS (INCLUDING BUILDABLE PRESERVATION PARCELS BUT EXCLUDING OPEN SPACE AND NONBUILDABLE PRESERVATION PARCELS), EITHER ALL AT ONE TIME OR LOT BY LOT.

(y) *Open*:

(1) School region—Open means that the projected enrollment of a school region is below 115 percent of the program capacity of the elementary schools within the region.

(2) Elementary school—Open means that the projected enrollment of the elementary school is below 115 percent of the program capacity of the school.

(3) Middle school—Open means that the projected enrollment of the middle school is below 115 percent of the program capacity of the school.

[[(z)*Open/closed chart* means a chart indicating which elementary school regions and which elementary and middle schools are open to new residential development and which are closed to new residential development for the each of the following ten years.

(aa) *Open/closed test* means a test to determine whether the elementary school region and elementary school and middle school serving a proposed project are open to new residential development in the scheduled completion year of the project or the phases of the project.]]

([[ab]]Z) *Phased project* means a project utilizing phasing.

([[ac]]AA) *Phasing* means the sequential development of portions of a subdivision pursuant to a sketch plan which includes a schedule for submission of preliminary and final plan applications for the various phases of the project and a schedule for completion of these phases.

([[ad]]AB) *Plan stage* means one of the three levels of a subdivision plan—sketch plan, preliminary plan, and final plan.

([[ae]]AC) *Planning region* means a geographic area of the County identified in the general plan that is used for forecasting housing growth.

([[af]]AD) *Program capacity* means the capacity, as defined by the Howard County Board of Education, for grades kindergarten through grade 8. Program capacity does not include special education and relocatable capacity.

([[ag]]AE) *Road facilities:*

(1) In planned service area for public water and sewer. In that portion of the County in the planned service area for public water and sewer, road facilities means at grade intersections of major collectors or higher classified roads which are beyond the boundaries of the proposed project.

(2) In no planned service area for public water and sewer. In that portion of the County in the no planned service area for public water and sewer, road facilities means at grade intersections of minor collectors or higher classified roads which are beyond the boundaries of the proposed project.

(3) Road facilities does not include road improvements which a developer is required to provide pursuant to the provisions of Section 16.119, "Highways, Streets, and Roads," of the subdivision regulations.

([[ah]]AF) *Rolling average* means to recalculate the number of available housing unit allocations for a given year in order to maintain and achieve the general plan residential growth targets.

([[ai]]AG) *Scheduled completion year:*

(1) *Road facilities:*

(i) *Nonresidential projects* means when used in relation to road facilities serving nonresidential projects, "scheduled completion year" means the year as approved on the subdivision or site development plan, for scheduled completion of the project or phases of the project.

(ii) *Residential projects:*

a. When used in relation to road facilities serving unphased residential projects, "scheduled completion year" means the third year following the year the application is submitted.

b. When used in relation to road facilities serving phased conventional residential projects, "scheduled completion year" of the initial phase of the project means the third year following the year the application is submitted. The scheduled completion year of subsequent phases of the project are the years indicated for scheduled completion of the phases of the project as approved on the subdivision or site development plan.

c. When used in relation to road facilities serving phased comprehensive residential projects, "scheduled completion year" of the phases of the project means the years indicated for scheduled completion of the phases of the project as approved on the subdivision or site development plan.

(2) *Schools:*

(i) When used in relation to schools, "scheduled completion year" of an unphased project means the third year following approval of the project for adequate school facilities.

(ii) When used in relation to schools, "scheduled completion year" of the initial phase of a phased conventional project means the third year following approval of the project for adequate school facilities.

(iii) When used in relation to schools, "scheduled completion year" of a phase of a phased conventional project beyond the initial phase means the year for completion of the phase, as shown in the application for sketch plan approval of the project.

(iv) When used in relation to schools, "scheduled completion year" of a phase of a comprehensive project, means the year, at least three years following the year the sketch plan application is submitted, for completion of the phase, as shown in the application for sketch plan approval of the project.

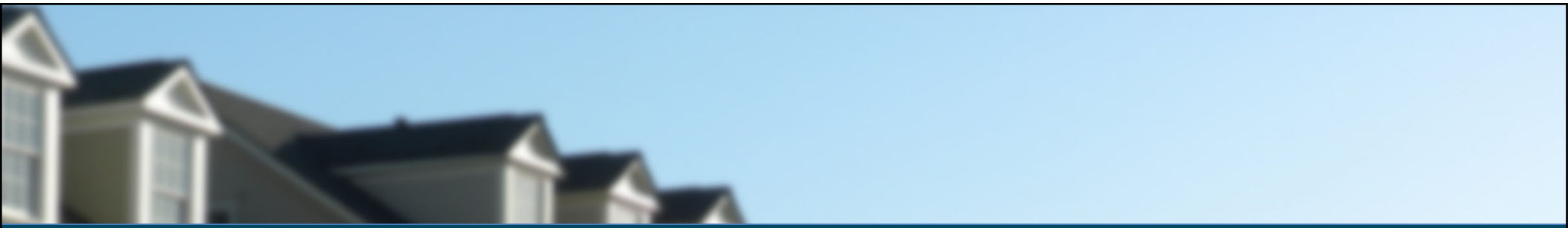
(AH) *SCHOOL CAPACITY CHART* MEANS A CHART INDICATING WHICH ELEMENTARY SCHOOL REGIONS AND WHICH ELEMENTARY SCHOOLS AND MIDDLE SCHOOLS ARE OPEN TO NEW RESIDENTIAL DEVELOPMENT AND WHICH ARE CONSTRAINED TO NEW RESIDENTIAL DEVELOPMENT FOR EACH OF THE FOLLOWING TEN YEARS.

(AI) *SCHOOL CAPACITY TEST* MEANS A TEST TO DETERMINE WHETHER THE ELEMENTARY SCHOOL REGION AND ELEMENTARY SCHOOL AND MIDDLE SCHOOL SERVING A PROPOSED PROJECT ARE OPEN TO NEW RESIDENTIAL DEVELOPMENT IN THE SCHEDULED COMPLETION YEAR OF THE PROJECT OR THE PHASES OF THE PROJECT.

([[aj]]AJ) *School region* means a geographic area, determined by the Howard County Board of Education, containing a group of contiguous elementary school service areas.

([[ak]]AK) *Unphased project* means a project which does not utilize phasing.

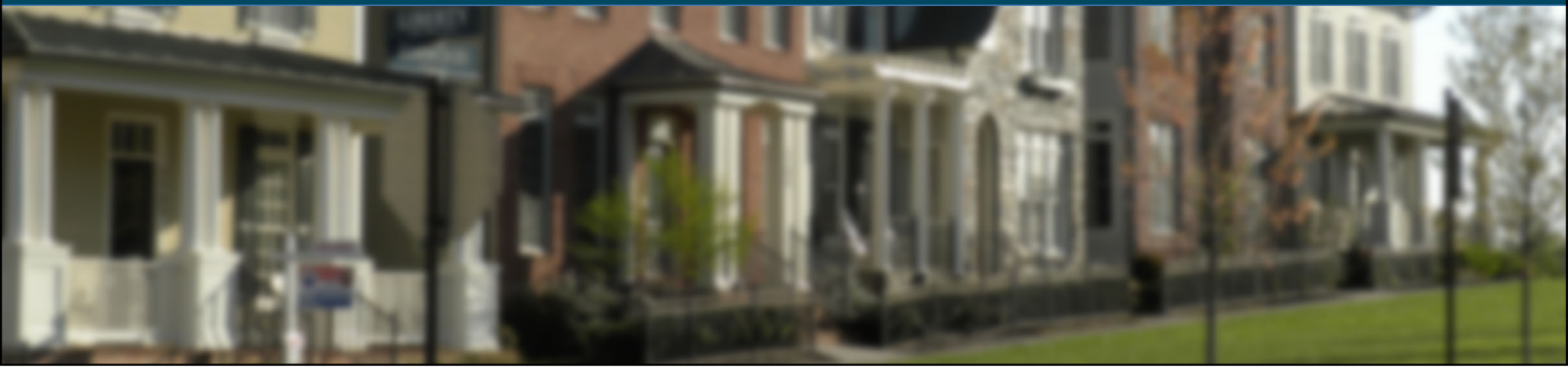
Section 2. And Be It Further Enacted *by the County Council of Howard County, Maryland, that this Act shall become effective 61 days after its enactment.*



Residential Capacity Update – APFO Review Committee

Jeff Bronow, Chief
Division of Research
Howard County DPZ

February 19, 2024

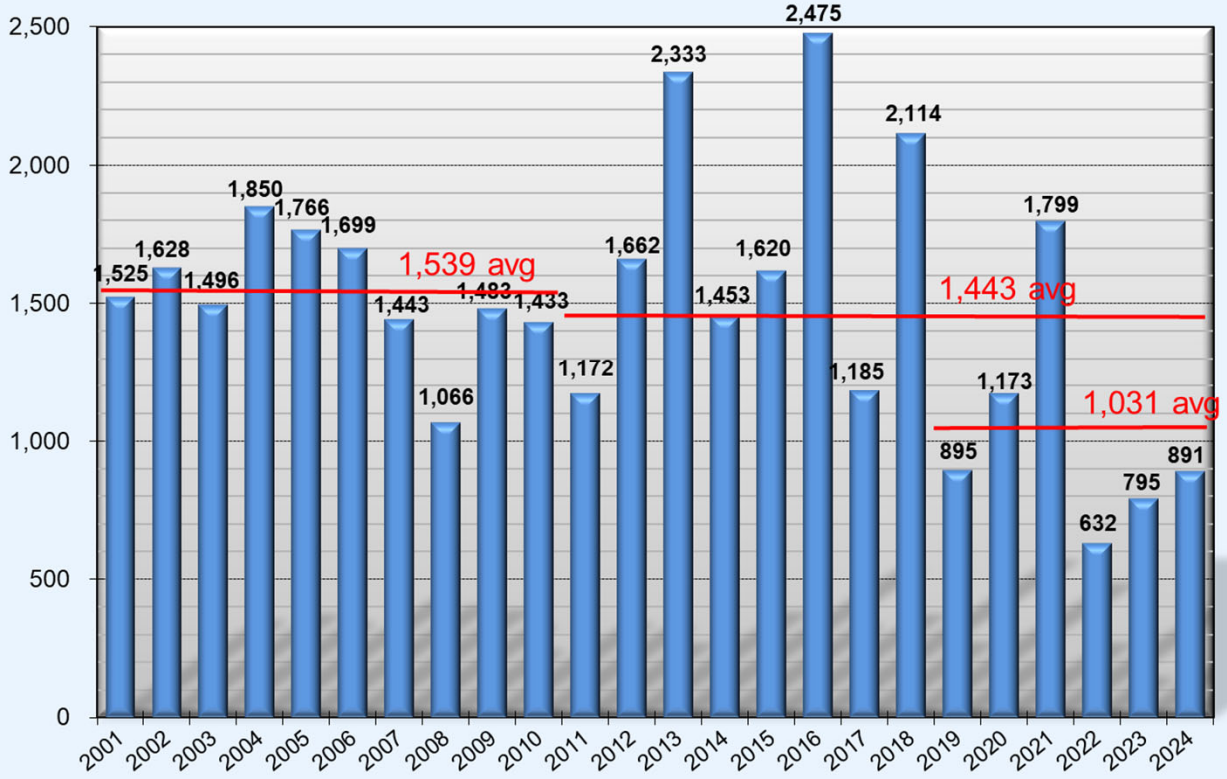


New Housing & Land Use



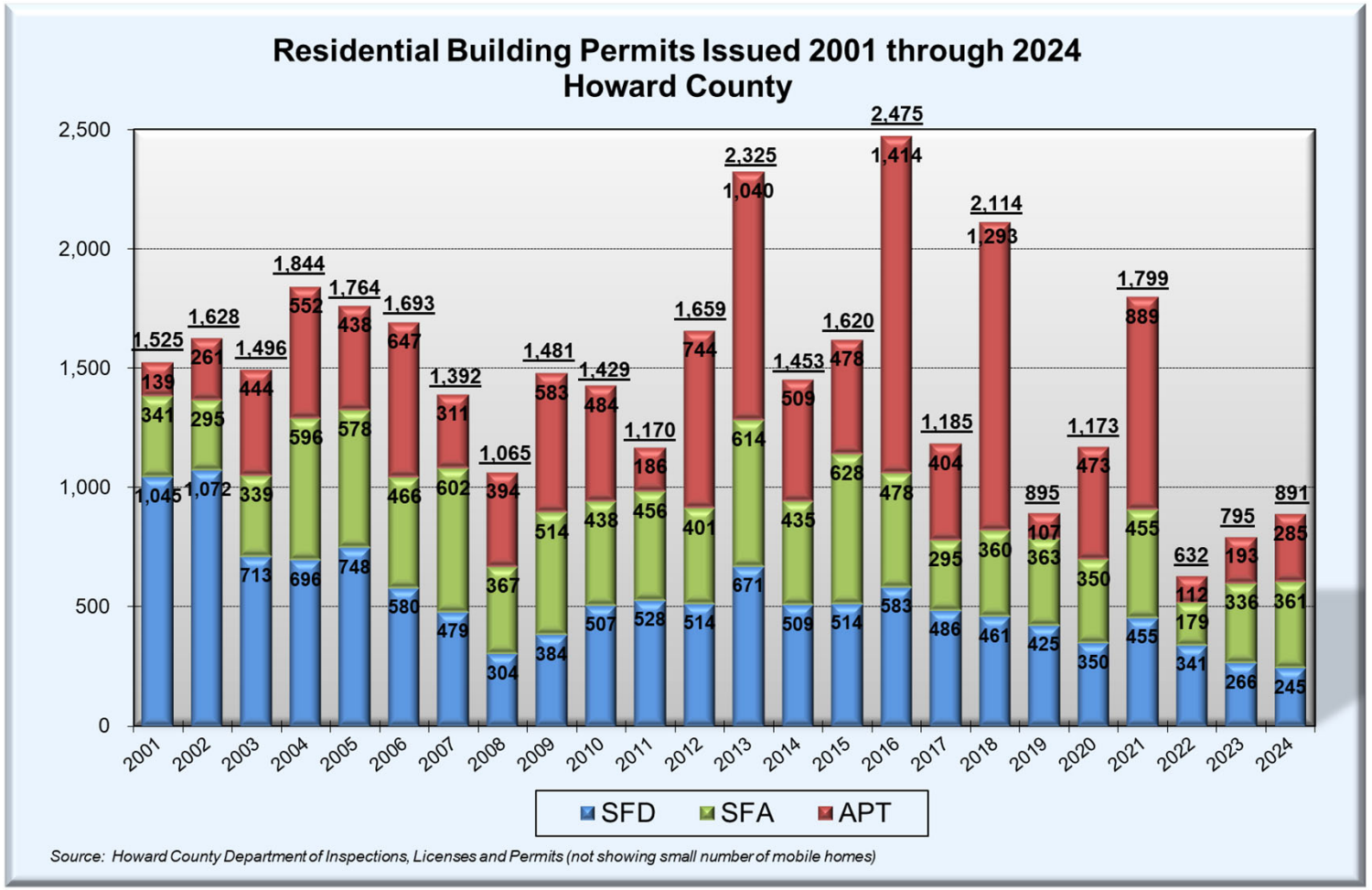
Howard County
Department of Planning & Zoning

Residential Building Permits Issued 2001 through 2024
Howard County

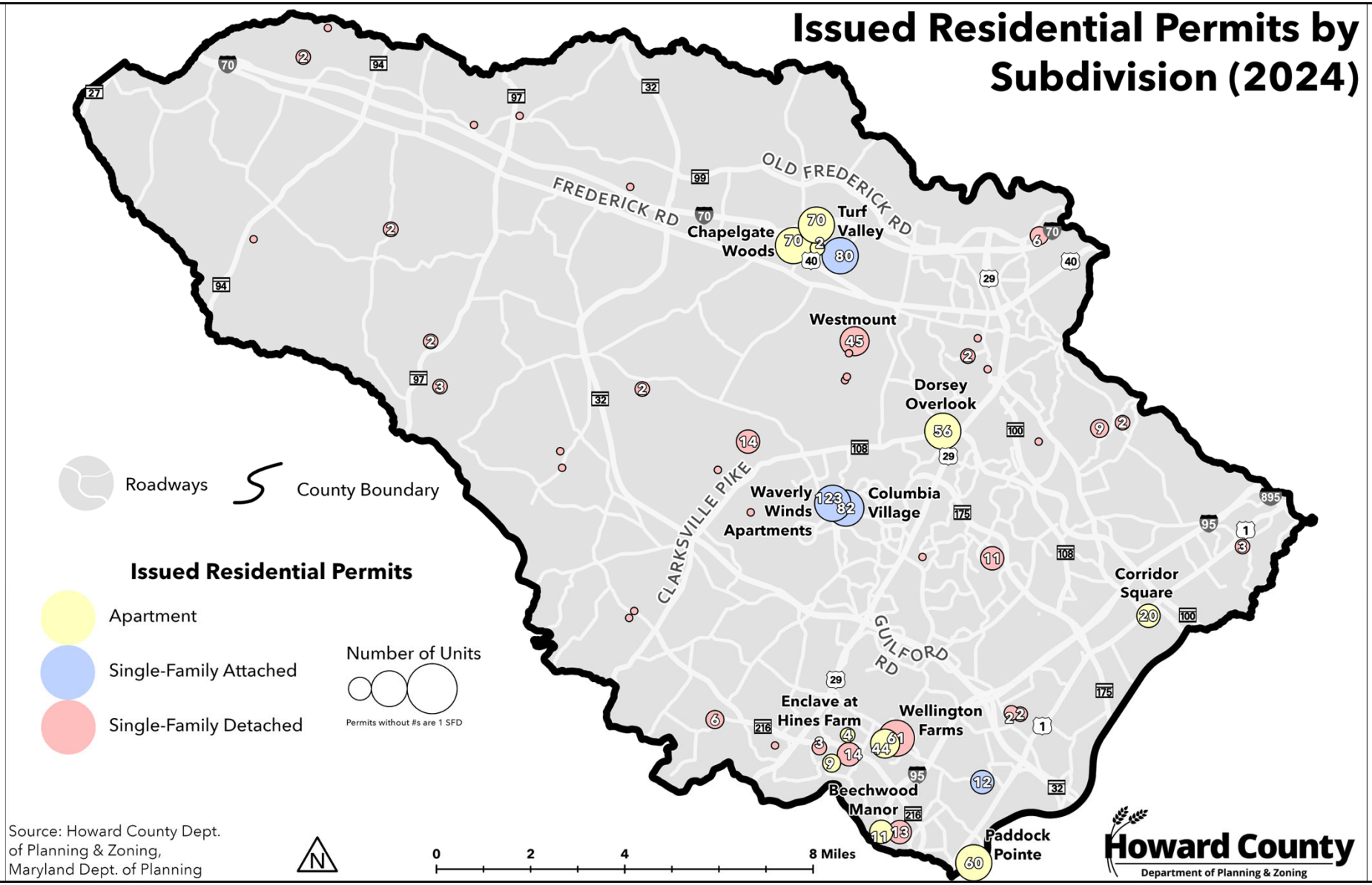


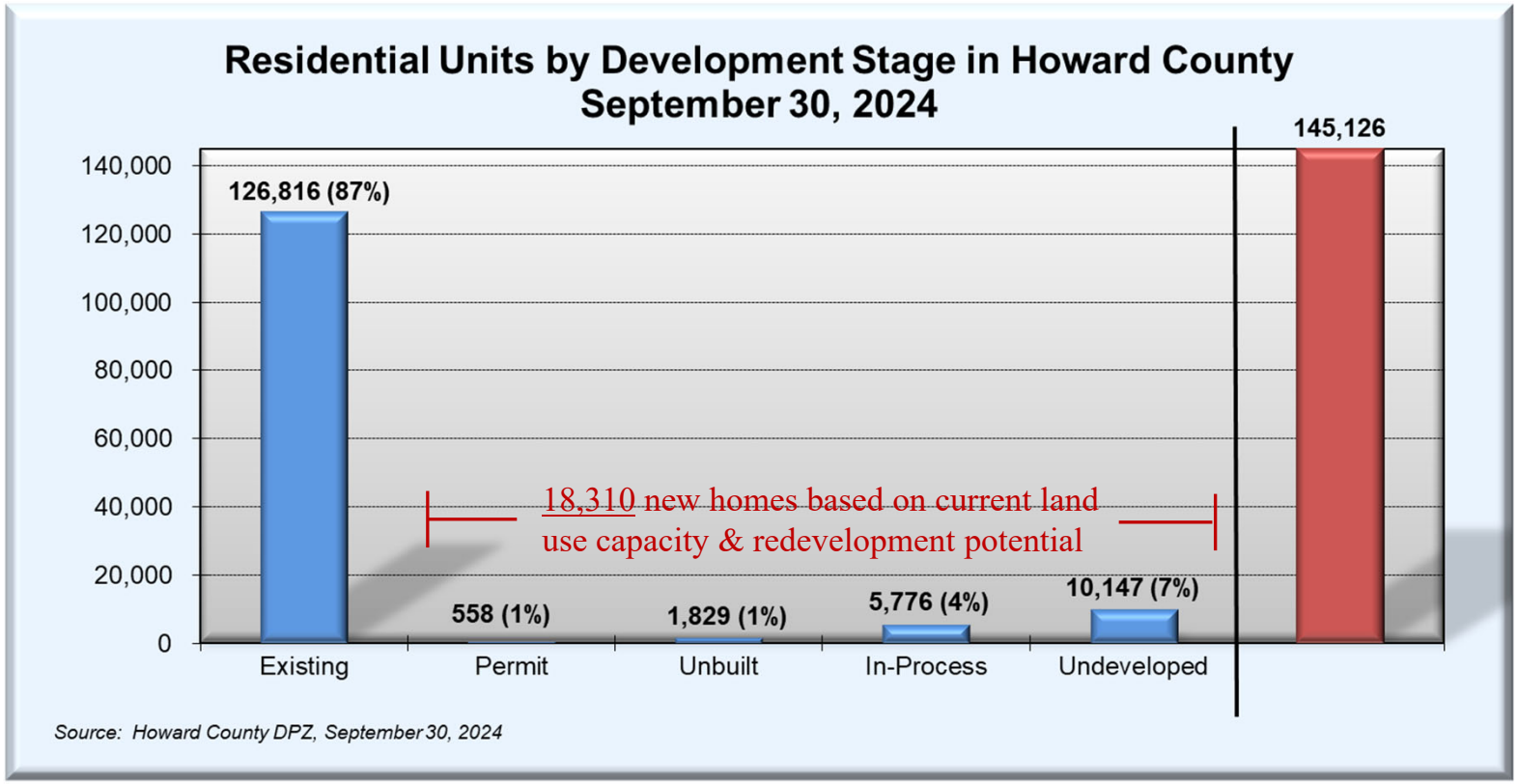
Source: Howard County Department of Inspections, Licenses and Permits (avg. not including small number of mobile homes)

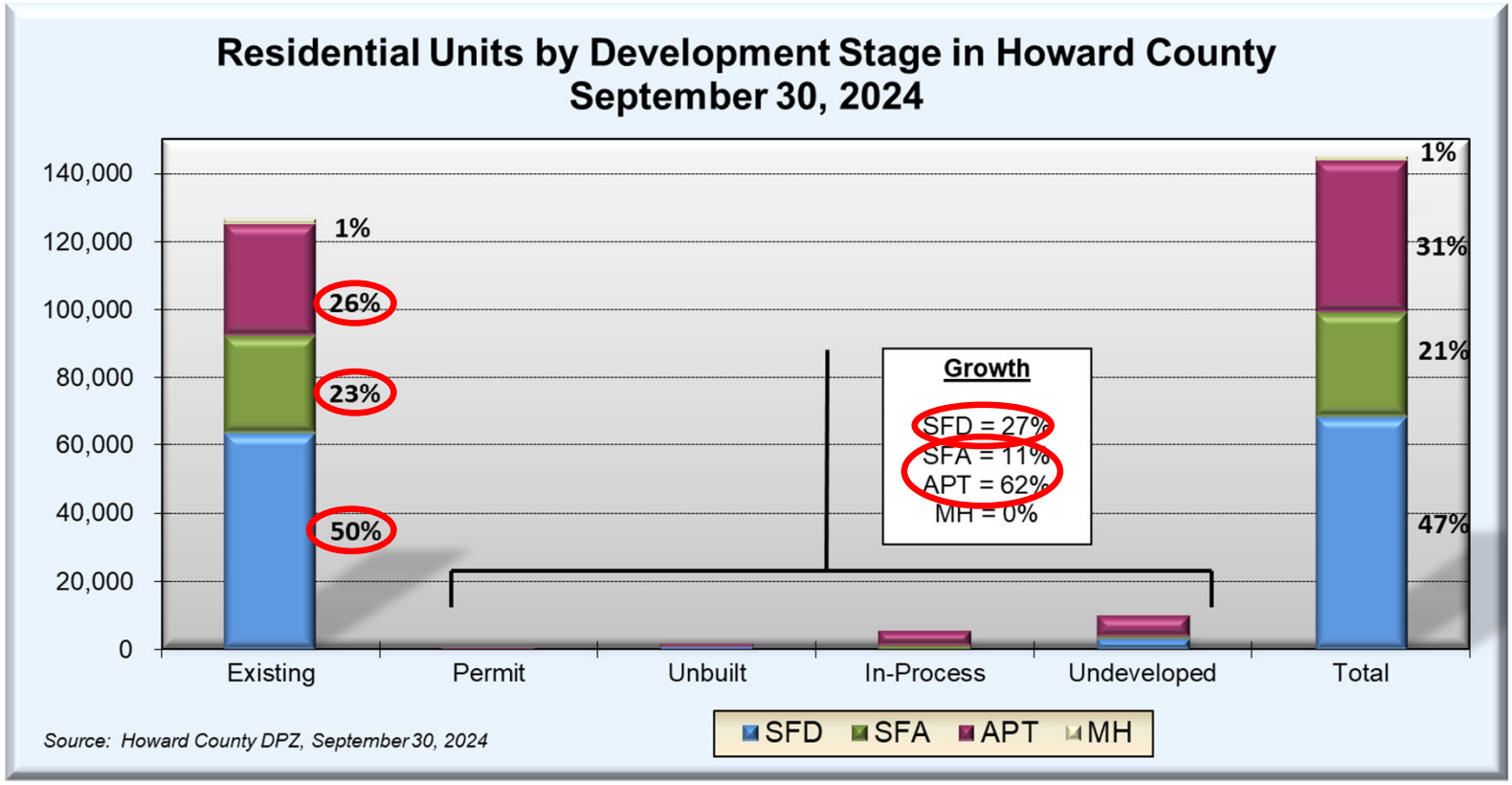
Howard County
Department of Planning & Zoning



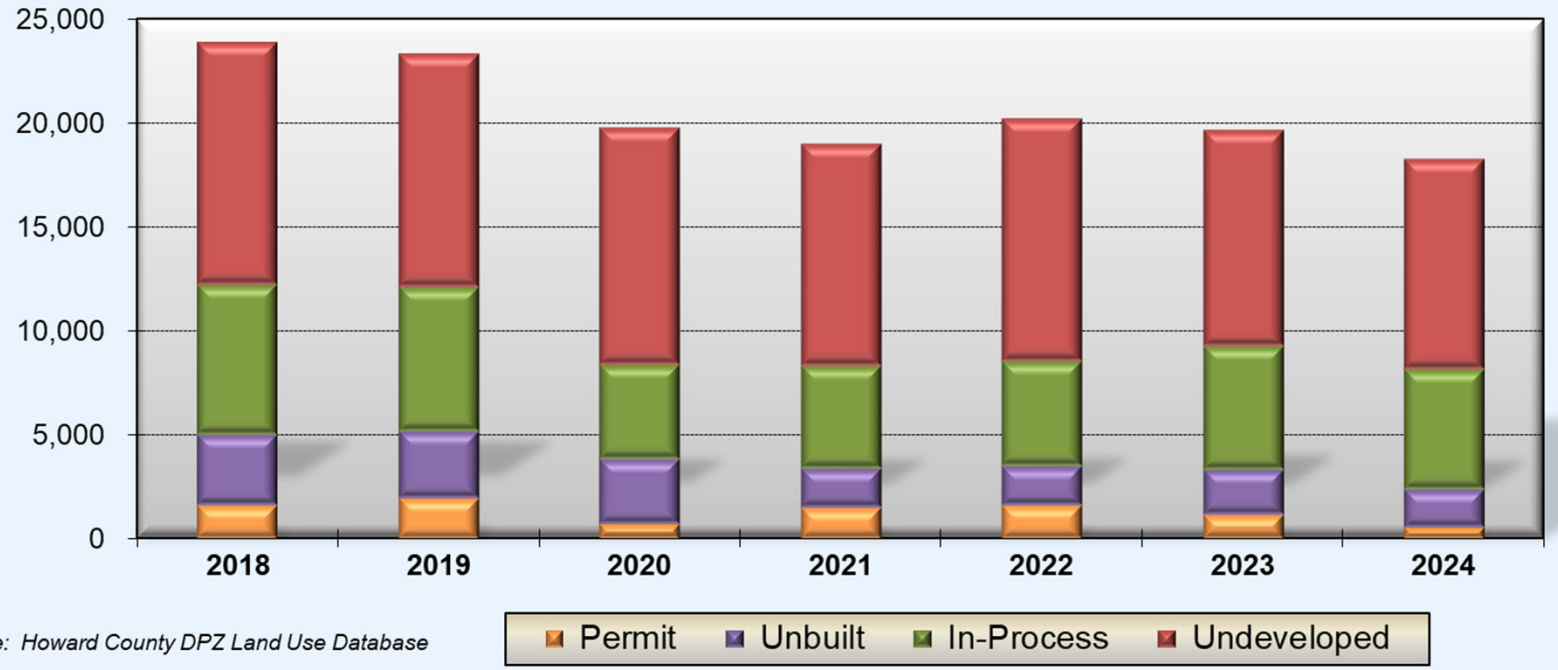
Source: Howard County Department of Inspections, Licenses and Permits (not showing small number of mobile homes)


Issued Residential Permits by Subdivision (2024)
FREDERICK RD
OLD FREDERICK RD
CLARKSVILLE PIKE
GUILFORD RD
Chapelgate Woods
Turf Valley
Westmount
Dorsey Overlook
Waverly Winds Apartments
Columbia Village
Corridor Square
Enclave at Hines Farm
Wellington Farms
Beechwood Manor
Paddock Pointe
Roadways
County Boundary
Issued Residential Permits
Apartment
Single-Family Attached
Single-Family Detached
Number of Units
Permits without #s are 1 SFD
Source: Howard County Dept. of Planning & Zoning, Maryland Dept. of Planning
N
0
2
4
8 Miles
Howard County
Department of Planning & Zoning

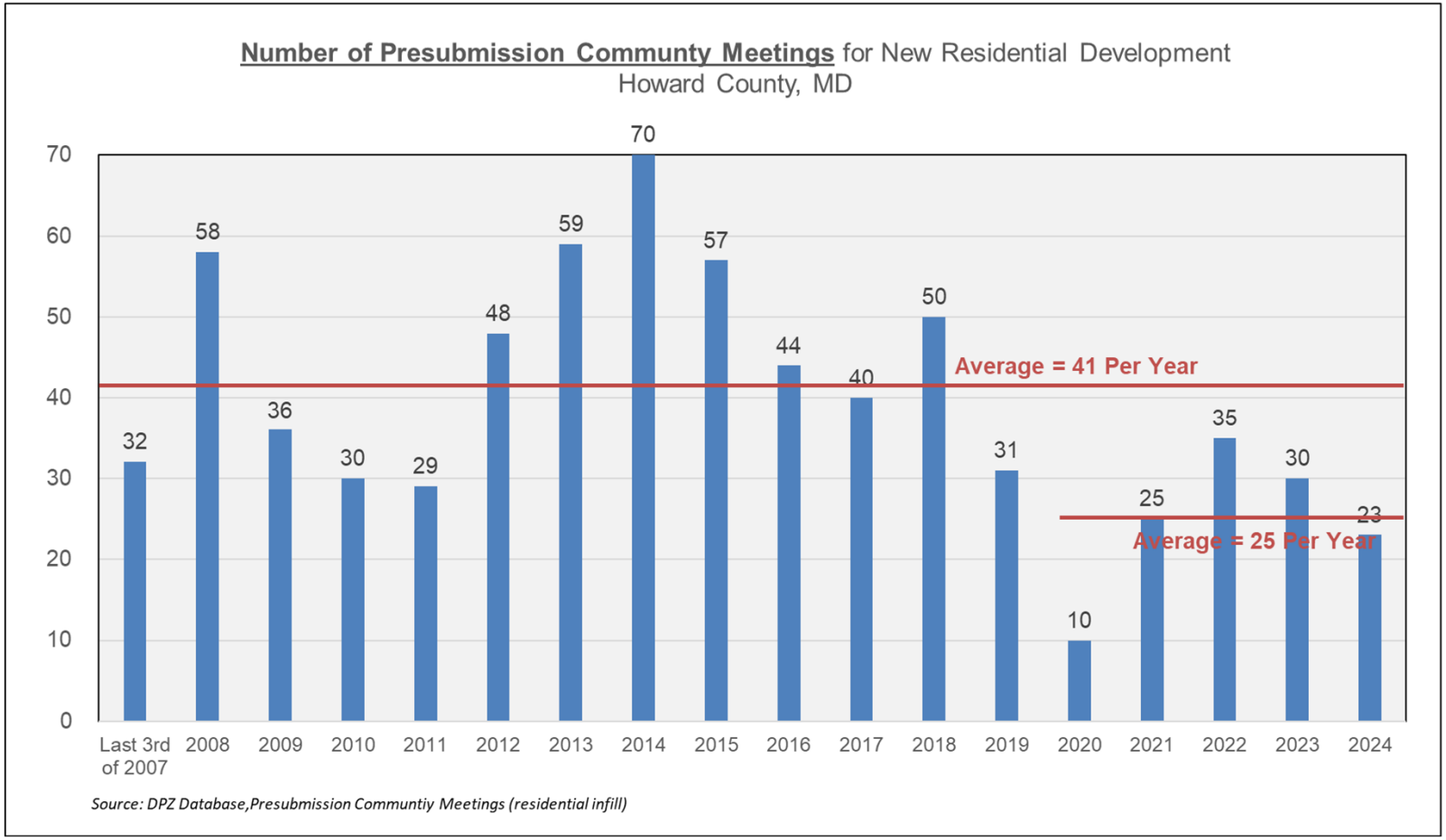

Residential Units by Development Stage in Howard County
September 30, 2024
140,000
120,000
100,000
80,000
60,000
40,000
20,000
0
126,816 (87%)
558 (1%)
1,829 (1%)
5,776 (4%)
10,147 (7%)
145,126
18,310 new homes based on current land use capacity & redevelopment potential
Existing
Permit
Unbuilt
In-Process
Undeveloped
Source: Howard County DPZ, September 30, 2024

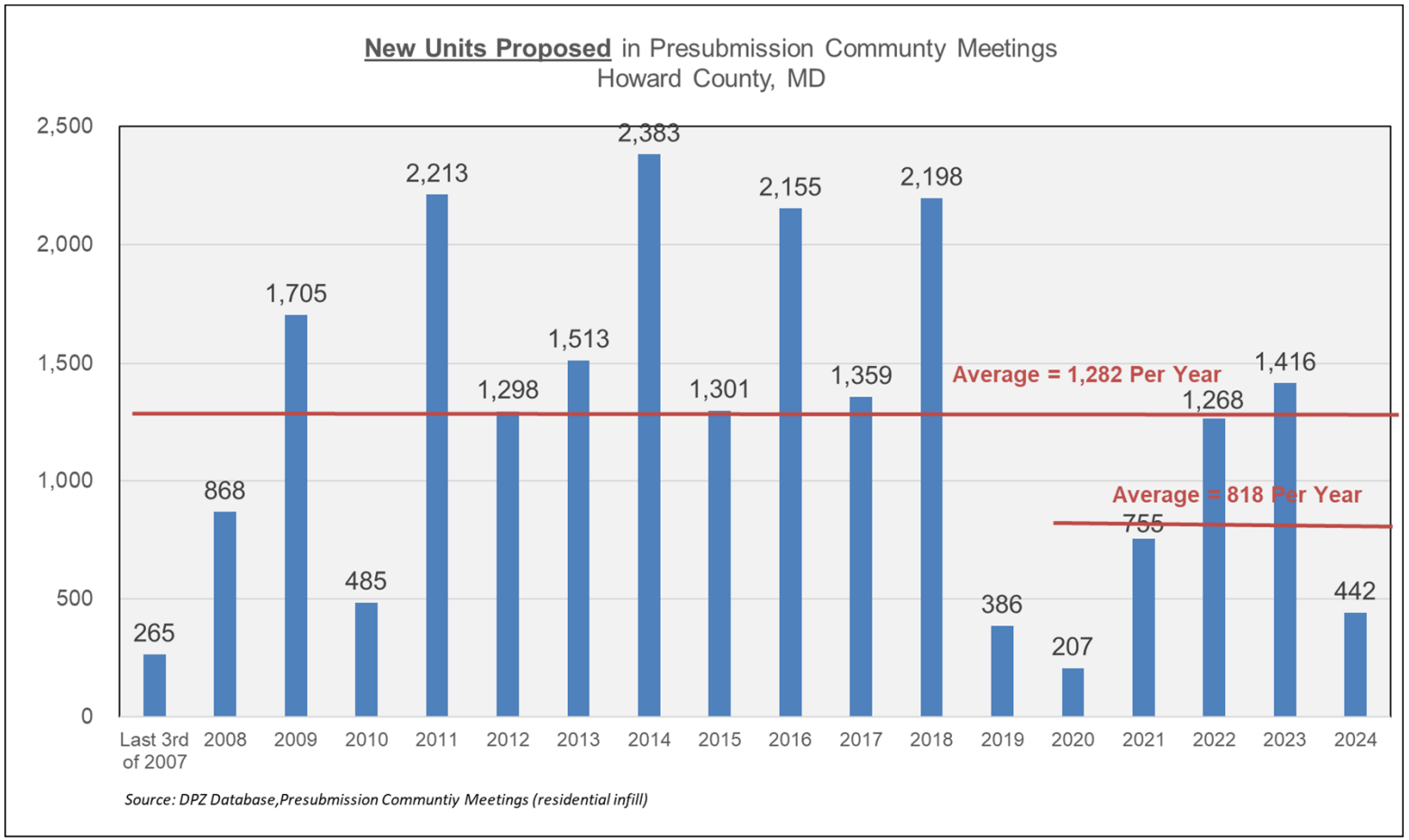

Residential Units by Development Stage in Howard County
September 30, 2024
140,000
120,000
100,000
80,000
60,000
40,000
20,000
0
1%
26%
23%
50%
Growth
SFD = 27%
SFA = 11%
APT = 62%
MH = 0%
1%
31%
21%
47%
Existing
Permit
Unbuilt
In-Process
Undeveloped
Total
SFD
SFA
APT
MH
Source: Howard County DPZ, September 30, 2024

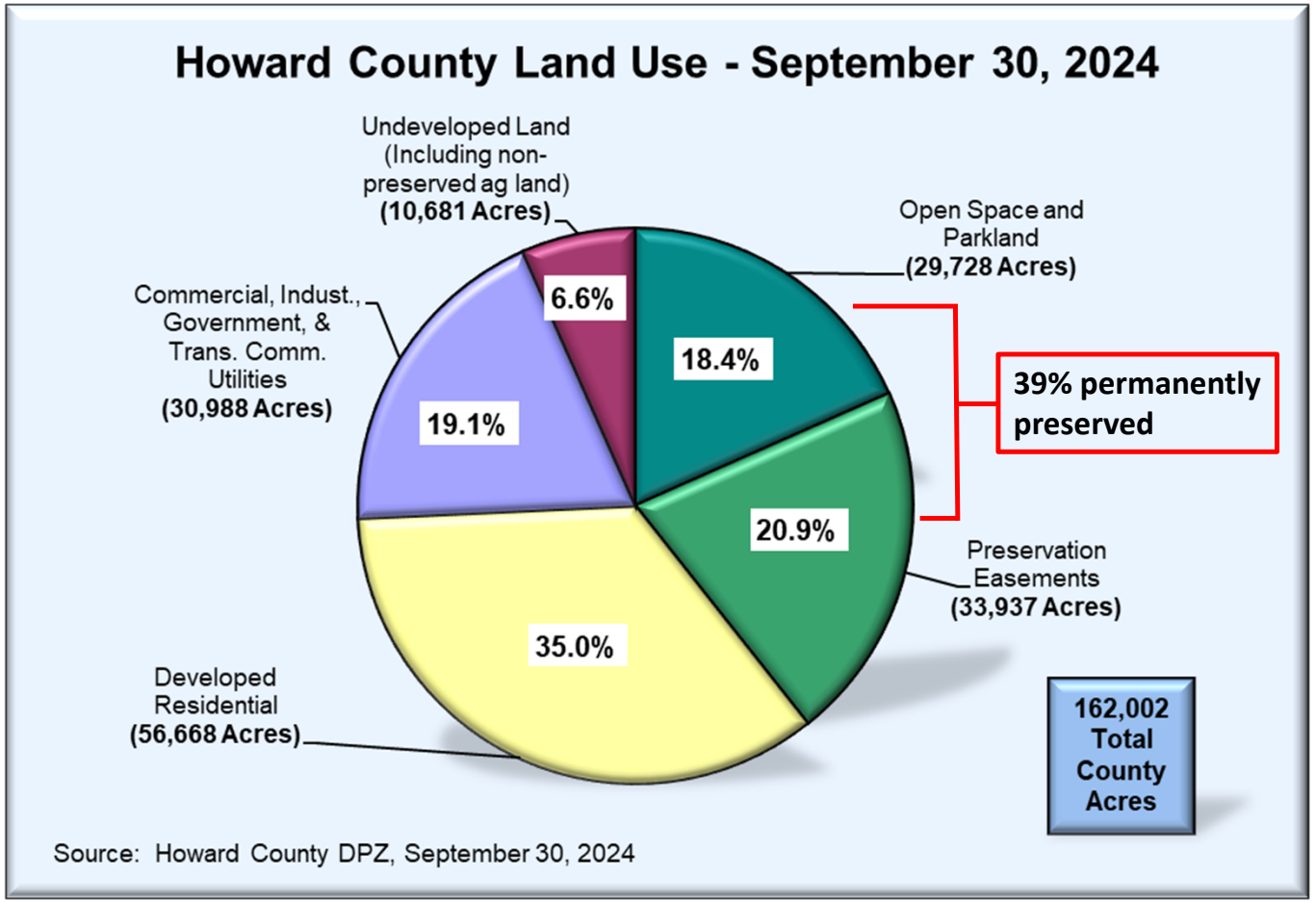
Residential Units by Development Stage in Howard County
2018 to 2024 (Sept 30)



Source: Howard County DPZ Land Use Database


Number of Presubmission Communty Meetings for New Residential Development
Howard County, MD
70
60
50
40
30
20
10
0
32
58
36
30
29
48
59
70
57
44
40
50
31
10
25
35
30
23
Average = 41 Per Year
Average = 25 Per Year
Last 3rd of 2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
Source: DPZ Database,Presubmission Communtiy Meetings (residential infill)

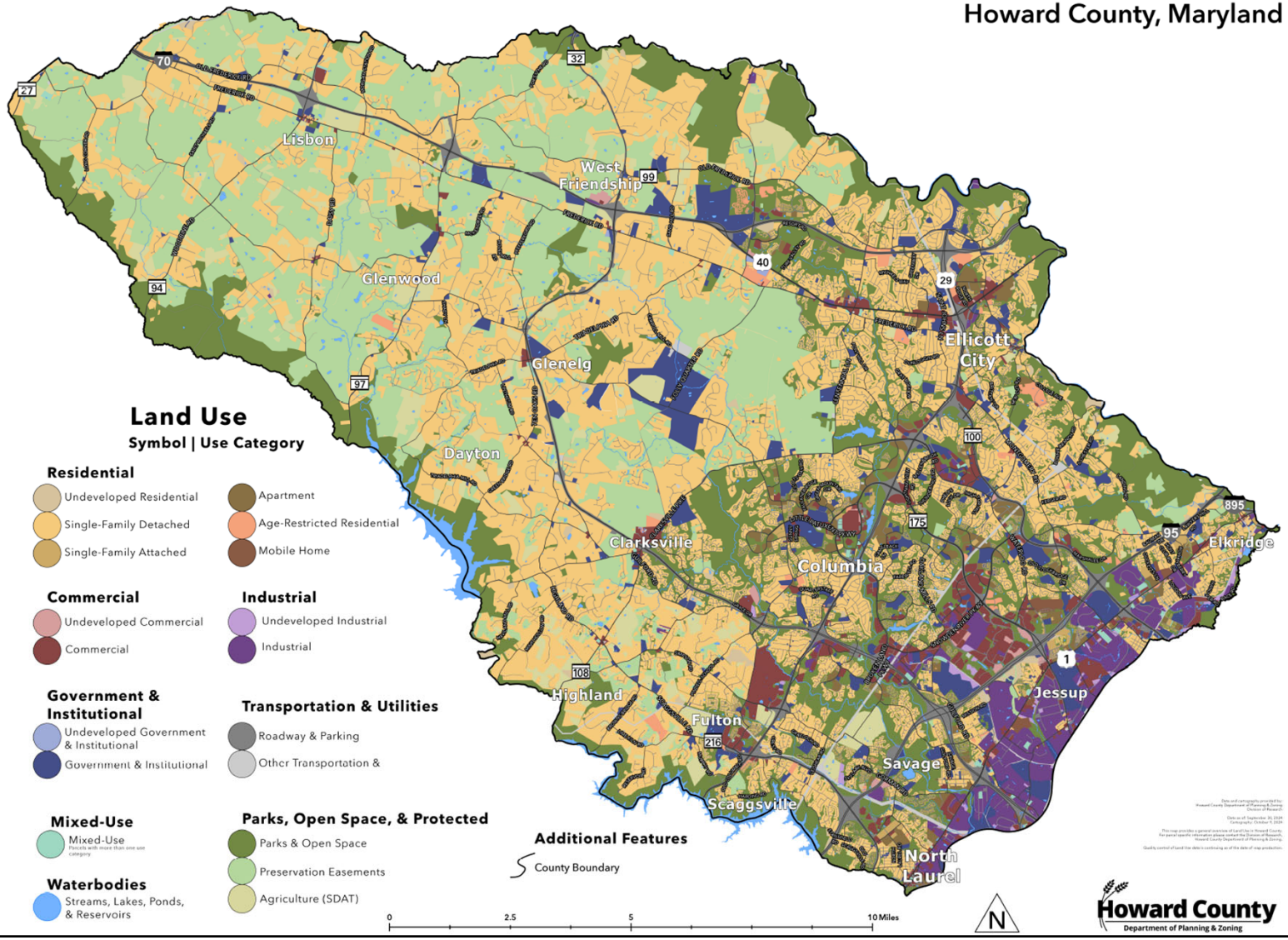

New Units Proposed in Presubmission Community Meetings
Howard County, MD
2,500
2,000
1,500
1,000
500
0
265
868
1,705
485
2,213
1,298
1,513
2,383
1,301
2,155
1,359
2,198
386
207
755
1,268
1,416
442
Average = 1,282 Per Year
Average = 818 Per Year
Last 3rd of 2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020
2021
2022
2023
2024
Source: DPZ Database,Presubmission Communtiy Meetings (residential infill)


Howard County Land Use - September 30, 2024
Undeveloped Land (Including non-preserved ag land) (10,681 Acres)
6.6%
Open Space and Parkland (29,728 Acres)
18.4%
Commercial, Indust., Government, & Trans. Comm. Utilities (30,988 Acres)
19.1%
39% permanently preserved
20.9%
Preservation Easements (33,937 Acres)
35.0%
Developed Residential (56,668 Acres)
162,002 Total County Acres
Source: Howard County DPZ, September 30, 2024

September 2024

Land Use

Howard County, Maryland



Howard County
Department of Planning & Zoning

Questions & Comments



Howard County
Department of Planning & Zoning

Affordable Housing Working Group Recommendations to the APFO Review Committee

March 26, 2025

Howard County
Department of Planning & Zoning

Overall Scope of Work

As described in HoCo by Design in the Dynamic Neighborhoods and Managing Growth Chapters:

DN-6 Action 4: …evaluate the feasibility of a targeted incentive program for affordable and accessible housing, including:

a. The creation of a definition of affordable and accessible housing, including physical factors such as unit type, size, or physical accessibility design criteria; and/or income factors through tools such as deed restrictions.

b. A zoning overlay targeting locations for affordable and accessible housing where there is limited existing supply of affordable and accessible units.

c. Incentives related to development, such as density bonuses or relief to setback or other development standards.

d. Incentives related to the development process, such as the creation of a specific housing allocation pool for affordable and/or accessible units, exemptions from school requirements in the Adequate Public Facilities Ordinance, allowing affordable housing allocations to roll over from year to year, releasing allocations from their requirement to be either for ownership or rental after three years, or other means of reducing other regulatory barriers.

e. Incentives related to homeownership opportunities.

MG-1 Action 1 (g): … **evaluate and recommend goals and criteria for the targeted incentive program for affordable and accessible housing and the Affordable Housing set aside in the APFO Allocations Chart.**

Working Group

Definition of Affordable Housing

- For **local programmatic purposes**, including the **Affordable Housing Column of the APFO Housing Allocation Chart,** the working group **defines affordable housing as** deed-restricted housing that is affordable to:
  - Those making **60-120% of Howard County Median Income for for-sale housing**;
  - Or affordable to those **making 0-60% of Howard County Median Income for rental housing**.
- **Expand opportunities** for more units **to qualify** for local programs **given the County's high median income** (in comparison to the region) and **ensure consistency** with the **County's Moderate Income Housing Unit (MIHU) program.**
- The Working Group's definition of affordable housing is **not meant to conflict with County, State, and Federal policies or programs that have different income qualifications.**

Howard County
Department of Planning & Zoning

Working Group

Recommendations for the Affordable Housing Column

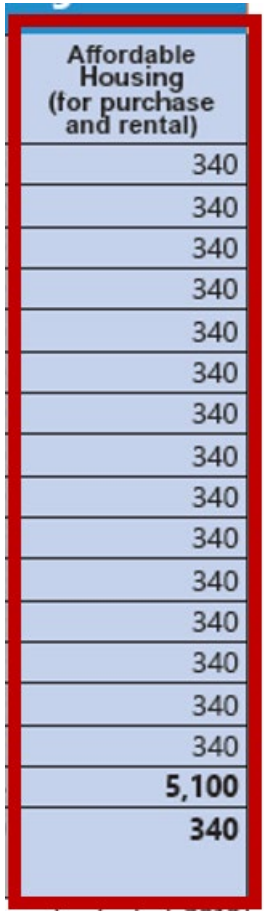
Howard County
Department of Planning & Zoning

Table 10-1: Howard County APFO Allocations Chart - HoCo By Design

Year	Downtown Columbia (1)	Activity Centers	Other Character Areas	Rural West	Total	Affordable Housing (for purchase and rental)
2026	335	600	365	100	1,400	340
2027	335	600	365	100	1,400	340
2028	335	600	365	100	1,400	340
2029	335	600	365	100	1,400	340
2030	335	600	365	100	1,400	340
2031	155	600	365	100	1,220	340
2032	155	600	365	100	1,220	340
2033	155	600	365	100	1,220	340
2034	155	600	365	100	1,220	340
2035	154	600	365	100	1,219	340
2036	154	600	365	100	1,219	340
2037	154	600	365	100	1,219	340
2038	154	600	365	100	1,219	340
2039	154	600	365	100	1,219	340
2040	154	600	365	100	1,219	340
Total	**3,219**	**9,000**	**5,475**	**1,500**	**19,194**	**5,100**
Annual Average	**215**	**600**	**365**	**100**	**1,280**	**340**

(1) The allocations for Downtown Columbia align with the phasing chart in the approved and adopted 2010 Downtown Columbia Plan.

Source: Howard County Department of Planning and Zoning, 2023



Affordable Housing (for purchase and rental)
340
340
340
340
340
340
340
340
340
340
340
340
340
340
340
340
5,100
340

- **Housing units granted allocations** from the Affordable Housing column should **meet the definition of "Affordable Housing"** - as provided by the Working Group

- **Projects with other income requirements** could **still qualify**
  - For example, under the **Low-Income Housing Tax Credit (LIHTC) program:**
    - If a project designates 10% of units for families earning 60% or less of Baltimore AMI, those units will still qualify for this column under Howard County's definition, given the county's higher median income.

Working Group

Recommendations for the APFO Allocation chart's Affordable Housing Column

Qualifying Projects

Howard County
Department of Planning & Zoning

Affordable Housing (for purchase and rental)
340
340
340
340
340
340
340
340
340
340
340
340
340
340
340
340
5,100
340

Near Term Recommendations

- **Eligibility Threshold:**
  - Above and beyond existing Zoning Regulation requirements.
  - Proposed development project must include a**t least 20% affordable housing units.**
  - Proposed affordable units must m**eet the definition of affordable housing** as defined by the Working Group.

- **Approval Authority:**
  - **Housing and Community Development Board review and approve** applications for **projects that request unit allocations fr**om the APFO Housing Allocation Chart Affordable Housing column**.**
    - This would **allow meaningful affordable housing projects** to go through an **administrative review for approval.**

Working Group

Recommendations for the APFO Allocation chart's Affordable Housing Column

Near Term Recommendations

Howard County
Department of Planning & Zoning

Affordable Housing (for purchase and rental)
340
340
340
340
340
340
340
340
340
340
340
340
340
340
340
5,100
340

- **<u>Examples of Other Qualifying Programs:</u>**
  - Projects that receive funding/financing or satisfy criteria from one of the below programs:
    - Moderate Income Housing Unit (**MIHU**), Low Income Housing Unit (**LIHU)**, or Disability Income Housing Unit **(DIHU)** *beyond Zoning Regulation requirements*
    - Low Income Housing Tax Credit (**LIHTC**) affordable units
    - Development projects that qualify under the Housing Expansion Affordability Act (**HEAA)**
    - Projects that receive funding from the **Housing Opportunities Trust Fund**

- **Process Incentive**:
  - **Grant qualifying** projects an **exemption from the APFO Schools test.**

- **Distribution of Housing Allocations:**
  - **Goal** is to **increase the production** of **affordable housing** units both **for sale** and **rental** by **340 units/year.**

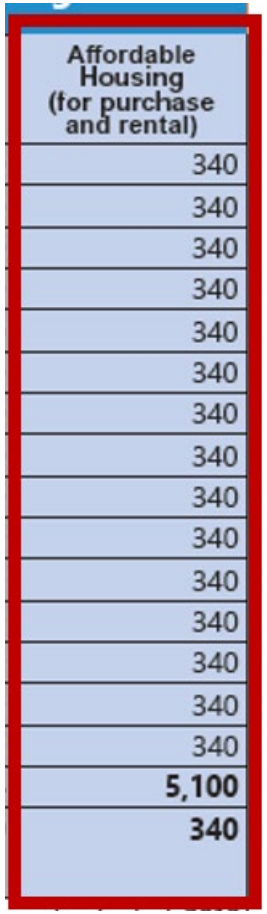
  - Therefore, only g**rant allocations** from the **affordable housing column for the affordable units** and **grant allocations from the other, geographic based columns** for the **market rate or remaining units as**sociated with the development projec**t.**

Working Group

Recommendations for the APFO Allocation chart's Affordable Housing Column

Near Term Recommendations

Howard County
Department of Planning & Zoning



Affordable Housing (for purchase and rental)
340
340
340
340
340
340
340
340
340
340
340
340
340
340
340
5,100
340

Longer Term Recommendations

- Develop a **density bonus option in the Zoning Regulations** for development projects that provide a significant portion of affordable housing units
  - Density Bonuses should be **proportional to the amount of affordable housing units** provided in the proposal.

- The **Housing and Community Development Board should have the right to determine whether the density bonus amount requested is appropriate**, relative to the number of affordable housing units proposed, and r**eview and approve use of allocations from column**.

- Any **zoning requirements for Moderate Income Housing Units (MIHU) must be satisfied as part of the development** proposal.

Working Group

Recommendations for the APFO Allocation chart's Affordable Housing Column

Longer Term Recommendations

Howard County
Department of Planning & Zoning

Working Group

Summary of Recommendations

Howard County
Department of Planning & Zoning

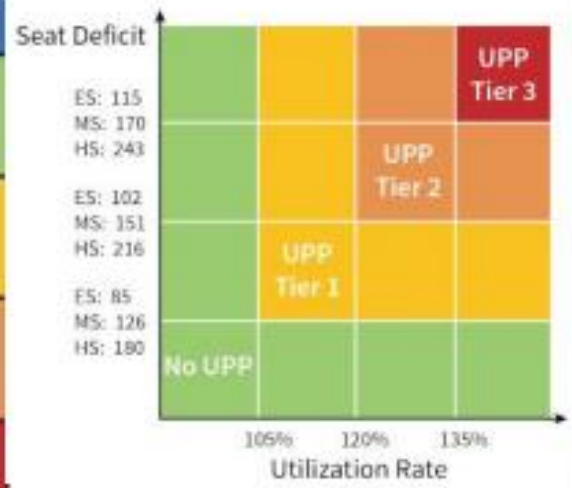
- Affordable housing definition:
  - **60-120%** of **Howard County Median Income** for **for-sale housing**
  - **0-60%** of **Howard County Median Income** for **rental housing**.
  - Definition should be applied to **local affordable housing programs**, including A**ffordable Housing Column** of the A**PFO Allocation Chart.**
- Projects with a **meaningful amount of affordable housing units** beyond the minimum zoning requirement for MIHUs may apply for r**eview/approval by the Housing and Community Development Board** to **use allocations from the Affordable Housing Column of the APFO Allocation Chart** for their affordable units
- Approved **projects be exempt from the APFO Schools Test**
- In the longer term, establish a **density bonus incentive** in the Zoning Regulations
  - **Housing and Community Development Board reviews/approves** density bonus that is **proportional to the number of affordable units** proposed b**eyond the required number of MIHUs**

UPP Capacity and Seat Deficit Discussion

4/2/2025

Montgomery County Utilization Premium Payment

Utilization Rate Standard		Seat Deficit Standard	School Adequacy Status
<105%	or	<85 for ES <126 for MS <180 for HS	No UPP Required
≥ 105%	and	≥ 85 for ES ≥ 126 for MS ≥ 180 for HS	Tier 1 UPP Required
≥ 120%	and	≥ 102 for ES ≥ 151 for MS ≥ 216 for HS	Tier 2 UPP Required
≥ 135%	and	≥ 115 for ES ≥ 170 for MS ≥ 243 for HS	Tier 3 UPP Required



UTILIZATION PREMIUM PAYMENT - FACTOR BY SCHOOL LEVEL AND TIER

School Level	Payment Factor			
	No UPP	Tier 1	Tier 2	Tier 3
Elementary School	–	16⅔%	33⅓%	50%
Middle School	–	10%	20%	30%
High School	–	13⅓%	26⅔%	40%
Total	–	**40%**	**80%**	**120%**

Source:
https://montgomeryplanning.org/planning/countywide/growth-and-infrastructure-policy/schools/annual-school-test/

Updated FY 2025 School Test, 2024-2028 Growth and Infrastructure Policy

Change to Seat Deficit Thresholds Applied, Reflects the Adopted FY 2025 Capital Budget and FY 2025-2030 Capital Improvements

School Test Summary

Effective January 1, 2025

UPP Tier	High Schools	Middle Schools	Elementary Schools
TIER 1 UPP	13⅓% of Impact Tax	10% of Impact Tax	16⅔% of Impact Tax
Utilization: ≥105% Seat Deficit: ≥ 74 for ES ≥ 120 for MS ≥ 160 for HS Payment Level: 40% total	James Hubert Blake HS Paint Branch HS	Argyle MS	**New Hampshire Est./Oak View ES** **Sargent Shriver ES**
TIER 2 UPP	26⅔% of Impact Tax	20% of Impact Tax	33⅓% of Impact Tax
Utilization: ≥ 120% Seat Deficit: ≥ 92 for ES ≥ 150 for MS ≥ 200 for HS Payment Level: 80% total	(none)	(none)	Arcola ES Burning Tree ES Cashell ES Flower Valley ES Lake Seneca ES Thurgood Marshall ES
TIER 3 UPP	40% of Impact Tax	30% of Impact Tax	50% of Impact Tax
Utilization: ≥135% Seat Deficit: ≥ 110 for ES ≥ 180 for MS ≥ 240 for HS Payment Level: 120% total	(none)	(none)	Mill Creek Towne ES

If Howard County had UPP

HCPSS Elementary School Enrollment - Capacity v. Projected APFO 2027-8

Columbia - East

School	Capacity	APFO 2027-28 Projected	Utilization	Seat Surplus/ Deficit	
Challenger	568	434	105%	-38	
Jeffers Hill	377	378	100%	-1	
Phelps Luck	597	683	114%	-86	Tier 1
Stevens Forest	380	307	81%	73	
Talbott Springs	450	396	81%	54	
Thunder Hill	309	440	88%	69	
TOTAL	2781	2648	96%	133	
Columbia - West					
Bryant Woods	289	381	132%	-92	Tier 1
Clemens Crossing	521	543	104%	-22	
Longfellow	512	473	92%	39	
Running Brook	449	403	90%	46	
Swansfield	850	716	79%	134	
TOTAL	2421	2516	96%	105	
Northern					
Centennial Lane	803	887	104%	-84	
Hanford Station	732	737	101%	-5	
Manor Woods	661	671	99%	-10	
Northfield	760	747	107%	-47	
St James Lane	612	714	107%	-102	Tier 1
Waverly	788	816	104%	-28	
TOTAL	4116	4372	106%	-256	
Bellows Spring	728	771	106%	-43	
Deep Run	715	630	88%	85	
Duckett's Lane	600	537	89%	63	
Elkridge	713	738	104%	-25	
Hanover Hills	810	931	115%	-121	Tier 1
Rockburn	559	534	96%	25	
Veterans	384	521	136%	-37	
Waterloo	799	817	102%	-18	
Worthington	603	531	88%	72	
TOTAL	424	341	80%	83	
	6387	6471	99%	116	
Atholton	424	452	107%	-28	
Bonnie Branch	609	685	112%	-76	
Forest Ridge	647	694	107%	-47	
Gorman Crossing	735	614	84%	121	
Guilford	465	444	95%	21	
Hammond	853	739	115%	-86	Tier 1
Laurel Woods	909	941	103%	-32	
TOTAL	4142	4269	103%	-127	
Bushy Park	732	620	85%	112	
Clarksville	543	547	101%	-4	
Dayton Oaks	719	714	99%	5	
Pulsen	738	651	88%	87	
Lisbon	527	440	83%	87	
Pointers Run	744	813	109%	-69	
Triadelphia Ridge	884	909	103%	-25	
West Friendship	414	384	93%	30	
TOTAL	5361	4759	99%	243	
TOTAL	23018	24834	99%	184	

HCPSS Middle School Enrollment - Capacity v. Projected APFO 2027-8

Columbia - East

School	Capacity	APFO 2027-28 F	Utilization	Seat Surplus/ Deficit	
Bonnie Branch	701	695	99%	6	
Burleigh Manor	779	819	105%	-40	
Clarksville	643	667	104%	-24	
Dunloggin	565	648	115%	-83	
Elkridge Landing	779	772	99%	7	
Elliott Mills	701	681	97%	20	
Fily Quarter	662	735	111%	-73	
Glenwood	545	511	94%	34	
Hammond	604	697	115%	-93	
Harpers Choice	506	522	103%	-16	
Lake Elkhorn	643	557	87%	86	
Lime Kiln	721	739	102%	-18	
Mayfield Woods	798	804	101%	-6	
Mount View	798	875	110%	-77	
Murray Hill	662	672	102%	-10	
Oakland Mills	506	451	89%	55	
Patapsco	643	750	117%	-107	
Patuxent Valley	760	900	118%	-140	Tier 1
Thomas Viaduct	740	874	118%	-134	Tier 1
Wilde Lake	740	631	85%	109	
TOTAL	13496	14000	104%	-504	

HCPSS High School Enrollment - Capacity v. Projected APFO 2027-8

Columbia - East

School	Capacity	APFO 2027-28 F	Utilization	Seat Surplus/ Deficit	
Atholton	1530	1453	95%	77	
Centennial	1360	1393	102%	-33	
Glenelg	1420	1371	97%	49	
Guilford Park	1658	1609	97%	49	
Hammond	1445	1332	92%	113	
Howard	1400	1312	94%	88	
Long Reach	1488	1331	89%	157	
Marriotts Ridge	1615	1821	113%	-206	Tier 1
Mt Hebron	1400	1336	95%	64	
Oakland Mills	1400	1474	105%	-74	
Reservoir	1573	1523	97%	50	
River Hill	1488	1389	93%	99	
Wilde Lake	1424	1416	99%	8	
TOTAL	19201	18760	98%	441	

Source:
Howard County APFO School Capacity Chart:
https://www.howardcountymd.gov/planning-zoning/adequate-public-facilities

ELEMENTARY SCHOOLS	HCPSS 2027		MONTGOMERY CO 2025		HOWARD COUNTY PROPOSED	
			Utilization (%LR	Seat Deficit	Utilization (%LRC)	Seat Deficit
	Local Rated Capacity	Projected Enrollment	Tier 1: =>105%	Tier 1: =>74	Tier 1: =>105%	Tier 1: =>74
			Tier 2: =>120%	Tier 2: =>92	Tier 2: =>110%	Tier 2: =>92
			Tier 3: =>135%	Tier 3: =>110	Tier 3: =>115%	Tier 3: =>110
Hanover Hills	810	931	114.9%	121	114.9%	121
St. Johns Lane	612	714	116.7%	102	116.7%	102
Phelps Luck	597	693	116.1%	96	116.1%	96
Bryant Woods	289	381	131.8%	92	131.8%	92
Hammond	653	739	113.2%	86	113.2%	86
Bollman Bridge	609	685	112.5%	76	112.5%	76
Pointers Run	744	813	109.3%	69	109.3%	69
Forest Ridge	647	694	107.3%	47	107.3%	47
Northfield	700	747	106.7%	47	106.7%	47
Bellows Spring	726	771	106.2%	45	106.2%	45
Rockburn	584	621	106.3%	37	106.3%	37
Cradlerock	398	434	109.0%	36	109.0%	36
Laurel Woods	609	641	105.3%	32	105.3%	32
Atholton	424	452	106.6%	28	106.6%	28
Waverly	788	816	103.6%	28	103.6%	28
Tridelphia Ridge	584	609	104.3%	25	104.3%	25
Elkridge	713	738	103.5%	25	103.5%	25
Clemens Crossing	521	543	104.2%	22	104.2%	22
Veterans	799	817	102.3%	18	102.3%	18
Hollofield Station	732	737	100.7%	5	100.7%	5
Clarksville	543	547	100.7%	4	100.7%	4
Jeffers Hill	377	378	100.3%	1	100.3%	1
Dayton Oaks	719	714	99.3%	-5	99.3%	-5
Manor Woods	681	671	98.5%	-10	98.5%	-10
Centennial Lane	603	587	97.3%	-16	97.3%	-16
Gulford	465	444	95.5%	-21	95.5%	-21
Ilchester	559	534	95.5%	-25	95.5%	-25
Longfellow	512	473	92.4%	-39	92.4%	-39
Running Brook	449	403	89.8%	-46	89.8%	-46
West Friendship	414	364	87.9%	-50	87.9%	-50
Thurnder Hill	509	440	86.4%	-69	86.4%	-69
Waterloo	603	531	88.1%	-72	88.1%	-72
Stevens Forest	380	307	80.8%	-73	80.8%	-73
Worthington	424	341	80.4%	-83	80.4%	-83
Fulton	738	651	88.2%	-87	88.2%	-87
Lisbon	527	440	83.5%	-87	83.5%	-87
Deep Run	719	630	87.6%	-89	87.6%	-89
Ducketts Lane	650	557	85.7%	-93	85.7%	-93
Talbott Springs	490	396	80.8%	-94	80.8%	-94
Bushy Park	732	620	84.7%	-112	84.7%	-112
Gorman Crossing	735	614	83.5%	-121	83.5%	-121
Swansfield	650	516	79.4%	-134	79.4%	-134

MIDDLE SCHOOLS	HCPSS 2027		MONTGOMERY CO 2025		HOWARD COUNTY PROPOSED	
			Utilization (%LR	Seat Deficit	Utilization (%LRC)	Seat Deficit
	Local Rated Capacity	Projected Enrollment	Tier 1: =>105%	Tier 1: =>120	Tier 1: =>105%	Tier 1: =>120
			Tier 2: =>120%	Tier 2: =>150	Tier 2: =>110%	Tier 2: =>150
			Tier 3: =>135%	Tier 3: =>180	Tier 3: =>115%	Tier 3: =>180
Patuxent Valley MS	760	900	118.4%	140	118.4%	140
Thomas Viaduct MS A	740	874	118.1%	134	118.1%	134
Patapsco MS A	643	750	116.6%	107	116.6%	107
Hammond MS	604	697	115.4%	93	115.4%	93
Dunloggin MS A	565	648	114.7%	83	114.7%	83
Folly Quarter MS	662	735	111.0%	73	111.0%	73
Mount View MS	798	875	109.6%	77	109.6%	77
Burleigh Manor MS	779	819	105.1%	40	105.1%	40
Clarksville MS	643	667	103.7%	24	103.7%	24
Harpers Choice MS	506	522	103.2%	16	103.2%	16
Lime Kiln MS	721	739	102.5%	18	102.5%	18
Murray Hill MS A	662	672	101.5%	10	101.5%	10
Mayfield Woods MS	798	804	100.8%	6	100.8%	6
Bonnie Branch MS	701	695	99.1%	-6	99.1%	-6
Elkridge Landing MS	779	772	99.1%	-7	99.1%	-7
Ellicott Mills MS	701	681	97.1%	-20	97.1%	-20
Glewood MS	545	511	93.8%	-34	93.8%	-34
Oakland Mills MS A	506	451	89.1%	-55	89.1%	-55
Lake Elkhorn MS	643	557	86.6%	-86	86.6%	-86
Wilde Lake MS	740	631	85.3%	-109	85.3%	-109

HIGH SCHOOLS	HCPSS 2027		MONTGOMERY CO 2025		HOWARD COUNTY PROPOSED	
			Utilization (%LR	Seat Deficit	Utilization (%LRC)	Seat Deficit
	Local Rated Capacity	Projected Enrollment	Tier 1: =>105%	Tier 1: =>160	Tier 1: =>105%	Tier 1: =>160
			Tier 2: =>120%	Tier 2: =>200	Tier 2: =>110%	Tier 2: =>200
			Tier 3: =>135%	Tier 3: =>240	Tier 3: =>115%	Tier 3: =>240
Marriotts Ridge HS	1615	1821	112.8%	206	112.8%	206
Oakland Mills HS A	1400	1474	105.3%	74	105.3%	74
Centennial HS A	1360	1393	102.4%	33	102.4%	33
Wilde Lake HS	1424	1416	99.4%	-8	99.4%	-8
Guilford Park HS	1658	1609	97.0%	-49	97.0%	-49
Reservoiur HS	1573	1523	96.8%	-50	96.8%	-50
Glenelg HS	1420	1371	96.5%	-49	96.5%	-49
MT. Hebron HS	1400	1336	95.4%	-64	95.4%	-64
Atholton HS	1530	1453	95.0%	-77	95.0%	-77
Howard HS	1400	1312	93.7%	-88	93.7%	-88
River Hill HS	1488	1389	93.3%	-99	93.3%	-99
Hammond HS	1445	1332	92.2%	-113	92.2%	-113
Long Reach HS	1488	1331	89.4%	-157	89.4%	-157

Adequate Public Facilities Ordinance Committee

Meeting #15
April 2, 2025



AGENDA

- Call to Order/Welcome
- Establishment of a Quorum
- Review and Approval of Agenda
- Review and Approval of Minutes
- APFO Committee – Robert's Rules Overview
- Affordable Housing Work Group Presentation (20 minutes)
- Continuation of Motions and Discussion
- Updated Calendar Review
- Adjourn

Next Meeting- April 2, 2025 6-8:30pm in-person

Robert's Rules Discussion

• Actions by a board requires a quorum. A quorum is a majority, which is more than half. Without a quorum, you cannot take action.

• Follow the agenda – Conversation on agenda items, such as questions, answering questions, noting information pertinent to the agenda topic, can occur, and be limited by the Chair, outside of motions/debates on motions.

• How to take action (action is done via motion). Obtain the floor/be recognized by the chair

- Make a motion
- The motion needs to be seconded
- Chair must restate the motion
- Debate, if allowed (most motions are debatable; some motions are not)
- Members vote
- Chair announces the vote result

- Rules for debate vs. conversation (see below re: conversation)
  - Chair must allow each member to speak at least once
  - Speakers should address remarks on the motion to the chair
  - Speakers should maintain a courteous tone and avoid personal attacks
  - Speakers are limited to 5 minutes for first time recognized by Chair, and 4 minutes for second time.
  - Any member can speak, but only twice, with regard to debate. Speakers can speak outside those two times, if posing a question, if giving an answer to a posed question, AND/OR making a motion to amend a current motion.
  - Members who have not yet spoken should be recognized before those who seek to speak a second time
  - Debate ends when discussion ends or a motion is made to end debate and call for a vote, has a second and majority vote passing.
  - Rules of debate can be changed by a majority vote, general consent without objection, or via Rules of Procedure

Howard County
Department of Planning & Zoning

Robert's Rules Discussion

- Motions can be amended during debate, with or without the permission of the original mover of the current motion or the person who seconded. Motions to amend must be made after obtaining the floor, requested by the Chair, which do not count as being allowed to debate twice. Motion to amend motion must be seconded, then debated first, then pass a majority vote to amend the motion. After any amended motions are voted, the original motion debate can then continue, if applicable, or vote commences. – Lisa
- Only friendly amendments to motions are allowed. Motions to amend must be agreed to proceed to debate if mover and seconder of motion on the floor agree. - Laura

- Voting
  - A vote cannot proceed without a quorum.
  - Generally, a majority of those present and voting is required.
  - Majority means more than half of the members present and voting
  - Members who abstain from the vote are not counted
  - Votes can be by voice (members saying "yes" or "no"), by ballot, by roll call (calling each member's name), raising hands.

- Motions for reconsideration of previously passed Motions can be made with reason given, need to be seconded. If majority agree to reconsider the motion, for the reason stated, then debate ensues and a new vote is taken.

Howard County
Department of Planning & Zoning

Upcoming Meetings

- Upcoming Meeting Dates
  - 4/2, 4/30, 5/7
  - Public Hearing #2- May 20, 2025

    May 20, 2025, Hearing beginning at 7:00 p.m.

    The Adequate Public Facilities Ordinance Committee of Howard County is hosting a public hearing on Tuesday, May 20, 2025, beginning at 7:00 p.m. at the George Howard Building, 3430 Courthouse Drive, Ellicott City, Maryland

    We will be posting online etc.

    This will be posted in the paper beginning April 17th

Questions and Discussion





Howard County
Department of Planning & Zoning

Adequate Public Facilities Ordinance Committee

Meeting #16
April 30, 2025



AGENDA

- Call to Order/Welcome
- Establishment of a Quorum
- Review and Approval of Agenda
- Review and Approval of Minutes
- Continuation of Motions and Discussion
- Adjourn
- Next Meeting- May 7, 2025 6-8:30pm in-person

Public Hearing 6:00pm May 20, 2025, Banneker Room, GHB, 3430 Court House Drive, Ellicott City

Continuation of Motions and Discussion

Draft APFO Committee Motions in Support of Proposed APFO Multimodal Transportation Test

- **Motion 1:** Move to rename “APFO road test” to “APFO multimodal transportation test” for all instances in the Howard County Subdivision Regulations and Howard County Design Manual.

Howard County
Department of Planning & Zoning

Continuation of Motions and Discussion

Test 1: Pedestrian crossings at APFO study intersections

Developers review the same study intersections, as defined in the existing APFO roads test.

Developer evaluates pedestrian crossing adequacy at each signalized study intersection.

Pedestrian crossing adequacy requires Accessible Pedestrian Signals (APS), crosswalk marking and ADA compliant curb ramps for crossings of each leg of the intersection.

Where pedestrian crossings are not adequate, developer provides the needed mitigation, up to a dollar cap. Dollar cap is proportional based on peak hour trips generated by development and indexed using Engineering News Record Construction Cost Index (ENR) for the Baltimore Region as reported in the Engineering News Record.

Dollar cap is calculated using pht x F, where pht is the peak hour vehicle trips generated by the development and F is a multiplication factor yet to be determined.

When the cost of all mitigations needed is greater than the dollar cap, Howard County Office of Transportation will advise developer on which mitigations to prioritize up to the dollar cap (generally, those closest to the development).

Developer provided mitigations are preferred, but when they are not feasible, a fee in lieu can be provided in the amount of the dollar cap. The fee in lieu will contribute to pedestrian crossing improvements close to the development implemented by Howard County.

Developments generating 5 or less peak hour trips are not required to provide this test or mitigations.

Howard County
Department of Planning & Zoning

Continuation of Motions and Discussion

Draft APFO Committee Motions in Support of Proposed APFO Multimodal Transportation Test

- **Motion 2:** Move to adopt pedestrian crossings at APFO intersections test to the APFO multimodal transportation test as outlined in the 4/25/25 “Proposed APFO Multimodal Transportation Tests” memo.

Howard County
Department of Planning & Zoning

Continuation of Motions and Discussion

Test 2: ADA access to existing nearby bus stops

Developers review the area surrounding their development to determine if any RTA bus stops exist within ¼ mile of the development frontage. If so, developer reviews these existing bus stops for ADA compliance.

ADA compliance includes:

- Minimum 5’ wide x 8’ deep concrete area/pad adjacent to road
- 5’ minimum sidewalk with curb and gutter from bus stop to nearest intersection
- ADA ramps at nearest intersection

Developer provides mitigation for any existing bus stops within ¼ mile of their development that are not ADA compliant.

Developments generating 5 or less peak hour trips are not required to provide this test or mitigations.

Howard County
Department of Planning & Zoning

Continuation of Motions and Discussion

Draft APFO Committee Motions in Support of Proposed APFO Multimodal Transportation Test

- **Motion 3:** Move to adopt ADA access to existing nearby bus stops test to the APFO multimodal transportation test as outlined in the 4/25/25 “Proposed APFO Multimodal Transportation Tests” memo.

Howard County
Department of Planning & Zoning

Upcoming Meetings

- Upcoming Meeting Dates
  - 5/7 – Will go over Public Hearing Presentation
  - Public Hearing #2- May 20, 2025

    May 20, 2025, Hearing beginning at 6:00 p.m.

    The Adequate Public Facilities Ordinance Committee of Howard County is hosting a public hearing on Tuesday, May 20, 2025, beginning at 6:00 p.m. at the George Howard Building, 3430 Courthouse Drive, Ellicott City, Maryland

Questions and Discussion





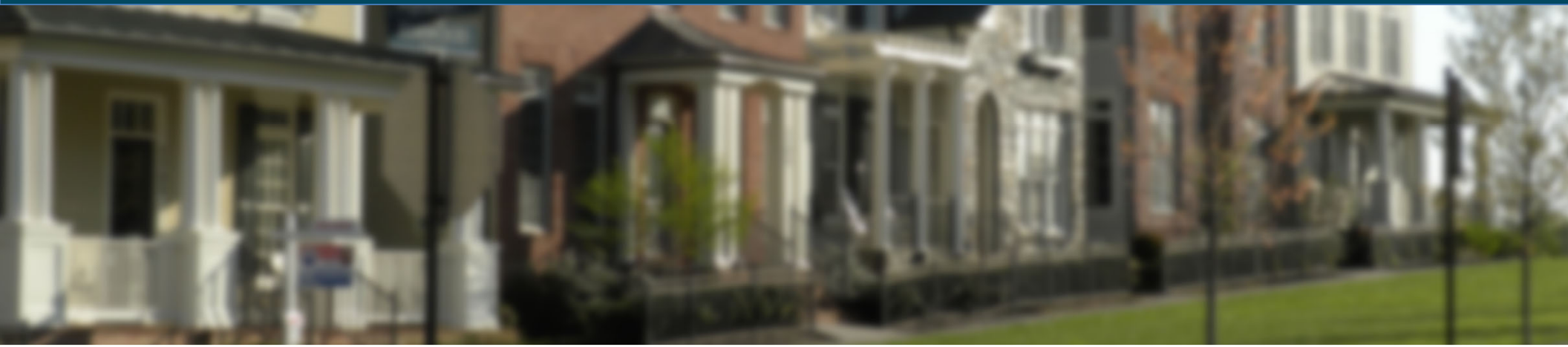
Howard County
Department of Planning & Zoning



Utilization Premium Payments (UPP) Discussion Howard County's APFO

Jeff Bronow, Chief
Division of Research
Howard County DPZ

April 30, 2025



UPP Discussion

For Howard County's APFO

Howard County
Department of Planning & Zoning

One-Time Revenues for New Residential Development - FY2025

		SFD	SFA	Rental APT
	Avg Size (sq. ft.) (1) =>	5,620	2,463	1,267
	Avg Property Value (2) =>	$1,198,887	$658,879	$315,539
Transfer Tax (based on sales value)				
School Land Acquisition and Construction	0.3125%	$3,747	$2,059	$986
Park Construction and Development	0.3125%	$3,747	$2,059	$986
Agricultural Land Preservation	0.2500%	$2,997	$1,647	$789
Housing and Community Development	0.1875%	$2,248	$1,235	$592
Fire and Rescue Capital Equipment	0.1875%	$2,248	$1,235	$592
Total Transfer Tax	1.25%	**$14,986**	**$8,236**	**$3,944**
Road Excise Tax (per square foot) (2)	$1.90	**$10,678**	**$4,680**	**$2,407**
School Surcharge (per square foot)	$8.15	**$45,803**	**$20,073**	**$10,326**
Recordation Tax (per $500 sales value)	$2.50	**$5,994**	**$3,294**	**$1,578**
Total One Time Revenues		**$77,462**	**$36,284**	**$18,255**
MIHU Fee in Lieu Charge (per square foot) (3)	**$3.65**	**$20,513**	**$0**	**$0**
Total One Time Revenues including MIIHU		**$97,975**	**$36,284**	**$18,255**

(1) From DILP database, occupied SF average size for building permits issued from June 1, 2019 through November 30, 2024
(2) Avg. property values based on sales data of all home built between 2020 and 2023. SDAT data. Rental apt value based on averqage rents and expenses in 2024 and applied cap rate.
(3) $1.92 beginning in July 2025
(4) The Fee in Lieu option is most always used for SFDs, and not for SFAs and apartments (occassionally for age-restricted SFA's). The fee is charged for every unit in the development upon building permit issuance. $3.71 beginning in July 2025.

UPP Discussion

For Howard County's APFO

Howard County
Department of Planning & Zoning

Montgomery County Impact Tax Rates - effective July 1, 2023 to June 30, 2025

	SFD	SFA	Multifamily Low Rise	Multifamily High Rise
Infill Impact Areas	$25,004	$21,664	$6,584	$3,739
Turnover Impact Area	$26,084	$29,456	$13,625	$6,073

Source:/www.montgomerycountymd.gov/DPS/fees/Taxes.html

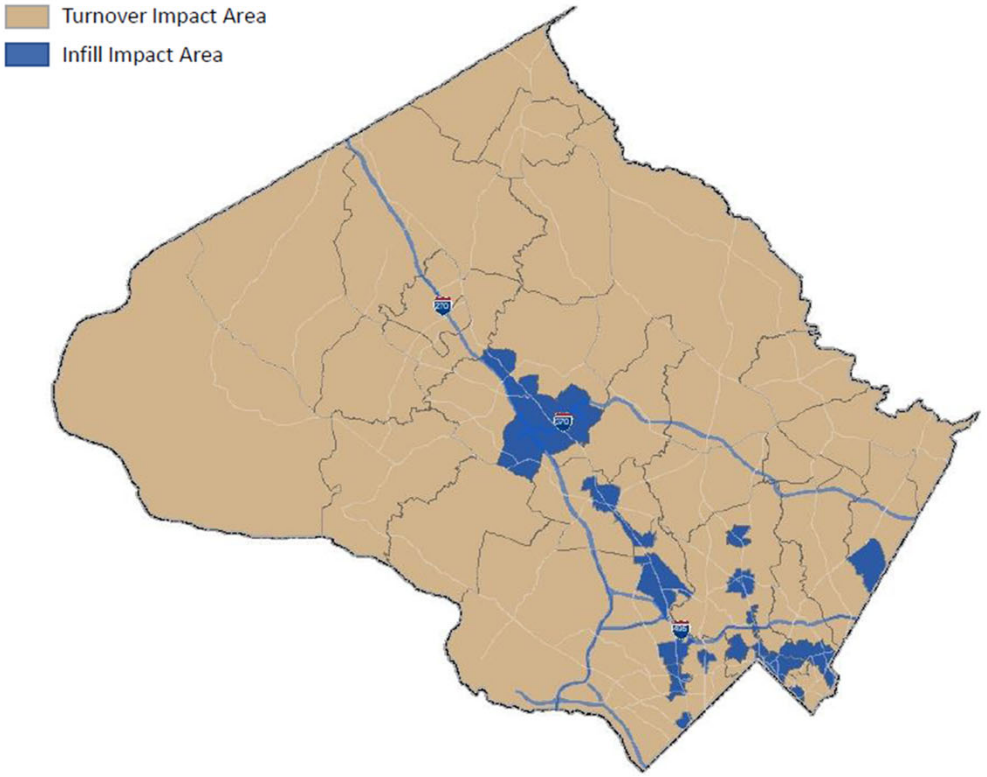
UPP Discussion

Howard County
Department of Planning & Zoning

School Impact Areas

- During the 2020 Growth & Infrastructure Policy (GIP) update, the county was classified into the following School Impact Areas based on their housing (amount and type of new housing) and enrollment growth context.
  - **Greenfield Impact Area**
    High housing growth in single-family units with high impact on enrollment growth (no area of the county was found to be in this category for the 2020-2024 GIP)
  - **Turnover Impact Area**
    Low housing growth; enrollment growth largely due to turnover of existing single-family units
  - **Infill Impact Area**
    High housing growth in multifamily units with low impact on enrollment growth on a per unit basis
- The latest housing and enrollment growth contexts will be analyzed at every quadrennial update to the GIP, and School Impact Area classifications may be revised accordingly.

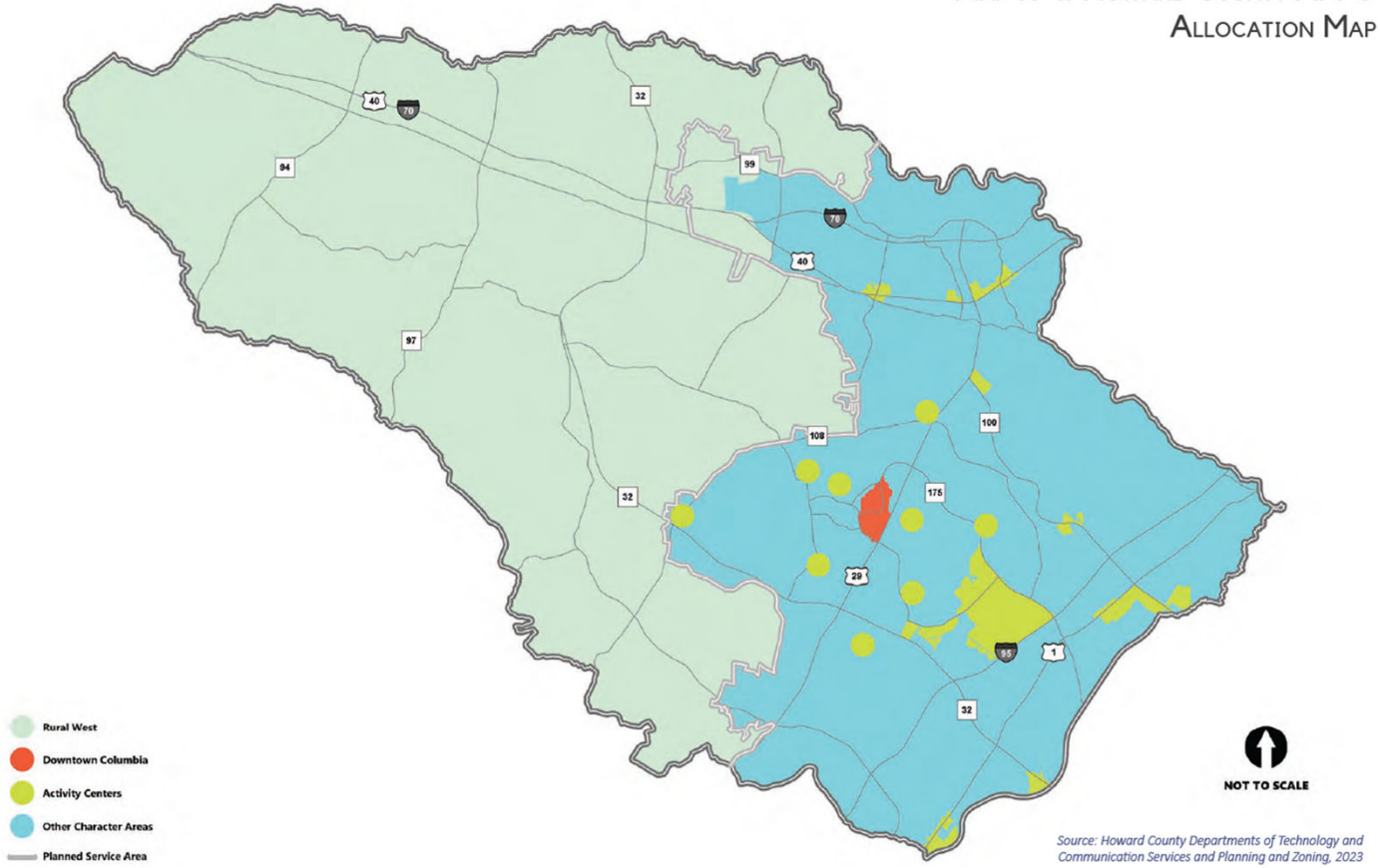
➢ **School Impact Areas** (2020-2024 Growth & Infrastructure Policy)



UPP Discussion

Howard County
Department of Planning & Zoning

Map 10-1: Howard County APFO Allocation Map



Source: Howard County Departments of Technology and Communication Services and Planning and Zoning, 2023

UPP Discussion

For Howard County's APFO

Howard County
Department of Planning & Zoning

Montgomery County Impact Tax Rates - effective July 1, 2023 to June 30, 2025

	SFD	SFA	Multifamily Low Rise	Multifamily High Rise
Infill Impact Areas	$25,004	$21,664	$6,584	$3,739
Turnover Impact Area	$26,084	$29,456	$13,625	$6,073

Source:/www.montgomerycountymd.gov/DPS/fees/Taxes.html

Howard County's School Surcharge -- FY2025 (based on avg. unit size)

	SFD	SFA	Multifamily Low Rise	Multifamily High Rise
Countywide	$45,803	$20,073	$10,326	$10,326

Difference Between Howard County and Montgomery County School Taxes (Howard minus Montg)

	SFD	SFA	Multifamily Low Rise	Multifamily High Rise
Infill Impact Areas	$20,799	($1,591)	$3,742	$6,587
Turnover Impact Area	$19,719	($9,383)	($3,299)	$4,253

Howard County Pupil Yields by Units Type

	SFD	SFA	Multifamily Low Rise	Multifamily Mid/High Rise
Countywide Average	0.54	0.51	0.38	0.16 / 0.17

Source: Howard County Pupil Yield Analysis, September 2024

UPP Discussion

Howard County
Department of Planning & Zoning

Utilization Premium Payments

UPP Tier	Utilization Rate Threshold	Seat Deficit Thresholds	ES UPP Payment	MS UPP Payment	HS UPP Payment	Total UPP Payment
Tier 1	≥ 105%	ES: ≥ 85 MS: ≥ 126 HS: ≥ 180	16⅔%	10%	13⅓%	**40%**
Tier 2	≥ 120%	ES: ≥ 102 MS: ≥ 151 HS: ≥ 216	33⅓%	20%	26⅔%	**80%**
Tier 3	≥ 135%	ES: ≥ 115 MS: ≥ 170 HS: ≥ 243	50%	30%	40%	**120%**

UPP Discussion

Howard County
Department of Planning & Zoning

Tiers of 40%, 80%, and 120% premium payments were not based on anything specific, according to Montgomery County staff. They were proposed and accepted by County Council.

The Utilization Rate Thresholds were based on historical APFO regulations. The 105% for Tier 1 was based on a previous regulation that charged a premium payment at that capacity utilization percentage, so that just carried forward. The 120% for Tier 2 was based on when there was a moratorium placed on development in any school district that was at that level. And the 135% for Tier 3 was also a historic value representing “extreme” overcrowding that was occurring. So, these were “known” values used in the past and seemed reasonable to define the 3 tiers.

UPP percentages by School Type were based on a 5:4:3 ratio which reflects the approximate number of students in each school type -- most in ES, followed by MS, and then HS. Generally reflects the number of grades per school type, but not quite given ES is K through 5 (6 total). However, resulting ratio is still 5:4:3 according to Montgomery County staff.

UPP Discussion

For Howard County's APFO

Howard County
Department of Planning & Zoning

Public School Utilization Premium Payments
July 1, 2023 through June 30, 2025

Applicants for building permits for residential development may be assessed the UPP rates below. These amounts are in addition to applicable Schools Impact Taxes.

	Elementary	*Middle*	*High*
Residential Tier I UPP (per unit)			
Infill Impact Areas			
Single-Family Detached	$4,168	$2,448	$3,334
Single-Family Attached	$3,611	$2,166	$2,888
Multi-Family Low Rise	$1,098	$659	$878
Multi-Family High Rise	$623	$374	$498
Turnover Impact Areas			
Single-Family Detached	$4,348	$2,609	$3,478
Single-Family Attached	$4,909	$2,946	$3,928
Multi-Family Low Rise	$2,270	$1,362	$1,817
Multi-Family High Rise	$1,013	$607	$810
Residential TIER 2 UPP (per unit)			
Infill Impact Areas			
Single-Family Detached	$8,335	$5,000	$6,668
Single-Family Attached	$7,222	$4,333	$5,777
Multi-Family Low Rise	$2,195	$1,316	$1,756
Multi-Family High Rise	$1,247	$748	$997
Turnover Impact Areas			
Single-Family Detached	$8,695	$5,216	$6,956
Single-Family Attached	$9,818	$5,891	$7,855
Multi-Family Low Rise	$4,542	$2,725	$3,634
Multi-Family High Rise	$2,024	$1,214	$1,620
Residential TIER 3 UPP (per unit)			
Infill Impact Areas			
Single-Family Detached	$12,503	$7,501	$10,002
Single-Family Attached	$10,832	$6,499	$8,665
Multi-Family Low Rise	$3,293	$1,975	$2,634
Multi-Family High Rise	$1,870	$1,122	$1,495
Turnover Impact Areas			
Single-Family Detached	$13,043	$7,825	$10,434
Single-Family Attached	$14,729	$8,837	$11,783
Multi-Family Low Rise	$6,812	$4,087	$5,450
Multi-Family High Rise	$3,037	$1,822	$2,429

UPP Discussion

Howard County
Department of Planning & Zoning

Howard County School Surcharge Rates Utilization Premium Payments (UPP) Based on Montgomery County Tier Percentages & Current HoCo Surchage

	Elementary	Middle	High
Residential Tier 1 UPP (per unit) Countywide	*16.66%*	*10%*	*13.33%*
Single Family Detached	$7,634	$4,580	$6,107
Single Family Attached	$3,346	$2,007	$2,676
Rental Apartment	$1,721	$1,033	$1,377
Residential Tier 2 UPP (per unit) Countywide	*33.33%*	*20%*	*26.66%*
Single Family Detached	$15,268	$9,161	$12,214
Single Family Attached	$6,691	$4,015	$5,353
Rental Apartment	$3,442	$2,065	$2,754
Reesidential Tier 3 UPP (per unit) Countywide	*50%*	*30%*	*40%*
Single Family Detached	$22,902	$13,741	$18,321
Single Family Attached	$10,037	$6,022	$8,029
Rental Apartment	$5,163	$3,098	$4,130

Howard County School Surcharge Base Rate Plus UPP

	Elementary	Middle	High
Residential Tier 1 UPP (per unit) Countywide			
Single Family Detached	$53,437	$50,383	$51,910
Single Family Attached	$23,419	$22,081	$22,750
Rental Apartment	$12,047	$11,359	$11,703
Residential Tier 2 UPP (per unit) Countywide			
Single Family Detached	$61,071	$54,964	$58,017
Single Family Attached	$26,765	$24,088	$25,426
Rental Apartment	$13,768	$12,391	$13,080
Reesidential Tier 3 UPP (per unit) Countywide			
Single Family Detached	$68,705	$59,544	$64,124
Single Family Attached	$30,110	$26,095	$28,103
Rental Apartment	$15,489	$13,424	$14,456

Discussion



Adequate Public Facilities Ordinance Taskforce

Public Hearing 2
May 20, 2025



Agenda

Call to Order/Welcome

- Establishment of a Quorum
- Presentation – APFO Recommendations
- Call Hearing to Order
- Public Testimony (3 minutes for each person)
- Close Public Hearing
- Adjourn

Background

- Public Hearing 1 Held on November 6, 2024
  - 26 attendees
  - 96 comments
  - Main topics
    - Lower the school adequacy percentages
    - Adjust APFO to allow for more affordable housing
    - Testing for fire and EMS adequacy

Howard County
Department of Planning & Zoning

Background

Since the committee started:

- 17 meetings
- Over 9 months
- Covering 21 different topic areas effecting APFO
  - Past APFO committees, HoCo by Design, schools, police, roads, multimodal, affordable housing, other jurisdictions, ….
- Developed 10 NEW APFO recommendations.

Howard County
Department of Planning & Zoning

Howard County's CURRENT APFO

Howard County
Department of Planning & Zoning

- There are 3 tests associated with APFO:
- 1) Allocations,
- 2) Schools,
- 3) Roads

Test 1- APFO Allocations Test

Howard County
Department of Planning & Zoning

- The annual number of allocations is based on the General Plan
- 1 allocation = 1 dwelling unit no matter type (SFD, SFA, or APT)
- Allocations pace development so County government can plan and provide for capital facilities
- Each year the County Council adopts a new 10-year allocation chart (based on General Plan growth chart)
- Allocations are given out by geographic and other specialty pools as indicated in the General Plan allocation chart

Test 2- School Capacity Test

Howard County
Department of Planning & Zoning

- This test is taken after allocations are received
- There are 4 tests that a project must pass:
  1) Elementary school district
  2) Elementary school region
  3) Middle school district
  4) High School district
- Must pass all 4 tests at the same time or go into a waiting bin
- Can be held up for a maximum of 4 years
- Each year the County Council adopts a new School Capacity chart provided to them by the Board of Education. Failed projects are retested with each new chart.

School Test - APFO Exemptions

Howard County
Department of Planning & Zoning

- Single lot exemption in the Rural West
- Single lot for family member
- Single lot for financial hardship
- Mobile home replacement units
- Redevelopment sites replacing existing units
- No School Capacity Test for age-restricted units
- Moderate Income Housing Units do not need allocations (However, still must pass School Capacity Test)
- Special affordable housing opportunities (by County Council resolution)

Test 1 - APFO Allocations Test

Howard County
Department of Planning & Zoning

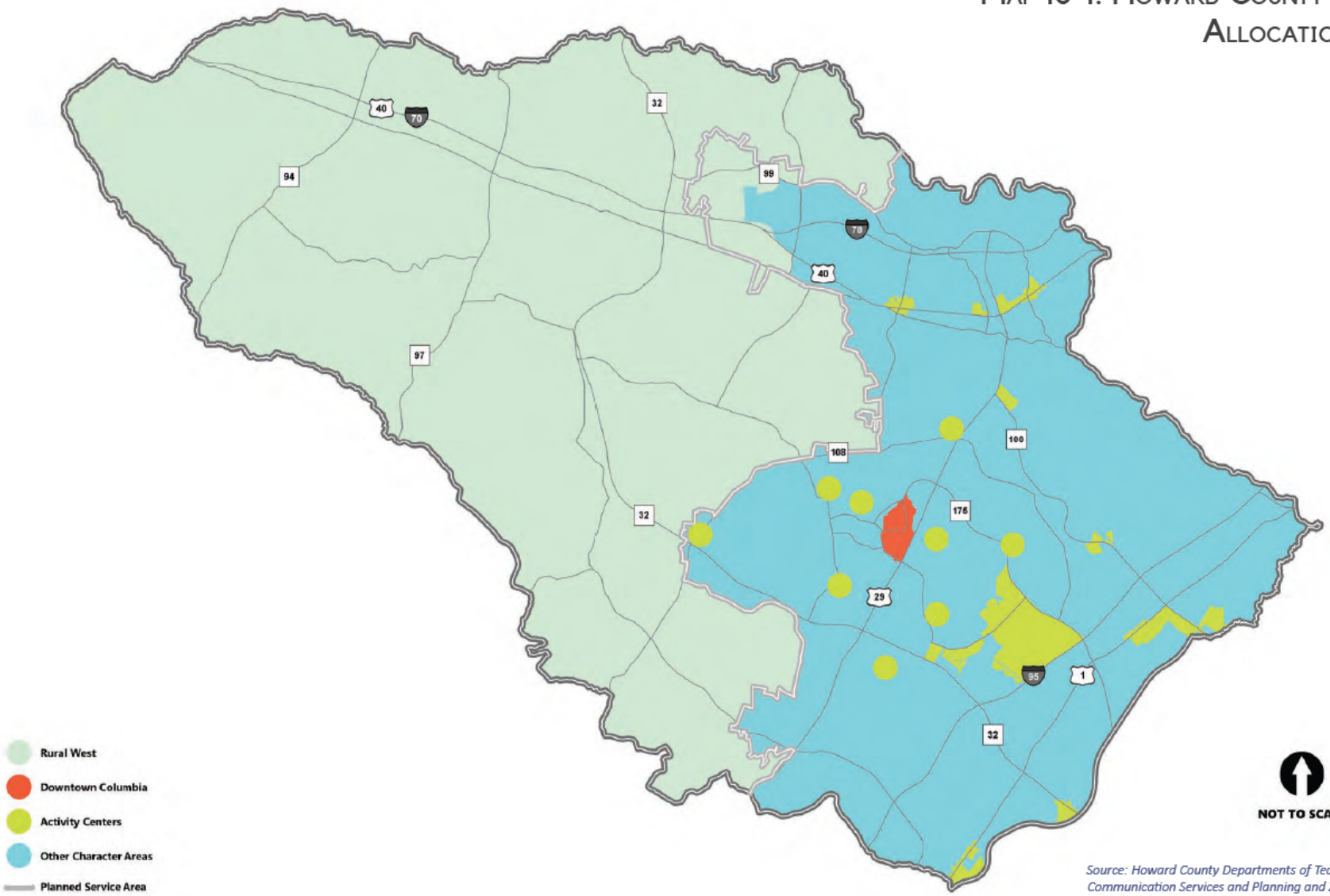
Table 10-1: Howard County APFO Allocations Chart - HoCo By Design

Year	Downtown Columbia (1)	Activity Centers	Other Character Areas	Rural West	Total	Affordable Housing (for purchase and rental)
2026	335	600	365	100	1,400	340
2027	335	600	365	100	1,400	340
2028	335	600	365	100	1,400	340
2029	335	600	365	100	1,400	340
2030	335	600	365	100	1,400	340
2031	155	600	365	100	1,220	340
2032	155	600	365	100	1,220	340
2033	155	600	365	100	1,220	340
2034	155	600	365	100	1,220	340
2035	154	600	365	100	1,219	340
2036	154	600	365	100	1,219	340
2037	154	600	365	100	1,219	340
2038	154	600	365	100	1,219	340
2039	154	600	365	100	1,219	340
2040	154	600	365	100	1,219	340
Total	**3,219**	**9,000**	**5,475**	**1,500**	**19,194**	**5,100**
Annual Average	**215**	**600**	**365**	**100**	**1,280**	**340**

(1) The allocations for Downtown Columbia align with the phasing chart in the approved and adopted 2010 Downtown Columbia Plan.

Source: Howard County Department of Planning and Zoning, 2023

Map 10-1: Howard County APFO Allocation Map



Source: Howard County Departments of Technology and Communication Services and Planning and Zoning, 2023

ELEMENTARY SCHOOLS - JUNE 2024 APFO School Capacity Chart

Capacity Utilization Rates with Board of Education's Requested FY 2025 Capital Budget Projects

Chart reflects May 2023 Projections and the Board of Education's Requested FY 2025 capacities.

	Capacity				2027-28			2028-29			2029-30			2030-31			2031-32			2032-33			2033-34			2034-35			2035-36			2036-37		
Columbia - East	**2027**	**2028**	**2029**	**2030**	**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**		**Proj**	**% Util.**	
Cradlerock ES	398	398	398	398	434	109.0	C	413	103.8		401	100.8		402	101.0		393	98.7		393	98.7		390	98.0		387	97.2		383	96.2		383	96.2	
Jeffers Hill ES	377	377	377	377	378	100.3		378	100.3		376	99.7		365	96.8		368	97.6		366	97.1		363	96.3		360	95.5		360	95.5		358	95.0	
Phelps Luck ES	597	597	597	597	693	116.1	C	673	112.7	C	650	108.9	C	649	108.7	C	673	112.7	C	700	117.3	C	726	121.6	C	755	126.5	C	773	129.5	C	781	130.8	C
Stevens Forest ES	380	380	380	380	307	80.8		313	82.4		302	79.5		295	77.6		297	78.2		294	77.4		292	76.8		291	76.6		290	76.3		289	76.1	
Talbott Springs ES	490	490	490	490	396	80.8		387	79.0		383	78.2		371	75.7		373	76.1		372	75.9		369	75.3		366	74.7		364	74.3		364	74.3	
Thunder Hill ES	509	509	509	509	440	86.4		447	87.8		438	86.1		437	85.9		433	85.1		431	84.7		428	84.1		426	83.7		423	83.1		423	83.1	
Region Totals	**2751**	**2751**	**2751**	**2751**	**2648**	**96.3**		**2611**	**94.9**		**2550**	**92.7**		**2519**	**91.6**		**2537**	**92.2**		**2556**	**92.9**		**2568**	**93.3**		**2585**	**94.0**		**2593**	**94.3**		**2598**	**94.4**	
Columbia - West																																		
Bryant Woods ES	289	289	289	289	381	131.8	C	395	136.7	C	398	137.7	C	407	140.8	C	407	140.8	C	415	143.6	C	424	146.7	C	432	149.5	C	444	153.6	C	455	157.4	C
Clemens Crossing ES	521	521	521	521	543	104.2		546	104.8		552	106.0	C	559	107.3	C	563	108.1	C	566	108.6	C	570	109.4	C	572	109.8	C	573	110.0	C	573	110.0	C
Longfellow ES	512	512	512	512	473	92.4		487	95.1		484	94.5		484	94.5		481	93.9		477	93.2		467	91.2		460	89.8		453	88.5		449	87.7	
Running Brook ES	449	449	449	449	403	89.8		433	96.4		452	100.7		477	106.2	C	506	112.7	C	526	117.1	C	540	120.3	C	545	121.4	C	540	120.3	C	534	118.9	C
Swansfield ES	650	650	650	650	516	79.4		497	76.5		473	72.8		460	70.8		451	69.4		442	68.0		437	67.2		436	67.1		433	66.6		432	66.5	
Region Totals	**2421**	**2421**	**2421**	**2421**	**2316**	**95.7**		**2358**	**97.4**		**2359**	**97.4**		**2387**	**98.6**		**2408**	**99.5**		**2426**	**100.2**		**2438**	**100.7**		**2445**	**101.0**		**2443**	**100.9**		**2443**	**100.9**	
Northeastern																																		
Bellows Spring ES	726	726	726	726	771	106.2	C	779	107.3	C	787	108.4	C	769	105.9	C	771	106.2	C	768	105.8	C	758	104.4		749	103.2		740	101.9		731	100.7	
Deep Run ES	719	719	719	719	630	87.6		629	87.5		625	86.9		624	86.8		624	86.8		624	86.8		623	86.6		623	86.6		624	86.8		625	86.9	
Ducketts Lane ES	650	650	650	650	557	85.7		560	86.2		561	86.3		565	86.9		563	86.6		563	86.6		564	86.8		565	86.9		564	86.8		563	86.6	
Elkridge ES	713	713	713	713	738	103.5		756	106.0	C	748	104.9		739	103.6		732	102.7		729	102.2		733	102.8		729	102.2		732	102.7		734	102.9	
Hanover Hills ES	810	810	810	810	931	114.9	C	934	115.3	C	927	114.4	C	906	111.9	C	900	111.1	C	890	109.9	C	869	107.3	C	849	104.8		828	102.2		805	99.4	
Ilchester ES	559	559	559	559	534	95.5		547	97.9		559	100.0		576	103.0		595	106.4	C	614	109.8	C	636	113.8	C	653	116.8	C	674	120.6	C	691	123.6	C
Rockburn ES	584	584	584	584	621	106.3	C	622	106.5	C	623	106.7	C	623	106.7	C	622	106.5	C	626	107.2	C	629	107.7	C	626	107.2	C	625	107.0	C	625	107.0	C
Veterans ES	799	799	799	799	817	102.3		832	104.1		831	104.0		825	103.3		820	102.6		814	101.9		808	101.1		812	101.6		815	102.0		814	101.9	
Waterloo ES	603	603	603	603	531	88.1		511	84.7		501	83.1		500	82.9		495	82.1		490	81.3		488	80.9		483	80.1		481	79.8		479	79.4	
Worthington ES	424	424	424	424	341	80.4		343	80.9		347	81.8		362	85.4		375	88.4		373	88.0		364	85.8		349	82.3		330	77.8		315	74.3	
Region Totals	**6587**	**6587**	**6587**	**6587**	**6471**	**98.2**		**6513**	**98.9**		**6509**	**98.8**		**6489**	**98.5**		**6497**	**98.6**		**6491**	**98.5**		**6472**	**98.3**		**6438**	**97.7**		**6413**	**97.4**		**6382**	**96.9**	
Northern																																		
Centennial Lane ES	603	603	603	603	687	113.9	C	672	111.4	C	657	109.0	C	654	108.5	C	635	105.3	C	625	103.6		617	102.3		610	101.2		607	100.7		605	100.3	
Hollifield Station ES	732	732	732	732	737	100.7		728	99.5		721	98.5		726	99.2		723	98.8		726	99.2		722	98.6		721	98.5		717	98.0		712	97.3	
Manor Woods ES	681	681	681	681	671	98.5		691	101.5		671	98.5		651	95.6		644	94.6		634	93.1		621	91.2		622	91.3		618	90.7		614	90.2	
Northfield ES	700	700	700	700	747	106.7	C	731	104.4		740	105.7	C	732	104.6		732	104.6		731	104.4		729	104.1		729	104.1		731	104.4		729	104.1	
St Johns Lane ES	612	612	612	612	714	116.7	C	738	120.6	C	735	120.1	C	734	119.9	C	739	120.8	C	738	120.6	C	737	120.4	C	737	120.4	C	737	120.4	C	738	120.6	C
Waverly ES	788	788	788	788	816	103.6		825	104.7		832	105.6	C	837	106.2	C	843	107.0	C	847	107.5	C	847	107.5	C	837	106.2	C	834	105.8	C	831	105.5	C
Region Totals	**4116**	**4116**	**4116**	**4116**	**4372**	**106.2**	C	**4385**	**106.5**	C	**4356**	**105.8**	C	**4334**	**105.3**	C	**4316**	**104.9**		**4301**	**104.5**		**4273**	**103.8**		**4256**	**103.4**		**4244**	**103.1**		**4229**	**102.7**	
Southeastern																																		
Atholton ES	424	424	424	424	452	106.6	C	443	104.5		432	101.9		432	101.9		421	99.3		418	98.6		416	98.1		411	96.9		409	96.5		406	95.8	
Bollman Bridge ES	609	609	609	609	685	112.5	C	686	112.6	C	699	114.8	C	705	115.8	C	712	116.9	C	717	117.7	C	724	118.9	C	728	119.5	C	727	119.4	C	726	119.2	C
Forest Ridge ES	647	647	647	647	694	107.3	C	724	111.9	C	746	115.3	C	770	119.0	C	799	123.5	C	823	127.2	C	843	130.3	C	862	133.2	C	868	134.2	C	868	134.2	C
Gorman Crossing ES	735	735	735	735	614	83.5		616	83.8		611	83.1		608	82.7		615	83.7		610	83.0		607	82.6		604	82.2		605	82.3		606	82.4	
Guilford ES	465	465	465	465	444	95.5		443	95.3		442	95.1		439	94.4		436	93.8		432	92.9		432	92.9		433	93.1		442	95.1		446	95.9	
Hammond ES	653	653	653	653	739	113.2	C	751	115.0	C	776	118.8	C	784	120.1	C	779	119.3	C	774	118.5	C	763	116.8	C	762	116.7	C	768	117.6	C	780	119.4	C
Laurel Woods ES	609	609	609	609	641	105.3	C	643	105.6	C	641	105.3	C	644	105.7	C	644	105.7	C	644	105.7	C	644	105.7	C	645	105.9	C	642	105.4	C	643	105.6	C
Region Totals	**4142**	**4142**	**4142**	**4142**	**4269**	**103.1**		**4306**	**104.0**		**4347**	**104.9**		**4382**	**105.8**	C	**4406**	**106.4**	C	**4418**	**106.7**	C	**4429**	**106.9**	C	**4445**	**107.3**	C	**4461**	**107.7**	C	**4475**	**108.0**	C
Western																																		
Bushy Park ES	732	732	732	732	620	84.7		628	85.8		630	86.1		648	88.5		627	85.7		631	86.2		633	86.5		634	86.6		636	86.9		638	87.2	
Clarksville ES	543	543	543	543	547	100.7		535	98.5		533	98.2		519	95.6		529	97.4		529	97.4		522	96.1		514	94.7		511	94.1		507	93.4	
Dayton Oaks ES	719	719	719	719	714	99.3		699	97.2		691	96.1		672	93.5		678	94.3		683	95.0		676	94.0		677	94.2		681	94.7		684	95.1	
Fulton ES	738	738	738	738	651	88.2		624	84.6		621	84.1		596	80.8		605	82.0		605	82.0		606	82.1		595	80.6		592	80.2		588	79.7	
Lisbon ES	527	527	527	527	440	83.5		426	80.8		432	82.0		438	83.1		441	83.7		446	84.6		447	84.8		448	85.0		447	84.8		451	85.6	
Pointers Run ES	744	744	744	744	813	109.3	C	783	105.2	C	738	99.2		727	97.7		722	97.0		724	97.3		727	97.7		724	97.3		721	96.9		719	96.6	
Triadelphia Ridge ES	584	584	584	584	609	104.3		598	102.4		591	101.2		577	98.8		563	96.4		551	94.3		537	92.0		526	90.1		516	88.4		509	87.2	
West Friendship ES	414	414	414	414	364	87.9		371	89.6		368	88.9		371	89.6		372	89.9		374	90.3		376	90.8		380	91.8		383	92.5		389	94.0	
Region Totals	**5001**	**5001**	**5001**	**5001**	**4758**	**95.1**		**4664**	**93.3**		**4604**	**92.1**		**4548**	**90.9**		**4537**	**90.7**		**4543**	**90.8**		**4524**	**90.5**		**4498**	**89.9**		**4487**	**89.7**		**4485**	**89.7**	
Countywide Totals	**25018**	**25018**	**25018**	**25018**	**24834**	**99.3**		**24837**	**99.3**		**24725**	**98.8**		**24659**	**98.6**		**24701**	**98.7**		**24735**	**98.9**		**24704**	**98.7**		**24667**	**98.6**		**24641**	**98.5**		**24612**	**98.4**	

C: Constrained for future residential development.

MIDDLE SCHOOLS - MAY 2024 APFO School Capacity Chart

Capacity Utilization Rates with Board of Education's Requested FY 2025 Capital Budget Projects

Chart reflects May 2023 Projections and the Board of Education's Requested FY 2025 capacities.

		Capacity				2027-28		2028-29		2029-30		2030-31		2031-32		2032-33		2033-34		2034-35		2035-36		2036-37	
		2027	2028	2029	2030	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.
Bonnie Branch MS		701	701	701	701	695	99.1	731	104.3	758	108.1	771	110.0 C	757	108.0	742	105.8	747	106.6	753	107.4	758	108.1	765	109.1
Burleigh Manor MS		779	779	779	779	819	105.1	812	104.2	814	104.5	811	104.1	823	105.6	800	102.7	796	102.2	779	100.0	774	99.4	761	97.7
Clarksville MS		643	643	643	643	667	103.7	694	107.9	718	111.7 C	732	113.8 C	695	108.1	655	101.9	633	98.4	633	98.4	631	98.1	629	97.8
Dunloggin MS	A	565	565	798	798	648	114.7 C	653	115.6 C	645	80.8	656	82.2	648	81.2	654	82.0	652	81.7	661	82.8	661	82.8	657	82.3
Elkridge Landing MS		779	779	779	779	772	99.1	756	97.0	759	97.4	749	96.1	766	98.3	759	97.4	753	96.7	749	96.1	748	96.0	749	96.1
Ellicott Mills MS		701	701	701	701	681	97.1	666	95.0	675	96.3	672	95.9	665	94.9	651	92.9	657	93.7	674	96.1	685	97.7	684	97.6
Folly Quarter MS		662	662	662	662	735	111.0 C	747	112.8 C	739	111.6 C	735	111.0 C	730	110.3 C	730	110.3 C	716	108.2	709	107.1	701	105.9	692	104.5
Glenwood MS		545	545	545	545	511	93.8	526	96.5	537	98.5	530	97.2	532	97.6	539	98.9	558	102.4	546	100.2	547	100.4	548	100.6
Hammond MS		604	604	604	604	697	115.4 C	708	117.2 C	719	119.0 C	682	112.9 C	670	110.9 C	679	112.4 C	707	117.1 C	724	119.9 C	738	122.2 C	737	122.0 C
Harpers Choice MS		506	506	506	506	522	103.2	521	103.0	534	105.5	514	101.6	514	101.6	500	98.8	499	98.6	502	99.2	503	99.4	498	98.4
Lake Elkhorn MS		643	643	643	643	557	86.6	568	88.3	570	88.6	563	87.6	539	83.8	526	81.8	518	80.6	517	80.4	517	80.4	513	79.8
Lime Kiln MS		721	721	721	721	739	102.5	745	103.3	715	99.2	703	97.5	640	88.8	627	87.0	602	83.5	620	86.0	620	86.0	614	85.2
Mayfield Woods MS		798	798	798	798	804	100.8	804	100.8	815	102.1	825	103.4	815	102.1	809	101.4	799	100.1	804	100.8	806	101.0	804	100.8
Mount View MS		798	798	798	798	875	109.6	874	109.5	879	110.2 C	872	109.3	888	111.3 C	880	110.3 C	874	109.5	880	110.3 C	888	111.3 C	892	111.8 C
Murray Hill MS	A	662	662	662	662	672	101.5	658	99.4	660	99.7	642	97.0	646	97.6	643	97.1	644	97.3	642	70.2	640	69.9	640	69.9
Oakland Mills MS	A	506	701	701	701	451	89.1	451	64.3	454	64.8	455	64.9	455	64.9	436	62.2	425	60.6	427	60.9	425	60.6	423	60.3
Patapsco MS	A	643	643	643	643	750	116.6 C	743	115.6 C	770	119.8 C	771	119.9 C	778	121.0 C	765	119.0 C	766	91.5	768	91.8	772	92.2	771	92.1
Patuxent Valley MS		760	760	760	760	900	118.4 C	875	115.1 C	909	119.6 C	904	118.9 C	915	120.4 C	930	122.4 C	948	124.7 C	971	127.8 C	993	130.7 C	1010	132.9 C
Thomas Viaduct MS	A	740	740	740	740	874	118.1 C	901	121.8 C	905	122.3 C	932	125.9 C	917	123.9 C	907	122.6 C	891	120.4 C	909	97.2	916	98.0	911	97.4
Wilde Lake MS		740	740	740	740	631	85.3	650	87.8	667	90.1	671	90.7	696	94.1	695	93.9	711	96.1	723	97.7	742	100.3	761	102.8
Countywide Totals		**13496**	**13691**	**13924**	**13924**	**14000**	**103.7**	**14083**	**102.9**	**14242**	**102.3**	**14190**	**101.9**	**14089**	**101.2**	**13927**	**100.0**	**13896**	**98.4**	**13991**	**96.1**	**14065**	**96.6**	**14059**	**96.5**

'A' includes additions as reflected in FY 2025 CIP for Grades 6-8

C: Constrained for future residential development.

HIGH SCHOOLS - MAY 2024 APFO School Capacity Chart

Capacity Utilization Rates with Board of Education's Requested FY 2025 Capital Budget Projects

Chart reflects May 2023 Projections and the Board of Education's Requested FY 2025 capacities.

		Capacity				2027-28		2028-29		2029-30		2030-31		2031-32		2032-33		2033-34		2034-35		2035-36		2036-37	
		2027	2028	2029	2030	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.
Atholton HS		1530	1530	1530	1530	1453	95.0	1469	96.0	1480	96.7	1482	96.9	1492	97.5	1509	98.6	1509	98.6	1503	98.2	1499	98.0	1494	97.6
Centennial HS	A	1360	1360	1360	1360	1393	102.4	1403	103.2	1405	103.3	1414	104.0	1412	103.8	1413	103.9	1406	103.4	1409	103.6	1409	103.6	1401	82.4
Glenelg HS		1420	1420	1420	1420	1371	96.5	1382	97.3	1399	98.5	1425	100.4	1450	102.1	1455	102.5	1460	102.8	1469	103.5	1456	102.5	1464	103.1
Guilford Park HS		1658	1658	1658	1658	1609	97.0	1658	100.0	1688	101.8	1737	104.8	1747	105.4	1760	106.2	1794	108.2	1778	107.2	1784	107.6	1789	107.9
Hammond HS		1445	1445	1445	1445	1332	92.2	1377	95.3	1353	93.6	1387	96.0	1406	97.3	1387	96.0	1418	98.1	1411	97.6	1422	98.4	1444	99.9
Howard HS		1400	1400	1400	1400	1312	93.7	1302	93.0	1307	93.4	1302	93.0	1295	92.5	1321	94.4	1322	94.4	1326	94.7	1319	94.2	1308	93.4
Long Reach HS		1488	1488	1488	1488	1331	89.4	1374	92.3	1395	93.8	1413	95.0	1403	94.3	1410	94.8	1427	95.9	1419	95.4	1413	95.0	1407	94.6
Marriotts Ridge HS		1615	1615	1615	1615	1821	112.8	1805	111.8	1778	110.1	1813	112.3	1788	110.7	1806	111.8	1807	111.9	1793	111.0	1802	111.6	1792	111.0
Mt Hebron HS		1400	1400	1400	1400	1336	95.4	1386	99.0	1399	99.9	1450	103.6	1448	103.4	1458	104.1	1477	105.5	1476	105.4	1480	105.7	1473	105.2
Oakland Mills HS	A	1400	1400	1400	1400	1474	105.3	1467	104.8	1481	105.8	1501	107.2	1494	83.0	1527	84.8	1536	85.3	1512	84.0	1496	83.1	1475	81.9
Reservoir HS		1573	1573	1573	1573	1523	96.8	1609	102.3	1629	103.6	1649	104.8	1689	107.4	1661	105.6	1650	104.9	1596	101.5	1570	99.8	1574	100.1
River Hill HS		1488	1488	1488	1488	1389	93.3	1430	96.1	1460	98.1	1468	98.7	1497	100.6	1509	101.4	1508	101.3	1479	99.4	1429	96.0	1394	93.7
Wilde Lake HS		1424	1424	1424	1424	1416	99.4	1413	99.2	1417	99.5	1422	99.9	1401	98.4	1438	101.0	1441	101.2	1425	100.1	1438	101.0	1430	100.4
Countywide Totals		**19201**	**19201**	**19201**	**19201**	**18760**	**97.7**	**19075**	**99.3**	**19191**	**99.9**	**19463**	**101.4**	**19522**	**99.6**	**19654**	**100.3**	**19755**	**100.8**	**19596**	**100.0**	**19517**	**99.6**	**19445**	**97.5**

'A' includes additions as reflected in FY 2025 CIP for Grades 9-12

NEW APFO Recommendations

Recommendation #1:

Replace the APFO schools test with a Utilization Premium Payment (UPP) fee, so that instead of a required wait time, developers of residential units are charged an additional fee calculated by applying a UPP factor to Howard County's existing school surcharge fee when the development's impact on the projected school utilization of the assigned schools exceeds adequacy thresholds.

This would eliminate wait times and the fee would be required.

Howard County
Department of Planning & Zoning

NEW APFO Recommendations

Recommendation #2:

In the UPP model use:

- 105% TIER I,
- 110% TIER II, and
- 115 % TIER III for school assessments.

These TIERS will apply to Elementary, Middle and High Schools.

Howard County
Department of Planning & Zoning

NEW APFO Recommendations

Recommendation #3:

In the UPP model use:

- 40% premium payment for TIER I,
- 80% TIER II,
- and 120% TIER III

Using the 6 (K-5), 3 (6-8), 4 (9-12) distribution. This represents the distribution for Elementary, Middle and High Schools. This is the distribution of funding over the basic school surcharge.

Howard County
Department of Planning & Zoning

NEW APFO Recommendations

This would:

- Still utilize the current TEST 1, the allocations but;
- Would eliminate the current TEST 2 and instead replace with UPP (buyout) methodology (Recommendations 1-3)

Howard County
Department of Planning & Zoning

NEW APFO Recommendations

Example Walk-Thru

Howard County
Department of Planning & Zoning

Current APFO - Example

Current APFO for the school capacity utilization test once a plan has allocations:
A new subdivision comes in with a plan for 6 lots.

They are in the Clarksville MS District- Clarksville MS is closed at 113.8%
No Development can move forward because it must past all 4 tests described in TEST 2 - The project moves to the wait bin where it can be held for a maximum of 4 years.

MIDDLE SCHOOLS - MAY 2024 APFO School Capacity Chart

Capacity Utilization Rates with Board of Education's Requested FY 2025 Capital Budget Projects

Chart reflects May 2023 Projections and the Board of Education's Requested FY 2025 capacities.

	Capacity				2027-28		2028-29		2029-30		2030-31		2031-32		2032-33		2033-34		2034-35		2035-36		2036-37	
	2027	2028	2029	2030	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.	Proj	% Util.
Bonnie Branch MS	701	701	701	701	695	99.1	731	104.3	758	108.1	771	110.0 C	757	108.0	742	105.8	747	106.6	753	107.4	758	108.1	765	109.1
Burleigh Manor MS	779	779	779	779	819	105.1	812	104.2	814	104.5	811	104.1	823	105.6	800	102.7	796	102.2	779	100.0	774	99.4	761	97.7
Clarksville MS	643	643	643	643	667	103.7	694	107.9	718	111.7 C	732	113.8 C	695	108.1	655	101.9	633	98.4	633	98.4	631	98.1	629	97.8
Dunloggin MS A	565	565	798	798	648	114.7 C	653	115.6 C	645	80.8	656	82.2	648	81.2	654	82.0	652	81.7	661	82.8	661	82.8	657	82.3
Elkridge Landing MS	779	779	779	779	772	99.1	756	97.0	759	97.4	749	96.1	766	98.3	759	97.4	753	96.7	749	96.1	748	96.0	749	96.1
Ellicott Mills MS	701	701	701	701	681	97.1	666	95.0	675	96.3	672	95.9	665	94.9	651	92.9	657	93.7	674	96.1	685	97.7	684	97.6
Folly Quarter MS	662	662	662	662	735	111.0 C	747	112.8 C	739	111.6 C	735	111.0 C	730	110.3 C	730	110.3 C	716	108.2	709	107.1	701	105.9	692	104.5
Glenwood MS	545	545	545	545	511	93.8	526	96.5	537	98.5	530	97.2	532	97.6	539	98.9	558	102.4	546	100.2	547	100.4	548	100.6
Hammond MS	604	604	604	604	697	115.4 C	708	117.2 C	719	119.0 C	682	112.9 C	670	110.9 C	679	112.4 C	707	117.1 C	724	119.9 C	738	122.2 C	737	122.0 C

NEW APFO Recommendations- Example

Tier Criteria			
Tier 1	Utilization > 105%		
Tier 2	Utilization > 110%		
Tier 3	Utilization > 115%		
UPP Payment Factor			
School Level	Tier 1	Tier 2	Tier 3
Elementary	18.46%	36.92%	55.38%
Middle	9.23%	18.46%	27.69%
High Total	12.31%	24.62%	36.92%
Total	**40%**	**80%**	**120%**

** Review Committee recommended UPP factors of 40% (Tier 1), 80% (Tier 2), 120% (Tier 3), allocated to each school level by grades in each school (6/13 for ES, 3/13 for MS, 4/13 for HS).*

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NEW APFO Recommendations - Example

UPP Example new subdivision comes in with a plan for 6 lots SFD (open in the .
They are in the Clarksville MS District = TIER 1 Middle School with a Premium Payment Factor of 9.23%

Western				
Clarksville	643	685	107%	Tier 1
Folly Quarter	662	698	105%	Tier 1
Glenwood	545	484	89%	
Lime Kiln	721	736	102%	
Mount View	798	808	101%	
TOTAL	3369	3411	101%	

NEW APFO Recommendations - Example

For UPP TIER 1 Qualified Projects – 6 lot SFD subdivision would generate $300,108 or an additional $25,290.

Currently there is NO payment. Just time.

With NEW UPP

One-Time Revenues for New Residential Development - as of April 4, 2025

			SFD	SFA	Condo APT	Rental APT
		Avg Size (sq. ft.) (1) =>	5,620	2,463	1,806	1,267
	TIER I	Avg Property Value =>	$1,198,887	$658,879	$432,888	$315,539
Transfer Tax (based on sales value)						
School Land Acquisition and Construction		0.3125%	$3,747	$2,059	$1,353	$986
Park Construction and Development		0.3125%	$3,747	$2,059	$1,353	$986
Agricultural Land Preservation		0.2500%	$2,997	$1,647	$1,082	$789
Housing and Community Development		0.1875%	$2,248	$1,235	$812	$592
Fire and Rescue Capital Equipment		0.1875%	$2,248	$1,235	$812	$592
Total Transfer Tax		1.25%	**$14,986**	**$8,236**	**$5,411**	**$3,944**
Road Excise Tax (per square foot)		$1.90	**$10,678**	**$4,680**	**$3,431**	**$2,407**
School Surcharge (per square foot)	**9.23% or 0.75cent increase**	$8.90	**$50,018**	**$21,921**	**$16,073**	**$11,276**
Recordation Tax (per $500 sales value)		$2.50	**$5,994**	**$3,294**	**$2,164**	**$1,578**
Total One Time Revenues			**$81,677**	**$38,131**	**$27,080**	**$19,206**
MIHU Fee in Lieu Charge (per square foot) (2)		**$3.65**	**$20,513**	**$0**	**$0**	**$0**
Total One Time Revenues including MIIHU			**$102,190**	**$38,131**	**$27,080**	**$19,206**

(1) From DILP database, occupied SF average size for building permits issued from June 1, 2019 through November 30, 2024

(2) The Fee in Lieu option is most always used for SFDs, and not for SFAs and apartments (occassionally for age-restricted SFA's)

NEW APFO Recommendations - Example

For Non-UPP qualified projects pay the current rate.

For the 6 SFD lot subdivision the school this equates to **$274,818.**

One-Time Revenues for New Residential Development - as of April 4, 2025

		SFD	SFA	Condo APT	Rental APT
	Avg Size (sq. ft.) (1) =>	5,620	2,463	1,806	1,267
	Avg Property Value =>	$1,198,887	$658,879	$432,888	$315,539
Transfer Tax (based on sales value)					
School Land Acquisition and Construction	0.3125%	$3,747	$2,059	$1,353	$986
Park Construction and Development	0.3125%	$3,747	$2,059	$1,353	$986
Agricultural Land Preservation	0.2500%	$2,997	$1,647	$1,082	$789
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Fire and Rescue Capital Equipment	0.1875%	$2,248	$1,235	$812	$592
Total Transfer Tax	1.25%	**$14,986**	**$8,236**	**$5,411**	**$3,944**
Road Excise Tax (per square foot)	$1.90	**$10,678**	**$4,680**	**$3,431**	**$2,407**
School Surcharge (per square foot)	$8.15	**$45,803**	**$20,073**	**$14,719**	**$10,326**
Recordation Tax (per $500 sales value)	$2.50	**$5,994**	**$3,294**	**$2,164**	**$1,578**
Total One Time Revenues		**$77,462**	**$36,284**	**$25,726**	**$18,255**
MIHU Fee in Lieu Charge (per square foot) (2)	**$3.65**	**$20,513**	**$0**	**$0**	**$0**
Total One Time Revenues including MIIHU		**$97,975**	**$36,284**	**$25,726**	**$18,255**

(1) From DILP database, occupied SF average size for building permits issued from June 1, 2019 through November 30, 2024

(2) The Fee in Lieu option is most always used for SFDs, and not for SFAs and apartments (occassionally for age-restricted SFA's)
The fee is charged for every unit in the development upon building permit issuance.

NEW APFO Recommendations

Recommendation #4:

- Continue using Local Rated Capacity as the APFO SCHOOL capacity = 3rd year of enrollment projection over the school capacity at LRC.

LRC = 3rd yr of enrollment projections/school capacity at LRC

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Department of Planning & Zoning

NEW APFO Recommendations

Recommendation #5:

- Apply the UPP model to affordable housing and the affordable housing column on the base surcharge rate.

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NEW APFO Recommendations

Recommendation #6:

- Apply the UPP model to senior housing on the base senior housing surcharge rate.

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Howard County's CURRENT APFO

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- There are 3 tests associated with APFO:
- 1) Allocations,
- 2) Schools,
- 3) Roads

NEW APFO Recommendations

Recommendation #7:

- To rename “APFO road test” to “APFO multimodal transportation test” for all instances in the Howard County Subdivision Regulations and Howard County Design Manual.

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NEW APFO Recommendations

Recommendation #8:

Adopt pedestrian crossings at APFO intersections test to the APFO multimodal transportation test

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Department of Planning & Zoning

LE1

Test 1: Pedestrian crossings at APFO study intersections

Summary:

Developers review the same study intersections as defined in the existing APFO roads test and provide pedestrian crossing improvements for inadequacies

Additional Notes:

- Pedestrian crossing adequacy includes Accessible Pedestrian Signals (APS), crosswalk marking and ADA compliant curb ramps for crossings of each leg of the intersection
- A dollar cap for the cost of improvements will be developed based on peak hour trips generated by development
- Developer provided improvements are preferred, but when they are not feasible, a fee in lieu can be provided in the amount of the dollar cap, to contribute to pedestrian crossing improvements close to the development implemented by Howard County
- Developments generating 5 or less peak hour trips are not required to provide this test or improvements

Slide 29

LE1 Add the picture as presented

Eisenberg, Lynda, 2025-05-07T22:37:25.792

NEW APFO Recommendations

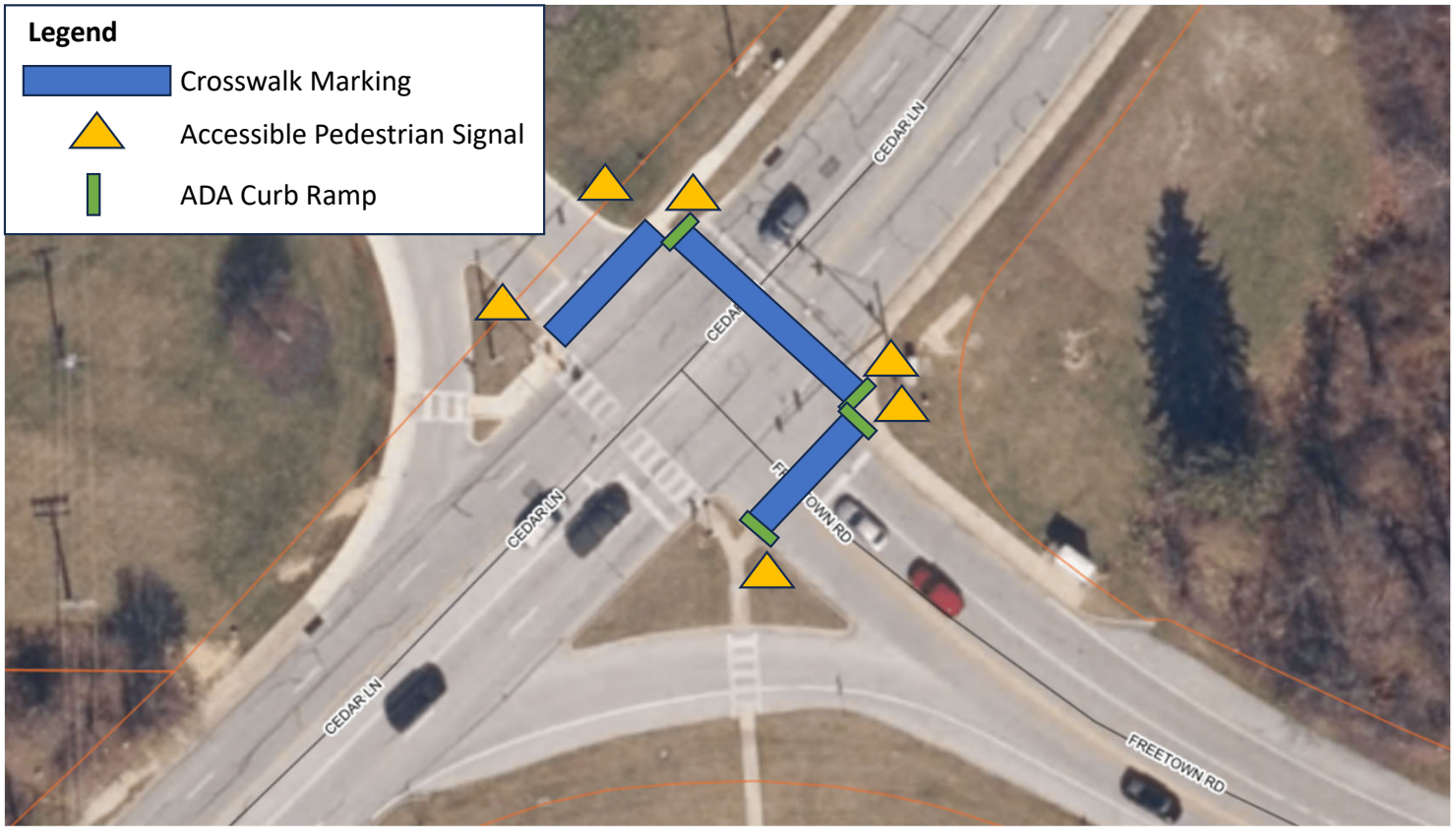
Recommendation #9:

Adopt ADA access to existing nearby bus stops to transportation test

ADA access to existing nearby bus stops test to the APFO multimodal transportation test as outlined

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APFO Pedestrian Crossing Test
Example 1: Cedar Lane at Freetown Road



Inadequate pedestrian crossing accommodations shown on diagram at 3 of the 4 legs

LE1

Test 2: ADA access to existing nearby bus stops

Summary:

Developers review the area surrounding their development and provide ADA improvements to any RTA bus stops exist within ¼ mile of the development frontage

Additional Notes:

- ADA compliance includes:
  - Minimum 5’ wide x 8’ deep concrete area/pad adjacent to road
  - 5’ minimum sidewalk with curb and gutter from bus stop to nearest intersection or to the development frontage, whichever is lesser
  - ADA ramps at nearest intersection
- Developments generating 5 or less peak hour trips are not required to provide this test or improvements

Slide 32

LE1 Provide a picture

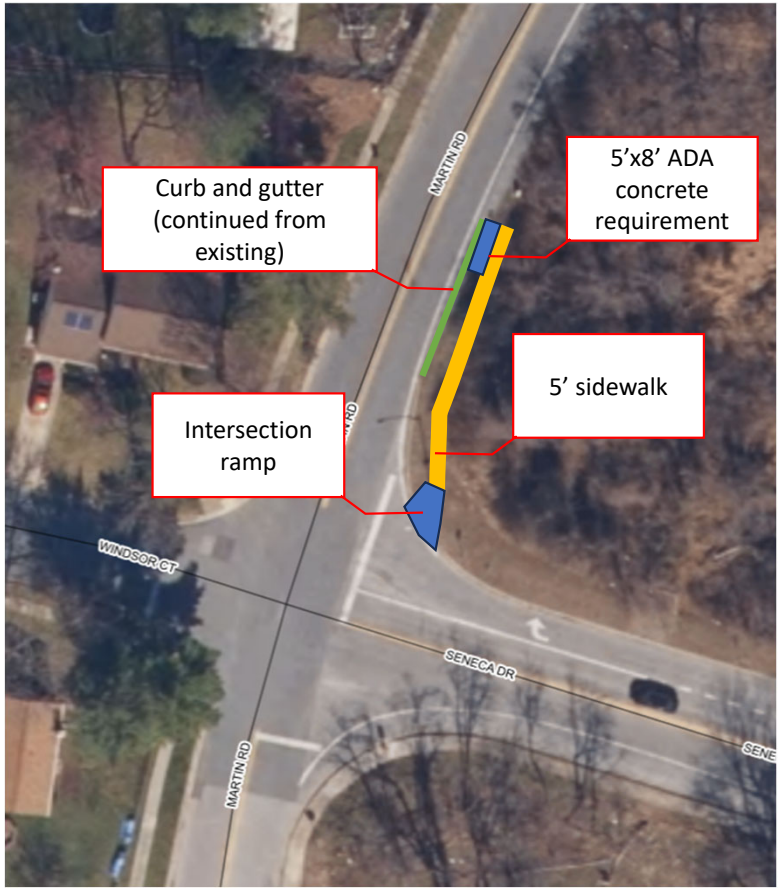
Eisenberg, Lynda, 2025-05-07T22:38:32.501

APFO ADA Access to Existing Nearby Bus Stops Test
Example: Martin Road near Seneca Drive

Existing RTA bus stop on Google Street View



Required improvements for ADA compliance



NEW APFO Recommendations

Recommendation #10:

Adopt an affordable housing definition:

- 60-120% of Howard County Median Income for for-sale housing
- 0-60% of Howard County Median Income for rental housing.

- Definition should be applied to local affordable housing programs, including Affordable Housing Column of the APFO Allocation Chart and its application in the Housing Unit Application.

The County uses the MIHU program definitions to determine housing affordability and income eligibility. Since the County's median income is higher than the HUD Baltimore median income, the higher income limits allow more residents, including lower income residents, to qualify for affordable housing programs and resources. Using the lower income limits will exclude many residents that are seeking affordable workforce housing.

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Key Takeaways

- There are 10 new APFO recommendations for consideration
- Recommendations 1-3, refer to the Utilization Premium Payment (UPP) model
  - This replaces the current school adequacy test for a payment model

- Local Rated Capacity would still be the adequacy standard used for the percentages in the UPP model.

- UPP model would apply to Market Rate, Affordable and Senior Housing.

- Renaming of the Roads Test to a Multi-Modal Test

- Creating 2 additional multi-modal test for pedestrian and ADA accessibility

- Recommending the definition for Affordable Housing put forward by the Affordable Housing Work Group.

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Department of Planning & Zoning

APFO Committee Status

- This is status if the committee work.
- After the public hearing, the committee will meet to review the comments and make other recommendations based them. The next meet is June 4, 2025.
- There are additional backlot items that are still under consideration.
- The committee must be done and have recommendations forwarded to County Executive and Council by August per the County Code.

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Public Hearing Reminders

- Those testifying will be called in the order of sign up
- Speakers will be called 3 at a time – the person speaking and then 2 lined up to speak
- Speakers will come to the microphone and state their name and address for the record (then time will begin)
- Speakers will have 3 minutes to testify
- Comments will be accepted until May 23, 2025.
- Please be respectful of those speaking and refrain from any outburst, clapping or other distractions

Howard County
Department of Planning & Zoning

Adequate Public Facilities Ordinance Committee

Meeting #18
June 4, 2025

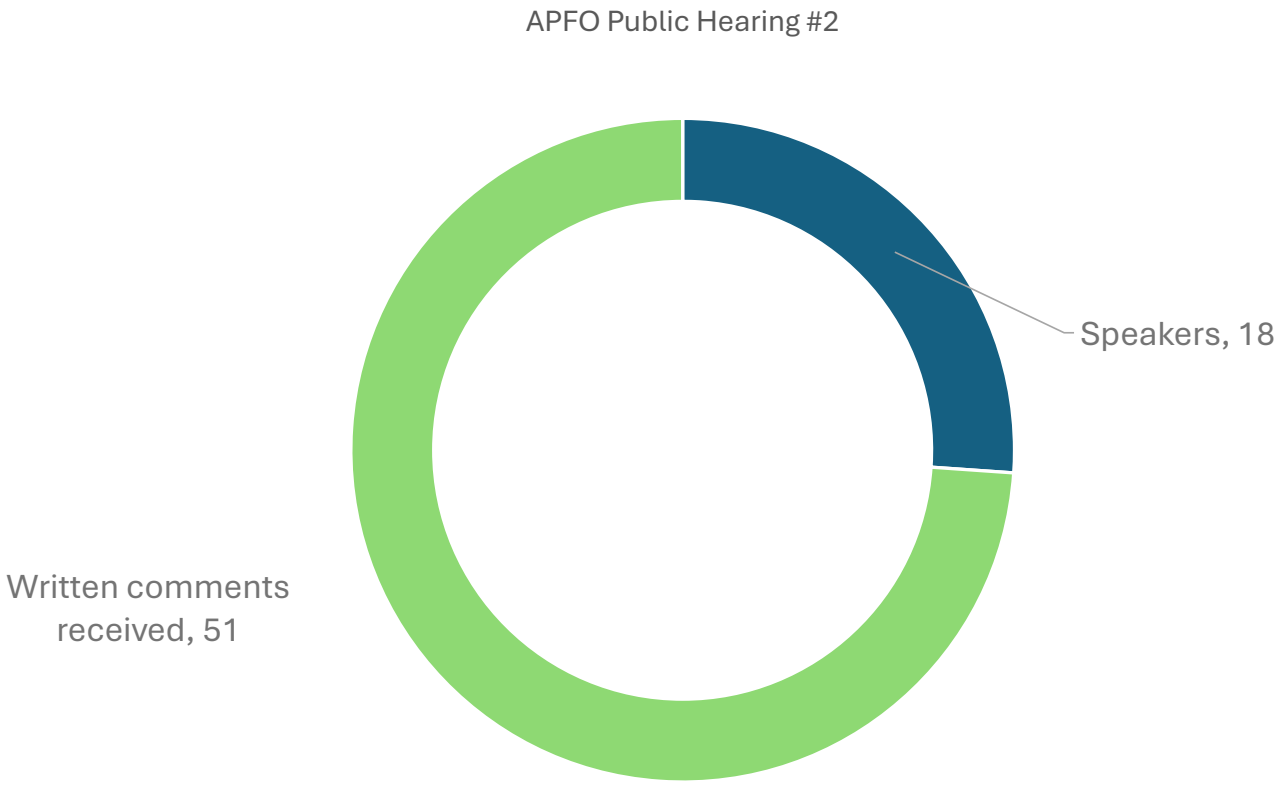


AGENDA

- Call to Order/Welcome
- Establishment of a Quorum
- Review and Approval of Agenda
- Review and Approval of Minutes from May 7, 2025
- Discussion of Public Hearing Testimony
- Additional Discussions

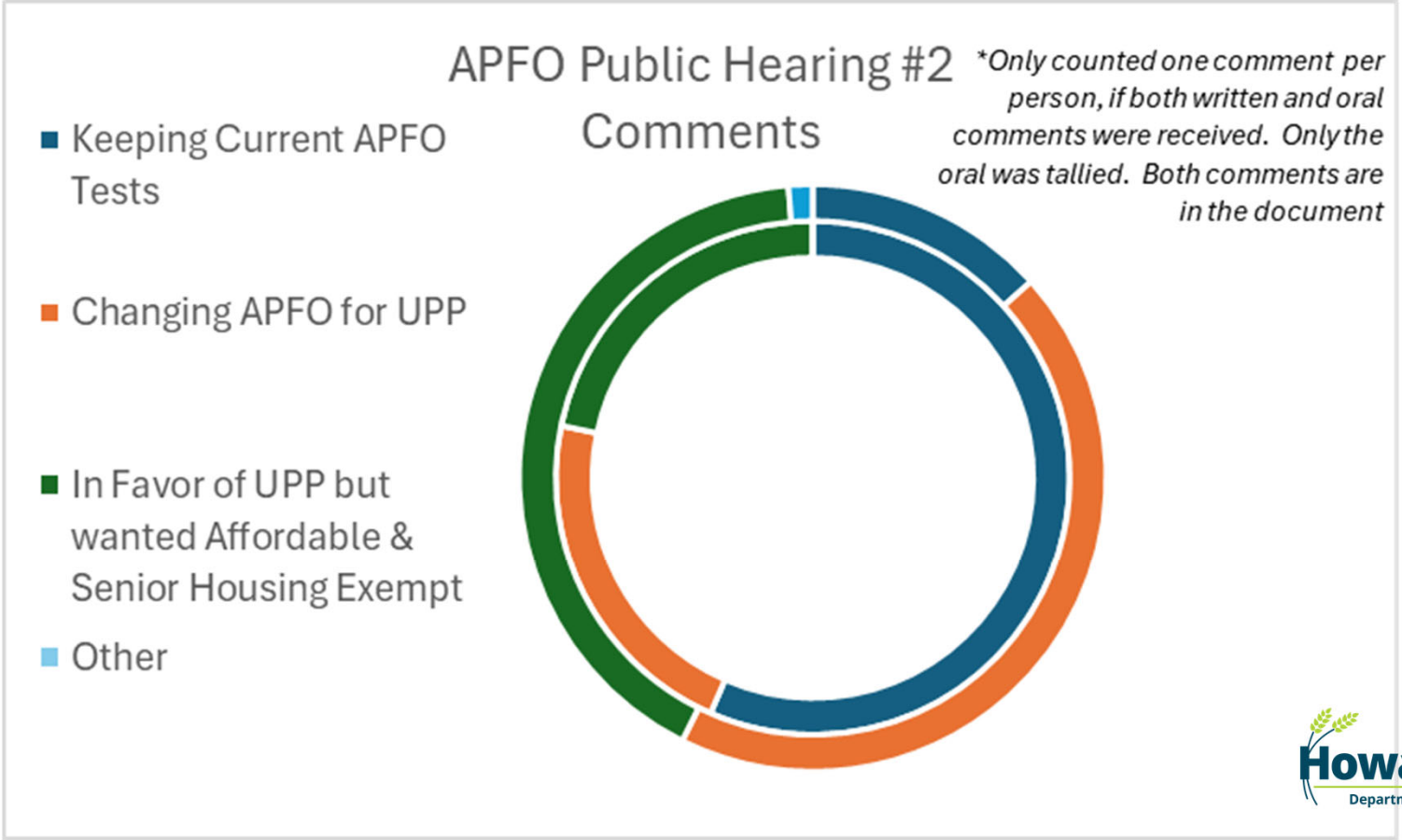
- Adjourn
- Next Meeting 6:00pm June 25, 2025, VIRTUAL ONLY

Public Hearing Testimony and Comment Discussion



Howard County
Department of Planning & Zoning

Public Hearing Testimony and Comment Discussion



Howard County
Department of Planning & Zoning

Back Lot Items

1. Occupancy/Capacity – 31 – Lisa - HCPSS feasibility study and other reports when noting student yields from new construction, include students sourced from occupancy permits for three years since the last report. Do not label students from resales unless the home has been sold since the last annual report. Possible amendments – occupancy permits greater or less than 3 years. (20 Brent similar) -- 26 – Jeremy - Include both spaces and students enrolled in preschool, regional special education, and other similar programs in the local capacity and local student enrollment numbers. 30 – Lisa - In annual capacity chart include what the most recent projected enrollment data was from the past 3 years and add the actual enrollment data for those periods.

2. HCPSS feasibility report – 21 Brent -Add impact of class size on capacity.22 Brent- Align capacity chart with fiscal year. 43 Todd- Do not round up percentage numbers.

- 51 Todd- Rename “surcharge fee” to “developer impact fee”.
- 71 Brent - Add IG report of status of infrastructure annually.

Back Lot Items

3. Exemptions – 36,123 Paul/52 Todd/103 Laura- Define small projects to exempt, less than 4 units. Possible amendments greater or less than 4. (Exempting ADU's would be inclusive herein.) 37,125 Paul/50 Todd/68 Antoine- Exempt affordable housing, LIHU, MIHU, if 20% or more of a project. Accessible Units, 53 Todd - Exempt for sale condo units less than 2 br. 59 Antoine - Exempt Bike amenity greater to or less than level 3. 126 Paul see motion for list.

4. APFO Committee/Meeting requirements – 69,70 Brent - Review at least one part annually, rest at least every 4 years. 110,115 Aaron/122 Lisa - Review within 2 years of Comprehensive Rezoning.

5. Fire Fee - 107 and 112 Lisa and Aaron– New Fee based on Fire Station Response Time – When a fire station's response times are over 8 minutes and 46 seconds for 80% or more of the time at the time of planned incoming new units to the geographic district, a fire fee is charged per unit for large projects. Relates to projects of over 200, or in a combined staged project, or over 500 have been approved in the last 3 years in the same area.

Back Lot Items

6. Allocations – If no allocations are available, offer a PILOT program with a cap time to use. Possible amendments – eliminate allocations, cap carryovers, remove carryovers.

7. Moving/changing $ - State allow more uses of school surcharge fees (investment in future mitigation, recurring bond debt. Increase transfer tax, and use a portion to fund HCPSS deferred maintenance. Local increase recordation fees, also use portion for deferred maintenance. Local – cap allowance of shifting capital to operating expenses. Add report on capital expense per capita across all county Departments.

- Add reports on County share of Bridge and other related infrastructure costs including fire/EMS, Judicial, Polices, Roads, Sidewalks, etc.
- Add report on infrastructure of effect on capacity in PPP and TIF expenditures.
- Provide annual list of APFO test failed projects with reasons.
- STATE REPORTS – Road adequacy state capital projects report per capita (per sq.ft.). Define APFO include fleet, central office, storage and capital expenditures for infrastructure. Require Meeting budget for APFO committee, Amend APFO definitions.

Back Lot Items

8. Percentages – Change the APFO percentages that make schools not open, ES105/MS1140/HS115. – Some motions to make them higher, some lower, one saying 115 for all.

9. Wait Time Cap – Some motions to make longer, some shorter, some attaching reductions to lack of redistricting on part of HCPSS.

10. Types of Units – Units that source more students pay more or wait more than units that produce less students. 33,68

Upcoming Meetings

- Next Meeting 6:00pm June 25, 2025, VIRTUAL ONLY

Questions and Discussion





Howard County
Department of Planning & Zoning

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Department of Planning & Zoning

3430 Court House Drive • Ellicott City, MD 21043 • 410-313-2350

APFO Committee Meeting 19
June 25, 2025
6-8:30pm
VIRTUAL

- Call to Order/Welcome
- Establishment of a Quorum
- Review and Approval of Agenda
- Review and Approval of Minutes from June 4, 2025
- Back Lot Items
- Additional Discussion
- Adjourn
- **Next Meeting 6:00pm July 9, 2025,**

Howard County
Department of Planning & Zoning

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APFO Committee Meeting 20
July 9, 2025
6-8:30pm
VIRTUAL
Amended

- Call to Order/Welcome
- Establishment of a Quorum
- Review and Approval of Agenda
- Review and Approval of Minutes from June 25, 2025
- Additional Discussion of Outstanding Items
- Adjourn
- Next Meeting 6:00pm July 16, 2025

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APFO Committee Meeting 21
July 16, 2025
6-8:30pm
VIRTUAL

- Call to Order/Welcome
- Establishment of a Quorum
- Review and Approval of Agenda
- Review and Approval of Minutes from July 9, 2025
- Additional Discussion of Outstanding Items
- Adjourn
- Next Meeting 6:00pm July 30, 2025

Howard County
Department of Planning & Zoning

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APFO Committee Meeting 22
July 30, 2025
6-8:30pm
VIRTUAL
REVISED

- Call to Order/Welcome
- Establishment of a Quorum
- Review and Approval of Agenda
- Review and Approval of Minutes from July 16, 2025
- Discuss additional motions
- Review APFO Report and discuss edits
- Adjourn
- Next Meeting 6:00pm August 13, 2025

Howard County
Department of Planning & Zoning

3430 Court House Drive • Ellicott City, MD 21043 • 410-313-2350

APFO Committee Meeting 23
August 13, 2025
6-8:30pm
HYBRID

- Call to Order/Welcome
- Establishment of a Quorum
- Review and Approval of Agenda
- Review and Approval of Minutes from July 30, 2025
- Final APFO Report Review and Vote
- Adjourn

Howard County
Department of Planning & Zoning

Public Hearing 1

Howard County
Department of Planning & Zoning

3430 Court House Drive • Ellicott City, MD 21043 • 410-313-2350

Comments received as part of November 6, 2024 Public Hearing

Housing Comments

From:	Anthony DeBella
To:	apfo
Subject:	Considerations for improvements to the APFO process
Date:	Tuesday, November 5, 2024 9:08:09 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Howard County has transitioned from a high growth to a slower growth stage of development, and warrants a shift in how we measure capacity of public facilities. A central tenet of Howard County throughout the growth of the past decades has been an excellent public school system. It is a core value for the community and the foundation of our vision of civility, inclusion, and opportunity for all. Affordable housing should incorporate access to the opportunities provided by our public schools.

As the pace of school construction has slowed, the allowable variance in school capacity needs to be reduced, such that all schools operate at no more than 100% of capacity. Over the past years the needs and expectations placed on the school system have grown, and many schools are already using spaces not intended for instruction to meet the increasing needs to provide differentiated instruction legally mandated for students receiving Special Education and English Language Learners. Both these needs have climbed disproportionately since pre-corona times.

As the school system matures, adequacy of its facilities needs to be measured by more than just the count of available seats. The degraded condition of some of the schools, especially Dunloggin MS and the Oakland Mills cluster belies just a count of the available seats. A solution could incorporate the Facility Condition Index of the school system facilities and tie its status to committed items in the capital budget for major renovations like HVAC. A strong linkage between items in the capital budget and development plans is required to keep capital projects from being deferred year after year.

APFO Requirements to limit school capacity to 100% and provide legally binding spending commitments to items in the capital budget are necessary to adequately plan for development. The link between development and necessary public infrastructure investments must be mandated by law, and not just a dream of planners that gets deferred year after year to the detriment of the students and staff that waste energy coping with substandard and overcrowded facilities instead of focusing on education.

One way to do this in a manner that would mitigate scarcity in affordable housing often attributed to limits on development would be to view new development as the independent variable, and mandate all school facilities in that area be current on major maintenance (as viewed by Facility Condition Index), and that any additional seats of capacity required to meet capacity requirements be planned into the capital budget and completed within 4 years of the associated building permits being issued.

Anthony DeBella
Laurel, MD 20723

Columbia Housing Center

Written Testimony to the APFO Review Committee

November 6, 2024

Dear Committee Members:

My name is Jessamine Duvall. I am a Columbia resident, a member of the Howard County Housing Affordability Coalition Steering Committee, and the Executive Director of Columbia Housing Center. This written testimony is being submitted on behalf of Columbia Housing Center. We are a local nonprofit with a mission to champion and sustain thriving, integrated neighborhoods in and around Columbia, MD. Our primary program is a rental housing referral service that intentionally refers clients to rental homes in and around Columbia with the goal of maintaining integration at the neighborhood level.

Because Howard County is in a housing crisis, it has been very challenging for us to provide housing referrals to people who make less than the Area Median Income of about $122,000/year. In fact, we have to turn away about 70% of the households who contact us because they make less than 80% of the Area Median Income. There simply isn't any housing in Howard County that they can afford. We see first-hand how the shortage of affordable housing in Howard County is hurting our residents. These are our teachers, nurses, retail and restaurant workers, first responders, students, young professionals, and nonprofit workers.

As you know, Columbia was conceptualized and planned very intentionally. Rouse's primary goal for Columbia was to "create a fully self-sustaining city, not just a better suburb, where residents would both live and work." Rouse also said that in Columbia "housing will be provided at the full range of rents and prices to accommodate the company janitor and the company executive." This is no longer the case here. There isn't a full range of rents and prices for housing, and many of the people who work here can't afford to live here.

Part of the problem is that our current APFO isn't working for our county. While the tighter restrictions implemented in 2019 were well-intended, there have been several unintended negative consequences. Now, the APFO schools test is so rigid that it is worsening the housing shortage. The schools test is sending most projects to the waiting bin and has created a situation that makes it harder for us to get state funding for schools. Plus, we are now seeing the long-term impact of APFO in the significant county budget shortfalls that are projected for the next 5 years.

Therefore, Columbia Housing Center supports the Housing Affordability Coalition's recommendations because they strike a balance between building more housing and maintaining our schools. Are they perfect? No, but there is no perfect solution to our problem. Trade-offs are inevitable. However, exempting certain affordable housing developments from the schools test and returning to pre-2019 school capacity caps for schools COMBINED with creating new mechanisms for generating revenue for both housing and schools is a great start.

You have a tough job ahead of you, and I thank you for volunteering your time to work on this issue. I implore you to look at the big picture here. Think outside the box and be bold. Whatever your final recommendations are, they must open the door to state funding for schools and they must move new affordable housing construction along more quickly. Because something has to change - now. Thank you.

Sincerely,



Jessamine Duvall
Executive Director
Columbia Housing Center

My name is Fran LoPresti.

I have some ideas for the committee to explore as opposed to specific recommendations. They revolve around suitable housing for seniors and how to get more of them aside from specific 50+ communities which are often very expensive and out of reach for most seniors.

I do not think we estimate children very well. I would like the committee to look at its formula for estimating children. It seems to be a rather blunt instrument. I do not believe that studio and 1-bedroom apartments and condominiums should be treated equally to larger apartments, townhomes, and detached home units in the estimation of expected children. Most of the occupants of these types of units are seniors or young professionals who are highly unlikely to have any children. I would like to point out that seniors are the fastest growing population in the county.

I was able to review a comparison spreadsheet for townhomes vs apartments from the developer's point of view. Based on that review, costs to developers should also be considered for refinement. We are incentivizing townhomes over condos and apartments where seniors and young professionals tend to live. We need more of this latter type of housing. One of the goals expressed in HoCoByDesign was for more suitable housing for seniors aside from specific 50+ communities. I would like the committee to look at factors that discourage multi-family dwellings.

Thank you for your consideration.

Howard County
Housing Affordability Coalition

Adequate Public Facilities Ordinance (APFO) Review Committee

Public Hearing Testimony; November 6, 2024

This testimony is submitted on behalf of the Housing Affordability Coalition. We are a five-year old grassroots advocacy group that now comprises 44 organizations and close to 1,000 individual members and allies.

The Coalition continues to advocate for decreasing the shortage of 20,000 homes in the county that are affordable to households across the income spectrum. We focus particularly on the 9,000 households including seniors, people with disabilities, and young professionals who are paying over 30 percent (the standard for affordability)–and sometimes over 50 percent–of their gross income on rent. We want to ensure stable housing and a quality educational environment for all students, but particularly for the 600–plus HCPSS students who are classified as "homeless" and the thousands of other FARM students' from low income households. We want to ensure that our public safety officers, our teachers, our healthcare and childcare workers, and the retail and service workers who support county residents every day can rent or own homes in the community they serve.

The Coalition believes that a modified APFO can facilitate progress on resolving the current and future housing and school infrastructure challenges. To that end, the following recommendations are submitted for the Committee's consideration.

Recommendation 1. Incentivize creation of the General Plan's annual target of 340 affordable housing units by adopting mechanisms to make the development process more efficient.

Specifically,

- Exempt from the APFO Schools Test new mixed income, missing middle and other affordable rental housing that generates at least 25% of units for households earning less than 60% of Howard County area median income (i.e., $69,960 for a family of three).
- Exempt from the APFO Schools Test new homeownership developments that include at least 25% of units reserved for people earning no more than 80% of Howard County median income (i.e., $101,600 for a family of three).
- Exempt from the APFO Schools Test from projects within .75 mile of a rail station, State owned historic properties and industrial lands that qualify for a density bonus under

Maryland's Housing Expansion and Affordability Act of 2024, particularly in areas already designated by the HoCo By Design General Plan as focus areas for growth (Activity Centers).

Recommendation 2. Identify new revenue sources to stimulate development of affordable housing and to pay for school system maintenance and expansion.

As stated by the Maryland Department of Planning, "The intent of APFO is to slow housing development or in extreme cases to delay development approvals in an area until adequate service levels are in place or reasonably assured… *APFO, however, is not the appropriate tool to stop growth that is otherwise consistent with local zoning. The application of an APFO must be associated with a funding source to remedy whatever the constraint on growth approval might be."**

It is the "funding source to remedy" in the Department's statement to which the Coalition's second recommendation is addressed. Rents and housing prices continue to increase due largely to the lack of inventory. DPZ analysis shows that new housing more than pays its way. For the foreseeable future, $80 million to $120 million is projected to be needed annually to resolve the school system's deferred maintenance backlog. Economic growth has built all of the schools in the County since the early 1970's. Attracting new business will bring to the county more revenue and therefore growth opportunities through corporate and individual income and property taxes. Housing and schools are critical factors in attracting the new businesses needed to spur an expanded county revenue base.

The Coalition is very much aware that there is almost no appetite for raising fees or taxes, yet the county is projected to face a $1.4 billion dollar deficit within the next five years. A policy that deliberately limits growth from surcharge, income and property tax revenue and at the same time demands improved service is unsustainable. Any examination of growth control, therefore, should reasonably consider new funding sources. This concept was supported by The Housing Opportunities Master Plan (HOMP) Task Force in its 2021 Report. The Task Force endorsed the need to "Identify new, ongoing funding resources for affordable housing investment that can generate a large, upfront allocation of capital. The resulting revenues should be split between housing and school facilities to facilitate equitable housing and educational access throughout the County." The Coalition agrees with the HOMP Task Force call to recognize the need to change existing funding paradigms so that both affordable housing and school needs can be met.

APFO's current approach of looking only at setting school capacity limits should be broadened to include examining the pros and cons of new revenue streams. The Coalition requests that the following revenue generating options be explored.

- Increase the Transfer and/or Recordation fees with the new revenue divided equally between schools (deferred maintenance; construction) and affordable housing (new; preservation).

- Restructure Transfer and/or Recordation fees for new construction and resales of homes. Dedicate new revenue to school funding (maintenance; construction) and affordable housing (new; preservation). As an example: no change for homes valued <$500,000 with an additional .01% fee for every $100,000 increase in home value.

- Modify the APFO Schools Test so that projects enter the 'waiting bin' when a school is at 115% capacity to generate more state funding for new schools.

The housing stability of thousands of families in our community already is at risk and continues to worsen. The future quality of Howard County's educational system is at risk. It is past time to make the hard decisions that can help resolve these countywide challenges. Modifications in APFO are the right place to start earnest conversations. If there are solutions in addition to these proposed by the Coalition that could get us past the current impasse, we encourage your Committee, the Administration, County Council, State Delegation and school system and the community to forward potential solutions for the Committee's discussion.

In closing, the Coalition appreciates your commitment to serve on the APFO Review Committee. Your work in support of the HoCo By Design General Plan can be pivotal in helping ensure that the community's infrastructure for housing and school needs can be better addressed.

Respectfully submitted,

Jackie Eng

Jackie Eng, Coalition Coordinator

*Source: planning.maryland.gov/Documents/mg24.pdf

My name is Kevin Chin. I live in Ellicott City with my wife. I became interested in affordable housing because I work in healthcare and I see how the high cost of housing affects my patient's health.

I hear from a lot of Howard Countians that if only we stopped development and new people from coming in we would have enough money to fund our schools. The truth is we cannot maintain our high quality schools, libraries, parks, and police without increasing our tax base. 91% of our county tax revenue comes from income tax and property tax. Our income tax is already the highest allowed in the state at 3.2%. Our property tax is 1.044% the second highest in Maryland already.

The Spending Affordability Advisory Committee of Howard County has this sober analysis of our county's worsening financial difficulties. "There are only three concrete solutions: raising taxes, cutting spending and services, or growing the tax base."

There is this pernicious myth in the county that new residents impoverish the county. This just violates a fundamental rule of good governance. The bigger your population, the bigger the tax base, and the more money you have for public services.

If less people meant your town or county was improving. I'd like you to tell that to the rust belt. To the de-industrializing and de-populating areas of the country.

We are blessed to be an area where people want to move to. When apartments like the Juniper in the new Merriweather district pop up, that is a financial boon to the county. If we want to play the numbers game, the student generation of the Juniper, per Department of Planning and Zoning, is 0.06 students per home. That "cost" or "burden" as some people like to think of students is very low. But each of those homes is a new resident who contributes thousands of dollars to our county with property AND income taxes. I'd at least like the opponents of housing to recognize that something like the Juniper is a win-win for people who need a roof over their head and for the county's bottom line. Oh and by the way, they have 24 affordable homes on top of that.

This is not a zero sum game between supporters of schools and housing. The truth is per the financial analysts, we need more housing and growth to fund our schools and fix these billion dollar budget shortfalls that are coming…and they ARE coming for us unless we make some changes.

Sincerely,
Kevin Chin

From:	Laura Salganik
To:	apfo
Subject:	Takeaway from hearing earlier this week and support APFO recommendations from the Housing Affordability Coalition
Date:	Friday, November 8, 2024 12:44:59 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I attended the APFO public hearing earlier this week. I am not an expert, but a main takeaway for me is that APFO needs to be more finely-tuned to particular needs, not one size fits all. We need better estimates of how school enrollment changes (from housing turnover in addition to new homes) and what kind of homes result in school enrollment. And we need to figure out how to build new schools and how to build where the school seats are, which I know isn't simple. The current system isn't helping Howard County. Thank you for your work on the committee.

In addition, I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Laura Salganik
lsalganik@gmail.com
10386 Eclipse Way
Columbia, Maryland 21044

From:	Paula Seabright
To:	apfo
Cc:	CouncilMail
Subject:	APFO Testimony
Date:	Monday, November 4, 2024 1:40:43 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

All,
Due to other commitments, I am unable to attend the public testimony session in person this week. Please see my testimony below.

We've been listening to the same speech for as long as I can remember. Because of APFO, developers are winning at the expense of our kids. I have never felt this was a genuine issue. But in looking at some of the data in the recent HCPSS Enrollment Projection Report, the importance of a development friendly APFO is apparent.

1. Total school enrollment is at the lowest it's been since 2017.
2. Birth rates are trending down.
3. New apartment construction is not driving apartment related school enrollment. Older existing buildings that are more affordable and have more bedrooms are.
4. Student yields from home resales are down, as are resales themselves.
5. New housing construction is down.

So what does this all mean? That we are winning the war against development in Howard County, or that our county is starting to stagnate as homes are being built in nearby counties that are more progressive on this issue. Remember, if we don't have people moving into our county, it's hard to increase our tax base without increasing the taxes the rest of us pay. There is also this unintended consequence. There is a lot of moaning about wanting to add schools in the parts of the county that are seeing population increases. However, the state will not release funds for us to build until we redistrict and have the funds we are required to contribute to the process.

I think it's apparent that if this county is going to thrive, we need to be a place people want to live so we can increase our tax base and have all the things that many APFO opponents keep crying for; more schools, less crowded schools, less crowded classrooms, etc.

If we don't consider these factors as we work to revise our APFO, nothing will improve for our children at all.

Thank you,

Paula Seabright
Columbia, MD

Adequate Public Facilities Public Hearing 11/6/2024
Comment

Rosemary Mortimer

who ever changed the elementary #'s from 115 to 105 is the beginning of the problem. There will always be a support group for children & schools but not for roads

From:	Adriane Jemmott
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Wednesday, November 6, 2024 11:35:54 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Adriane Jemmott
ajemmottlaw@outlook.com
10298 Daystar Ct
Columbia, Maryland 21044

From:	Amanda Davis
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Tuesday, November 5, 2024 6:10:07 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Amanda Davis
amanda.mr.davis@gmail.com
6228 Welcome Home Dr
Columbia, Maryland 21045

From:	Ann Heavner
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Friday, November 8, 2024 12:42:52 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Ann Heavner
heavner.ann@gmail.com
3235 Sharp Road
Glenwood, Maryland 21738

From: Bill Salganik
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Friday, November 8, 2024 12:36:35 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Bill Salganik
billsalganik@gmail.com
10386 Eclipse Way
Columbia, Maryland 21044

From: Bob Leker
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Friday, November 1, 2024 1:47:01 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes. This is a win-win proposition.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Bob Leker
bobleker@gmail.com
9566 Fallen Stone
Columbia, Maryland 21045

From: Carla Gates
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Friday, November 1, 2024 8:49:09 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Sincerely,

Carla M. Gates

Carla Gates
carla.g725@gmail.com
5417 El Camino
Columbia , Maryland 21044

From: Carol Tabb
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Friday, November 8, 2024 1:17:51 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Carol Tabb
ctabb9@verizon.net
8926 Blade Green Lane
Columbia, Maryland 21045

From:	Celestinah Ibironke
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Friday, November 8, 2024 12:37:08 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Celestinah Ibironke
mentorkbclub@gmail.com
7021 Holly Springs lane
Elkridge, 21075

From:	Christine Horn
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Friday, November 1, 2024 8:21:08 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Christine Horn
tinahorn_cae@hotmail.com
10509 Tolling Clock Way
Columbia, Maryland 21044

From: Dana Sohr - Bridges to Stability
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Thursday, October 31, 2024 1:30:44 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Dana Sohr
Deputy Director, Bridges to Housing Stability

40+ years in Howard County!

Dana Sohr - Bridges to Stability
dana@bridges2hs.org
8914 Stonebrook Lane
Columbia, Maryland 21046

From: David Donovan
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Friday, November 8, 2024 12:48:24 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

David Donovan
localmaximums@protonmail.com
6512 Evensong Mews
Columbia, Maryland 21044

From:	Derek Miller
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Wednesday, November 6, 2024 6:34:44 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Derek Miller
derekhmiller@me.com
3691 Rogers Ave
Ellicott City, Maryland 21043

From: Dona Oldfield
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Wednesday, October 30, 2024 7:46:15 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Dona Oldfield
Dona.Oldfield@gmail.com
12135 Red Stream Way
Columbia, Maryland 21044

From: Fran LoPresti
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Tuesday, November 5, 2024 5:33:16 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Fran LoPresti
fflopresti@gmail.com
6985 Deep Cup
Columbia, Maryland 21045

From: Grace Morris
To: apfo
Subject: We support APFO recommendations from the Housing Affordability Coalition
Date: Thursday, October 31, 2024 1:02:02 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

We support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

We therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development in general and specifically around public transit hubs to take advantage of the new Housing Expansion and Affordability Act.

Thank you for your consideration.

Grace Morris
gmorris@hhpcorp.org
9770 Patuxent Woods Drive, 305
Columbia, Maryland 21046

From:	Harriet Bachman
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Friday, November 8, 2024 1:35:21 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Harriet Bachman
hlbachfam@gmail.com
9426 north penfield road
Columbia , Maryland 21045

From:	Harry Rowell
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition!
Date:	Sunday, November 3, 2024 12:24:16 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for your consideration!

- Harry

Harry Rowell
lessharry@gmail.com
5956 Avalon Dr
Elkridge, Maryland 21075

From:	homeless for 15 yr in Howard County
To:	apfo
Subject:	I would liek to find out what support APFO recommendations for the Homeless in howard county of MD
Date:	Friday, November 8, 2024 12:36:28 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition’s recommendations for changes for the Homeless in howard county of MD.

homeless for 15 yr in Howard County
nj19pa@yahoo.com
howard county
Columbia, Maryland 21045

From:	Honi Bamberger
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Friday, November 8, 2024 3:01:26 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Honi Bamberger
mathworks1@verizon.net
10646 Hickory Crest Lane
COLUMBIA, Maryland 21044

From: Jacqueline Eng
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Thursday, October 31, 2024 3:06:36 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Jacqueline Eng
jleng1747@gmail.com
760 Hoods Mill Road
Cooksville, Maryland 21723

From: Jamilah Sultan Newton
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Friday, November 8, 2024 2:34:38 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following :

1. Consider new revenue sources to support additional funding for Howard County Public Schools.

2. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Jamilah Sultan Newton
jamilahsultan@gmail.com
6535 Overheart Lane
Columbia, Maryland 21045

From: Jared Sorber
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Friday, November 8, 2024 12:39:07 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Jared Sorber
jared.sorber@bridgeway.cc
8255 Wellington Pl.
Jessup, Maryland 20794

From: broderickjenc@gmail.com
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Tuesday, November 5, 2024 5:26:38 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Jennifer Broderick
6233 Deer Season Run
Columbia, MD 21045

broderickjenc@gmail.com
6233 Deer Season Run
Columbia, Maryland 21045-7415

From: Jessamine Duvall
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Thursday, October 31, 2024 11:28:11 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient. Specifically, eliminating projects with more than 25% affordable units and TOD projects from the APFO schools test.

2. Consider new revenue sources to support affordable housing and schools.

Restructuring Recordation/Transfer Taxes: While I understand that the Council is reluctant to increase taxes, the recordation and transfer tax could be restructured to increase based on the sale price of a home, reducing it for homes under $500,000 and increasing it for homes over $800,000. This would generate a lot of income with minimal impact to home buyers and sellers at closing.

Changing the APFO Schools Test criteria: We must change the APFO schools test capacity limits to make it easier to qualify for state funding for our schools. If returning to pre-2019 caps of 115% for elementary and middle schools and no cap for high schools feels like we are making to easy for developers, consider an impact fee for developers that would increase based on how overcrowded a school is and how many portables are at a school. Developers could pay a graduated impact fee to develop in an area where schools are at or over capacity and the fee could increase at 105%, 110%, 114%, then the project would fail the test at 115%. Funds from this should be put in a dedicated fund for school deferred maintenance.

At 105% of capacity only 40% of elementary schools exceed the State Rated Capacity, which

is part of the criteria for getting state funding for school construction. At 115% capacity, 69% of our elementary schools would be eligible for consideration for state funding.

While none of these solutions is perfect - there are always trade-offs - we MUST DO SOMETHING DIFFERENT. Continuing with APFO unchanged would simply worsen the housing shortage and effectively eliminate the opportunity to receive state funding for improving or adding elementary school. Now is the time to be BRAVE and BOLD for the benefit of our county and its residents.

Thank you for considering my perspective.

Jessamine Duvall
jessamine@columbiahousingcenter.org
6660 Dovecote Dr
Columbia, Maryland 21044

From: Joan Driessen
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Friday, November 8, 2024 4:57:13 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Joan Driessen
jrdriessen@msn.com
11607 Wave Lap Way, Apt, suite, floor, etc.
Columbia, Maryland 21044-4366

From:	Joseph Eldred
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Wednesday, October 30, 2024 8:35:44 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Joseph Eldred
jeldred@grassrootscrisis.org
6700 FREETOWN RD
COLUMBIA, Maryland 21044-4137

From: Judy Pittman
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Friday, November 8, 2024 3:18:15 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Judy Pittman
judy.pittman99@gmail.com
8125 Yellow Pine Dr.
Ellicott City, Maryland 21043

From: Katie Shaw
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Saturday, November 2, 2024 7:35:58 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Katie Shaw
katiescottshaw@gmail.com
8713 Sicklebar Way
Ellicott City , Maryland 21043

From: Kelli & Larry Rives
To: apfo
Subject: We support APFO recommendations from the Housing Affordability Coalition
Date: Sunday, November 3, 2024 12:57:46 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

We support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

We therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

As long time County residents, we thank you for considering our perspective.

Kelli & Larry Rives
rivesnyder@yahoo.com
4261 Red Bandana Way
Ellicott City, Maryland 21042

From: Kevin Chin
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Thursday, October 31, 2024 7:22:34 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Kevin Chin
kchin987@gmail.com
3851 Parrot Dr
Ellicott City, Maryland 21042

From: Kike Fisher
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Friday, November 8, 2024 4:46:51 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Kike Fisher
kikefish@yahoo.com
9520 Berger Rd.
Columbia , Maryland 21046

From: Kristin Miller
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Friday, November 8, 2024 12:40:45 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Kristin Miller
kristin@bridges2hs.org
9520 Berger Rd., Suite 311
Columbia, Maryland 21046

From:	Larry Carson
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Thursday, October 31, 2024 4:12:12 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

It is painfully apparent to most people in Howard County that we need more affordable housing and our plans to provide some in the new downtown Columbia area have fallen far, far short . I believe it is time to take more effective and quicker action.
The key to me is that new apartments, for example, produce way fewer school students than does the turnover in already existing housing.
If we don't find some new revenue, like raising the recording or transfer tax, we will continue to fall behind.
I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Larry Carson
karasov1@hotmail.com
7168 Winter Rose path, Elkhorn Landing HOA 21045
Columbia, Maryland 21045

From:	Lisa Marini
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Sunday, November 3, 2024 9:48:13 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Lisa Marini
lisavmarini@gmail.com
11445 Iager Blvd
Fulton , Maryland 20759

From:	Lizbeth Schoen
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Friday, November 8, 2024 3:19:48 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Lizbeth Schoen
schoen.liz@gmail.com
5624 Thicket Lane
Columbia, Maryland 21044

From:	Lois Mikkila
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Wednesday, November 6, 2024 11:16:56 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Lois Mikkila
lois.mikkila@acshoco.org
9770 Patuxent Woods Dr Ste 301
Columbia, Maryland 21046

From:	Mae A Beale
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Wednesday, November 6, 2024 10:47:47 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Mae A Beale
maeabeale@gmail.com
6360 Tinte Hill
Columbia , Maryland 21045

From:	Margaret LaFon
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Tuesday, November 5, 2024 6:48:03 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Margaret LaFon
margaretlafon@gmail.com
10101 Gov Warfield Pkwy #230
Columbia, Maryland 21044

From:	Maribeth Vogel
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Wednesday, November 6, 2024 8:32:32 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Maribeth Vogel
maribetty1955@gmail.com
2541 Painted Sunset
Ellicott , Maryland 21042

From: Mary Pagan
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Friday, November 8, 2024 12:30:37 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Mary Pagan
mary899095@gmail.com
7707 Briarstone Ct
Ellicott City, Maryland 21043

From:	Matthew Daddio
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Thursday, October 31, 2024 2:27:02 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Matthew Daddio
mattdaddio@gmail.com
4645 Ilchester Rd
ELLICOTT CITY, Maryland 21043

From:	Miriam Pokharel
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Friday, November 8, 2024 12:58:08 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Miriam Pokharel
mir.wood@gmail.com
6318 Dewey Dr
Columbia, Maryland 21044

From:	Norman Hazzard
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Tuesday, November 5, 2024 5:13:19 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

I ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Norman Hazzard
normanhazzard@gmail.com
10764 McGregor Dr
Columbia, Maryland 21044-4955

From: Pat Sylvester
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Friday, November 1, 2024 6:20:41 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including sustainable housing for our workforce, seniors, students, and people with disabilities, and maintenance of our aging schools. Housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better to meet the housing and education needs of all of our residents.

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective and I look forward to improved APFO regulations.

Pat Sylvester
prsylvester78@gmail.com
9229 Winterfield Lane
Columbia, Maryland 21045

From:	Patricia Fanning
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Wednesday, November 6, 2024 6:07:12 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Patricia Fanning
pafanning@verizon.net
9438 Macomber Lane
Columbia, Maryland 21045

From: PATRICK DRIESSEN
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Friday, November 8, 2024 4:59:27 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

PATRICK DRIESSEN
driessenpatrick@msn.com
11607 WAVE LAP WAY
COLUMBIA, Maryland 21044

From: Paul Casey
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Friday, November 8, 2024 11:23:42 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I have been a resident of Howard County for almost 40 years, and my children have benefitted from their education in our County Schools. I also appreciate that it is difficult for adult children to return to Howard County and find an affordable home to live where they grew up. In addition there is a critical shortage of affordable housing for public service employees, hospital workers, teachers, retail clerks and other workers who want to live in Howard County as well as work here, and so I strongly support the Housing Affordability Coalition's recommendations for constructive changes to APFO regulations that will help contribute to a dynamic and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools, which is a recommendation also made by the Housing Opportunities Master Plan Task Force in 2021.

3. Incentivize mixed income affordable housing development around public transit hubs, and also consider ways to use public land to provide for affordable housing development.

I realize these are challenging issues, but this is a critical time for our County to find ways to balance these needs and so I urge you to favorably consider these recommendations.

Thank you.

Paul Casey

Paul Casey

caseyp@ballardspahr.com
4037 Dado Court
Ellicott City, Maryland 21042

From:	Paul Revelle
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Thursday, October 31, 2024 12:39:07 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Paul Revelle
paul.revelle@gmail.com
7017 Meandering Stream Way
Fulton, Maryland 20759

From:	Phyllis Cook
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Friday, November 8, 2024 3:30:12 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Phyllis Cook
phylliscook1@gmail.com
10727 cottonwood Way
Columbia, Maryland 21044

From:	Phyllis Zolotorow
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Thursday, October 31, 2024 1:43:22 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Phyllis Zolotorow
cjz1984@aol.com
8720 Ridge Rd Apt 208
Ellicott City , Maryland 21043

From:	Regina Lee
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Wednesday, October 30, 2024 8:21:01 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Regina Lee
rvltravel@hotmail.com
5425 Columbia Rd 414
Columbia, Maryland 21044

From:	Randee Gordon
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Monday, November 4, 2024 7:32:17 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Randee Gordon
randeelgordon@gmail.com
9566 Fallen Stone
Columbia, Maryland 21045

From:	Richard Pardoe
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Wednesday, October 30, 2024 8:28:16 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I was born in Howard County and have been fortunate to live here for most of my life. I have lived in many areas of the county throughout the phases of my life, including raising my children. It is unfortunate that as my children reach the age where they will be living on their own, they and their friends express that living here will not be an option due to the high cost of housing. We have to re-think how we approach housing, or we risk losing needed revenue, the talent of new residents, and many who grew up here.

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Richard Pardoe
r_pardoe@hotmail.com
5980 ELK FOREST CT
ELKRIDGE, Maryland 21075

From: Robin Hessey
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Friday, November 8, 2024 12:31:36 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Robin Hessey
rmhessey@gmail.com
10768 McGregor Drive
Columbia, Maryland 21044

From:	Ryan Hermann
To:	apfo
Subject:	I support APFO recommendations from the Housing Affordability Coalition
Date:	Thursday, October 31, 2024 5:16:41 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

Columbia was always meant to be an inclusive community. This extends to being welcoming to all income levels. To support this ideal, Howard County needs affordable housing.

Opponents of new development will start from personal desires and let their emotions guide them in seeking to achieve their desired outcomes despite the obvious needs of the community and the options on the table to achieve smart, sustainable growth. It is clear that Howard County, like the rest of the country, is not approving enough housing to extend the opportunities here to the wide array of people Rouse desired to provide a welcoming place for.

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Ryan Hermann
small.tea1380@fastmail.com
10608 Steamboat Landing
Columbia, Maryland 21044

From: Salamawit Berhane
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Thursday, October 31, 2024 4:26:02 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Salamawit Berhane
bsalamawit@gmail.com
6833 Old Waterloo Rd Apt 1217
Elkridge , Maryland 21085

From: Vivian Lawyer
To: apfo
Subject: I support APFO recommendations from the Housing Affordability Coalition
Date: Tuesday, November 5, 2024 6:47:02 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I support the Housing Affordability Coalition's recommendations for changes to APFO regulations. These recommendations will help contribute to a strong and sustainable economic base for our County while meeting our needs for affordable housing and quality schools.

As the county faces a projected $1.45 billion revenue shortfall (cumulative) through FY2029, increased revenue is critical to maintaining high-quality county infrastructure, programs and services, including the maintenance and expansion of schools to resolve overcrowding. At the same time, housing development is essential to expanding Howard County's business sector and its workforce, which in turn generate higher county revenues through corporate and personal property and income taxes.

I therefore ask the Committee's consideration of the following Coalition recommendations that can substantially contribute to ensuring that APFO works better for both housing and schools:

1. Support the prioritization of affordable housing by adopting mechanisms to make the development process more efficient.

2. Consider new revenue sources to support affordable housing and schools.

3. Incentivize mixed income affordable housing development around public transit hubs.

Thank you for considering my perspective.

Vivian Lawyer
vmlawyerster@gmail.com
11510 Homewood Road
Ellicott City, Maryland 21042

School Comments

From:	Amy Raphael Shane
To:	apfo
Subject:	Prioritize our schools
Date:	Friday, November 8, 2024 11:56:27 PM
Attachments:	IMG_8244.jpeg

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Committee,

I am writing to follow up on my testimony on November 6, 2024, in which I detailed the effects of overcrowded schools on our children. As a reminder, my family moved here two years ago from New York for a job in Baltimore, and, like many families, chose Howard County based on its reputable school system. Unfortunately, we find a school system in infrastructural decline, riddled with crumbling buildings and, in our experience, rampant overcrowding.

I detailed some of the following for the committee:

1. At Manor Woods Elementary School, my son's fourth grade class of 23 students was crammed into a room meant to be used as a resource room. There was not enough space for the teacher to have a proper desk, just a moving cart, nor for the students to have space to move or sit on the floor for a story. Instead, desks were placed right on top of each other. Anytime a student coughed or moved, everyone felt it. There was no space to move around to work in groups. My son was frustrated by hearing everyone else's noise, not having space to stretch or move, constantly having students right on top of him. How is this acceptable? A photo of the set up is attached below. The teacher's cart was directly in front of the whiteboard, there was NO other space. Other classrooms at least had space for story time, for movement, for group work. Resource rooms are not classrooms, yet many kids and teachers are being shoved into them due to overcrowding.

2. I discussed the dangers of portables, and there are numerous portables being used as classrooms at Manor Woods and Mount View Middle School. I'm aware they exist elsewhere as well. At some schools, including Manor Woods, they back up to woods. My son has reported to me that when he needed the bathroom he had to leave the portable to get back into the main building but the door was locked. This leaves kids an opportunity to elope into the woods. Do you think there will be cost savings with the lawsuit that would result from that? Kids also cannot get to the bathroom easily, and bathrooms are serving far more kids than they were built to do. At Mount View, kids have to go out to portables in rain and snow without access to their jacket or an umbrella because they are in a one way system for crowd control. There are over 30 kids in my daughter's Spanish class, crammed into a portable built for a lower capacity. Her school is next to the high school— what can these kids do in the event of a school shooting? Her social studies teacher last year said she requested the portables for the added privacy— who is checking in on classes in portables? Is anyone stopping by or passing in the

hallway and ensuring all is well? Overall, kids in portables are vulnerable and this is unacceptable.

3. Overcrowded schools are dangerous. There are obvious issues with fire safety. At Mount View, kids are forced into a one way system because it's too crowded to allow for walking in both directions. Even if your locker or next classroom are nearby, kids are forced to walk the entire one way system to access them. They are rushed as a crowd with only three minutes between class and my daughter says she is often late. The stairways are split and only one person can fit at a time going up or down in the designated sides. Kids have fallen and broken their arms and legs because kids shove each other in the rush on the stairways to make it to class on time. Some kids block the bottom or top of the stairs on purpose. When kids shove, fights break out. How is any of this conducive to safety, student wellbeing, and learning? Backpacks remain heavy because it is too challenging for kids to get to their lockers and they have to carry everything in addition to their chromebooks. Before deciding on the APFO, how many of you will actually visit these overcrowded schools and understand this experience?

4. Buses are so crowded that kids are sitting in the aisles. Do I need to spell out the danger here? Or why and how fights break out?

Redistricting is not the answer. Removing kids from their social network and dropping them in a new school with a new community is cruel. Working parents cannot take an hour out of their day to pick kids up from after school activities located 20-30 minutes away, and so the kids are unable to pursue their interests and build a new social network. Parents can no longer rely on the network built within their community. This is a big deal and should not be callously dismissed by the committee, nor by the Board of Education members who have said families need to deal with being uncomfortable. It is not just discomfort-- it is a major disruption and changes the trajectory of children's education and social opportunities.

I was at the meeting where retirees dismissed the portables and said their kids used them and are fine. Their kids were not in school in the era of school shootings, nor was overcrowding the issue it is now. Also, society was not as litigious as it is now, and insurance policies were not as expensive as they are now. You cannot dismiss the dangerous conditions presented by overcrowding and the human and financial costs associated with the predictable outcomes-- injuries from shoving and overcrowded stairways, injuries from fights, injuries from inadequate transportation safety. Not to mention the horror of considering an emergency situation where these kids are sitting ducks in their portables in the event of a school shooting or other disaster.

I was also present at the PTACHC meeting where legislators addressed some of these issues. They said the county invested in casinos for revenue stream, but got burned when COVID hit and people stopped going to casinos. They also questioned the morality of raising funds for schools on the backs of gambling addicts.

I am angry that we hustle to pay a mortgage on a house close to decent schools, and to pay high taxes, for our kids to deal with these

conditions and the constant anxiety over redistricting. I am also angry that my kids will likely not benefit from my attempts to advocate for them because it will take years to build a new school. During the PTACHC meeting, someone noted that there are buildings that can be used TODAY as additional schools. The Howard County Arts Council is a former school building that has retained the same structure with classrooms and school spaces, and is located in an area with overcrowded schools. Why not use this space rather than ship kids a half hour from their home and community? There is another space they mentioned, was it "Greenwood?", that can be used. Being somewhat new to the county, I cannot identify spaces, but I am sure the committee can. Keep our kids within their communities with their social networks, and fund our schools adequately.

As to affordable housing, I understand the concern for seniors because I am trying to bring an aging parent here and we cannot afford to do so. She will have to live somewhere she can afford to live. I worked in New York City for many years as a professional, and never lived there because I could not afford to do so. It is not the committee's job to provide housing for people who are priced out of the county-- it is time to focus on the current taxpayers who live here, and ensure the safe and decent public school education for which they are paying. Howard County Public Schools are on the decline. Everyone is aware of it and angry about it. If the schools decline, people will choose to live elsewhere and you will have an even lower taxbase with which to fund the county.

Further, it is a farce to claim that people who live in apartments do not have school aged children. There are apartments near us full of families that send their ids to the same schools as my children. I get the sense that some folks think that the western part of the county is full of wealthy people-- far from it. We are struggling middle class families who are hustling and sacrificing to get our kids the best public education possible.

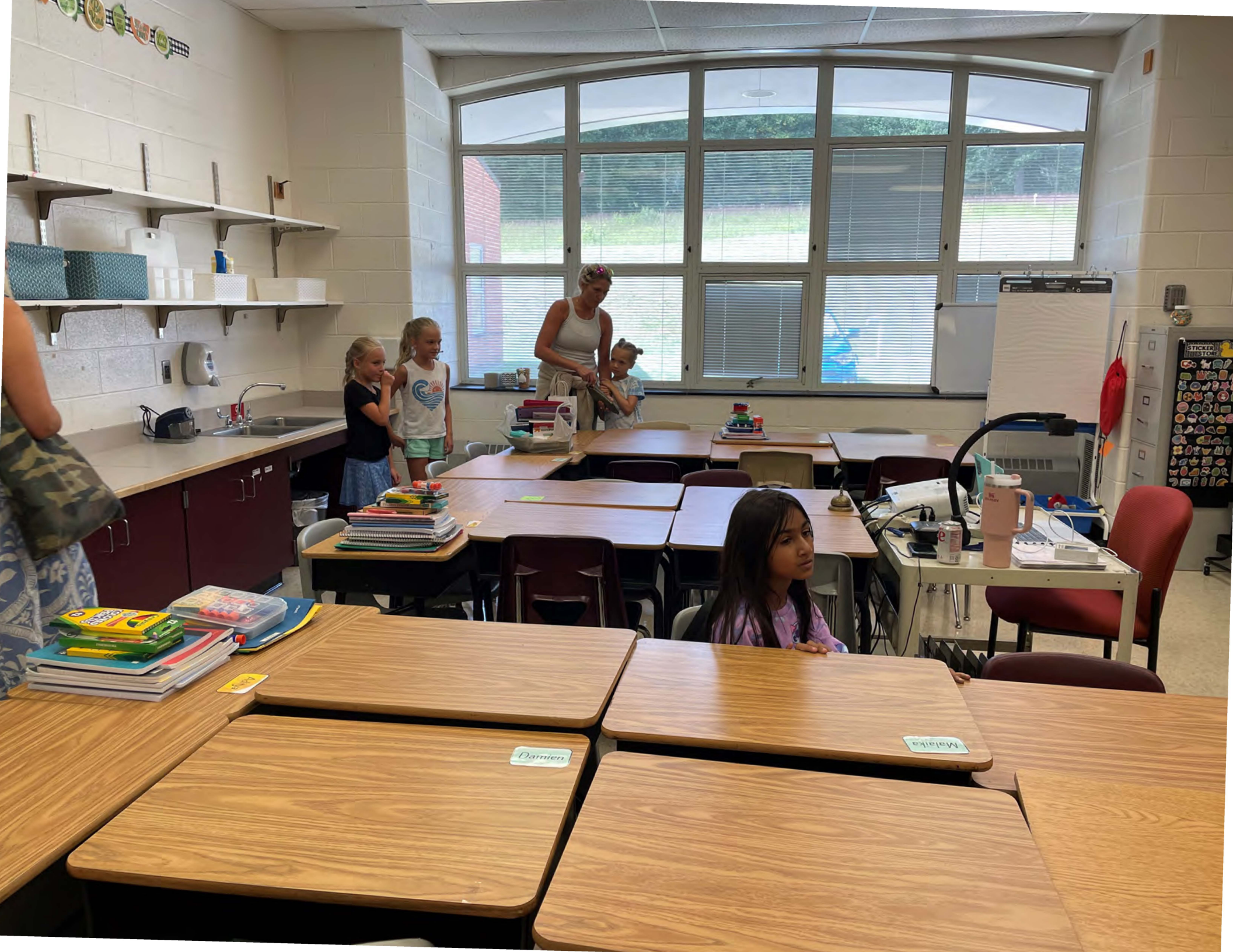
Someone suggested an impact fee for home buyers-- this will certainly send them to neighboring counties that do not have that fee and offer more land for their money. Somehow, the committee must find new revenue. I hear there are $81 milliion dollars we can obtain from the state if we can match it. With the tax base already existing, why can't we match it? Mismanagement of funds? Huge severance packages paid to Martirano and others who leave? The cost of the Zum bus contract? Where is it all going? If we can match the state funds, it will open a new stream of revenue.

I lived in Atlanta from 1999-2002, in Decatur County near Emory University, and no one stopped the overdevelopment. It reached a point where you could not get anywhere without sitting in horrendous traffic. You could not get into the movies because they sold out every show. You could not get parking spaces or get into restaurants because there was not enough infrastructure. I did not have children yet but I can imagine what school conditions were like. Don't let us end up this way. Stop the development and focus on funding infrastructure for the people and families who live here now. Listen to the firefighters and police who are telling you that they are already unable to support the residents living here now-- you cannot add to the population without considering these factors. Everyone

knows that Howard County General Hospital has extensive waiting times and often a lack of beds. Increasing the population with new and overdevelopment is not the answer.

Please keep the APFO strong, and fund our schools. Please keep our kids in mind during this process. I regret that I did not have time to provide a more eloquent and succinct letter and hope the committee will think of the people who live here now, and not the hypothetical people that might move here. I'll also add that the townhouses going up in Mariottsville, seemingly overnight, hundreds of them-- we all drive by them every day. Where are those kids going to school? All of the other new construction-- where are those kids going to school? It is insane to consider increasing development. There is simply not enough infrastructure. I will leave it to other parents to talk about schools that are crumbling and in desperate need of repairs and updating. Please keep the APFO strong, stop development, seek alternative streams of revenue, and FUND OUR SCHOOLS!

Sincerely,
Amy Shane


STICKER
STORE
Damien
Malaika

From:	Carolyn Le
To:	apfo
Subject:	Letter Regarding APFO
Date:	Friday, November 8, 2024 4:10:52 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Committee,
My name is Carolyn Le, and I am a parent to two children in Howard County. Our schools are facing serious challenges, and I want to urge you to support policies that invest in adequate school facilities and funding. Here are a few points I'd like to share:

- No schools should be above 100% capacity. Overcrowded classrooms affect students' learning and well-being.
- Stronger APFO policies and increased funding are essential to prevent overcrowding, reduce redistricting pressure, and ensure schools have the resources they need.
- Howard County's PTA members are concerned about the impact of new developments on our schools.

The reputation of Howard County is built on its excellent schools. People consistently site "a great school district" as a reason for choosing Howard County to purchase homes to live in. They have a desire to send their children to Howard County Public Schools. I feel that allowing schools to be over 100% capacity would adversely impact the reputation Howard County has built. This would lead to less people choosing to live here and thus even less building/construction needed as people choose to live elsewhere; perhaps somewhere where schools are not overcrowded, class sizes are reasonable (smaller), and the school system is well integrated into the community as an investment.

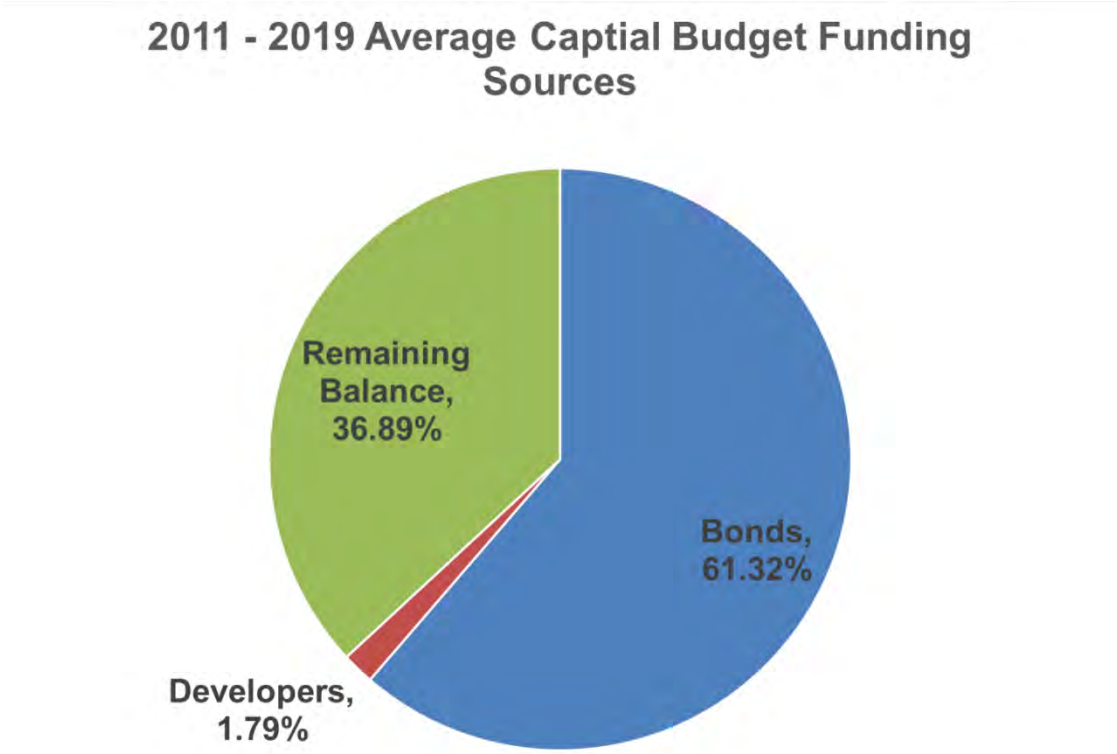
Our community is tied to the success of our schools. Please prioritize investments in education and require developers to contribute their fair share.

Thank you for your attention to this important issue.

Sincerely,
Carolyn Le

PTA of Howard County

Yes to Education Funding and Strengthening APFO





No to overcrowding, increased class sizes, redistricting pressure

Good evening, Committee Members. My name is Cat Carter, and I'm here as a small business owner, former teacher, and an education advocate who has passed national and state legislation and policy for 10+ years. I am also the VP of Issues for the PTA of Howard County (PTACHC), who has over 10,000 members.

To be clear, the PTA of Howard County stands for:

- No schools above 100% capacity.
- Increased education funding and a stronger APFO.
- Our local, state, and national PTA are against any effort to weaken APFO and to increase overcrowding, class sizes, and redistricting pressure in our schools.

Our Adequate Public Facilities Ordinances (APFO) are our best tool for ensuring that new development aligns with infrastructure capacity by mandating that both government and developers must provide for adequate schools, roads, and resources to support growth. PTA community — parents, teachers, and students — has and will play a crucial role in ensuring APFO isn't weakened.

Where is the HCPSS data that shows that raising school capacity, increasing enrollment, or cutting school funding helps students succeed? I've taught in overcrowded schools, and the impact on academics and student well-being is significant. Just saying something is "for the children" doesn't mean it is.

Howard County Public School System has $800 million in deferred maintenance and has been struggling to manage the rising operating and capital costs. So far, it's been taxpayers and bonds footing most of the bill for Howard County Capital Budget funding. We are against any effort to raising school capacity limits or allowing developers to bypass the four-year APFO waiting period by paying "pay-to-play" fees. We are against increasing density without the funding needed to address overcrowding, redistricting, and impact on public facilities.



As a small business owner, I understand the importance of growth, hiring, expanding for revenue. However, if I grow too fast and lack funding to sustain essential services and support then my products' quality and reputation will suffer, and I will lose customers. Howard County's number one product is the schools; it has been an economic win for decades. However, because elected leaders spent money on other things and pet projects, they have failed to continue to invest and sustain the quality of our schools and the cracks are showing. If Howard County schools lose their reputation, then people will live someplace else with less taxes and better schools and our property values and community will struggle.

Let's make choices that invest in our schools, prevent overcrowding, and ensure the costs of development are shared fairly. Strengthening APFO, requiring developers to pay their fair share, and keeping schools under 100% capacity will continue show that Howard County's number on investment is our students. Thank you.

Dear APFO Committee,
My name is Catherine Loomis, and I am a parent in Howard County. Our schools are facing serious challenges, and I want to urge you to support policies that invest in adequate school facilities and funding. Here are a few points I'd like to share:

- No schools should be above 100% capacity. Overcrowded classrooms affect students' learning and well-being.
- Stronger APFO policies and increased funding are essential to prevent overcrowding, reduce redistricting pressure, and ensure schools have the resources they need.
- Howard County's PTA members are concerned about the impact of new developments on our schools.

We moved to Western Howard County in 2020 for the schools. I have 2 boys in our local elementary school (Kindergarten and 2nd grade). My youngest has 23 children in his class, and it must be extremely difficult for his classroom teacher to manage and meet the needs of 23 extremely boisterous kindergarteners. I am extremely concerned with overcrowding, overdevelopment, and redistricting. Consistency is key for children, and forcing children to leave their friends and school community to attend another school due to redistricting is detrimental to their development, mental health, and well being. It is essential that our schools are fully funded and invested in, that includes providing the necessary updates to school buildings and building new schools, when necessary, to meet the needs of the community and ensure that all students are comfortable, safe, and have room to learn.

Our community and property values are tied to the success of our schools. Please prioritize investments in education and require developers to contribute their fair share.

Thank you for your attention to this important issue.

Sincerely,
Catherine Loomis

From:	Corinne Happel
To:	apfo
Subject:	Testimony for the APFO public hearing
Date:	Wednesday, November 6, 2024 2:42:13 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County APFO Committee,

I am a board-certified pediatrician and allergist/immunologist that works outside the county and moved with my husband and children to Howard County in April of 2020 because of the school system. Four of our five children are now old enough and enrolled in the Howard County Public School System. I am in favor of upholding APFO and strengthening its protections to insure adequate school facilities for all Howard County children prior to the approval of new developments.

My current fifth grader attends an elementary school where he and all of his fifth grade classmates are taught in portables. This is not the first time he has been in a portable. He and many of his classmates were also in a portable for third grade.

We are not the only elementary school in Howard County that has all of its fifth graders in portables this year. Many schools in Howard County do not have adequate capacity for their students.

Despite having all of our 5th graders in portables, our elementary school is not in the 10 year Long-Range Master Plan for Capital Funding. There are more capital needs in the county than there are resources. If nothing improves, fifth graders at our elementary school will continue to be taught in portables over the next decade.

The high school that my children are districted to attend is also in need of increased capacity, facilities maintenance and renovations, yet due to lack of capital funds available to the Howard County Public School System, this has been pushed back again, now until 2036. If this does not continue to be pushed back, my current kindergartener will see improvements in her anticipated senior year of high school. Meanwhile my current fifth grader, 3rd grader, and second grader will likely attend this same high school in worse condition than it is now.

As a family we have had conversations both internally and with other families about what it means to live in Howard County. Families like ours were willing to move here despite the high tax rates and housing prices because of a focus on educational excellence. Now as the state-mandated Blueprint requires additional expenditures from school systems (from both capital and operating budgets) without adequate funding streams, the educational experience is weakening. Families are asking: Is it worth continuing to live in Howard County? Should we invest in private or home school options? We have already had friends make these choices. If this trend continues, Howard County will have a harder time recruiting families with young and school-aged children to live in a county with such a high cost of living.

We can and should do better. Strengthening APFO would help our schools adjust to Blueprint requirements.

There are not enough capital resources for Howard County children now. I urge you to uphold APFO and strengthen its protections that require adequate school facilities before any new developments are approved. Any weakening of current APFO regulations regarding schools will worsen the facilities our children use.

Thank you for supporting the education of all Howard County children.
Corinne Happel, MD

From:	Ellen Sowry
To:	apfo
Subject:	HCPSS Needs
Date:	Friday, November 8, 2024 3:07:17 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Committee,

My name is Ellen Sowry, and I am a parent of 3 Howard County School student and a PTA member or officer for the last thirteen plus years. Our schools are facing serious challenges, and I want to urge you to support policies that invest in adequate school facilities and funding. Here are a few points I'd like to share:

- No schools should be above 100% capacity. Overcrowded classrooms affect students' learning and well-being.
- Stronger APFO policies and increased funding are essential to prevent overcrowding, reduce redistricting pressure, and ensure schools have the resources they need.
- Howard County's PTA members are concerned about the impact of new developments on our schools.

We specifically moved to Howard County in 2010 because of the highly rated school system. My oldest started at Dayton Oaks Elementary School in 2011. Since my family began in HCPSS, the class sizes have increased, the individual attention to students has decreased, and the burden to our teachers has increased year after year. There are too many children in a classroom now, making it a much more stressful and less conducive learning environment for all. In addition, due to funding shortages, programs that have been incredibly beneficial to my children have been threatened or cut. Classes aren't being offered at the high school level that my children had looked forward to taking. It is all very disappointing.

Our community is tied to the success of our schools. Please prioritize investments in education and require developers to contribute their fair share.

Thank you for your attention to this important issue.

Sincerely,

Ellen Sowry
5008 Green Bridge Rd
Dayton, MD 21036

From: F Keenan
To: apfo
Subject: APFO: Protect Our Schools
Date: Friday, November 8, 2024 4:35:20 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Committee,

My name is Frances Keenan and I am a parent in Howard County, with two kids at Bonnie Branch Middle School.

As you consider how, if at all to change APFO, I want to urge you to support policies that invest in adequate school facilities and funding. **No schools should be above 100% capacity.** Overcrowded classrooms impact educational outcomes and behavior. Overcrowded schools limit student opportunities and bring increased safety risks. Any redistricting is disruptive to learning. Frequent redistricting destabilizes communities.

Additionally, **please consider extending wait times to seven years for projects that fail the schools test**. With 250+ portable classrooms and over $800 million in deferred maintenance, Howard County is in a school facility crisis. We cannot offer additional exemptions and exclusions to APFO and expect this problem to improve.

Parents and PTAs across the County are asking you to put our children first. Every child deserves adequate schools. With only 2% of developable land left in the County, it is time to strengthen APFO, not dismantle it.

Thank you for your time and consideration,
Frances Keenan

From: Jen MacCormack
To: apfo
Subject: Public Testimony, APFO review
Date: Monday, November 4, 2024 11:40:03 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO committee,

Thank you for your work reviewing the current Adequate Public Facilities Ordinance and determining a set of recommendations to bring it in line with the county's current development situation.

I understand that you are hearing voices from many different communities, businesses, and organizations, and that growth in Howard County is a long-term good. That said, growth must be managed responsibly. APFO must be written in such a way as to ensure that no Howard County school is overcrowded. The county cannot continue allowing development that puts any school over 100% capacity. So many of our schools are already bursting at the seams, while development projects continue nearby – where will those kids go? The answer cannot be to redistrict again and again, pulling apart the thriving communities that people are moving to Howard County for. New homes must come with a guarantee of new schools, or renovations and additions to old ones. To allow for habitual overcrowding is to shortchange our current students and any new ones that the county hopes will move into these new developments. Who will move to a new townhouse in Howard County if the school their kids will go to is already at 120% capacity?

APFO must do as its name suggests: ensure that public facilities are adequate to absorb new growth in the county. This means establishing a 100% maximum capacity for schools, and restricting new development that cannot meet that requirement. In addition, I urge the committee to look at capacity realistically; pre-K students are not currently counted in the capacity projections, but any reasonable person can see that they need space and services too.

Thank you sincerely,
Jen MacCormack

From: Jennie Hardy
To: apfo
Subject: School Over Crowding
Date: Friday, November 8, 2024 5:03:07 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Committee,

My name is Jennie Hardy, and I am a parent in Howard County. Our schools are facing serious challenges, and I want to urge you to support policies that invest in adequate school facilities and funding. Here are a few points I'd like to share:

• No schools should be above 100% capacity. Overcrowded classrooms affect students' learning and well-being.
• Stronger APFO policies and increased funding are essential to prevent overcrowding, reduce redistricting pressure, and ensure schools have the resources they need.
• Howard County's PTA members are concerned about the impact of new developments on our schools.

At our elementary school, Manor Woods, the classes are bursting and the teachers are not getting the support they need to give the students the education they are entitled to. In my son's class last year there was a dangerous student who threatened the safety of my son and other classmates throughout the year. He was verbally aggressive and extremely distracting to all other students. The teacher did the best she could but because of the lack of support, the students in her class did not feel safe at school and their learning was disrupted because of the one disruptive individual. If the teacher had the necessary support staff in her class, she would've been able to continue educating while that support worked with the disruptive student. Since the school is so over crowded the support staff and teachers are stretched too thin.

Our community is tied to the success of our schools. Please prioritize investments in education and require developers to contribute their fair share.

Thank you for your attention to this important issue.

Sincerely,
Jennie Hardy

Sent from my iPhone

From:	Jennifer Pelleg
To:	apfo
Subject:	[SUSPECTED SPAM] School Overcrowding Concern
Date:	Tuesday, November 12, 2024 9:33:06 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Committee,
My name is Jennifer Pelleg, and I am a parent in Howard County. Our schools are facing serious challenges, and I want to urge you to support policies that invest in adequate school facilities and funding. Here are a few points I'd like to share:

- No schools should be above 100% capacity. Overcrowded classrooms affect students' learning and well-being.
- Stronger APFO policies and increased funding are essential to prevent overcrowding, reduce redistricting pressure, and ensure schools have the resources they need.
- Howard County's PTA members are concerned about the impact of new developments on our schools.

With a recent incident of bringing a weapon to school at a local high school, the inability to safely secure the trailers in the back field of our school is a significant concern for many in this community. Also it came to my attention at a recent PTA meeting that the extra programs that our school offers the community (for example, Pre-K) are not counted in the capacity total for our school even though these programs take up classrooms in our physical school building.

Our community is tied to the success of our schools. Please prioritize investments in education and require developers to contribute their fair share.

Thank you for your attention to this important issue.

Sincerely,

Jennifer Pelleg

From:	Kaitlin O"Hara
To:	apfo
Subject:	Overcapacity, Undereducated
Date:	Friday, November 8, 2024 5:48:25 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Committee,

My name is Kaitlin O'Hara, and I am a parent in Howard County. Our schools are facing serious challenges, and I want to urge you to support policies that invest in adequate school facilities and funding. Here are a few points I'd like to share:

• No schools should be above 100% capacity. Overcrowded classrooms affect students' learning and well-being.

• Stronger APFO policies and increased funding are essential to prevent overcrowding, reduce redistricting pressure, and ensure schools have the resources they need.

• Howard County's PTA members are concerned about the impact of new developments on our schools.

Last year, my son was in an "inclusive classroom" which is a class of general education students combined with special education students lead by a general population teacher (not special education certified). Absolutely no one benefited from this learning environment. Special education resources were stretched so thin, they were practically non-existent to the students they were meant to serve. The teacher had to focus time on addressing behaviors and attention on meeting the needs of the special education students which resulted in the general population becoming second priority. I reiterate, NO ONE benefited. The teacher was run-down, exhausted, and performing completely outside of her job.

How can we possibly consider adding MORE students when the schools are barely surviving as is?

How can we possibly consider adding more to teachers that are already underpaid and overworked? How can we expect quality educators to stay?

Even for those who do not have children in the school system, a well educated community is a safe and productive community. Invest in our schools and invest in our future as a community.

Our community is tied to the success of our schools. Please prioritize investments in education and require developers to contribute their fair share.

Thank you for your attention to this important issue.

Sincerely,
Kaitlin O'Hara

Dear APFO Committee,

My name is Kesha Plummer, and I am a parent in Howard County. Our schools are facing serious challenges, and I want to urge you to support policies that invest in adequate school facilities and funding. Here are a few points I'd like to share:

- No schools should be above 100% capacity. Overcrowded classrooms affect students' learning and well-being.
- Stronger APFO policies and increased funding are essential to prevent overcrowding, reduce redistricting pressure, and ensure schools have the resources they need.
- Howard County's PTA members are concerned about the impact of new developments on our schools.

I currently have a 4th and 5th grader at Atholton Elementary School. Here is a some useful information about Atholton Elementary School:

- Atholton Elementary opened: 1961
- Additions/Renovations: 1980 (A), 2001 (R), 2002 (R), 2006 (R), 2007 (R)
- School Capacity: **424** (This does not include additional capacity provided by 3 portable classrooms.)
- Total Enrollment (PreK–5): **520** Official count 9/30/23

The overcrowding at the school is a huge concern. My 5th grader's classroom is in a trailer, and has about 27 students in it. That's 27 students plus a teacher in a trailer. My 4th grader has about 25 kids in her classroom. Again a large number of students. With all those students in the classroom there are a lot of distractions. My son and daughter are struggling right now due to those distractions. There is no reason why any classroom should have that many students in it. Something needs to be done about the overcrowding in schools across the county.

Another concern I have is the age of the trailer. These trailers were there when my older 2 kids were in 5th grade (2014 and 2016). Right before this school year started there was mold found in one of the trailers. It was later confirmed that the mold was due to a leak in the trailer. The heating and AC are another issue. In the warmer months it is very hot in the classroom. In the cooler months it is cold in the classroom. This is very unfair to the students and teachers in those trailers. It is also a health issue.

With all these new developments popping up around the county, it is important that we first deal with the current overcrowding problem and building conditions we have now. In

addition there needs to be a plan in place for additional overcrowding we will face as new families move into Howard County. Our community is tied to the success of our schools. Howard County is deemed as one of the wealthiest counties yet our schools are in bad condition. Please prioritize investments in education and require developers to contribute their fair share. They need to do better for Howard County. Our students deserve better!!

Thank you for your attention to this important issue.

Sincerely,
Kesha Plummer

From:	Lehigh Mearns
To:	apfo
Subject:	TRES Capacity Issues
Date:	Thursday, November 7, 2024 9:21:17 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Committee,

My name is Lehigh Mearns, and I am an active parent and resident in Howard County. Our schools are facing serious challenges, and I want to urge you to support policies that invest in adequate school facilities and funding. Here are a few points I'd like to share:

- No schools should be above 100% capacity. Overcrowded classrooms affect students' learning and well-being.
- Stronger APFO policies and increased funding are essential to prevent overcrowding, reduce redistricting pressure, and ensure schools have the resources they need.
- Howard County's PTA members are concerned about the impact of new developments on our schools.

My children's school, Triadelphia Ridge Elementary School, is currently over capacity. We have seen the impacts with an increase in class size, addition of "cottages" outside the school, students shuffling to different spaces ad hoc instead of having a consistent learning space, small staff lounge, inadequate storage in the building for the school community needs, to name a few. Additionally, our school houses one of the HCPSS Regional Programs, which means we have students with extraordinary needs, as well as additional staff to facilitate their learning environment. Since the program was introduced, there have been numerous incidents (many resulting in local emergency response) in our school. Ongoing capacity issues are fostering an inadequate environment. Many of these incidents have reached news outlets, created a negative impact on HCPSS, and a large portion of the school community is unhappy with the situation.

Our community and property values are tied to the success of our schools. Please prioritize investments in education and require developers to contribute their fair share.

Thank you for your attention to this important issue.

Sincerely,
Lehigh Mearns

From: maggi.gallagher@gmail.com
To: apfo
Subject: Adequate Public Facilities Ordinances
Date: Friday, November 8, 2024 9:56:55 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Committee,
My name is Margaret Gallagher and I am a parent, coach and community member in Howard County. Our schools are facing serious challenges, and I want to urge you to support policies that invest in adequate school facilities and funding. Here are a few points I'd like to share:

- No schools should be above 100% capacity. Overcrowded classrooms affect students' learning and well-being.
- Stronger APFO policies and increased funding are essential to prevent overcrowding, reduce redistricting pressure, and ensure schools have the resources they need.
- Howard County's PTA members are concerned about the impact of new developments on our schools.

I have two children currently enrolled in the Howard County Public School System and have watched as their classroom sizes continue to grow every year. I always take the opportunity to attend American Education week so that I may experience my children's classrooms for myself. Every year it is louder, hotter and more desks are crammed into each room. With classrooms as large as those my elementary school children are in, there is simply no way for any single person to provide the level of education that draws so many new families to the county. Average children get lost in systems that only have the resources to handle the extreme cases, and the reality is that most children classify as average, they are the bulk of students.

Our community and property values are tied to the success of our schools. Please prioritize investments in education and require developers to contribute their fair share.

Thank you for your attention to this important issue.

Sincerely,
Margaret Gallagher

From:	Massawa Stevens-Morrison
To:	apfo
Cc:	BWES Treasurer; Vynessa Pantano; Sarah Dommu; Long Chen
Subject:	For APFO Committee Review
Date:	Friday, November 8, 2024 12:36:34 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Committee,

My name is Massawa Stevens-Morrison , and I am a parent in Howard County. Our schools are facing serious challenges, and I want to urge you to support policies that invest in adequate school facilities and funding. Here are a few points I'd like to share:

- No schools should be above 100% capacity. Overcrowded classrooms affect students' learning and well-being. This is a well-documented fact and should not be overlooked.

- Stronger APFO policies and increased funding are essential to prevent overcrowding, reduce redistricting pressure, and ensure schools have the resources they need.

- Howard County's PTA members are concerned about the impact of new developments on our schools, where school communities are already struggling with inadequate infrastructure and slow-responding efforts for help.

My twins' school is already overcrowded. My daughter and son are hardworking students who are always eager to learn, ready to reflect, and willing to help others within their school community, yet the challenges they face in an overcrowded and underfunded school will impact their learning exponentially. The help they are unable to receive as a result of the increasing student-to-teacher ratio in the classroom allows them to slip through the cracks, and even as parents, there is only but so much we are able to do to remedy this issue. Continued development in Howard County and Howard County's poor response to calls for support and equitable approaches to the size shifts has already resulted in current conditions. Redistricting is ineffective as a solution, because the solution doesn't change the size of the problems. This is especially outstanding as a truth for my twins' school, which has not been renovated or updated since its inception in 1968. I work to develop and support first year teachers in Baltimore and in DC, and the quality of the school infrastructures I visit regularly far exceed the quality of the school infrastructure where my twins attend. Children should not have to bear the weight of hasty and profit-driven decisions the adults in their communities make. We owe them better.

Our community is tied to the success of our schools. Please prioritize investments in education and require developers to contribute their fair share.

Thank you for your attention to this important issue.

Sincerely,
Massawa Stevens-Morrison

From:	Meeta Patel
To:	apfo
Subject:	Manor woods
Date:	Friday, November 8, 2024 9:50:36 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Committee,
My name is Meeta and I am a parent in Howard County. Our schools are facing serious challenges, and I want to urge you to support policies that invest in adequate school facilities and funding. Here are a few points I'd like to share:

• No schools should be above 100% capacity. Overcrowded classrooms affect students' learning and well-being.
• Stronger APFO policies and increased funding are essential to prevent overcrowding, reduce redistricting pressure, and ensure schools have the resources they need.
• Howard County's PTA members are concerned about the impact of new developments on our schools.

My kids have increasing classroom sizes and have to go out in the cold winter to the portable classrooms with no access to water or bathrooms. That is not acceptable. They are unable to have any sort of personalized learning and do not have the relationship with their teachers that they should.

Our community is tied to the success of our schools. Please prioritize investments in education and require developers to contribute their fair share.

Thank you for your attention to this important issue.

Sincerely,
Meeta

Adequate Public Facilities Public Hearing 11/6/2024
Comment

Megan Brawner

I strongly stand behind protecting APFO's safeguards for school planning. In fact, I advocate for strengthening protections for overcrowding. 100% capacity should be 100% capacity! No more 105|110|115%. →

Megan Bauner
Mom of HoCo ES student
former K-12 HoCo public school student
Bellows Spring ES PTA VP
Meganreymann@gmail.com

From: Michell Schalik
To: apfo
Subject: Fwd: APFO Advocacy Letter
Date: Thursday, November 7, 2024 2:19:44 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Committee,

My name is Michell Schalik, and I am a parent, teacher and community member in Howard County. Our schools are facing serious challenges that are impacting students and diminishing learning. I strongly urge you to support policies that invest in adequate school facilities and funding. Here are a few points I'd like to share:

- No schools should be above 100% capacity. Overcrowded classrooms affect students' learning and well-being making it difficult for teachers to meet individual students' needs and increase behavioral challenges and classroom disruptions.
- Stronger APFO policies and increased funding are essential to prevent overcrowding, reduce redistricting pressure, and ensure schools have the resources they need.
- Howard County's PTA members are concerned about the impact of new developments on our schools.

Overcrowding, large class sizes, and funding shortages are creating a lot of challenges that are negatively impacting students, staff and the entire school community. I would like to share some specific incidents that highlight the problems that students and teachers are facing on a daily basis.

When I came back to teaching in 2015, I was delighted to have classes with 16 students in the primary grades. I was able to offer a greater level of support to students who have learning challenges. I was able to manage behaviors and use instruction time to teach. Then the Howard County Board of Education began to struggle to balance the budget and increasing class sizes as a way to reduce costs. At first, they told us "it's only an increase of

one student". That was done year after year and now am teaching classes with six or seven more children than in 2015. As a related arts teacher at the elementary level, I am not only seeing larger classes due to the board of education's budget remedy, but even larger classes due to sprinkling due to overcrowding. My first-grade classes went from 16 to 31 in just 8 years. While my school has enough teachers we lack space, so sprinkling is the only way to make the related arts schedule work.

Additionally, my school has been greatly impacted by new construction and while we welcome the new families that have joined our school the school itself has not been renovated to accommodate more classrooms. We received increased staffing, but we are forced to share classrooms. On the days my .6 art teacher partner is with me, my classroom is used all day. In order to write an email or a lesson plan in a quiet place I have to work in my storage closet since I do not have a quiet place to work during my planning time. This may seem like a small problem, but it decreases my productivity since I cannot adequately focus on aspects of my job. I find myself coming to school early and leaving late in order to find time to plan lessons and prepare supplies since it's the only time my classroom is not occupied. This is negatively impacting my work family balance.

In 2021, my son started 6th grade at FQMS. He had a newly written IEP for math and while he was getting some support, his class sizes were way too large and disruptive for him to make strides in math competency. While he had great teachers, they were overworked. Special educators had too large of caseloads and teachers were faced with packed classrooms which increased behavioral challenges and disruptions to learning. My family had to make the difficult decision to move my son to a private school in order to have him in an environment conducive for learning. Not only was this an unexpected financial burden, but it also created stress on me and my husband as we struggled to provide transportation and support our son as he dealt with the emotional stress of leaving friends and feeling like he was starting over in a totally new community.

In many ways we felt pushed out of public school due to failed policies and poor financial decisions. As a teacher, I am struggling to feel that I am able to successfully meet the needs of my students due to conditions that are out of my control. The remedy is not complicated. Reduce class size and watch students' learning flourish. However, the county is putting teachers through

more and more training to deal with behaviors that are largely a result of an unrealistic teacher to student ratios. 1:31 in first grade is simply unsustainable. I have been working as a public-school teacher for at least 20 years and due to the daily struggles due to overall mismanagement, I will be seeking early retirement. Then I will move to a private school, where I am able to actually teach instead of managing behaviors. I'm not the only one feeling this way and making similar plans.

I have been a mentor teacher for student teachers coming out of Towson University and Maryland Institute College of Art for many years. Most all of them have secured jobs in HCPSS. What I have observed over the past decade is the change in teacher mindset between generations. Young teachers who do not feel successful in their jobs are leaving the profession regardless of securing a pension or retiree benefits. Whereas many veteran teachers are sticking it out to retire but are not putting in the 30 and 40 years like their predecessors did. Now you are seeing teacher retire with just 20 years of service. I can't imagine what public schools will be like in just five years considering the decline I've witnessed since 2015. Our children deserve so much better.

Many residents are concerned about their return on investment considering property values are tied to the success of our schools. Having moved here for the schools, I find it especially frustrating that I no longer feel the schools can successfully educate my son, yet I'm taxed an extraordinary amount for schools I do not use. Now I feel I am forced to relocate to find better real estate investments. I hope you will prioritize investments in education and mandate developers to contribute their fair share and preserve property values for current residents.

Thank you for your attention to this important issue. I look forward to learning what changes you will make to resolve these problems.

Sincerely,
Michell Schalik

From:	Michael Golibersuch
To:	apfo
Cc:	Rigby, Christiana
Subject:	Input for APFO Committee
Date:	Wednesday, November 6, 2024 11:13:58 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

APFO Committee,

My email may be a little lengthy so let me provide a succinct summary of my view up front: APFO is bad and I want my children to be able to afford a home here in twenty years.

I'm sure you've heard this before but by suppressing housing supply, APFO drives up property values, making the county less accessible to young families, middle-income earners, and first-time homebuyers. Making matters worse, the self-imposed housing shortage compels politicians to create even more convoluted rules that dictate the certain types of housing (e.g affordable housing) is a prerequisite for building anything at all. More and more rules to address the problem of high housing prices created by the APFO rules in the first place. Population growth won't go away just because we regulate housing construction. Letting market demand guide the amount of development is more efficient and will lead to more prosperity.

I get the impetus behind APFO - no one likes overcrowded schools or traffic congestion. When I was in fourth grade, "temporary classrooms" were first installed at the elementary school I attended. Thirty some years later, my children now attend that same school and the number of portable classrooms has only grown. So believe me when I say that I know school overcrowding is a real issue. But Howard County has had APFO that entire time. If APFO was an effective solution to school capacity issues, we wouldn't have the problems we have today.

APFO attempts to mitigate school capacity issues by giving the school system more time to build facilities. But *time* isn't the factor constraining the school system's ability to build new facilities - *money* is. And by slowing development, APFO shrinks the growth of the county's tax base, choking off the funds needed to build those very schools. APFO attempts to treat the wrong symptom (time) and ends up making the underlying cause (money) of the disease worse.

We all know that APFO isn't just about managing schools and traffic. For some, it's a thinly veiled tool to block growth and avoid density. Personally, I get why some people don't like density: living in a peaceful quiet neighborhood with lots of space is a completely understandable desire and no one has any business telling anyone else that it's wrong to want that life. But it is wrong to restrict what other people can do with their property to achieve that end.

We also shouldn’t buy into the hype that APFO regulations enable us to choose to live in a peaceful, bucolic suburb/exurb rather than a chaotic urban slum. The real choice is between an overregulated market that stifles economic growth, forces people into lower-quality housing than they could afford in a freer market, and leads to revenue shortfalls, aging infrastructure, and deferred maintenance - or, on the other hand, market-driven development with proactive government planning that fosters vibrant, sustainable communities.

APFO restricts what people can do with their own land, putting un-American limits on property rights. It uses centralized planning to ration development in a way that would be recognizable to a Soviet apparatchik. This is the good old U-S-of-A where property ownership should mean the freedom to build on your property unless it poses a clear hazard for your neighbors. APFO’s restrictions, delays, and red tape strip away that freedom. We should not ask the government to restrict our private property rights in order to relieve elected officials and public servants of their responsibility to adapt to growing populations and density and provide the needed infrastructure.

Importantly, big corporations with the staff and capital to work bureaucracies, absorb delays, and adjust to shifting timelines can manage APFO and other regulatory requirements much easier than individuals or small businesses. APFO’s limits provide opportunities for corporate developers to game the restrictions to limit or block competition from smaller businesses or individuals. APFO doesn’t just create inefficiencies and limit freedom - it actively helps big developers corner the market.

We should embrace growth as an opportunity and see it as a sign of success - it should not be feared as a problem that has to be constrained. Clinging to APFO in its current form, will only lock our community into exclusion and inefficiency. Getting rid of or limiting the extent of APFO’s harm is a step in the right direction.

I want my children to be able to afford homes here in twenty years. Please don’t restrict the housing supply that is needed to make that happen.

- Mike Golibersuch

From:	Noelle Frost
To:	apfo
Subject:	Noelle Frost Testimony - Adequate Public Facilities Ordinance
Date:	Wednesday, November 6, 2024 9:05:37 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello,

My name is Noelle Frost and I am a resident of Howard County living in Elkridge, MD.

I would like to submit the following items for the Adequate Public Facilities Ordinance Committee review. Thank you for reading.

- I moved to Elkridge in 2021. We moved for my husband's job so his company helped find our housing so we did not do a lot of research into the area before moving. I was personally shocked when we arrived at how few public facilities Elkridge has. Beyond a library/senior center and volunteer fire station, this area is lacking.
- This tells me that the APFO needs to be stronger in what it requires of developers before they can build in an area. In the three years since we've moved to Elkridge, I've seen 30+ homes get built just off Hanover & Old Washington Rds with no expansion of roads or an addition of a high school in the area.
- The APFO needs to consider the capacity of high schools, not just elementary and middle schools. When we first looked into Howard High school as we were moving here, we were almost turned off from moving to the area because articles online kept saying how overcrowded it was.
- Redistricting kids over and over because the county can't seem to plan properly for school facilities is not right. Also, for us in Elkridge, having our two high school options be a 15-25 minute drive away is unacceptable. There have been many times I have been unable to volunteer at my son's school because it just took too much time out of my day to get there and back, particularly during my work day or during rush hour.
- We recently went to Urgent Care in Columbia and were referred to the ER. They told us to go over to Baltimore Washington hospital ER in Glen Burnie (Anne Arundel County) because the wait time for Johns Hopkins Howard County hospital ER was too long.
- The APFO needs to be done on a more regular basis than every 10 years. A lot can happen in 10 years. I would recommend adapting Montgomery County's model of reviewing every 3 years.

Thank you for your consideration and reading.

Regards,
Noelle Frost
Howard High School PTSA & Elkridge resident

From:	Ryan Powers
To:	apfo
Cc:	HoCoUnited@protonmail.com
Subject:	11/6/24 Testimony with corrections, expanded data.
Date:	Friday, November 8, 2024 10:59:00 PM
Attachments:	image.png image.png image.png image.png image.png image.png image.png image.png image.png

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[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Committee members,

[This was testimony given 11/6/24 with maybe minor changes for the spoken word. See below for technical correction on 889 apartments. 552 are currently in schools test, with 98 MIHIUs. Also included is counts for each school if APFO is weakened to 115% capacity as well as over/under capacity May 2024]

I'm going to assume that many of you are parents. Do you think our schools are adequate? Hundreds of millions of dollars in deferred maintenance. 200+ trailers. Class sizes increased last year, and may again this year. Is this acceptable for your kids? Many students are already over 100% capacity limits in crammed school buildings.

Let's just take the Southeast. [ES]
[Guilford 0]
Gorman Crossing 17
Forest Ridge 42.
Laurel Woods 24, a Title 1 school
Atholton 100 students over capacity
Hammond 107
Bollman Bridge, a Title 1 school, 150

There are 889 housing units [see correction below] currently slowed in the schools test districted to Bollman Bridge, including 134 affordable units. The County's methodology is wrong if it is saying this will only result in 94 additional students, unless there are specific covenants. Massive redistricting is not going to solve our infrastructure problems either.

Where are we going to get this money without new development say people who want to strip APFO? A new elementary school for the southeast has been on the long-range Capital Budgets since 2015-- have they ever showed up before to ask for school needs? First, show me the data that this will be a net benefit to HCPSS, accounting for the cost of needed seat construction and cost per student. Second, developers and the County should all be paying more using dedicated revenue streams. Frankly, we should be too. Third, fix what we broke first. People say they care about the schools but want unlimited housing development and magically we pay for this with increased fees. How about getting the funding first? This robbing Peter to pay Paul is what got us in this situation in the first place. Breaking APFO will only make it worse.

I believe that affordable housing is an admirable goal, but it shouldn't come at the expense of schools. There are many county government programs to make housing more affordable that don't rely on dissolution of one of the few protections 57 thousand students have to receive a free education in quality buildings and classrooms. Exemptions because of a certain percentage of affordable housing might not even go to the same people in those developments. Developers can pay a fee instead of building affordable housing, they can swap out the location of affordable housing. They are able to give lip service to affordable housing; we have better legislative methods to accomplish actual affordability, we don't need to tear down APFO. We need to strengthen it.

Please act like it's your children's schools being targeted.

Thank you,

Ryan Powers

Glenwood, MD

Figure 1a. 552 units on the school capacity bin for Bollman Bridge. Patuxent Valley was 95 students overcapacity last May 2024.
April 2025.xlsx (howardcountymd.gov)

PROJECTS IN THE APFO SCHOOL CAPACITY BIN FOR 2026 ALLOCATION YEAR -- Last Updated September 19, 2024

	File Number	File Name	Elementary District		Elementary Region		Middle District		High District		School Capacity Test	Allocations	Failure number so far. Will need to increase by 1 if fails 2025 test
1	F-21-035	Fairmont Woods	Rockburn	Fail	Northeast	Pass	Elkridge Landing	Pass	Long Reach	Pass	Fail	3	4th
2	S-22-005	Dorsey Business Center, Parcel A	Hanover Hills	Fail	Northeast	Pass	Thomas Viaduct	Pass	Oakland Mills	Pass	Fail	212	4th
3	F-22-062	Landing Enclave - West	Rockburn	Fail	Northeast	Pass	Elkridge Landing	Pass	Long Reach	Pass	Fail	1	3rd
4	F-22-063	Landing Enclave - East	Rockburn	Fail	Northeast	Pass	Elkridge Landing	Pass	Long Reach	Pass	Fail	3	3rd
5	S-22-008	Calla Property	Rockburn	Fail	Northeast	Pass	Elkridge Landing	Pass	Long Reach	Pass	Fail	5	4th
6	F-23-038	Chirichella Property	Manor Woods	Fail	North	Fail	Burleigh Manor	Pass	Marriotts Ridge	Pass	Fail	1	2nd
7	SP-22-001	Hebron Woods	St John's Lane	Fail	North	Fail	Patapsco	Fail	Mt. Hebron	Pass	Fail	6	3rd
8	F-21-063	East Side	Centennial Lane	Fail	North	Fail	Burleigh Manor	Pass	Centennial	Pass	Fail	1	4th
9	F-23-053	8672 Old Frederick Road	Hollifield Station	Fail	North	Fail	Patapsco	Fail	Mt. Hebron	Pass	Fail	2	2nd
10	F-23-057	Siedel Property	Northfield	Fail	North	Fail	Dunloggin	Fail	Centennial	Pass	Fail	2	1st
11	SP-23-002	Capstone Estates	Hollifield Station	Fail	North	Fail	Patapsco	Fail	Mt. Hebron	Pass	Fail	4	3rd
12	F-20-032	Nordau Subdivision	Guilford	Pass	Southeast	Fail	Patuxent Valley	Fail	Guilford Park	Pass	Fail	2	4th
13	F-24-015	Miller Property	Gromlen Crossing	Pass	Southwest	Fail	Hammond	Fail	Reservoir	Pass	Fail	1	2nd
14	S-22-004	Whiskey Bottom Estates	Forest Ridge	Pass	Southeast	Fail	Patuxent Valley	Fail	Hammond	Pass	Fail	3	4th
15	S-23-004	10019 Junction Drive	Bollman Bridge	Fail	Southwest	Fail	Patuxent Valley	Fail	Hammond	Pass	Fail	552	2nd
16	F-21-070	Avoca Manor	Phelps Luck	Fail	Columbia East	Pass	Ellicott Mills	Pass	Howard	Pass	Fail	6	3rd
17	F-23-032	Highland View Subdivision	Phelps Luck	Fail	Columbia East	Pass	Ellicott Mills	Pass	Howard	Pass	Fail	2	2nd
18	F-24-023	Lavender Hill Estates	Dayton Oaks	Pass	West	Pass	Folly Quarter	Fail	Glenelg	Pass	Fail	3	1st

Figure 1b. 98 MIHU are listed in the DPZ tool (Development in My Neighborhood | Howard County (howardcountymd.gov))

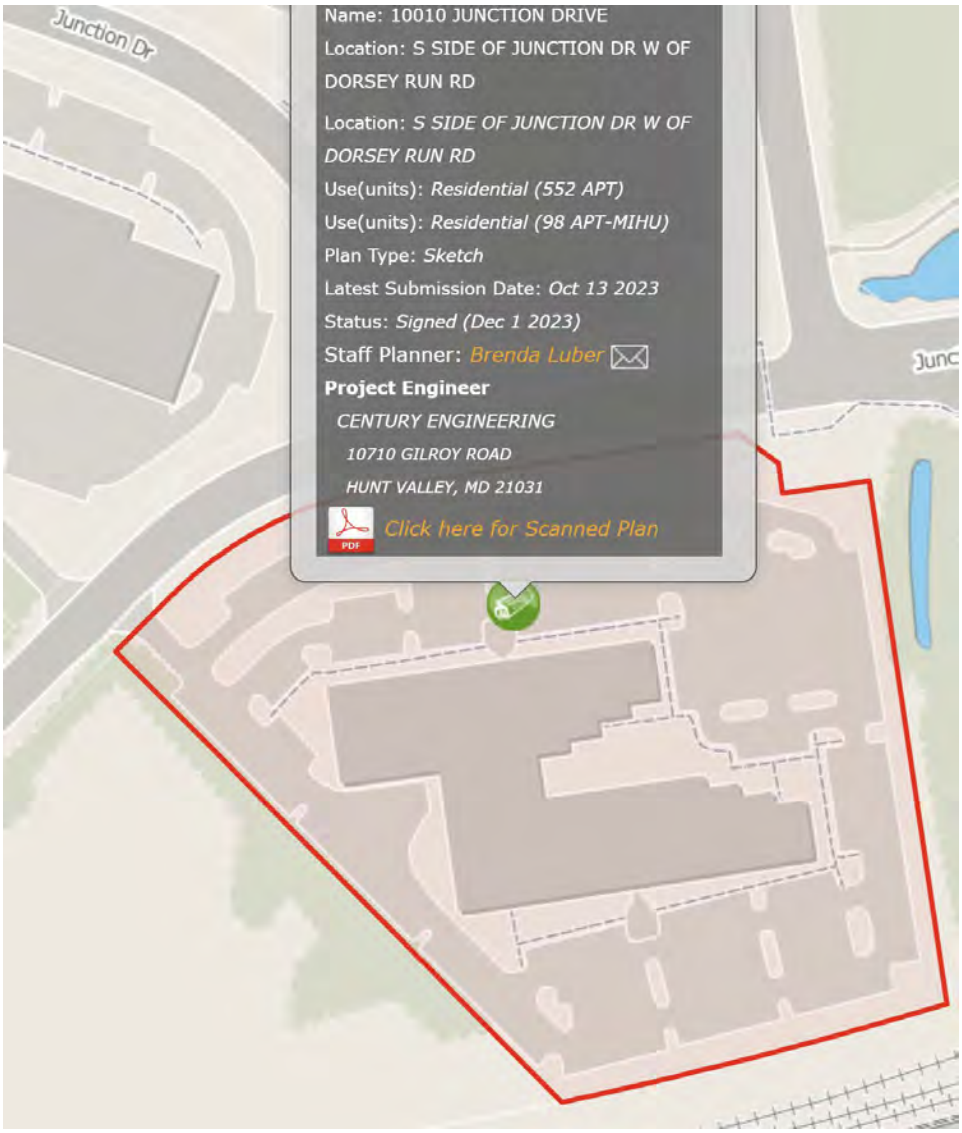


Figure 2a. Corridor Road Apartments Station is in the Detailed Housing Allocations and is *not finalized*. This project may not take the schools test depending on new APFO rules.

SDP-24-019
CORRIDOR ROAD APARTMENTS STATION OVERLOOK

Stat Area: **6-27A**
Planning Area: **Southeast**

Comments:

ALLOCATION AREA: **Activity Centers**
SCHOOL REGION: **SE**
ELEM DISTRICT: **Bollman Bridge**
MIDDLE DISTRICT: **Patuxent Valley**
HIGH DISTRICT: **Hammond**

	2027	2028	2029	2030	2031	2032	2033	2034	2035
REQUESTED	203	0	0	0	0	0	0	0	0

Figure 2b. 36 MIHU are listed in the DPZ tool

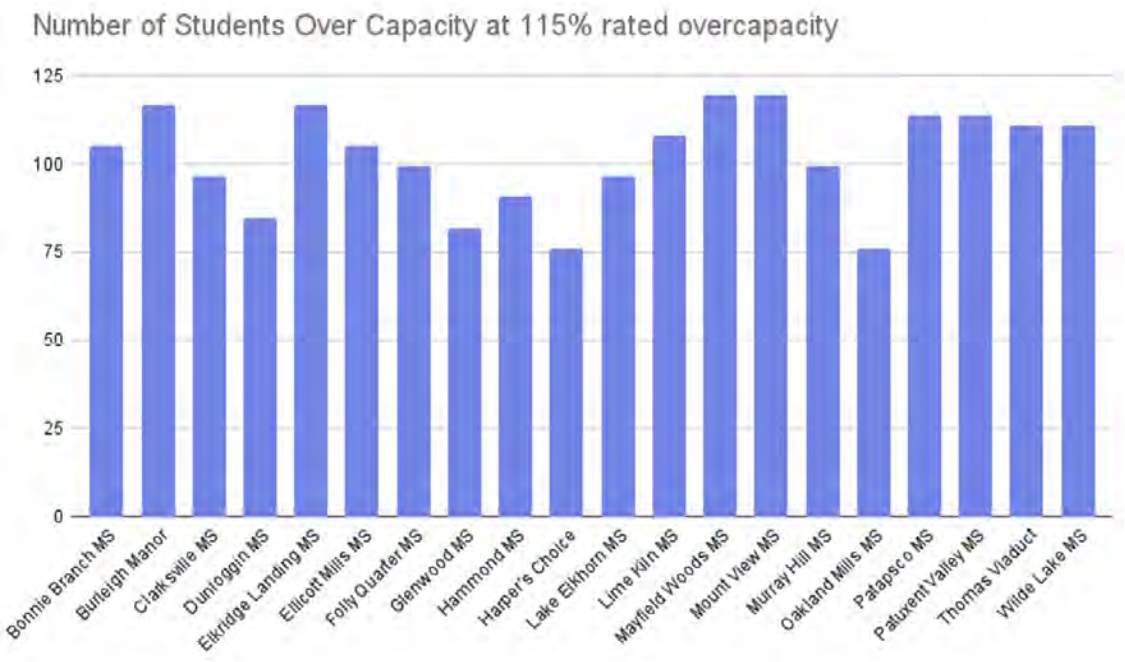


Figure 3. Amount of extra students over capacity limits at schools if 115% capacity limit is set. Capacity limits were taken from the 2024 Feasibility Study, page 9. (06 20 24-2024 Feasibility Study Report.pdf (boarddocs.com))

3A) Elementary Schools



3B) Middle Schools



3C) High Schools

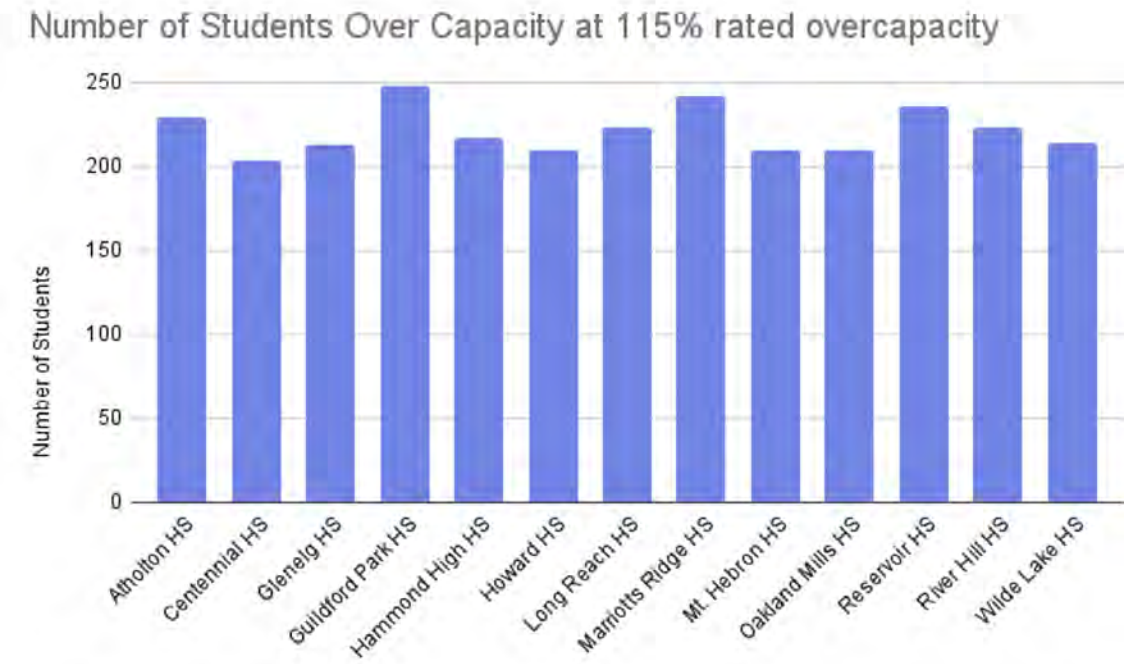
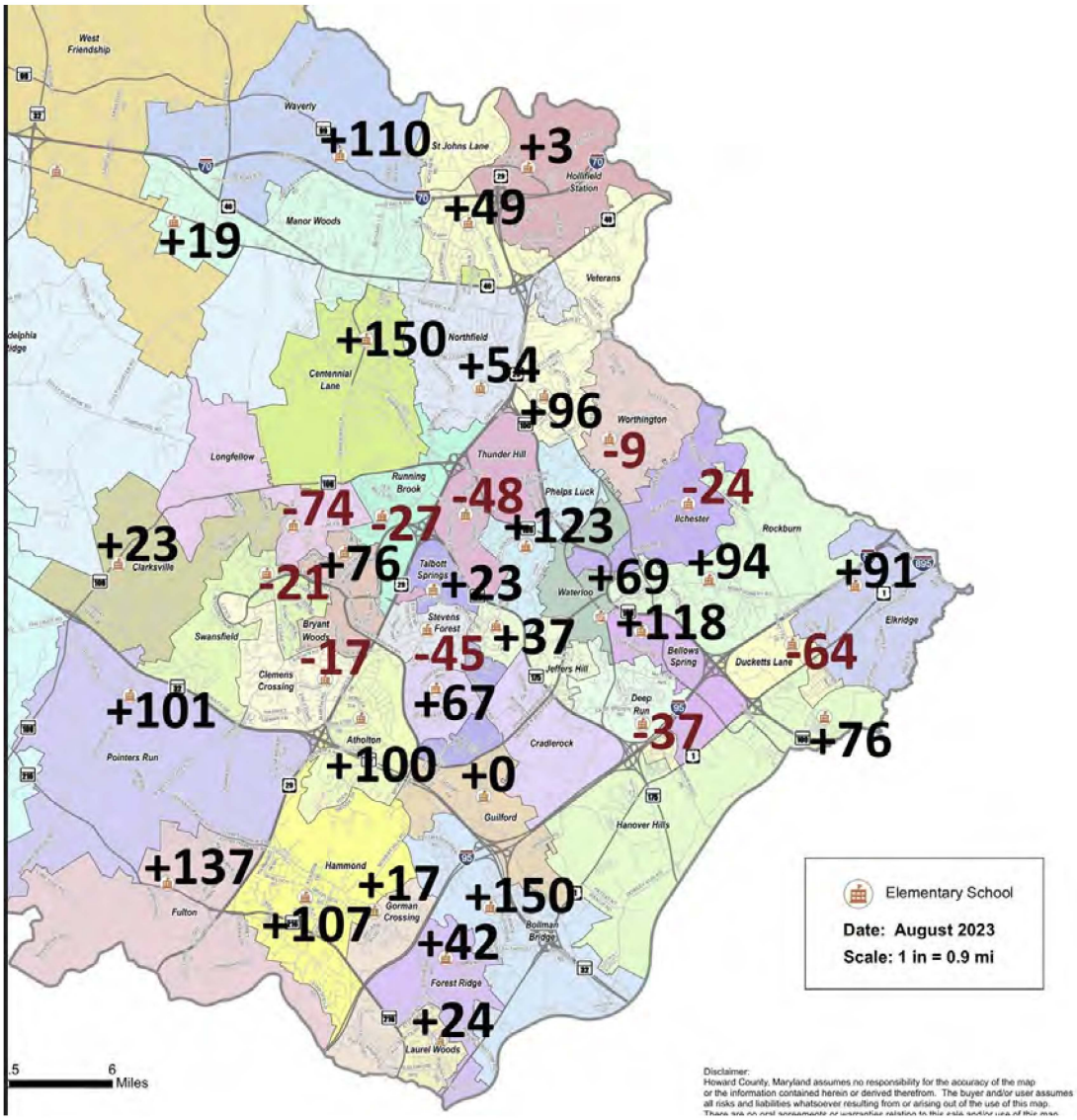
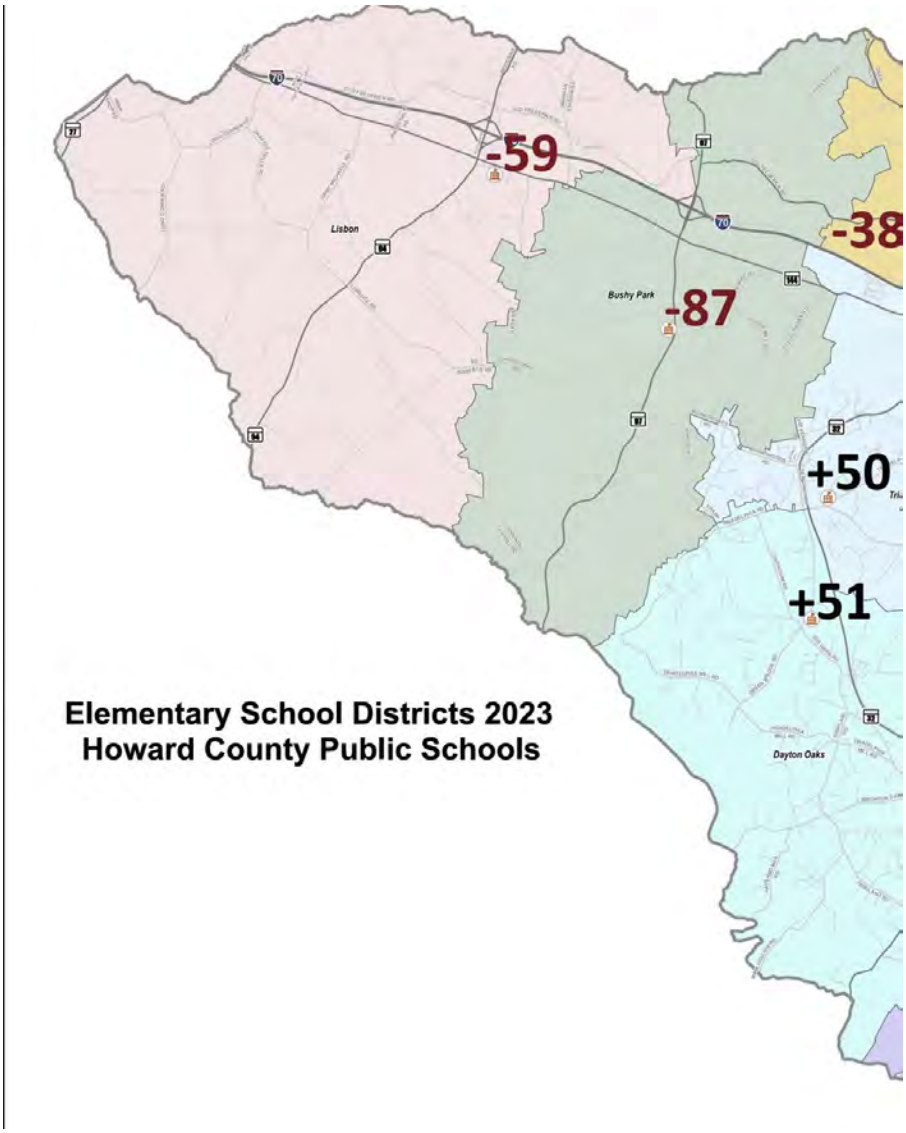


Figure 4) Current students over/under school capacity at the end of May 2024 (May 2024 Enrollmenet Report (hcpss.org))

4A) Elementary schools



Disclaimer:
Howard County, Maryland assumes no responsibility for the accuracy of the map or the information contained herein or derived therefrom. The buyer and/or user assumes all risks and liabilities whatsoever resulting from or arising out of the use of this map. There are no oral agreements or warranties relating to this sale and/or use of this map.



4B) Data table for this and Middle Schools and High Schools can be found at: https://docs.google.com/spreadsheets/d/1-2Thm5ENsxtQWbkJqZsKUNT79QBUjsOvSRjjqVzpCo4/edit?usp=sharing

From: Samantha Norris
To: apfo
Subject: APFO Review: School Overcrowding
Date: Friday, November 8, 2024 2:06:45 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To Whom it May Concern,

My name is Samantha Norris. I am the parent of 3 students in the Howard County Public School System, and the President of the Manor Woods Elementary School PTA. As you are considering all of the needs of the community, I implore you to prioritize our schools.

The reputation of the school system is why families have flocked to Howard County for decades. This has driven revenues across the county. Providing sufficient, good quality learning space is fundamental to maintaining the integrity of this reputation.

For years, our schools have been facing serious challenges, and the situation is only getting worse. Based on a report presented in September by the Interagency Commission on School Construction to the Capital Debt Affordability Committee at the State, the average age of schools across the state is 31 years, and the State Capital Improvement Program has **no known funding** obligations for construction projects in Howard County. With new construction stalling, and renovation projects not being prioritized to the schools with the highest populations and oldest buildings, our schools will deteriorate more and more rapidly. This will only be amplified by the implementation of the Blueprint.

I urge you to support policies that invest in adequate school facilities and funding. Our County must deal with the overcrowding issue immediately:

• Overcrowded classrooms affect students' learning and well-being. Adding portables does NOT solve the problem and does not adequately increase school capacity. No school should be above 100% capacity.

• Stronger APFO policies and increased funding are essential to prevent overcrowding, reduce redistricting pressure, and ensure schools have the resources they need. Redistricting students does NOT solve the problem, it merely applies a band aid; the solution lies in appropriate planning. The redistricting process is disruptive to learning, decreases the ability for families to be involved, and has had negative impacts on the budget.

• As the President of the school PTA, I can attest to the fact that Howard County's families are concerned about the impact of new developments on our schools. The ongoing residential construction adds students to schools after all teacher assignments have been made, meaning already crowded classes have more and more students squeezed in, and no additional teachers or classrooms added to the school. Oftentimes this means class sizes are at or above the allowable sizes. This is unacceptable and against multiple policies.

My children's elementary school enrolls new students daily – every time a new town home is completed in the large community being constructed off Marriottsville Road the students enroll in the schools. This has caused classrooms to be overcrowded, and resource rooms to be used as classrooms, grades to be too large to participate in

assemblies and field trips, and makes the related arts classes incredibly hard to manage, with homeroom classrooms being forced to combine. Their school is also at the top of the list for Facility Condition Index, showing that 72.21% of the lifespan is depleted. This is painfully obvious if you spend a day in the school – whole pods have no airflow at all, causing children and teachers to overheat, suffer from chronic headaches, and make regular trips to the nurse, not to mention this creates a suitable environment for mold growth.

The success of our community is tied to the success of our schools. It is imperative that you as our leaders and advisors prioritize investments in education, limit new development across the county, and require developers to contribute their fair share when developments are permitted.

Thank you in advance for your time and diligence in dealing with this critical matter.

Sincerely,

Samantha Norris

Dear APFO committee,

My name is Steve Reinken and a concerned parent and pta member. Given the current state of the schools in Howard County, it saddens me that I must write this letter.

Under the current ordinance, our schools are drastically underfunded. The Maryland Interagency on School Construction (IAC) recently evaluated schools and indicated drastic funding gaps in maintenance. Based on IAC evaluations, we can see that Howard County capital expenditures are funded at roughly 66% of what they should be – 91.8m (actual) vs. 140.2m (expected) and maintenance effectiveness is even worse at roughly 48% of what it should be – 55m (actual) vs. 114.6m (expected). There is currently no plan to resolve this deficit.

I implore this committee to recommend the following:

- Set enrollment caps at 100% capacity. Overcrowded classrooms impact student learning and well-being. Having overcrowded schools does not make for adequate public facilities.
- Strong APFO policies and increased funding are essential to prevent overcrowding, redistricting, and ensure Howard County students get the resources they need to have a quality education.
- PTAs across Howard County are concerned that we're neglecting the quality of the facilities we depend upon. Lessening APFO restrictions will only contribute to further deterioration of the quality of schools and our students' education.

Having portables added to schools in not a solution. This increases risks to student safety at school. Think of all the students who are required to leave the main building and navigate to a portable. This transfer introduces unnecessary risks to a student's day.

Additionally, regional programs in schools need adequate facilities to comply with IEPs and ensure the safety of students. I have witnessed students in regional programs leave campus. These instances present challenges for the administration and cause concern about the well-being of students in these programs. These programs need to be implemented at schools with appropriate facilities and not just where there is space.

What happens if we don't maintain strict APFO regulations? We will see more and more students continue to enter already underfunded facilities with no plan for improvement. We'll be at risk for program reductions within the schools. We recently saw severe community pushback when GT and Orchestra programs were threatened due to projected budget cuts. This committee needs to look at the entire picture and figure out a solution that drives to improve school facilities not to worsen the challenges we are already facing.

Our community is tied the success of our schools. Please prioritize investments in education and require future development to adequately fund the expansion of our county across the board – specifically including education.

Thank you for your attention to this important issue.

Sincerely,

Steve Reinken

HCCA

Howard County Citizens Association

Since 1961...

The Voice Of The People of Howard County

Date: 6 November 2024
Subject: APFO Testimony

My name is Stu Kohn from Scaggsville, testifying for the Howard County Citizens Association, HCCA as its President. I was a member of the previous APFO Task Force.

We have a dream that one day (sound familiar) APFO will be more than just Adequate which would undoubtedly be appreciated by all. We are seeking an Awesome Public Facilities Ordinance which should include Quality of Life Issues such as the Hospital, Police, Fire, Emergency Medical Services, Utilities, etc. We need to have stricter restrictions on roads and schools and take serious action on the following because otherwise APFO should be known as ALPO, "A Lousy Public Ordinance."

* The elimination of all signs which read, "Stay Alert Traffic Congestion Next 3 or 4 Miles".

* Roads which are classified as an "E" Level of Service should no longer be considered passing in Downtown Columbia referencing the Design Manual, Volume 3, page 5-5.

* Reference the General Plan, Chapter 10, Managing Growth, page 16. The ability for any developer to be permitted to pay Fee-in-Lieu to mitigate any declared traffic impact should never be allowed.

* The elimination of Roads classified as "Minor Collectors" as stated in the Design Manual should be required to be analyzed in all areas not just the non-Public Service Area areas.

* The complete elimination of over 230 trailers at schools and no more added.

* To ensure all schools whenever trailers are required should be labeled as "Overcapacity" and "Closed." Any school whose enrollment exceeds 100 percent should be declared "Closed."

* No schools should automatically be declared "Open" after 4 years having previously been declared "Closed." No development should occur after 4 years until completely satisfied.

* The elimination of the excessive amount of waiting time in the Emergency Room at the Johns Hopkins Howard County Medical Center.

* To ensure there are enough in-patients beds at Johns Hopkins Howard County Medical Center to handle services prior to proposed development.

* To ensure there is enough personnel assigned with the Police, Fire, and Emergency Medical Services for any proposed development.

* To ensure the electrical grid can more than adequately handle the workload due to any newly proposed development.

* To ensure delivery of mail will not be delayed because of over development.

Please refer to the recently adopted General Plan, Chapter 10, Managing Growth. Why aren't Quality of Life issues addressed in this Chapter? We don't see any mention of the Hospital, Police, Fire, Emergency Medical Services, Utilities, etc. Why not?

At your last meeting presentations were made by Fire, Police and the Hospital that included remarks about their services. They were dumbfounded when they were asked should they be a part of APFO. We all need to ensure these critical services in no way result in a negative impact by outpacing growth.

There is a quote by George Bernard Shaw regarding Progress which states, "Progress is impossible without change, and those who cannot change their minds cannot change anything."

At your meeting on October 23, you were told to stifle so unfortunately feedback is not part of this agenda. What is the rationale for such a decree? Bill Gates stated, "We all need people who will give us feedback. That's how we improve."

Any response?

Thank you.

Stu Kohn
HCCA President

From:	Thaoly Nguyen
To:	apfo
Subject:	Howard County parent advocating for better school conditions
Date:	Friday, November 8, 2024 5:43:57 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Committee,

My name is Thaoly Nguyen, and I am a parent in Howard County. Our schools are facing serious challenges, and I want to urge you to support policies that invest in adequate school facilities and funding. Here are a few points I'd like to share:

- No schools should be above 100% capacity. Overcrowded classrooms affect students' learning and well-being.
- Stronger APFO policies and increased funding are essential to prevent overcrowding, reduce redistricting pressure, and ensure schools have the resources they need.
- Howard County's PTA members are concerned about the impact of new developments (or lack thereof) on our schools.

In the 2023-2024 school year, I've watched my son and his entire fifth grade have their education out in the temporary buildings. The temporary buildings at Phelps Luck Elementary have been anything but temporary--they appear to be a permanent and unfortunate fixture which the 5th grade children must spend their entire school year in and even ghastlier, which the teachers must spend their long working hours in, week after week, year after year. My son would come home often in the 5th grade to share some rather amusing, and sometimes unfortunate, stories about these temporary buildings, some of which I would like to share with you:

- Their class befriended a raccoon that lives below their temporary building. It likes to scratch the floor above it, and the kids like to leave him candy to enjoy.
- The heaviest student in their class is too embarrassed to jump in their physical exercises, for fear of shaking the whole classroom.
- The hot days are extremely hot, and the cold days are extremely cold. The A/C and the heater simply do not provide enough comfort for any cold or hot weather days as the walls are too thin to provide adequate insulation to support these systems. They also often break down because of this reason, and without these utilities working on these extreme weather days, the

teachers are unable to teach, and the children cannot learn because they are all in discomfort.

- Entering and exiting from the main building to go to their classroom on rainy days (to use the bathroom, to go to lunch, to go from one classroom to another) can be pure enjoyment for those who enjoy getting drenched and soaked all day, but for most, it’s anything but.

And sometimes in the back of my mind, I question how safe these classrooms are to protect our teachers and our children in the event of a school shooter. My son has gone on to middle school, but next year I'll have to brace for my daughter who will be entering the 5th grade.

Our community is tied to the success of our schools. Please prioritize investments in education and require developers to contribute their fair share. Our teachers’ and our children’s wellbeing, education, and safety are dependent on your response to these inadequate facilities.

Thank you for your attention to this important issue.

Sincerely,

Thaoly Nguyen

From:	Tracy Waclawski
To:	apfo
Subject:	Overcrowded Schools are a huge safety concern
Date:	Friday, November 8, 2024 7:40:13 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Committee,

My name is Tracy Waclawski, and I am a parent and resident in Howard County. Our schools are facing serious challenges, and I want to urge you to support policies that invest in adequate school facilities and funding. NO schools should be above 100% capacity and absolutely NO child should be learning in a trailer outside of the safety of their schools' walls.

Findings of The National Assessment of Educational Progress (NAEP) show that the following areas in particular are impacted by overcrowding:

- Academic achievement: studies find that students in public schools with less overcrowded classrooms had higher reading and math scores.
- Behavior: overcrowding can lead to more disruptive behavior and conflicts among students.
- Teacher effectiveness: teachers are less effective in overcrowded classrooms, and may be less satisfied with their jobs.
- Student engagement: students may feel neglected and disengaged, which can lead to lower attendance rates.
- School resources: overcrowding limits the resources available for students.
- Other effects of overcrowding include: Increased wear and tear on the school and higher rates of teacher and student absenteeism

But ignoring the obvious impact to my child's education, the safety concern of having my child walk between the school building and trailers during the school day is what keeps me awake at night. There is an epidemic of school shootings occurring, how can the school ensure that all exterior doors are locked and children safe if children must come into the main building to use the bathroom and get back to regular facilities?

Our community is tied to the success of our schools. Please prioritize investments in education and require developers to contribute their fair share.

Thank you for your attention to this important issue.

Sincerely,
Tracy Waclawski

From:	Tung Lin
To:	apfo
Subject:	School conditions impact my children
Date:	Friday, November 8, 2024 10:00:37 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Committee,
My name is Tung Lin, and I am a parent in Howard County. Our schools are facing serious challenges, and I urge you to support policies that invest in adequate school facilities and funding. Here are a few points I'd like to share:

• No schools should be above 100% capacity. Overcrowded classrooms affect students' learning and well-being.
• Stronger APFO policies and increased funding are essential to prevent overcrowding, reduce redistricting pressure, and ensure schools have the necessary resources.
• Howard County's PTA members are concerned about the impact of new developments on our schools.

My children are in first grade and kindergarten. For the kindergarten class, their classes must share a single classroom. Cabinets are used to separate the room, but this setup makes it hard for the kids to stay focused. The first-grade classroom is very small due to the growing number of students each year. Some seats are placed in corners or right by the whiteboard, making it difficult for students to see the board. We are very concerned about this learning environment for our kids.

Our community is tied to the success of our schools. Please prioritize investments in education and require developers to contribute their fair share.

Thank you for your attention to this important issue.

Sincerely,
Tung Lin

From:	Yen-Lin Huang
To:	apfo
Subject:	Urgent Need for Investment in Howard County School Facilities and Funding
Date:	Friday, November 8, 2024 10:15:47 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Committee,

My name is Yen-Lin Huang, a concerned parent in Howard County. Our schools are facing significant challenges, and I urge you to support policies that ensure adequate school facilities and sustainable funding.

I would like to highlight a few key points:

- No school should exceed 100% capacity. Overcrowded classrooms adversely impact students' learning and well-being.
- Strengthening APFO policies and increasing funding are crucial steps to prevent overcrowding, reduce the need for frequent redistricting, and provide essential resources for students and staff.
- Many PTA members in Howard County share concerns regarding the effects of new developments on school capacity.

As a school volunteer, I've seen firsthand how limited space impacts students' focus and productivity, while overcrowded classrooms hinder teachers' ability to provide individual support, leaving learning gaps. Funding shortages further prevent schools from hiring additional staff or expanding facilities, which diminishes the quality of education across our community.

Our community's future success depends on the strength of our schools. Please prioritize educational investment and ensure developers contribute their fair share to maintain the quality and sustainability of our school system.

Thank you for your attention to this vital issue.

Sincerely,
Yen-Lin (Alan) Huang

Fire/EMS Comments

Good evening,

My names is Adam Nolder ,1st Vice President of Howard County Professional Firefighters Association and I represent the nearly 500 professional firefighters, paramedics, and lieutenants who staff all of Howard County's 14 fire stations 24 hours a day, 365 days per year.

I am here to advocate for the inclusion of public safety, specifically emergency medical services, in the Adequate Public Facilities Ordinance.

Two weeks ago, Dept of Fire and Rescue analyst Danielle Goodwin presented statistics to this committee. One of the most important in my opinion is that in 2023, 58% of patients treated by DFRS paramedics and EMTS were 55 years of age or older. This should come as no surprise as our healthcare needs increase as we age.

There needs to be consideration for how an ever-increasing aging population and the building of age restricted communities, assisted livings, and nursing

homes impacts the delivery emergency medical services. In recent years, Howard County has seen the development of large senior living facilities on Martin Rd, Washington Boulevard, Route 216, Marriottsville Rd, and Frederick Rd. A new "Erikson Senior Living Community" is planned for Sheppard Lane in Clarksville and will potentially be the largest facility of its kind in the county. These facilities each generate hundreds of calls for service throughout the year and sometimes generate multiple 911 calls at a time. That combined with long hospital wait times and having to transport patients to hospitals in other counties has, and will continue increase response times of ambulances and paramedic units or cause Howard County to rely more heavily on mutual aid from our surrounding jurisdictions, most of which are experiencing the same issues.

I also ask this committee to consider the public safety needs that will be generated by the development of the Columbia Gateway Drive area and remind you that the fire stations that surround that area, specifically Stations 9, 12, and 6 are already responding to thousands of calls per year are consistently the busiest stations in the county.



Public Hearing 2

APFO PUBLIC HEARING

MAY 20, 2025

0344 – Todd Arterburn

Alright, welcome. We're going go ahead and get started. Tonight, we're here to listen to public testimony only. We'll not be asking questions. However, Lynda Eisenberg, director of DPZ, will be making a presentation and if you do want to follow up with anything that she provides, feel free to send her a follow-up email, tonight, tomorrow whenever you're ready and she will respond to them, but that's not the purpose of tonight's meeting. So, this evening we have several people that have already signed up to testify each person will be given 3 min to present. Ms. Eisenberg, we do have a quorum, I believe so, so we can just get going, I think, right? Alright, fine. Okay, well, good evening, everyone. Thank you so much for being here. I will go ahead and share my screen and start the presentation. Let me know if you have any trouble.

0344 – Lynda Eisenberg

1:05

I know that this is a lot of information and can be a very challenging subject and topic, and it's very detailed, so I will go through it very slowly and deliberatively. And as Mr. Arterburn shared, if you have any questions or comments, please feel free to email the department. We have an APFO email. So please submit all your questions into that email address and we'll be sure to respond to you via that email. So, with that, I'm going go ahead and share my screen and begin our presentation for the evening.

Well, good evening, everyone. Thank you for attending our second public hearing on the adequate public facilities ordinance task force. Tonight's meeting is based on the recommendations that have been presented by the taskforce. Starting with background information as to how the task force got to these recommendations. I'm going to start off by telling you a little bit about the committee and how we got here. So, the 1st public hearing was held on November 6, 2024. At the 1st public hearing we had 26 attendees and received 96 comments. The main topics at that time were to lower the school adequacy percentages, meaning to get the schools closer to a hundred percent adequacy threshold, to adjust APFO to allow for more affordable housing and to look to add to testing requirements for fire and emergency services for adequacies.

Since the committee started in August of 2024, there have been 17 meetings over the past nine months covering 21 different topic areas effecting APFO. Everything from what past APFO committees have done, Hoco By Design, which is the guiding general development plan, schools, police, roads, multimodal, affordable housing, and what other jurisdictions have done in Maryland. And from that, this committee, and this task force have developed 10 new recommendations which I'll be sharing with you this evening.

Okay, so currently Howard County's APFO has three tests that we look for when we do our adequate public facilities ordinance when new development comes in. And those three tests are allocations test, our schools test and our roads test and I have the roads test grayed out because we'll talk about that later in the presentation.

The 1st two I'm going to focus on is our allocations test and our schools test. We also look for adequacies for water, sewer, storm water, and solid waste, but those aren't really tests. Rather we review them to make sure that there's system capacity when projects come in for development. Okay, so the 1st test is the allocations test, and that's the number of allocations that are based on the general plan, and those the number of housing units that can be given out essentially for development. So, one allocation equals one dwelling unit, NO matter what type of dwelling unit that is, that could be single family detached, single family attached like your townhomes and apartments. And this is to pace development so that county government can plan and provide for capital facilities, and that's to pace development also by geography and by typology. So, each year the county council adopts a new ten-year allocation chart based on the general growth plan chart which I'll show you later in future slides, the map and the chart.

Allocations as I said are given by geography and other specialty pools. So then after the allocation test is taken, there are four other tests that a housing development must pass. There's an elementary school district test, a middle school district test and a high school test. In order for a residential development to move forward, it has to pass all four tests at the same time or go into what we call a waiting bin. Development can be maintained in the waiting bin for up to four years maximum according to the Howard County code. So, then each year the county council adopts a new capacity chart that's provided to them by the board of education. They provide those numbers to us and we determine if the project fails, meaning they don't move forward because they can't pass the four tests that are stated above, then they are retested with each new chart until they do pass or they time out of the wait bin.

So, as with all tests, there are some exemptions that are given, and this list here are the various exemptions. So, for instance, if you have a single lot subdivision in the rural Western area, and again I'll show you what we mean by the rural West on the future map, that'll be later in the presentation. A single lot for a family member, a single lot because there's been some financial hardship demonstrated for that house that needs to be built. A replacement of a mobile home unit, a redevelopment site for replacing existing units, so you're not adding any new additional capacity, you're tearing down and building equivalent units. We don't do school capacity tests for age restricted units for 55 and older because the assumption is those units are not adding new school children because they're for age restricted obviously as it says. Moderate income housing units do not need allocations, so they don't have to pass that test. However, they still must pass the school's test. And finally, special affordable housing opportunities can be exempt from the test by a county council resolution, but these projects must meet special affordable housing criteria. For instance, they must be in a partnership with a local nonprofit or Howard County housing commission type of project and meet other affordable housing criteria and go through a public participation and a very public process and then be adopted by council resolution. So again, as I was saying earlier that there are various allocations that are given out by geography and by typology, so these are the various geographies starting with the left columns, so we give them by districts such as downtown Columbia, our activity centers. What we call other character areas and our rural west.

And then we have a total column, and so that's about 1500 units roughly per year that can be given out. And then our affordable housing for purchase or rental and that's a typology.

So, if for instance, all the geographies have been distributed, but you have a special project that meets our affordable housing criteria, it doesn't matter where you're located in the county, if you meet the affordable housing criteria, you can still pull from this column up to 340 units annually for these allocations. And these are the geographies, as you can see, you have the letter green color, which is the rural west, and there's about a hundred units that are, allocated to that area in the darker blue color, which is the other character areas. There's 365 units that are allocated to that. 154 units are allocated to the downtown Columbia area, and 600 to activity centers, and activity centers are our areas that we're looking to redevelop and transform. And this came out of HoCo by Design our most recent general plan.

These are the school charts adopted as of last year, so I know the more recent school charts that have been adopted over the last few weeks. As you can see, and I know this is very blurry and it's not meant to be clear to read, it's more illustrative of what we're trying to demonstrate here, but these are the elementary schools chart and as you can see, these are the regions, so each elementary school is set into a particular elementary district and region.

You can see from the chart, the red and then the C means those are constrained districts for future residential development fast based on their utilization of local rated capacity. So elementary schools are closed at 105%, while middle schools were closed at a 110% and high schools are closed at a 115%. So going back to the 2nd test that we were saying that you had to pass all four, so it must be opened via the region. So, these are your regions, the larger blocks, and then the individual school district. So, as you can see here in this 1st line that Cradlerock ES is a closed school district in the 2028 school year at a 109 %. So, any project moving into the future that would be in that district that would need to pass the test in those years would not be able to move forward because the school is closed. The table starts as you can see too, and the 3rd year, so we'll move to the middle school and high school chart, currently we have NO high schools closed as of the last school year's capacity chart. We do have several middle schools that were closed as of last year, but as you can see for the 24.

So I'm going to walk you through the scenarios here, but the 1st recommendation to share with everyone here is regarding the, APFO schools test. So, the recommendation is to replace the schools test with the utilization premium payment, what is being referred to as the UPP fee so that instead of a required wait time, developers of residential units are charged an additional fee calculated by applying a UPP factor to Howard County's existing school surcharge fee when the development's impact on the projected school utilization of the assign. So that's a lot of words. I'm going go step by step how this will be applied. But what this would do, this would eliminate the waiting times, and the fee would be required. So NO project would have any exemptions, you would just pay the fee, but you would not have to wait.

Then recommendation two is that this UPP model would use Tier I would be at a 105 %. Tier II would be at a 110 % and tier III would be a 115 % for school assessments, and these tiers would apply to all levels of schooling elementary middle, and high school.

And then recommendation three, and the UPP model is to use 40 % premium payment for tier I, 80 % for tier II, and a 120 % for tier three using a 6,3, 4 distributions for K through five, 6th through 8th and nine through twelfth. This represents the distribution for elementary, middle and high and this distribution of funding over the basic school surcharge. This would still utilize the current test. You would still have these allocations, so this would still pace growth. You would not be exempt from any of this. We would still have the geographic limitations of these units being distributed by geography for the 335 to downtown Columbias, 600 to activity centers etc. and the affordable housing column by typology. So that would still be in play, but we would be eliminating utilizing these charts for open and closed districts. Instead, you would be utilizing them for these tiers.

What schools would be and what tier one, tier two, tier two or tier three? So again, it would eliminate the current test two and instead replace that with the UPP or the buyout methodology, so again replacing that with recommendations one through three. So now I'm going to do an example walkthrough. So, current APFO for the school capacity utilization test, once a plan has its allocations that's given out 1st, you make sure you have your allocations, if there are NO allocations, say you have a really busy year, everyone's passing through. There are NO allocations, you can't pass the 1st test. But let's just say there are allocations, which we have not utilized all our applications in many years a new subdivision comes in with a plan for six slots, keeping it very simple. This is just a small and major subdivision. And we'll just say they're in the Clarksville district as an example. Under this scenario, Clarksville closes at a 113.8 %. So, NO development can move forward because it must pass all four tests as described in test two. Then the project moves into the wait bin where it must be held for a maximum of four years.

So that's currently how our current APFO chart works. So now under the new recommendation, the example would be, you would have your tier I criteria. So you have tiers one, two, and three, so the utilization, so again going back to the school charts that I showed you. You would go back to this chart here and looking at these utilizations, a particular school would fall into either a hundred and greater than a 105% or greater than a hundred and 110% than a 115%, then you would look at the payment factor. So if it is in a tier 1 greater than a 105 % and it's in middle school, they would pay 9.23 % over the base surcharge rate.

So, in this example here, the UPP example, a new subdivision comes in with the same type of six lots. And now the chart is open. They are in the Clarksville middle school District with a tier one middle school with a premium payment factor of 9.23 %. Because under the new school adequacy charts Clarksville is now at a 107 %, whereas under the last chart, it was at a 113 %, which was a closed school.

So using the school chart with our current base school charge rate is $8.15 with the UPP, there's a 75-cent increase over that base rate so you're paying 9.23 % over the base. So now your square footage value is $8.90 additional. So for that six-lot subdivision, you would pay $308,000 or an additional $25,290. So the developer would not have to wait in the bin. There would just be the payment would have to be paid. Currently, the developer would just pay the school surcharge fee or the community member that would be moving into that home would be paying that fee. So, this fee would be the additional surcharge that would be paid at that time. So currently, under this since the school is now open, the school surcharge per square foot would just be $8.15. So that would equate to $274,818. So for non-UPP qualified projects, they just paid the current rate. So again, this is just an example that could happen in the real world. This

isn't happening, just completely for illustrative purposes to walk you through how this particular fee would work. And then this would be applied the same way for any of the other fees, so if someone was in a community was in tier one, two or three, if you're on multiple districts, so if a community came in and their elementary middle and high school were all in tier one, then they would pay 40 % over the base surcharge. If it was tier two, they would pay 80 % over the base surcharge and if it was in tier three, they would pay a 120 % over the base surcharge. Which is right now set at that $8.15 per square foot of value. Okay, so that was recommendations one through three.

The percentages for the tier system are based on the capacity numbers. Using this model NO one waits. Instead, the developer pays per unit. The intent of the two systems is completely different. The old system is for schools to catch up with growth, and the new proposal is for the revenue to go towards schools that need the relief for the additional capacity. So totally two different systems the old system versus the new system that's being proposed.

So now moving on to recommendation number four, and that is the same as what we have currently, is to continue to use that local rated capacity number. So, there's two types of capacity numbers where school adequacies are determined, that's local rated capacity and state rated capacity. So, the recommendation is to continue to use the local rated capacity as the APFO for school capacity, where the 3rd year of enrollment projection over the school capacity at local rated capacity, which is what I just showed you is that we're always looking three years out from where we are today.

And then recommendation five from the UPP model is to apply the model to the affordable housing and the affordable housing column on the base surcharge rate. So rather than excluding them is to apply this to the $2.72, which is the current rate, apply that same multiplier to that rate, so that they would be equally charged the same premium payment as market rate housing.

And then apply that same model to senior housing where senior housing a 1.32 per sq ft again apply that UPP multiplier to the senior housing based on that same senior housing surcharge rate as the market rate housing. And again, these fees will adjust annually based on inflation according to our county code.

Okay, so that is it for the schools and allocations tests. Now the 3rd test that we have when it comes to development is our roads tests. Recommendation number seven from the committee was to rename the roads test to the adequate public facility ordinance transportation multimodal transportation test. And this is for all instance in the Howard County subdivision regulations and the Howard County design manual. So, the purpose of this was to make sure that we have more than just one modality, which is car considered as we move forward when development comes in to looking at other types of transportation such as walking, biking, and mass transit as part of that consideration.

Recommendation number eight was to adopt a pedestrian crossing APFO intersections test to the APFO multimodal transportation test. And so, this one requires a little bit of a deeper explanation. So, developers review and study the same intersections as defined in the existing APFO roads test and provide per pedestrian crossing improvements for inadequacy. So basically, right now, when a development comes in depending on the size and scope of the project, how many trips they'll be generating. They need to look at so far beyond their particular community to see how many roads it's going to see what's going on, what the general impact is going to be. So again, looking at those same

parameters moving forward, they need to do that for pedestrian crossings. So, at those crossings, the idea is to look and see if there are adequacies for accessible pedestrian signals crosswalk markings, and ADA curb compliant ramps at each leg of the intersection, to add a dollar cap for the cost of the improvements based on how large of a development's going in that way. Will we be impacting this intersection, and you know obviously the developer providing the improvements are preferred, but when feasible provide a fee in lieu if they cannot develop it and then look to exclude developments that are generating five or less peak hour trips.

So for instance, in this example here, a particular development would have to look at this intersection where there are three of the four crossing areas that do not have pedestrian markings, and do not have accessible pedestrian signals or ADA curb ramps. So here the requirements would be to within the adequacy standards to provide offsets to help develop these or provide a fee in lieu to have the county be able to build those in the future after the development is complete. So that way there would be adequacies that these begin to meet standards, and maybe if it's a smaller development, not every single part of this is built, but we begin to then create a complete network of more complete streets with this concept of building the more accessible signal and crosswalk markings. And again, it would be capped at a certain dollar amount per project depending on the size and scope of the various developments that are happening.

The next recommendation is to adopt ADA access to existing nearby bus stops to the transportation test. Currently we don't have any tests for transit stops at all, so this would be adding a new test with regard to that. And so this test would be like what we just discussed, so developers review their surrounding development and look to provide ADA improvements to any RTA bus stops that exist within a quarter mile radius of the development's frontage. So again, ADA compliance this includes looking at having 5 ft by 8 ft wide and deep concrete pad adjacent to the road, 5 ft minimum wide sidewalk with gutter from the bus stop to the nearest intersection and ADA ramp at the nearest intersection. And again, looking to exclude developments generated five or less peak trips per hour, and then also looking to cap it out a certain dollar amount again based on the size and scope of this the development that would be generating the necessity for this requirement.

So again, here's another example of access to an existing bus stop test near Martin Road and Seneca drive. As you can see, there's a little parallel curb and there is an RTA stop kind of tucked away here, definitely not even accessible to people that do not need ADA accessibility, but, you know, to make sure that there's adequate visibility, putting in an intersection ramp, curb and gutter making sure that there's accessible sidewalk to the bus stop that is tucked away from the intersection and making it much more accessible for everyone to get to that stop as part of any development that would be happening nearby to this particular bus stop, and adding that as an additional test to the APFO requirements.

And then finally, the last recommendation from the APFO committee. This came from consultation with the Affordable Housing workgroup that was established as part of Hoco by Design, this came from their guidance to adopt an affordable housing definition, and that definition was to have 60 to a 120% of the Howard County median income for-sale housing and 0 to 60 % of the Howard County median income for rental housing as the affordable housing definition, and that this definition should be applied to the local affordable housing programs according, including the affordable housing column in the APFO allocation

chart. So if you remember the chart we talked about earlier, that chart would be the definition that would be used for how to apply those 340 units throughout the county. The reason that this recommendation was put at the end and not at the beginning because this is one of the last recommendations we made prior to making the final motion to adopt all the recommendations to forward for the public hearing this evening, so in being true to that, that's why this was here, so I didn't want you to think we were kind of going out of order and it wasn't put with everything as well as just keeping it true to the motions as they were made by the committee.

So the county uses the MIHU program definitions to determine how it's an affordability and income eligibility. And the reason that this is used as opposed to the regional definition is that because of the higher income in Howard County, these limits allow more residents including lower income residents to qualify for affordable housing programs and resources. This is more beneficial for Howard Countians to have this established as the affordable housing definition.

So those are all ten recommendations that we have. So here are some key takeaways that the recommendations one through three, one through three referred to the utilization premium payment model and really replace the current adequacy test for using this premium payment model instead. Local rated capacity is still the standard used to determine the UPP model. The UPP model would apply to both market rate affordable and senior housing.

Moving to the roads test that we'd be renaming the roads test to the multimodal test and creating two additional multimodal tests for our pedestrian and ADA accessibility, and then recommending the definition for affordable housing put forward by the affordable housing group.

And then finally, just the status of the committee that they still have a little bit more work to do after the public hearing tonight, the committee will meet to review the comments that you all have given in testimony this evening and provided to us written as well, and we will be. Bring them back and discussing that their June 4th meeting. There are some additional backlog items that are still under consideration. So, they'll be talking about those at future meetings as well. But this committee must be done and have recommendations forward to the county executive and the county council in August per the county code. So, there there's still work to be done. There's not a lot of time left to complete this work. They have to get a lot done in a short amount of time left and they've been working hard over these last nine months to get to this point.

TESTIMONY

0344 – Megan Bauner

34:47

Drive in Ellicott City. And my daughter's a 1st grader at Bellows, so I represent the PTA there, and I'm also a PTA delegate to the Howard county PTA, but tonight I stand on my own. I speak for myself, though I'd like to think I also speak for all the parents that have not had time to go through these agonizing notes that you all have created, which I'm so grateful for, but we've spent a lot of time trying to figure it out. And so I'm here for them as well, but again, officially speaking only for myself. At the November hearing we heard mostly from education advocates and affordable housing. It was almost as if the two were pitted against

themselves, and I absolutely reject that notion, and I don't like that it's happening. There must be a 3rd way. Usually, affordable housing and education were both the Davids and Goliaths of the world, we're usually on the same side, so I insist that there must be a 3rd way that won't crowd the schools and yet allows for more affordable housing. And when considering then who is the in this situation? It would have to be someone that makes a profit, and the profit would be for developers. Now, I'm not against development either. Construction is important to my extended family as is development, so I understand the needs of the industry. I want to bring new people to Howard County. I support growth, it must be sustainable, and it absolutely has to be funded, and that UPP model is not doing it for me. Even in the walkthrough, if we looked at that 205K additional that's not even covering one student for one year in Howard County or at like 19,000 or something that we spend for each student. So I'm not sure what's going to happen when that child enters 1st grade after kindergarten. I know it's not a one to one, but that example stands. And I'm looking at the way that the votes have been made or these past times. It's kind of funny. Bless your heart Brent, I see that you were voted down almost every time. That concerns me because I know Brent is an education advocate and seeing those votes so skewed gives me pause. It's a red flag for me, also basing our model on Montgomery county, I think they were about to approve taking $50 million out of the retirement and trust fund to fund schools because otherwise they would have had to increase the income tax, but NO one wanted that. The fact that they're in a position where they're either raising an income tax or borrowing from trust funds doesn't make me keen on following this model, but if it is to be this model where we stop waiting, which gives me pause in another regard because even if we have funding and but we don't have time to build what we're going to do there, regardless, but that gives me pause that we're using a model that isn't sufficient. So if we do UPP, it must be a higher amount. Goliath is going to take a little bit more of a hit so that the Davids can stay in the game. Thank you so much. I know you've had a lot of meetings, and I bet they’re super tedious, but I recognize the importance of this work and please know that parents very much care. Thank you.

0344 – Stu Kohn

38:14

Good evening, evening. I'm Stu Kohn from Scaggsville and I'm the president of Howard County's Citizen Association speaking for them. We give the APFO committee credit for the time and effort spent to make recommendations for attempting to improve life in our county. However, we are concerned if this committee really cares about communication and interacting with the public. We ask because it seems that silence from you, not allowing any questions or comments at these hearings, is the norm pertaining to the public meeting as was the last. I'm sorry to say this folks of the 96 comments received at the 1st public hearing, how many will be incorporated in your current or future recommendations? We don't know. I was a member of the previous APFO committee, after eight years, the acronym of the APFO should change to ALPO, a lousy but public ordinance. It will continue to remain lousy because the measures for protection of schools, roads, and quality of life issues have not worked and requires it to be much stricter. How will you, how will the current ten recommendations better the situation? Will you have the courtesy to respond? With your proposed school recommendations, will we see complete redistricting elimination or additional trailers? We believe NO school capacity should exceed 100 % for any tier. No additional trailers should exist for overflow and should be counted as overcapacity. The level of service of roads should only pass at a service level higher than a D because of the volume of continued

congestive traffic and the proliferation of development. Will there be any recommendations from this committee for the council to include fire, emergency medical services, the police? The Johns Hopkins Howard County Medical System, utilities, and storm water et cetera will this committee make any recommendations to the county council regarding any of these quality-of-life issues? If so, when will the public be informed so we may provide any comments? When we see road signs stating quotes, stay alert traffic congestion the next 3 mi on quote, and schools with nearly 250 trailers, we ask should you have major concerns? The answer is yes. Developers should not be permitted to get a get out of jail free card after four years of ignoring schools declared overcapacity. We need to avoid the heartburn of redistricting. Furthermore, there should be NO. housing exemptions for APFO. We do not support eliminating the wait and having fees paid instead. Having higher fees closer to the actual cost of the impacts on development should happen without eliminating the wait of crowded school requirements to assist in their budget planning. We hope you will take the necessary action once and for all really stand for an awesome public facilities ordinance, which we can all be proud of. Thank you for at least listening as your silence to the public is not golden, but your actions will be private in the future of our county. Thank you. Any comments? No, terrible.

0344 – Dana Sohr – Housing Affordability Commission

41:40

Good evening, I'm Dana Sohr from Columbia. Today I am working with Bridges to Housing Stability, so I have a direct understanding of how our county's housing policies are scaling many vulnerable residents. And for that reason, I'm also a member of the Housing Affordability Coalition. Meaningful steps to address our housing crisis. In 2010, we 1st recognized the issue publicly during the formulation of Plan Howard. So that we can meet the needs of our workforce, young adults, seniors, and neighbors with disabilities. Unfortunately, since 2018, APFO has constrained the expansion of our housing supply to levels far below our needs. Since then, we've added fewer than 1,000 homes a year, a growth rate well under 1 %. The result, a worse housing shortage that drives home prices and rents ever upward. Thanks to our housing shortage. Many seniors are stuck in places with nowhere in the community they can downsize. Thanks to our housing shortage, many essential members of our workforce now pay more than 50 % of gross income to their landlords. And thanks to our housing shortage, so many young adults are forced to leave Howard County once they're out of school. Our community has made a big collective investment in their education, and yet they're unable to afford a home here. So they take that education and their talents, and they move elsewhere, and they become the backbone of other communities, not ours. What a loss for Howard County. We should be getting a better return on our huge investments in education by making space, housing space for our young adults. Meanwhile, in the years that housing development has been throttled, student enrollment in our schools has declined and is projected to remain flat for the next decade. Overall, the school system is under capacity today. For these reasons I support this committee's recommendation to end the waiting period for new housing and replace it with higher fees on new housing developments in areas where schools are over capacity. In this way housing development can proceed, and the school system can receive additional revenues to expand capacity if and when it's needed. As a member of the Housing Affordability coalition, we'd also like to see the recommendation amended to exempt affordable housing from those additional fees so that housing

doesn't get any more expensive than it already is. Thanks for your time and a shout out to all of you for doing all this hard work that you're putting in to develop sensible recommendations around APFO.

0344 – Terry Marcus – PTA Council

44:36

Good evening, I'm Terry Marcus, the president of the PTA Council of Howard County. I'm here as a representative for the more than 10000 PTA members in this county. Let me start by saying that there are a lot of things about that I don't know, but here's what I do know. 1st, the purpose of APFO is to ensure that there are sufficient public facilities as our population grows, they are designed to slow the pace of development or even delay it until adequate service levels are in place. If there is a desire to remove those constraints, then there must be a funding source to remedy whatever the constraint on growth is. Second, the purpose of this review committee should have been to find ways to increase and enhance our public infrastructure in all ways, not to diminish it. 3rd, if your recommendations are not going to be strengthened any way we already have. The school's test needs to stay in place overcrowding is real. New developments and resales bring in new students. We are suburbia people come here for the schools and are willing to pay top dollar for homes because of the schools. Shuffling students around every year via redistricting to maximize existing capacity to allow for new development is a short-term solution that only drives higher earning families out of our school system and out of our county. Goodbye tax base. We are not in Montgomery county. We do not have the tax base of Montgomery county, and we should not be basing our APFO laws on what Montgomery County does. Moco's UPP solution has not solved their financial woes. Why copy a school system plagued by overcrowding frequent redistricting and more than 550 classroom trailers? Especially when their solution this year is to rate an employee retirement benefit fund of up to $50 million just to cover costs. Lastly, let me tell you what I do know about. I know about those funding sources that should be in place. Since last September I've been on a task force with locals and officials assigned the job of finding ways to increase the pool of money available to our school system to fund capital projects. Do you know what we come up with? We haven't come up with ways of increasing school funding. After the latest round of taxes coming out of Annapolis this year and sustained increases in different county taxes and fees over the past six years, NO one has the appetite to raise money to dedicate to our schools. So state and local funding for schools is looking flat. Despite drastic increases in costs. Until everyone comes up with ways to maintain the so-called high standards of our school system, hands off eliminating the meter protections our current APFO laws provide. Thank you, and I hope to see some good work coming out of you still.

0344 – Deb Jung – Howard County Council Person

48:09

My name is Deb Jung, and I am the county council member for District Four, and I am here to testify before you tonight. I am here tonight to request that you consider preserving the APFO school test as a vital tool in balancing growth from new development within the constraining factors of escalating school construction costs and limited construction dollars. The state approved specifications for educational facilities results in a cost of $495 per square foot. To build. This cost will likely increase to $500 per square foot. In the near term, the last elementary school that we built was Talbert Springs. It is a

90,000 sq ft building and it costs $65 million. Middle schools are about 140,000 sq ft and cost $101,000,000 to build. Gilford Park, our newest high school, is 289,000 sq ft and costs $209,000,000 plus site acquisition costs. Building new schools is not cheap, and we lack county specific autonomy to negotiate lower square footage costs. We're also constrained by the state's funding schedule for new school construction. Every year HCPSS determines how to maximize available state dollars with available matching funds from the county in an effort to make a dent in the backlog of aging overcrowded schools especially in the southeast and the northern school districts. If the state provided more upfront funding to match our needs, then the county could leverage more funds. And we would be able to build schools at a much faster pace. If more funds were available from the state, then the open closed school the Chart would show much less red and new developments would be able to proceed without as much impediment from the school tests. This is not what happens because state and county funding is limited each year and for this reason. APFO as a growth control is working. It allows for growth to be phased with limited annual funding. The proposal to allow developers to use a pay to play option will not counterbalance the funding constraints. The capacity contributions of a new development would need to be translated into a square footage cost and the remaining state and county funds would need to be readily available. To appropriately time the opening of a new school with the resulting students coming from a new neighborhood. Without these cost calculations and timing considerations, the current pay to play proposal is merely an opt out token. That provides preferential treatment to certain developers over those who patiently waited for their turn for decades.

0344 Lisa Krausz

52:08

I am Lisa Krausz, a board member with the River Hill Community Association, a Columbia Village, and I'm here tonight I'm speaking on behalf of our board. Number one, review the APFO regulations more frequently in order to accurately base county development projections on true needs. Number two, maintain that all important school capacity test as is. This commonsense policy has been that the UPP should not be a replacement for this test. Number three provides the best for our schools and public services. A county like ours deserves that 100 % of the school surcharge fee cover all the needed Howard county's school systems infrastructure costs with these costs borne by added development. Number four, extend APFO for regulations and tests to limited public resources, specifically public safety like hospitals, police, fire and rescue services. Additionally, there are two items in the capital budget like libraries, county roads, bridges, parkland, and recreational facilities. And our 5th recommendation limit redistricting. In closing, Howard County has one of the highest standards of living in the country. That standard of living is not inexpensive. As citizens we do demand the best schools, high teacher pay, and ease of movement across the county and functional available water resources. There's NO reason to scrap the school test in lieu of an underfunded UPP. So, we thank you for your time tonight, thank you for listening to our recommendations.

0344 – Kevin Bruening

55:30

Good evening I'm Kevin Bruning, and I'm the chair of the River Hill Community Association, but tonight I'm speaking on behalf of myself. And my comments would be relatively brief. I think Lisa did a great job explaining, I think how a lot of our community feels about it. The current APFO and maintaining how it currently is structured. Much of the county has been developed over the last 20 years and such, this commission should look to add components to APFO versus taking them away. As I of last read, there are five schools with an FCI score over 60 indicating that they're in severe need of renovation. Inflation now has renovations at over $500 per square foot, at least getting there close to it. The school system has had, at least as of last read 262 trailers. Howard County public School System is constantly struggling to find funding for their capital budget. So, as the county has developed HCCPSS deferred maintenance has been the norm. We don't need tiers. You simply need to develop, have developers to pay the higher school surcharge base amount, probably two and a half times what it is today, that's for you to determine. HCPSS has continually placed top in the state for reading and math the APFO school tests for overcrowding are my opinion the main reason why. HCPSS schools have become more overcrowded and standard test scores in the county unlike Carroll and other counties around the state where we've seen those increase compared to Howard County. So, I think this is an issue of just how competitive the school systems are, and we have to keep in mind that people can choose where they want to live. There is a recent article from the Baltimore Banner stating that there were over 200,000 people that left Maryland, with a net influx of a hundred and 70,000 from people that were undocumented or people that were residents of different countries to this area. So, a net 30,000 is what we saw is a loss. But we continue to see Howard County property values increase and why is that? And the reason is because people want to live here mainly for the schools. There are a lot of other reasons such as the parkland, open space, and so we should continue to embrace those. And we should maintain that further the way it is.

0344 – Benjamin Schmitt

58:46

Good evening, I'm Benjam Schmitt residing near Bella Spring Elementary school in Ellicott City and currently the president of the Howard County Education Association. I'm testifying to be a part of APFO and the changes we believe are needed in Howard County. The school system is the economic driver of the county. HCPSS is the largest employer and provides many wrap-round services to both students and parents. However, we have seen that the pace of development is not generating enough revenue to keep up with both the county infrastructure and the needs of the school system. Educators are the 1st to notice the impact of new development as many of. Their classrooms are already bursting at the seams. Just the number of elementary students on the playground at recess causes significant safety concerns. More kids, less money and resources, higher class sizes all add to an overflowing plate of responsibilities for our educators that are ne that is never attainable. There's nothing wrong with individual landowners wanting to sell their land of developers or developers making profits. However, we can allow exorbitant profits to be made on the back of our school system while HCPSS struggles with $800 million in deferred maintenance. Portables to accommodate capacity and again large class sizes. There isn't a current plan to deal with the maintenance backlog and NO clear path for erecting new schools that are necessary or addition to existing ones. Instead, members of the county government, the school system and the Board of education, argue over who's at fault and what needs to be done to fix it. Pay to play is not the way. Although every fix requires money, the fees developers paid for years were far below surrounding

jurisdictions while the average highest house price in Howard has skyrocketed. Both land and building material prices are comparable to other counties, but the same house here can demand more than triple the asking price than other places. All while developers are paying the county less. Fix this. We agree change is needed immediately, but we cannot pay to play to build outside the capacity test. And we cannot continue discussing schools being over 100 % capacity as that is simply antithetical to what our students learn in math class every day. Revenues make does cover infrastructure needs, building schools along with better and safer access to them and the employees of the school system that continue to make Howard County the attraction it is for families.

0344 – Jackie Eng

1:01:04

Jackie Eng I live in Cooksville. I'm testifying this evening on behalf of the Housing Affordability coalition, which is composed of 40 member and over a thousand members and allies. At the November APFO public hearing, the coalition offered two recommendations for your consideration. The 1st was to incentivize the development of affordable housing. 2nd was to identify new revenue sources to stimulate development and to pay for school system maintenance and expansion. The coalition appreciates and supports the committee taking an important step toward both reducing barriers to development and increasing revenues for schools by recommending replacement of the APFO schools tests with the utilization premium payment. The UPP. While the UPP proposal would allow housing to proceed without delay, which the coalition wholeheartedly endorses, we're struggling with supporting a fee increase knowing that this added expense could be a development disincentive. And will most certainly increase the cost of new housing, driving up prices for buyers of new and existing homes and raising rents. Higher rents will have an outsized negative impact on the people in our community who most need affordable housing. The coalition therefore strongly urges the committee to make the following additional recommendations in its final report to help ensure that affordable housing and rental affordable rental housing is significantly incentivized. Exempt affordable housing from the surcharge and apply the UPP charge surcharge only to new market rate housing. In addition to the above requests, the coalition conveys its support for the adoption of the affordable housing definition as proposed in recommendation ten. 60 to 120 % of Howard County median income for sale housing and 0 to 60 % of Howard County median income for rental housing. In closing, we commend each and every one of you for your service on the committee and your commitment to helping ensure that Howard County's adequate public facility. These ordinances reflect and will help respond to current day infrastructure realities.

0344 – Cat Carter

1:03:56

Good evening members of the APFO review committee. My name is Cat Carter. I serve as the VP of Advocacy for the PTA Council of Howard County P Tech, a member of the Howard County public School System Security Task Force Strategic planning committee, and the operating budget review committee. I'm also a parent, consumer advocate and active community members speaking tonight in my personal capacity. I'm here to urge you to preserve and strengthen the APFO. It is a vital safeguard and will ensure growth doesn't outpace the capacity of our schools' roads and emergency services or can ensure. But it

must evolve to reflect the growing stain on our infrastructure. Some argue that higher development contributions essentially pay to play can solve our school capital funding needs, but funding and school construction is not a simple transaction. The process is long and political and layered as talked to by a council member. And also, it even requires land acquisitions and data driven planning by the Board of education and redistricting, both which are difficult and slow.

All these processes play out; our students sit in crowded classrooms and our community deals with congested roads which have increased because more people are going back to work in person and long wait times for emergency services. I want to share a lesson I learned the hard way. A few years ago, I tried to grow a garden and raise chickens' free range, NO fencing, NO pesticides, NO protection, I believe they could coexist peacefully in the surrounding forests. But predators took the chickens, deer's, bugs, and rabbits decimated my garden. It wasn't out of malice. It was just their nature. So I adapted, I built fences, netting and a secure coup. Now everything thrives. In balance, but it still requires careful monitoring and adaptation. Our county is no different. Development can add value to our community's ecosystem, but only if we create boundaries and protections. Otherwise, we open ourselves to an imbalance that harms families, students and community. Gets across this county share bold visions of education. Housing, transportation, health care, but NO matter how well intention, how well intentioned we are, we cannot expect market forces or dear or developers to go against their nature. We have seen examples of this throughout our county. A thoughtful and forceable policy is what turns vision into sustainable reality. Please reject efforts to weaken apple, improve apple to be more efficient and adaptable. Enforce existing developmental pacing, expand APFO to include broader public infrastructure and services which are significant. Currently being impacted right now. Please put our community's safety education and long-term wellbeing 1st by reinforcing, not relaxing the essential protections that keep Howard County's ecosystem in balance. Responsible development is a vital part of that ecosystem just as predators and deer are part of the forest. But without fencing, netting, and safeguards, my chickens and garden didn't stand the chance. The same is true for our schools and public services. Growth must be managed with care, or it will overwhelm the various systems that make Howard County thrive. Thank you.

0344 – Ryan Powers

1:07:31

So 1st thank you for serving. Thank you for letting me speak tonight, but I do wish you to send out a survey in order to hear all the voices in our community. Instead, you only have the input from a small selection of us. We all could have used everyone's thoughts and ideas because now you get mind, and I think you've made a poor decision regarding APFO though. Mostly I'm concerned that you have made an intentional decision to allow overcrowding of the schools. Many of you may say and do say school enrollment is flat, but you ignore pre-K mandates from the blueprint. And we know that while private pre-K is supposed to 50 % of the spots, Howard County is not even close, I think 10 %, not even close. But if you truly thought that the HCPSS in static enrollment doesn't matter. Why does it matter then if we have a school waiting event? If development isn't affected by additional students, why not keep the current system and charge for building areas with overcapacity schools? Instead, you're choosing to intentionally and is that really smart growth that our county likes to say with its buzzword? Second, I hear all this talk about revenue generation from the new model. Have you done the calculations on seat costs per student? I'm sure you

have. I haven't seen it. I've tried to do it myself. Get $5 million and have 490 seats for a total per student cost of a hundred and 31,000 per student. So, in your example below where you get 25,000 additional revenue from six of these houses, that's going to generate three students, you'll get about 8,000 extra dollars, you're nowhere close. Using the highest tiers that you have and assuming apartments, which are the lowest student generation, the additional charges. These additional funds are also not a dedicated revenue stream for HCPSS, ok? They go into the general fund, just like the current school impact fees. So they're not necessarily being spent on schools, and you have no guarantee that they will be. This approach of choosing money over our students is a penny wise and pound foolish If housing development was masked out to the current levels allowed in the housing allocation chart, and there's NO reason to assume with new town development or gateway and all the other stuff that it, that it won't be. An average of 1,400 homes could be built every year, using the low estimate of multifamily apartments found in the period. Per the pupiled yield report, this will generate 224 students every year. In short, Howard County we need to build the equivalent of a Jeffers Hill and elementary School every two years to keep up with, keep our students out of pack schools. I will send you the rest. Thank you for your time. I do appreciate your commitment.

0344 – Laura Wisely

1:10:57

Good evening. Thank you for being here and allowing me to speak. My name's Laura Wiseley. I live in Elkridge, and I have three students that go to Guilford Park High School, and I am representing Elkridge Community Alliance tonight. Building houses boomed in the eighties in Howard County at peaked at almost 1500. Almost five more than 5000 building permits were issued in 1989, a few years later in 1992, APFO was established. A 3rd of Howard county schools were built. We have built 26 new schools over the past 30 years. The amount of density AKA apartments has dramatically increased since 2001, particularly in the RT 1 corridor. And we saw Duckett's lane, Hanover Hills, Thomas Viaduct and Guilford Park built along Rt 1. Student yield prior to COVID was 0.5 per housing unit. District one Ellicott City and Elkridge have the highest student yields per dwelling amongst all of the planning areas. HCPSS student attendance had steadily increased yearly until 2020 COVID, in 2021, we began to see the private school shift. Elkridge and Hanover felt this shift. We saw this in our affluent areas. This shift contributed to the tipping of the scales to more schools becoming eligible for title one funding. Guilford Park redistricting then happened in 2022, which also created a private school shift. COVID was an unprecedented phenomenon never experienced. Isn't it premature to base ten years of apple protections on flattened enrollment during the COVID bubble? I see enrollment inching back up. In fact, we didn’t have around 450 new students just this year. That's the size of Jefferson Hill Elementary or Bryant Woods elementary. What if it continues to inch up farther, we are away from the COVID bubble and we get a building boom from Open APFO rules. ECA is nervous, and we feel this committee was not thorough enough in deliberations or options brought to the table. A disproportionate number of hours were spent educating the members and not enough time solution finding. Education should have been self-study and meetings should have been work meetings. Decisions and deliberations were crammed into the last few meetings, and most discussion was cut off due to so many preconceived biases amongst the group. If we remove the pause on development, how many schools will that yield? Our land only allows us to build dense, but our society is also living denser. Those with more needs tend to live densely. How will we adapt to a

denser population? This pays to play proposal does not guarantee that the money generated will go to the school system for capital construction by the county government. And even if it does, it does not guarantee that HCPSS will designate the funds to the community directly impacted. A prime example, there is NO high school in all of district one. Yet Ellicott City and Elkridge generate the highest pupil yield of students in all of Howard County. If the APFO belt is loosened, the increased fees do not guarantee a seat in a school building. It's a math that this proposal will pay for students to be placed back into the school buildings and out of the 200 plus trailers. ECA does not agree with the APFO committee proposals regarding schools.

0344 – Jade Chang

1:15:07

Dear APFO members. My name is Jade Chang. I'm a parent of three Howard County students and I'm a resident of Ellicott City. I work for Centennial High School as a volunteer for the PTSA, and I'm also Centennial High Schools PTAC delegate. So, the recent motion to remove the APFO school test and replace it with a UPP model, which refers to utilization premium payment model greatly concerned me in our community. According to this model, the HCPSS school utilization criteria will be completely removed. The four-year waiting period for the unapproved housing development projects will be eliminated, and the developers of residential units can buy their rights with money, bypass the four years waiting, and start to build houses without delays, without any considerations of our schools. And to potentially or even intentionally overcrowd the schools and cause more frequently districting. The most recent districting or a tier term boundary review process and implementation is happening right now. It is affecting eleven schools, including six elementary schools, three middle schools and two high schools. Each redistricting greatly and adversely affects students, parents, families, and communities. Kids are forced to leave the school within walking distance to leave their friends and their beloved teachers and to be bused to another school further away from their home. In an overcrowded school, students use portables as classroom instead of the regular classroom and the portables are outside the school buildings, which creates security risks, inconvenience to bathrooms, water fountains, school office. And everything else inside the buildings that they should have immediate access. In Centennial High School, even after it was redistricted years ago, Centennial High School still has nine portables. In Centennial Lane elementary school, it's crowded with 44 pre-K kids according to the blueprint mandates, and the entire fifth graders of Centennial Lane Elementary school are using portables without exception, the whole 5th grade. I urge the committee to prioritize the residents' education needs to care about our students and communities' wellbeing and do not use money to deprive the community of their rightful choice of staying at their beloved local school comfortably or by forcing redistricting. Thank you.

0344 – Joel Horowitz

1:18:26

Good evening, Joel Horowitz I live in Columbia. You were asked earlier if you were going to accept all the recommendations of everything you heard. I hope not because of their contradictory. It's a hard problem because of it. As you heard, if you raise the price of housing, then affordable housing is more expensive. If we had enough housing, assuming we lived in that world. Then the price of housing would go down, but

we'd be full of students. We just heard about people that want redistricting, and Jen Mallo could tell me if I am right isn't it now required by the state delegation that we do more redistricting if they're going to get the state money? Can't have empty schools in the wrong places not have redistricting. We Assumed that the waiting period works, but my understanding is a lot of the developers wait out the period and then build anyway. So, the bin doesn't really do anything, and we don't get the schools built anyway. The four years based on what I've always thought was a misinterpretation that because you could build anything like age restricted housing, there's no takings. And I researched several years ago having a buyout option which some other jurisdictions had. So, the UPP in principle does that, but I'm not sure about your math and the unintended consequences and whether it will just encourage more age restricted housing, which then has a density increase which I've never understood or having a community center. So how about a loop for the 50 plus centers? We've heard how we just built the schools and not have redistricting. But let's assume we built other schools as we've seen in the last month for the budget discussions, we don't have the operating money to fund them. So, how do we have an adequate public facility if we have an empty high school with nostaff? Similarly, cases be made for after the hospitals. Do we really need more hospital capacity, or do we need more staffing for the hospital? The MIHU debate over the years has been that we should get rid of the fee in lieu of. Rather it seems we should have one that's higher enough to pay for it. For multimodal, I also. You should deal with the traffic lights, the same reasons and like the school test for buses. Do we need more bus stops or need more buses and drivers? And for the process support the fire any mess similar reasons for the schools.

0344 – John Lamb

1:22:10

Hello, my name's John Lamb and I live in Kings Contrivance with my wife and two schoolchildren, and I'm speaking on my own behalf. Thank you for the opportunity to speak. 1st off, as I have not fully gotten my head around how this process works and I'm neither an expert in running a school system nor an expert in running a local government, my comments will be general. I'm assuming positive intent among the board, the developers, the school system, and the public. I wish to remind the committee that while we are using math to calculate the various factors involved here, that children are not numbers. While I have nothing against redistricting, bussing and other attempts to balance the students and facilities, children are not fungible across space and grade level. As merely fillers of seats. Therefore, it is not unreasonable to wish for enough schools in proximity to the students they serve with small enough class sizes for teachers to address the needs of all learners. I briefly taught in the South Bronx in the early 2000s. My experience in that situation is that people in affordable housing might have the most need and benefit the most from smaller class sizes and appropriate facilities. These concerns should not be set in opposition to each other. I was a student in Long Island in the 1980s and nineties, and I benefited from. An abundantly funded school system appropriately sized to the school population. The head start that provided me there helped me thrive in college and in my current IT career, and I hope for the same for all children in Howard County. I acknowledge my presence in Howard County hasn't partly contributed to the need for more housing. While children are not numbers. In fact, in economic terms, they might be considered externality. If we invest in them sufficiently, the return on investment can far exceed the costs. It should be possible to balance the schooling and housing needs of the community with opportunities for reasonable profit on the part of developers. I ask all present to make I ask all present to make

recommendations, keeping in mind we are all neighbors, and we owe each other the consideration that entails.

0344

1:24:30

My name is Joe Phillips. Hello, and thank you for giving us all a chance to speak and as well as your service on the Apple task force. My name is Joe Phillips. I'm a realtor with Howard County Association of Realtors. Where we serve over 2,000 estate professionals in Howard County and we're here tonight to advocate for homeownership in particular homeownership for what we all know as the missing middle. We've been and continue to be appreciative of Howard County's dedication to managing growth in a way that protects public infrastructure and quality of life, but we also applaud any assistance that the task force could provide to make it easier for working families to achieve home ownership and for a housing supply to keep up with rising demand. The reality on the ground is homes are becoming increasingly out of reach for too many residents. We're talking about teachers, 1st responders, healthcare workers and even recent college graduates are struggling to find attainable housing in the county that they work in and love so much. According to the data that we've pulled from the MLS, the annual household income needed to purchase a home in Howard County is a 161,000, which is 2nd highest in the state right behind Montgomery County, as we all know. The median sold price for a home in Howard County is 630,000, but for many residents, these numbers are unattainable according to the US census bureau. The median household income in Howard County is around a hundred and 47,000. The major missing piece is the missing middle housing. These are duplexes, triplexes, townhomes, and small-scale multi-family options that bridge the gap between single family homes and high-density apartments. These housing types are critical to creating a diverse and resilient housing ecosystem, yet the current APFO structure and zoning limitations often make them nearly impossible to build. When APFO freezes developments due to school or road capacity, it has not just growth but opportunity of moderate-income families from home ownership pushes young families further away from jobs and transit and accelerates racial and economic segregation. A few things that our association feels would be more balanced, and a forward-thinking approach would be number one, explicitly supporting missing middle housing for. Prioritizing and streamlining approvals for development proposals that include townhomes, cottage courts, duplexes, and other moderate density options, particularly those within existing communities or near transit. Number two, tie at the relief to affordability and housing diversity, allowing projects that include a significant share of affordable missing middle housing and proceeds with mitigation plans rather than being shut down entirely by capacity triggers. Three, consider housing access as essential infrastructure that must account not only for school seats and road widths but also for the urgent need for infrastructure housing choices. Infrastructure challenges must be solved in parallel, not opposition to housing growth. Home ownership is one of the most powerful tools we as Americans must build wealth, strengthen neighborhoods, and close equity gaps. Let's ensure Howard County remains a place where people of all incomes and backgrounds can put down roots not just for those that can afford today's soaring prices. Thank you for your time and your leadership on this critical issue.

0344-Janssen Evelyn

1:28:38

Good evening. My name is Jansen Evelyn. I live in Columbia, and I'm speaking tonight on behalf of the Howard Progressives Project. A grassroots organization committed to building a more equitable, sustainable Howard County. I am also a parent with two children in the Howard County public School system, where I am in the PTA on the booster club, and I have been fortunate to have coached my daughter's Girls on the Run in the past. Professionally I serve as a deputy chief administrative officer in Anna Arundel County, where I oversee and implement land use housing and economic development policy. So I approached this work through a community lens from a regional planning and policy making perspective, but I'm also showing up tonight as a neighbor, as a father, who cares deeply about how this, how our community must grow. Let me start with recommendations seven and eight. Renaming the roads APFO test to the transportation Multi Modal APFO tests. This is more than semantics, it reflects where we need to go as a county. In Anne Arundel County, we're moving in the same direction. We're introducing legislation this summer to modernize how we plan for transit, bike, and pedestrian infrastructure. This renaming helps shift the conversation from a car's only mentality to a more complete equitable transportation network. Next, I want to speak in support of recommendations one through six, which replaced school moratoria with a utilization premium payment structure up. Right now, we're relying on a freeze thaw cycle that doesn't solve our school's overcrowding issues. It just delays housing and cuts funding we could use to expand school capacity. As a policymaker, I've seen the limits of moratorium. And as a parent, I've seen the real consequences overcrowded classrooms have on our learning, on our children's learning, on student mental health, and our already overburdened educators. Pausing development doesn't build classrooms. It delays progress and blocks housing that working families need. We also know based on the data that most enrollment growth isn't coming from new development. It's coming from turnover and existing homes. So, when we freeze development, we're not solving the core issue and we're missing out on impact fees and other tools that can help us adequately, adequately and respond. The tiered paired model is a better, more responsive tool. It lets us manage growth while generating the revenue we need to support our schools and infrastructure. It's not perfect, but it's better than what we currently have. These recommendations strike the right balance. Lastly while we support the recommendation ten, we suggest more clearly defining 60 to 120 % AMI as workforce housing or attainable housing, and we urge you to consider exempting affordable and senior housing from APFO restrictions. These are urgent needs. I strongly encourage the committee to include these recommendations in your final report to the county executive and to the county council. I want to say thank you for your work in this volunteer role that is so clearly often thankless and for the opportunity to speak tonight. Thank you.

0344 – Andre Gao

1:32:23

I'm a county resident for the past 25 years and I'm also currently volunteering in the school at PTSA. Over those years I have lived in the school has always been overcrowded. All my children attended a school with portable classrooms. And I hear people say that when we build the house, the fees and the taxes will take care of the school capacity issue. But this never happened for those years I have lived in our county. I

think if, for elementary school students who can do math, the one clearly knows this don't work out. So, we know that each new family will have about half a student to go into the school. Then we know that also that each student costs $18,000 every year. So, half a students is $8,000, how many of those house that you built will pay the real estate tax of eight $9,000? this is only for school. How about the 1st respondents and other county services? So, to just make this work, each of the house need to pay over $10,000 property tax every year and how many of the houses do you build to where were making this math work? And then this is a situation getting even worse than the worse. And now we have hundreds of millions of dollars of deferred maintenance for our schools. And we also know that our school budget is short we see year after year. So this is again contradictable for all those argument. I encourage you to tighten the school capacity requirement, not to loosen it. And I also want to mention that many people like me work in Washington DC commute every day for more than 3 hours, why do we live in our county? Because we want to get a good education for our children here. If you see the public school system getting worse and worse, people like me do not live in our county and you will lose the tax base. I also want to emphasize that the so-called affordable housing is not truly affordable without providing adequate school capacity. This is just like you build a house without running water, how can you say this is affordable? You just put people with a family in those houses with no adequate education and if the children don't get a good education, they will always live in a situation where there were not be enough earning enough money to pay the housing in the future for the children. So please be aware of this. Thank you very much.

1:36:14

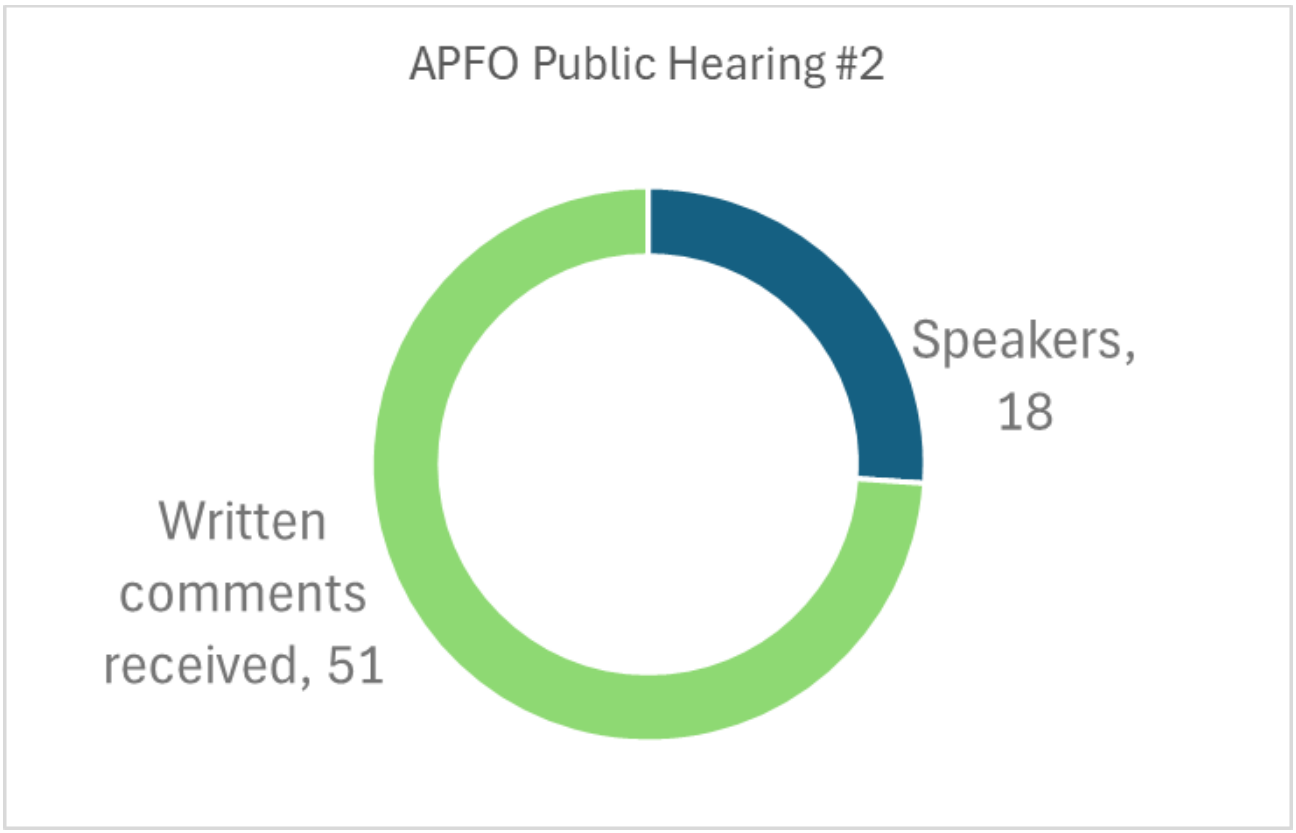
With that, that'll close tonight's meeting. Thank you all for coming out. One note, the record is open until Friday the 23rd, so if you do want to follow up or present written at APFO@HowardcountyMD.gov website.

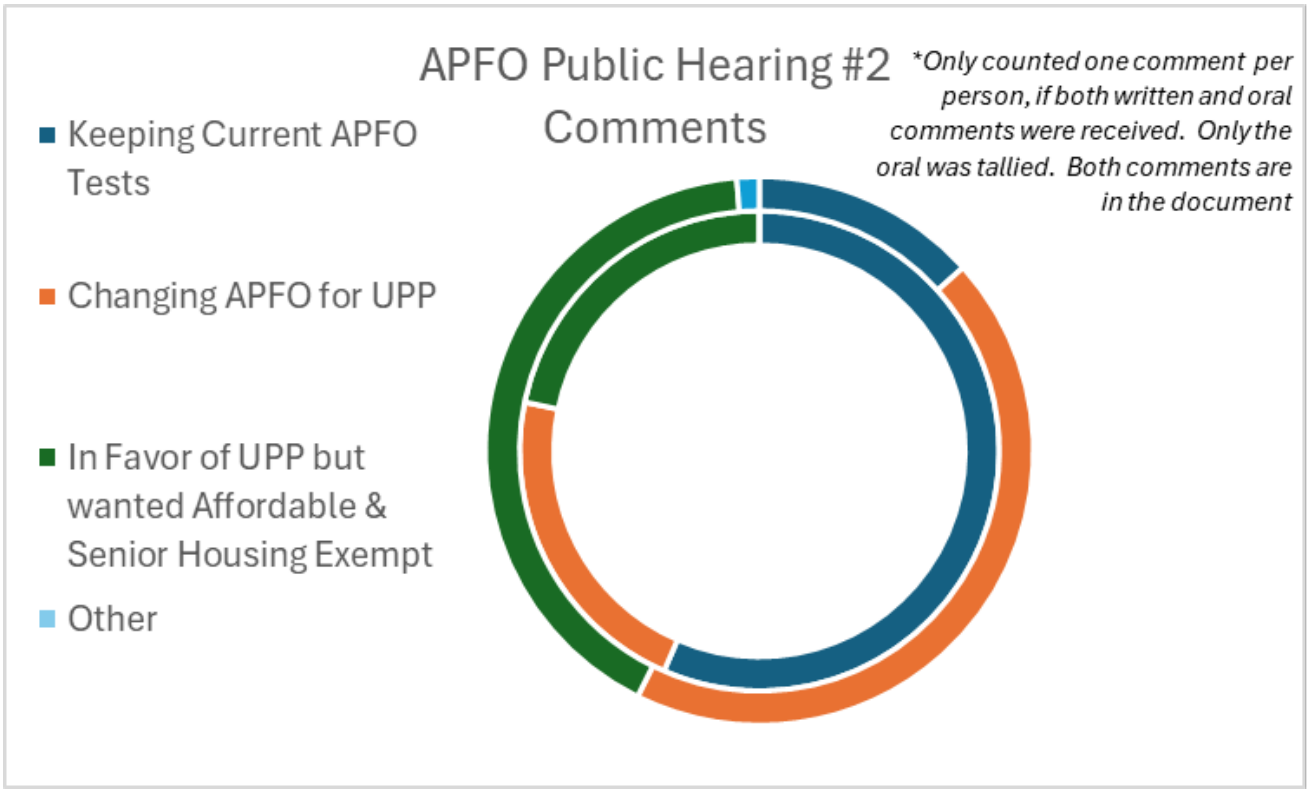
Howard County
Department of Planning & Zoning



3430 Court House Drive • Ellicott City, MD 21043 • 410-313-2350

Comments received as part of May 20, 2025 Public Hearing


APFO Public Hearing #2
Speakers, 18
Written comments received, 51


APFO Public Hearing #2 Comments
*Only counted one comment per person, if both written and oral comments were received. Only the oral was tallied. Both comments are in the document
Keeping Current APFO Tests
Changing APFO for UPP
In Favor of UPP but wanted Affordable & Senior Housing Exempt
Other

APFO PUBLIC HEARING

MAY 20, 2025

0344 – Todd Arterburn

Alright, welcome. We're going go ahead and get started. Tonight, we're here to listen to public testimony only. We'll not be asking questions. However, Lynda Eisenberg, director of DPZ, will be making a presentation and if you do want to follow up with anything that she provides, feel free to send her a follow-up email, tonight, tomorrow whenever you're ready and she will respond to them, but that's not the purpose of tonight's meeting. So, this evening we have several people that have already signed up to testify each person will be given 3 min to present. Ms. Eisenberg, we do have a quorum, I believe so, so we can just get going, I think, right? Alright, fine. Okay, well, good evening, everyone. Thank you so much for being here. I will go ahead and share my screen and start the presentation. Let me know if you have any trouble.

0344 – Lynda Eisenberg

1:05

I know that this is a lot of information and can be a very challenging subject and topic, and it's very detailed, so I will go through it very slowly and deliberatively. And as Mr. Arterburn shared, if you have any questions or comments, please feel free to email the department. We have an APFO email. So please submit all your questions into that email address and we'll be sure to respond to you via that email. So, with that, I'm going go ahead and share my screen and begin our presentation for the evening.

Well, good evening, everyone. Thank you for attending our second public hearing on the adequate public facilities ordinance task force. Tonight's meeting is based on the recommendations that have been presented by the taskforce. Starting with background information as to how the task force got to these recommendations. I'm going to start off by telling you a little bit about the committee and how we got here. So, the 1st public hearing was held on November 6, 2024. At the 1st public hearing we had 26 attendees and received 96 comments. The main topics at that time were to lower the school adequacy percentages, meaning to get the schools closer to a hundred percent adequacy threshold, to adjust APFO to allow for more affordable housing and to look to add to testing requirements for fire and emergency services for adequacies.

Since the committee started in August of 2024, there have been 17 meetings over the past nine months covering 21 different topic areas effecting APFO. Everything from what past APFO committees have done, Hoco By Design, which is the guiding general development plan, schools, police, roads, multimodal, affordable housing, and what other jurisdictions have done in Maryland. And from that, this committee, and this task force have developed 10 new recommendations which I'll be sharing with you this evening.

Okay, so currently Howard County's APFO has three tests that we look for when we do our adequate public facilities ordinance when new development comes in. And those three tests are allocations test, our schools test and our roads test and I have the roads test grayed out because we'll talk about that later in the presentation.

The 1st two I'm going to focus on is our allocations test and our schools test. We also look for adequacies for water, sewer, storm water, and solid waste, but those aren't really tests. Rather we review them to make sure that there's system capacity when projects come in for development. Okay, so the 1st test is the allocations test, and that's the number of allocations that are based on the general plan, and those the number of housing units that can be given out essentially for development. So, one allocation equals one dwelling unit, NO matter what type of dwelling unit that is, that could be single family detached, single family attached like your townhomes and apartments. And this is to pace development so that county government can plan and provide for capital facilities, and that's to pace development also by geography and by typology. So, each year the county council adopts a new ten-year allocation chart based on the general growth plan chart which I'll show you later in future slides, the map and the chart.

Allocations as I said are given by geography and other specialty pools. So then after the allocation test is taken, there are four other tests that a housing development must pass. There's an elementary school district test, a middle school district test and a high school test. In order for a residential development to move forward, it has to pass all four tests at the same time or go into what we call a waiting bin. Development can be maintained in the waiting bin for up to four years maximum according to the Howard County code. So, then each year the county council adopts a new capacity chart that's provided to them by the board of education. They provide those numbers to us and we determine if the project fails, meaning they don't move forward because they can't pass the four tests that are stated above, then they are retested with each new chart until they do pass or they time out of the wait bin.

So, as with all tests, there are some exemptions that are given, and this list here are the various exemptions. So, for instance, if you have a single lot subdivision in the rural Western area, and again I'll show you what we mean by the rural West on the future map, that'll be later in the presentation. A single lot for a family member, a single lot because there's been some financial hardship demonstrated for that house that needs to be built. A replacement of a mobile home unit, a redevelopment site for replacing existing units, so you're not adding any new additional capacity, you're tearing down and building equivalent units. We don't do school capacity tests for age restricted units for 55 and older because the assumption is those units are not adding new school children because they're for age restricted obviously as it says. Moderate income housing units do not need allocations, so they don't have to pass that test. However, they still must pass the school's test. And finally, special affordable housing opportunities can be exempt from the test by a county council resolution, but these projects must meet special affordable housing criteria. For instance, they must be in a partnership with a local nonprofit or Howard County housing commission type of project and meet other affordable housing criteria and go through a public participation and a very public process and then be adopted by council resolution. So again, as I was saying earlier that there are various allocations that are given out by geography and by typology, so these are the various geographies starting with the left columns, so we give them by districts such as downtown Columbia, our activity centers. What we call other character areas and our rural west.

And then we have a total column, and so that's about 1500 units roughly per year that can be given out. And then our affordable housing for purchase or rental and that's a typology.

So, if for instance, all the geographies have been distributed, but you have a special project that meets our affordable housing criteria, it doesn't matter where you're located in the county, if you meet the affordable housing criteria, you can still pull from this column up to 340 units annually for these allocations. And these are the geographies, as you can see, you have the letter green color, which is the rural west, and there's about a hundred units that are, allocated to that area in the darker blue color, which is the other character areas. There's 365 units that are allocated to that. 154 units are allocated to the downtown Columbia area, and 600 to activity centers, and activity centers are our areas that we're looking to redevelop and transform. And this came out of HoCo by Design our most recent general plan.

These are the school charts adopted as of last year, so I know the more recent school charts that have been adopted over the last few weeks. As you can see, and I know this is very blurry and it's not meant to be clear to read, it's more illustrative of what we're trying to demonstrate here, but these are the elementary schools chart and as you can see, these are the regions, so each elementary school is set into a particular elementary district and region.

You can see from the chart, the red and then the C means those are constrained districts for future residential development fast based on their utilization of local rated capacity. So elementary schools are closed at 105%, while middle schools were closed at a 110% and high schools are closed at a 115%. So going back to the 2nd test that we were saying that you had to pass all four, so it must be opened via the region. So, these are your regions, the larger blocks, and then the individual school district. So, as you can see here in this 1st line that Cradlerock ES is a closed school district in the 2028 school year at a 109 %. So, any project moving into the future that would be in that district that would need to pass the test in those years would not be able to move forward because the school is closed. The table starts as you can see too, and the 3rd year, so we'll move to the middle school and high school chart, currently we have NO high schools closed as of the last school year's capacity chart. We do have several middle schools that were closed as of last year, but as you can see for the 24.

So I'm going to walk you through the scenarios here, but the 1st recommendation to share with everyone here is regarding the, APFO schools test. So, the recommendation is to replace the schools test with the utilization premium payment, what is being referred to as the UPP fee so that instead of a required wait time, developers of residential units are charged an additional fee calculated by applying a UPP factor to Howard County's existing school surcharge fee when the development's impact on the projected school utilization of the assign. So that's a lot of words. I'm going go step by step how this will be applied. But what this would do, this would eliminate the waiting times, and the fee would be required. So NO project would have any exemptions, you would just pay the fee, but you would not have to wait.

Then recommendation two is that this UPP model would use Tier I would be at a 105 %. Tier II would be at a 110 % and tier III would be a 115 % for school assessments, and these tiers would apply to all levels of schooling elementary middle, and high school.

And then recommendation three, and the UPP model is to use 40 % premium payment for tier I, 80 % for tier II, and a 120 % for tier three using a 6,3, 4 distributions for K through five, 6th through 8th and nine through twelfth. This represents the distribution for elementary, middle and high and this distribution of funding over the basic school surcharge. This would still utilize the current test. You would still have these allocations, so this would still pace growth. You would not be exempt from any of this. We would still have the geographic limitations of these units being distributed by geography for the 335 to downtown Columbias, 600 to activity centers etc. and the affordable housing column by typology. So that would still be in play, but we would be eliminating utilizing these charts for open and closed districts. Instead, you would be utilizing them for these tiers.

What schools would be and what tier one, tier two, tier two or tier three? So again, it would eliminate the current test two and instead replace that with the UPP or the buyout methodology, so again replacing that with recommendations one through three. So now I'm going to do an example walkthrough. So, current APFO for the school capacity utilization test, once a plan has its allocations that's given out 1st, you make sure you have your allocations, if there are NO allocations, say you have a really busy year, everyone's passing through. There are NO allocations, you can't pass the 1st test. But let's just say there are allocations, which we have not utilized all our applications in many years a new subdivision comes in with a plan for six slots, keeping it very simple. This is just a small and major subdivision. And we'll just say they're in the Clarksville district as an example. Under this scenario, Clarksville closes at a 113.8 %. So, NO development can move forward because it must pass all four tests as described in test two. Then the project moves into the wait bin where it must be held for a maximum of four years.

So that's currently how our current APFO chart works. So now under the new recommendation, the example would be, you would have your tier I criteria. So you have tiers one, two, and three, so the utilization, so again going back to the school charts that I showed you. You would go back to this chart here and looking at these utilizations, a particular school would fall into either a hundred and greater than a 105% or greater than a hundred and 110% than a 115%, then you would look at the payment factor. So if it is in a tier 1 greater than a 105 % and it's in middle school, they would pay 9.23 % over the base surcharge rate.

So, in this example here, the UPP example, a new subdivision comes in with the same type of six lots. And now the chart is open. They are in the Clarksville middle school District with a tier one middle school with a premium payment factor of 9.23 %. Because under the new school adequacy charts Clarksville is now at a 107 %, whereas under the last chart, it was at a 113 %, which was a closed school.

So using the school chart with our current base school charge rate is $8.15 with the UPP, there's a 75-cent increase over that base rate so you're paying 9.23 % over the base. So now your square footage value is $8.90 additional. So for that six-lot subdivision, you would pay $308,000 or an additional $25,290. So the developer would not have to wait in the bin. There would just be the payment would have to be paid. Currently, the developer would just pay the school surcharge fee or the community member that would be moving into that home would be paying that fee. So, this fee would be the additional surcharge that would be paid at that time. So currently, under this since the school is now open, the school surcharge per square foot would just be $8.15. So that would equate to $274,818. So for non-UPP qualified projects, they just paid the current rate. So again, this is just an example that could happen in the real world. This

isn't happening, just completely for illustrative purposes to walk you through how this particular fee would work. And then this would be applied the same way for any of the other fees, so if someone was in a community was in tier one, two or three, if you're on multiple districts, so if a community came in and their elementary middle and high school were all in tier one, then they would pay 40 % over the base surcharge. If it was tier two, they would pay 80 % over the base surcharge and if it was in tier three, they would pay a 120 % over the base surcharge. Which is right now set at that $8.15 per square foot of value. Okay, so that was recommendations one through three.

The percentages for the tier system are based on the capacity numbers. Using this model NO one waits. Instead, the developer pays per unit. The intent of the two systems is completely different. The old system is for schools to catch up with growth, and the new proposal is for the revenue to go towards schools that need the relief for the additional capacity. So totally two different systems the old system versus the new system that's being proposed.

So now moving on to recommendation number four, and that is the same as what we have currently, is to continue to use that local rated capacity number. So, there's two types of capacity numbers where school adequacies are determined, that's local rated capacity and state rated capacity. So, the recommendation is to continue to use the local rated capacity as the APFO for school capacity, where the 3rd year of enrollment projection over the school capacity at local rated capacity, which is what I just showed you is that we're always looking three years out from where we are today.

And then recommendation five from the UPP model is to apply the model to the affordable housing and the affordable housing column on the base surcharge rate. So rather than excluding them is to apply this to the $2.72, which is the current rate, apply that same multiplier to that rate, so that they would be equally charged the same premium payment as market rate housing.

And then apply that same model to senior housing where senior housing a 1.32 per sq ft again apply that UPP multiplier to the senior housing based on that same senior housing surcharge rate as the market rate housing. And again, these fees will adjust annually based on inflation according to our county code.

Okay, so that is it for the schools and allocations tests. Now the 3rd test that we have when it comes to development is our roads tests. Recommendation number seven from the committee was to rename the roads test to the adequate public facility ordinance transportation multimodal transportation test. And this is for all instance in the Howard County subdivision regulations and the Howard County design manual. So, the purpose of this was to make sure that we have more than just one modality, which is car considered as we move forward when development comes in to looking at other types of transportation such as walking, biking, and mass transit as part of that consideration.

Recommendation number eight was to adopt a pedestrian crossing APFO intersections test to the APFO multimodal transportation test. And so, this one requires a little bit of a deeper explanation. So, developers review and study the same intersections as defined in the existing APFO roads test and provide per pedestrian crossing improvements for inadequacy. So basically, right now, when a development comes in depending on the size and scope of the project, how many trips they'll be generating. They need to look at so far beyond their particular community to see how many roads it's going to see what's going on, what the general impact is going to be. So again, looking at those same

parameters moving forward, they need to do that for pedestrian crossings. So, at those crossings, the idea is to look and see if there are adequacies for accessible pedestrian signals crosswalk markings, and ADA curb compliant ramps at each leg of the intersection, to add a dollar cap for the cost of the improvements based on how large of a development's going in that way. Will we be impacting this intersection, and you know obviously the developer providing the improvements are preferred, but when feasible provide a fee in lieu if they cannot develop it and then look to exclude developments that are generating five or less peak hour trips.

So for instance, in this example here, a particular development would have to look at this intersection where there are three of the four crossing areas that do not have pedestrian markings, and do not have accessible pedestrian signals or ADA curb ramps. So here the requirements would be to within the adequacy standards to provide offsets to help develop these or provide a fee in lieu to have the county be able to build those in the future after the development is complete. So that way there would be adequacies that these begin to meet standards, and maybe if it's a smaller development, not every single part of this is built, but we begin to then create a complete network of more complete streets with this concept of building the more accessible signal and crosswalk markings. And again, it would be capped at a certain dollar amount per project depending on the size and scope of the various developments that are happening.

The next recommendation is to adopt ADA access to existing nearby bus stops to the transportation test. Currently we don't have any tests for transit stops at all, so this would be adding a new test with regard to that. And so this test would be like what we just discussed, so developers review their surrounding development and look to provide ADA improvements to any RTA bus stops that exist within a quarter mile radius of the development's frontage. So again, ADA compliance this includes looking at having 5 ft by 8 ft wide and deep concrete pad adjacent to the road, 5 ft minimum wide sidewalk with gutter from the bus stop to the nearest intersection and ADA ramp at the nearest intersection. And again, looking to exclude developments generated five or less peak trips per hour, and then also looking to cap it out a certain dollar amount again based on the size and scope of this the development that would be generating the necessity for this requirement.

So again, here's another example of access to an existing bus stop test near Martin Road and Seneca drive. As you can see, there's a little parallel curb and there is an RTA stop kind of tucked away here, definitely not even accessible to people that do not need ADA accessibility, but, you know, to make sure that there's adequate visibility, putting in an intersection ramp, curb and gutter making sure that there's accessible sidewalk to the bus stop that is tucked away from the intersection and making it much more accessible for everyone to get to that stop as part of any development that would be happening nearby to this particular bus stop, and adding that as an additional test to the APFO requirements.

And then finally, the last recommendation from the APFO committee. This came from consultation with the Affordable Housing workgroup that was established as part of Hoco by Design, this came from their guidance to adopt an affordable housing definition, and that definition was to have 60 to a 120% of the Howard County median income for-sale housing and 0 to 60 % of the Howard County median income for rental housing as the affordable housing definition, and that this definition should be applied to the local affordable housing programs according, including the affordable housing column in the APFO allocation

chart. So if you remember the chart we talked about earlier, that chart would be the definition that would be used for how to apply those 340 units throughout the county. The reason that this recommendation was put at the end and not at the beginning because this is one of the last recommendations we made prior to making the final motion to adopt all the recommendations to forward for the public hearing this evening, so in being true to that, that's why this was here, so I didn't want you to think we were kind of going out of order and it wasn't put with everything as well as just keeping it true to the motions as they were made by the committee.

So the county uses the MIHU program definitions to determine how it's an affordability and income eligibility. And the reason that this is used as opposed to the regional definition is that because of the higher income in Howard County, these limits allow more residents including lower income residents to qualify for affordable housing programs and resources. This is more beneficial for Howard Countians to have this established as the affordable housing definition.

So those are all ten recommendations that we have. So here are some key takeaways that the recommendations one through three, one through three referred to the utilization premium payment model and really replace the current adequacy test for using this premium payment model instead. Local rated capacity is still the standard used to determine the UPP model. The UPP model would apply to both market rate affordable and senior housing.

Moving to the roads test that we'd be renaming the roads test to the multimodal test and creating two additional multimodal tests for our pedestrian and ADA accessibility, and then recommending the definition for affordable housing put forward by the affordable housing group.

And then finally, just the status of the committee that they still have a little bit more work to do after the public hearing tonight, the committee will meet to review the comments that you all have given in testimony this evening and provided to us written as well, and we will be. Bring them back and discussing that their June 4th meeting. There are some additional backlog items that are still under consideration. So, they'll be talking about those at future meetings as well. But this committee must be done and have recommendations forward to the county executive and the county council in August per the county code. So, there there's still work to be done. There's not a lot of time left to complete this work. They have to get a lot done in a short amount of time left and they've been working hard over these last nine months to get to this point.

TESTIMONY

0344 – Megan Bauner

34:47

Drive in Ellicott City. And my daughter's a 1st grader at Bellows, so I represent the PTA there, and I'm also a PTA delegate to the Howard county PTA, but tonight I stand on my own. I speak for myself, though I'd like to think I also speak for all the parents that have not had time to go through these agonizing notes that you all have created, which I'm so grateful for, but we've spent a lot of time trying to figure it out. And so I'm here for them as well, but again, officially speaking only for myself. At the November hearing we heard mostly from education advocates and affordable housing. It was almost as if the two were pitted against

themselves, and I absolutely reject that notion, and I don't like that it's happening. There must be a 3rd way. Usually, affordable housing and education were both the Davids and Goliaths of the world, we're usually on the same side, so I insist that there must be a 3rd way that won't crowd the schools and yet allows for more affordable housing. And when considering then who is the in this situation? It would have to be someone that makes a profit, and the profit would be for developers. Now, I'm not against development either. Construction is important to my extended family as is development, so I understand the needs of the industry. I want to bring new people to Howard County. I support growth, it must be sustainable, and it absolutely has to be funded, and that UPP model is not doing it for me. Even in the walkthrough, if we looked at that 205K additional that's not even covering one student for one year in Howard County or at like 19,000 or something that we spend for each student. So I'm not sure what's going to happen when that child enters 1st grade after kindergarten. I know it's not a one to one, but that example stands. And I'm looking at the way that the votes have been made or these past times. It's kind of funny. Bless your heart Brent, I see that you were voted down almost every time. That concerns me because I know Brent is an education advocate and seeing those votes so skewed gives me pause. It's a red flag for me, also basing our model on Montgomery county, I think they were about to approve taking $50 million out of the retirement and trust fund to fund schools because otherwise they would have had to increase the income tax, but NO one wanted that. The fact that they're in a position where they're either raising an income tax or borrowing from trust funds doesn't make me keen on following this model, but if it is to be this model where we stop waiting, which gives me pause in another regard because even if we have funding and but we don't have time to build what we're going to do there, regardless, but that gives me pause that we're using a model that isn't sufficient. So if we do UPP, it must be a higher amount. Goliath is going to take a little bit more of a hit so that the Davids can stay in the game. Thank you so much. I know you've had a lot of meetings, and I bet they’re super tedious, but I recognize the importance of this work and please know that parents very much care. Thank you.

0344 – Stu Kohn

38:14

Good evening, evening. I'm Stu Kohn from Scaggsville and I'm the president of Howard County's Citizen Association speaking for them. We give the APFO committee credit for the time and effort spent to make recommendations for attempting to improve life in our county. However, we are concerned if this committee really cares about communication and interacting with the public. We ask because it seems that silence from you, not allowing any questions or comments at these hearings, is the norm pertaining to the public meeting as was the last. I'm sorry to say this folks of the 96 comments received at the 1st public hearing, how many will be incorporated in your current or future recommendations? We don't know. I was a member of the previous APFO committee, after eight years, the acronym of the APFO should change to ALPO, a lousy but public ordinance. It will continue to remain lousy because the measures for protection of schools, roads, and quality of life issues have not worked and requires it to be much stricter. How will you, how will the current ten recommendations better the situation? Will you have the courtesy to respond? With your proposed school recommendations, will we see complete redistricting elimination or additional trailers? We believe NO school capacity should exceed 100 % for any tier. No additional trailers should exist for overflow and should be counted as overcapacity. The level of service of roads should only pass at a service level higher than a D because of the volume of continued

congestive traffic and the proliferation of development. Will there be any recommendations from this committee for the council to include fire, emergency medical services, the police? The Johns Hopkins Howard County Medical System, utilities, and storm water et cetera will this committee make any recommendations to the county council regarding any of these quality-of-life issues? If so, when will the public be informed so we may provide any comments? When we see road signs stating quotes, stay alert traffic congestion the next 3 mi on quote, and schools with nearly 250 trailers, we ask should you have major concerns? The answer is yes. Developers should not be permitted to get a get out of jail free card after four years of ignoring schools declared overcapacity. We need to avoid the heartburn of redistricting. Furthermore, there should be NO. housing exemptions for APFO. We do not support eliminating the wait and having fees paid instead. Having higher fees closer to the actual cost of the impacts on development should happen without eliminating the wait of crowded school requirements to assist in their budget planning. We hope you will take the necessary action once and for all really stand for an awesome public facilities ordinance, which we can all be proud of. Thank you for at least listening as your silence to the public is not golden, but your actions will be private in the future of our county. Thank you. Any comments? No, terrible.

0344 – Dana Sohr – Housing Affordability Commission

41:40

Good evening, I'm Dana Sohr from Columbia. Today I am working with Bridges to Housing Stability, so I have a direct understanding of how our county's housing policies are scaling many vulnerable residents. And for that reason, I'm also a member of the Housing Affordability Coalition. Meaningful steps to address our housing crisis. In 2010, we 1st recognized the issue publicly during the formulation of Plan Howard. So that we can meet the needs of our workforce, young adults, seniors, and neighbors with disabilities. Unfortunately, since 2018, APFO has constrained the expansion of our housing supply to levels far below our needs. Since then, we've added fewer than 1,000 homes a year, a growth rate well under 1 %. The result, a worse housing shortage that drives home prices and rents ever upward. Thanks to our housing shortage. Many seniors are stuck in places with nowhere in the community they can downsize. Thanks to our housing shortage, many essential members of our workforce now pay more than 50 % of gross income to their landlords. And thanks to our housing shortage, so many young adults are forced to leave Howard County once they're out of school. Our community has made a big collective investment in their education, and yet they're unable to afford a home here. So they take that education and their talents, and they move elsewhere, and they become the backbone of other communities, not ours. What a loss for Howard County. We should be getting a better return on our huge investments in education by making space, housing space for our young adults. Meanwhile, in the years that housing development has been throttled, student enrollment in our schools has declined and is projected to remain flat for the next decade. Overall, the school system is under capacity today. For these reasons I support this committee's recommendation to end the waiting period for new housing and replace it with higher fees on new housing developments in areas where schools are over capacity. In this way housing development can proceed, and the school system can receive additional revenues to expand capacity if and when it's needed. As a member of the Housing Affordability coalition, we'd also like to see the recommendation amended to exempt affordable housing from those additional fees so that housing

doesn't get any more expensive than it already is. Thanks for your time and a shout out to all of you for doing all this hard work that you're putting in to develop sensible recommendations around APFO.

0344 – Terry Marcus – PTA Council

44:36

Good evening, I'm Terry Marcus, the president of the PTA Council of Howard County. I'm here as a representative for the more than 10000 PTA members in this county. Let me start by saying that there are a lot of things about that I don't know, but here's what I do know. 1st, the purpose of APFO is to ensure that there are sufficient public facilities as our population grows, they are designed to slow the pace of development or even delay it until adequate service levels are in place. If there is a desire to remove those constraints, then there must be a funding source to remedy whatever the constraint on growth is. Second, the purpose of this review committee should have been to find ways to increase and enhance our public infrastructure in all ways, not to diminish it. 3rd, if your recommendations are not going to be strengthened any way we already have. The school's test needs to stay in place overcrowding is real. New developments and resales bring in new students. We are suburbia people come here for the schools and are willing to pay top dollar for homes because of the schools. Shuffling students around every year via redistricting to maximize existing capacity to allow for new development is a short-term solution that only drives higher earning families out of our school system and out of our county. Goodbye tax base. We are not in Montgomery county. We do not have the tax base of Montgomery county, and we should not be basing our APFO laws on what Montgomery County does. Moco's UPP solution has not solved their financial woes. Why copy a school system plagued by overcrowding frequent redistricting and more than 550 classroom trailers? Especially when their solution this year is to rate an employee retirement benefit fund of up to $50 million just to cover costs. Lastly, let me tell you what I do know about. I know about those funding sources that should be in place. Since last September I've been on a task force with locals and officials assigned the job of finding ways to increase the pool of money available to our school system to fund capital projects. Do you know what we come up with? We haven't come up with ways of increasing school funding. After the latest round of taxes coming out of Annapolis this year and sustained increases in different county taxes and fees over the past six years, NO one has the appetite to raise money to dedicate to our schools. So state and local funding for schools is looking flat. Despite drastic increases in costs. Until everyone comes up with ways to maintain the so-called high standards of our school system, hands off eliminating the meter protections our current APFO laws provide. Thank you, and I hope to see some good work coming out of you still.

0344 – Deb Jung – Howard County Council Person

48:09

My name is Deb Jung, and I am the county council member for District Four, and I am here to testify before you tonight. I am here tonight to request that you consider preserving the APFO school test as a vital tool in balancing growth from new development within the constraining factors of escalating school construction costs and limited construction dollars. The state approved specifications for educational facilities results in a cost of $495 per square foot. To build. This cost will likely increase to $500 per square foot. In the near term, the last elementary school that we built was Talbert Springs. It is a

90,000 sq ft building and it costs $65 million. Middle schools are about 140,000 sq ft and cost $101,000,000 to build. Gilford Park, our newest high school, is 289,000 sq ft and costs $209,000,000 plus site acquisition costs. Building new schools is not cheap, and we lack county specific autonomy to negotiate lower square footage costs. We're also constrained by the state's funding schedule for new school construction. Every year HCPSS determines how to maximize available state dollars with available matching funds from the county in an effort to make a dent in the backlog of aging overcrowded schools especially in the southeast and the northern school districts. If the state provided more upfront funding to match our needs, then the county could leverage more funds. And we would be able to build schools at a much faster pace. If more funds were available from the state, then the open closed school the Chart would show much less red and new developments would be able to proceed without as much impediment from the school tests. This is not what happens because state and county funding is limited each year and for this reason. APFO as a growth control is working. It allows for growth to be phased with limited annual funding. The proposal to allow developers to use a pay to play option will not counterbalance the funding constraints. The capacity contributions of a new development would need to be translated into a square footage cost and the remaining state and county funds would need to be readily available. To appropriately time the opening of a new school with the resulting students coming from a new neighborhood. Without these cost calculations and timing considerations, the current pay to play proposal is merely an opt out token. That provides preferential treatment to certain developers over those who patiently waited for their turn for decades.

0344 Lisa Krausz

52:08

I am Lisa Krausz, a board member with the River Hill Community Association, a Columbia Village, and I'm here tonight I'm speaking on behalf of our board. Number one, review the APFO regulations more frequently in order to accurately base county development projections on true needs. Number two, maintain that all important school capacity test as is. This commonsense policy has been that the UPP should not be a replacement for this test. Number three provides the best for our schools and public services. A county like ours deserves that 100 % of the school surcharge fee cover all the needed Howard county's school systems infrastructure costs with these costs borne by added development. Number four, extend APFO for regulations and tests to limited public resources, specifically public safety like hospitals, police, fire and rescue services. Additionally, there are two items in the capital budget like libraries, county roads, bridges, parkland, and recreational facilities. And our 5th recommendation limit redistricting. In closing, Howard County has one of the highest standards of living in the country. That standard of living is not inexpensive. As citizens we do demand the best schools, high teacher pay, and ease of movement across the county and functional available water resources. There's NO reason to scrap the school test in lieu of an underfunded UPP. So, we thank you for your time tonight, thank you for listening to our recommendations.

0344 – Kevin Bruening

55:30

Good evening I'm Kevin Bruning, and I'm the chair of the River Hill Community Association, but tonight I'm speaking on behalf of myself. And my comments would be relatively brief. I think Lisa did a great job explaining, I think how a lot of our community feels about it. The current APFO and maintaining how it currently is structured. Much of the county has been developed over the last 20 years and such, this commission should look to add components to APFO versus taking them away. As I of last read, there are five schools with an FCI score over 60 indicating that they're in severe need of renovation. Inflation now has renovations at over $500 per square foot, at least getting there close to it. The school system has had, at least as of last read 262 trailers. Howard County public School System is constantly struggling to find funding for their capital budget. So, as the county has developed HCCPSS deferred maintenance has been the norm. We don't need tiers. You simply need to develop, have developers to pay the higher school surcharge base amount, probably two and a half times what it is today, that's for you to determine. HCPSS has continually placed top in the state for reading and math the APFO school tests for overcrowding are my opinion the main reason why. HCPSS schools have become more overcrowded and standard test scores in the county unlike Carroll and other counties around the state where we've seen those increase compared to Howard County. So, I think this is an issue of just how competitive the school systems are, and we have to keep in mind that people can choose where they want to live. There is a recent article from the Baltimore Banner stating that there were over 200,000 people that left Maryland, with a net influx of a hundred and 70,000 from people that were undocumented or people that were residents of different countries to this area. So, a net 30,000 is what we saw is a loss. But we continue to see Howard County property values increase and why is that? And the reason is because people want to live here mainly for the schools. There are a lot of other reasons such as the parkland, open space, and so we should continue to embrace those. And we should maintain that further the way it is.

0344 – Benjamin Schmitt

58:46

Good evening, I'm Benjam Schmitt residing near Bella Spring Elementary school in Ellicott City and currently the president of the Howard County Education Association. I'm testifying to be a part of APFO and the changes we believe are needed in Howard County. The school system is the economic driver of the county. HCPSS is the largest employer and provides many wrap-round services to both students and parents. However, we have seen that the pace of development is not generating enough revenue to keep up with both the county infrastructure and the needs of the school system. Educators are the 1st to notice the impact of new development as many of. Their classrooms are already bursting at the seams. Just the number of elementary students on the playground at recess causes significant safety concerns. More kids, less money and resources, higher class sizes all add to an overflowing plate of responsibilities for our educators that are ne that is never attainable. There's nothing wrong with individual landowners wanting to sell their land of developers or developers making profits. However, we can allow exorbitant profits to be made on the back of our school system while HCPSS struggles with $800 million in deferred maintenance. Portables to accommodate capacity and again large class sizes. There isn't a current plan to deal with the maintenance backlog and NO clear path for erecting new schools that are necessary or addition to existing ones. Instead, members of the county government, the school system and the Board of education, argue over who's at fault and what needs to be done to fix it. Pay to play is not the way. Although every fix requires money, the fees developers paid for years were far below surrounding

jurisdictions while the average highest house price in Howard has skyrocketed. Both land and building material prices are comparable to other counties, but the same house here can demand more than triple the asking price than other places. All while developers are paying the county less. Fix this. We agree change is needed immediately, but we cannot pay to play to build outside the capacity test. And we cannot continue discussing schools being over 100 % capacity as that is simply antithetical to what our students learn in math class every day. Revenues make does cover infrastructure needs, building schools along with better and safer access to them and the employees of the school system that continue to make Howard County the attraction it is for families.

0344 – Jackie Eng

1:01:04

Jackie Eng I live in Cooksville. I'm testifying this evening on behalf of the Housing Affordability coalition, which is composed of 40 member and over a thousand members and allies. At the November APFO public hearing, the coalition offered two recommendations for your consideration. The 1st was to incentivize the development of affordable housing. 2nd was to identify new revenue sources to stimulate development and to pay for school system maintenance and expansion. The coalition appreciates and supports the committee taking an important step toward both reducing barriers to development and increasing revenues for schools by recommending replacement of the APFO schools tests with the utilization premium payment. The UPP. While the UPP proposal would allow housing to proceed without delay, which the coalition wholeheartedly endorses, we're struggling with supporting a fee increase knowing that this added expense could be a development disincentive. And will most certainly increase the cost of new housing, driving up prices for buyers of new and existing homes and raising rents. Higher rents will have an outsized negative impact on the people in our community who most need affordable housing. The coalition therefore strongly urges the committee to make the following additional recommendations in its final report to help ensure that affordable housing and rental affordable rental housing is significantly incentivized. Exempt affordable housing from the surcharge and apply the UPP charge surcharge only to new market rate housing. In addition to the above requests, the coalition conveys its support for the adoption of the affordable housing definition as proposed in recommendation ten. 60 to 120 % of Howard County median income for sale housing and 0 to 60 % of Howard County median income for rental housing. In closing, we commend each and every one of you for your service on the committee and your commitment to helping ensure that Howard County's adequate public facility. These ordinances reflect and will help respond to current day infrastructure realities.

0344 – Cat Carter

1:03:56

Good evening members of the APFO review committee. My name is Cat Carter. I serve as the VP of Advocacy for the PTA Council of Howard County P Tech, a member of the Howard County public School System Security Task Force Strategic planning committee, and the operating budget review committee. I'm also a parent, consumer advocate and active community members speaking tonight in my personal capacity. I'm here to urge you to preserve and strengthen the APFO. It is a vital safeguard and will ensure growth doesn't outpace the capacity of our schools' roads and emergency services or can ensure. But it

must evolve to reflect the growing stain on our infrastructure. Some argue that higher development contributions essentially pay to play can solve our school capital funding needs, but funding and school construction is not a simple transaction. The process is long and political and layered as talked to by a council member. And also, it even requires land acquisitions and data driven planning by the Board of education and redistricting, both which are difficult and slow.

All these processes play out; our students sit in crowded classrooms and our community deals with congested roads which have increased because more people are going back to work in person and long wait times for emergency services. I want to share a lesson I learned the hard way. A few years ago, I tried to grow a garden and raise chickens' free range, NO fencing, NO pesticides, NO protection, I believe they could coexist peacefully in the surrounding forests. But predators took the chickens, deer's, bugs, and rabbits decimated my garden. It wasn't out of malice. It was just their nature. So I adapted, I built fences, netting and a secure coup. Now everything thrives. In balance, but it still requires careful monitoring and adaptation. Our county is no different. Development can add value to our community's ecosystem, but only if we create boundaries and protections. Otherwise, we open ourselves to an imbalance that harms families, students and community. Gets across this county share bold visions of education. Housing, transportation, health care, but NO matter how well intention, how well intentioned we are, we cannot expect market forces or dear or developers to go against their nature. We have seen examples of this throughout our county. A thoughtful and forceable policy is what turns vision into sustainable reality. Please reject efforts to weaken apple, improve apple to be more efficient and adaptable. Enforce existing developmental pacing, expand APFO to include broader public infrastructure and services which are significant. Currently being impacted right now. Please put our community's safety education and long-term wellbeing 1st by reinforcing, not relaxing the essential protections that keep Howard County's ecosystem in balance. Responsible development is a vital part of that ecosystem just as predators and deer are part of the forest. But without fencing, netting, and safeguards, my chickens and garden didn't stand the chance. The same is true for our schools and public services. Growth must be managed with care, or it will overwhelm the various systems that make Howard County thrive. Thank you.

0344 – Ryan Powers

1:07:31

So 1st thank you for serving. Thank you for letting me speak tonight, but I do wish you to send out a survey in order to hear all the voices in our community. Instead, you only have the input from a small selection of us. We all could have used everyone's thoughts and ideas because now you get mind, and I think you've made a poor decision regarding APFO though. Mostly I'm concerned that you have made an intentional decision to allow overcrowding of the schools. Many of you may say and do say school enrollment is flat, but you ignore pre-K mandates from the blueprint. And we know that while private pre-K is supposed to 50 % of the spots, Howard County is not even close, I think 10 %, not even close. But if you truly thought that the HCPSS in static enrollment doesn't matter. Why does it matter then if we have a school waiting event? If development isn't affected by additional students, why not keep the current system and charge for building areas with overcapacity schools? Instead, you're choosing to intentionally and is that really smart growth that our county likes to say with its buzzword? Second, I hear all this talk about revenue generation from the new model. Have you done the calculations on seat costs per student? I'm sure you

have. I haven't seen it. I've tried to do it myself. Get $5 million and have 490 seats for a total per student cost of a hundred and 31,000 per student. So, in your example below where you get 25,000 additional revenue from six of these houses, that's going to generate three students, you'll get about 8,000 extra dollars, you're nowhere close. Using the highest tiers that you have and assuming apartments, which are the lowest student generation, the additional charges. These additional funds are also not a dedicated revenue stream for HCPSS, ok? They go into the general fund, just like the current school impact fees. So they're not necessarily being spent on schools, and you have no guarantee that they will be. This approach of choosing money over our students is a penny wise and pound foolish If housing development was masked out to the current levels allowed in the housing allocation chart, and there's NO reason to assume with new town development or gateway and all the other stuff that it, that it won't be. An average of 1,400 homes could be built every year, using the low estimate of multifamily apartments found in the period. Per the pupiled yield report, this will generate 224 students every year. In short, Howard County we need to build the equivalent of a Jeffers Hill and elementary School every two years to keep up with, keep our students out of pack schools. I will send you the rest. Thank you for your time. I do appreciate your commitment.

0344 – Laura Wisely

1:10:57

Good evening. Thank you for being here and allowing me to speak. My name's Laura Wiseley. I live in Elkridge, and I have three students that go to Guilford Park High School, and I am representing Elkridge Community Alliance tonight. Building houses boomed in the eighties in Howard County at peaked at almost 1500. Almost five more than 5000 building permits were issued in 1989, a few years later in 1992, APFO was established. A 3rd of Howard county schools were built. We have built 26 new schools over the past 30 years. The amount of density AKA apartments has dramatically increased since 2001, particularly in the RT 1 corridor. And we saw Duckett's lane, Hanover Hills, Thomas Viaduct and Guilford Park built along Rt 1. Student yield prior to COVID was 0.5 per housing unit. District one Ellicott City and Elkridge have the highest student yields per dwelling amongst all of the planning areas. HCPSS student attendance had steadily increased yearly until 2020 COVID, in 2021, we began to see the private school shift. Elkridge and Hanover felt this shift. We saw this in our affluent areas. This shift contributed to the tipping of the scales to more schools becoming eligible for title one funding. Guilford Park redistricting then happened in 2022, which also created a private school shift. COVID was an unprecedented phenomenon never experienced. Isn't it premature to base ten years of apple protections on flattened enrollment during the COVID bubble? I see enrollment inching back up. In fact, we didn’t have around 450 new students just this year. That's the size of Jefferson Hill Elementary or Bryant Woods elementary. What if it continues to inch up farther, we are away from the COVID bubble and we get a building boom from Open APFO rules. ECA is nervous, and we feel this committee was not thorough enough in deliberations or options brought to the table. A disproportionate number of hours were spent educating the members and not enough time solution finding. Education should have been self-study and meetings should have been work meetings. Decisions and deliberations were crammed into the last few meetings, and most discussion was cut off due to so many preconceived biases amongst the group. If we remove the pause on development, how many schools will that yield? Our land only allows us to build dense, but our society is also living denser. Those with more needs tend to live densely. How will we adapt to a

denser population? This pays to play proposal does not guarantee that the money generated will go to the school system for capital construction by the county government. And even if it does, it does not guarantee that HCPSS will designate the funds to the community directly impacted. A prime example, there is NO high school in all of district one. Yet Ellicott City and Elkridge generate the highest pupil yield of students in all of Howard County. If the APFO belt is loosened, the increased fees do not guarantee a seat in a school building. It's a math that this proposal will pay for students to be placed back into the school buildings and out of the 200 plus trailers. ECA does not agree with the APFO committee proposals regarding schools.

0344 – Jade Chang

1:15:07

Dear APFO members. My name is Jade Chang. I'm a parent of three Howard County students and I'm a resident of Ellicott City. I work for Centennial High School as a volunteer for the PTSA, and I'm also Centennial High Schools PTAC delegate. So, the recent motion to remove the APFO school test and replace it with a UPP model, which refers to utilization premium payment model greatly concerned me in our community. According to this model, the HCPSS school utilization criteria will be completely removed. The four-year waiting period for the unapproved housing development projects will be eliminated, and the developers of residential units can buy their rights with money, bypass the four years waiting, and start to build houses without delays, without any considerations of our schools. And to potentially or even intentionally overcrowd the schools and cause more frequently districting. The most recent districting or a tier term boundary review process and implementation is happening right now. It is affecting eleven schools, including six elementary schools, three middle schools and two high schools. Each redistricting greatly and adversely affects students, parents, families, and communities. Kids are forced to leave the school within walking distance to leave their friends and their beloved teachers and to be bused to another school further away from their home. In an overcrowded school, students use portables as classroom instead of the regular classroom and the portables are outside the school buildings, which creates security risks, inconvenience to bathrooms, water fountains, school office. And everything else inside the buildings that they should have immediate access. In Centennial High School, even after it was redistricted years ago, Centennial High School still has nine portables. In Centennial Lane elementary school, it's crowded with 44 pre-K kids according to the blueprint mandates, and the entire fifth graders of Centennial Lane Elementary school are using portables without exception, the whole 5th grade. I urge the committee to prioritize the residents' education needs to care about our students and communities' wellbeing and do not use money to deprive the community of their rightful choice of staying at their beloved local school comfortably or by forcing redistricting. Thank you.

0344 – Joel Horowitz

1:18:26

Good evening, Joel Horowitz I live in Columbia. You were asked earlier if you were going to accept all the recommendations of everything you heard. I hope not because of their contradictory. It's a hard problem because of it. As you heard, if you raise the price of housing, then affordable housing is more expensive. If we had enough housing, assuming we lived in that world. Then the price of housing would go down, but

we'd be full of students. We just heard about people that want redistricting, and Jen Mallo could tell me if I am right isn't it now required by the state delegation that we do more redistricting if they're going to get the state money? Can't have empty schools in the wrong places not have redistricting. We Assumed that the waiting period works, but my understanding is a lot of the developers wait out the period and then build anyway. So, the bin doesn't really do anything, and we don't get the schools built anyway. The four years based on what I've always thought was a misinterpretation that because you could build anything like age restricted housing, there's no takings. And I researched several years ago having a buyout option which some other jurisdictions had. So, the UPP in principle does that, but I'm not sure about your math and the unintended consequences and whether it will just encourage more age restricted housing, which then has a density increase which I've never understood or having a community center. So how about a loop for the 50 plus centers? We've heard how we just built the schools and not have redistricting. But let's assume we built other schools as we've seen in the last month for the budget discussions, we don't have the operating money to fund them. So, how do we have an adequate public facility if we have an empty high school with nostaff? Similarly, cases be made for after the hospitals. Do we really need more hospital capacity, or do we need more staffing for the hospital? The MIHU debate over the years has been that we should get rid of the fee in lieu of. Rather it seems we should have one that's higher enough to pay for it. For multimodal, I also. You should deal with the traffic lights, the same reasons and like the school test for buses. Do we need more bus stops or need more buses and drivers? And for the process support the fire any mess similar reasons for the schools.

0344 – John Lamb

1:22:10

Hello, my name's John Lamb and I live in Kings Contrivance with my wife and two schoolchildren, and I'm speaking on my own behalf. Thank you for the opportunity to speak. 1st off, as I have not fully gotten my head around how this process works and I'm neither an expert in running a school system nor an expert in running a local government, my comments will be general. I'm assuming positive intent among the board, the developers, the school system, and the public. I wish to remind the committee that while we are using math to calculate the various factors involved here, that children are not numbers. While I have nothing against redistricting, bussing and other attempts to balance the students and facilities, children are not fungible across space and grade level. As merely fillers of seats. Therefore, it is not unreasonable to wish for enough schools in proximity to the students they serve with small enough class sizes for teachers to address the needs of all learners. I briefly taught in the South Bronx in the early 2000s. My experience in that situation is that people in affordable housing might have the most need and benefit the most from smaller class sizes and appropriate facilities. These concerns should not be set in opposition to each other. I was a student in Long Island in the 1980s and nineties, and I benefited from. An abundantly funded school system appropriately sized to the school population. The head start that provided me there helped me thrive in college and in my current IT career, and I hope for the same for all children in Howard County. I acknowledge my presence in Howard County hasn't partly contributed to the need for more housing. While children are not numbers. In fact, in economic terms, they might be considered externality. If we invest in them sufficiently, the return on investment can far exceed the costs. It should be possible to balance the schooling and housing needs of the community with opportunities for reasonable profit on the part of developers. I ask all present to make I ask all present to make

recommendations, keeping in mind we are all neighbors, and we owe each other the consideration that entails.

0344

Joe Phillips

1:24:30

My name is Joe Phillips. Hello, and thank you for giving us all a chance to speak and as well as your service on the Apple task force. My name is Joe Phillips. I'm a realtor with Howard County Association of Realtors. Where we serve over 2,000 estate professionals in Howard County and we're here tonight to advocate for homeownership in particular homeownership for what we all know as the missing middle. We've been and continue to be appreciative of Howard County's dedication to managing growth in a way that protects public infrastructure and quality of life, but we also applaud any assistance that the task force could provide to make it easier for working families to achieve home ownership and for a housing supply to keep up with rising demand. The reality on the ground is homes are becoming increasingly out of reach for too many residents. We're talking about teachers, 1st responders, healthcare workers and even recent college graduates are struggling to find attainable housing in the county that they work in and love so much. According to the data that we've pulled from the MLS, the annual household income needed to purchase a home in Howard County is a 161,000, which is 2nd highest in the state right behind Montgomery County, as we all know. The median sold price for a home in Howard County is 630,000, but for many residents, these numbers are unattainable according to the US census bureau. The median household income in Howard County is around a hundred and 47,000. The major missing piece is the missing middle housing. These are duplexes, triplexes, townhomes, and small-scale multi-family options that bridge the gap between single family homes and high-density apartments. These housing types are critical to creating a diverse and resilient housing ecosystem, yet the current APFO structure and zoning limitations often make them nearly impossible to build. When APFO freezes developments due to school or road capacity, it has not just growth but opportunity of moderate-income families from home ownership pushes young families further away from jobs and transit and accelerates racial and economic segregation. A few things that our association feels would be more balanced, and a forward-thinking approach would be number one, explicitly supporting missing middle housing for. Prioritizing and streamlining approvals for development proposals that include townhomes, cottage courts, duplexes, and other moderate density options, particularly those within existing communities or near transit. Number two, tie at the relief to affordability and housing diversity, allowing projects that include a significant share of affordable missing middle housing and proceeds with mitigation plans rather than being shut down entirely by capacity triggers. Three, consider housing access as essential infrastructure that must account not only for school seats and road widths but also for the urgent need for infrastructure housing choices. Infrastructure challenges must be solved in parallel, not opposition to housing growth. Home ownership is one of the most powerful tools we as Americans must build wealth, strengthen neighborhoods, and close equity gaps. Let's ensure Howard County remains a place where people of all incomes and backgrounds can put down roots not just for those that can afford today's soaring prices. Thank you for your time and your leadership on this critical issue.

0344-Janssen Evelyn

1:28:38

Good evening. My name is Jansen Evelyn. I live in Columbia, and I'm speaking tonight on behalf of the Howard Progressives Project. A grassroots organization committed to building a more equitable, sustainable Howard County. I am also a parent with two children in the Howard County public School system, where I am in the PTA on the booster club, and I have been fortunate to have coached my daughter's Girls on the Run in the past. Professionally I serve as a deputy chief administrative officer in Anna Arundel County, where I oversee and implement land use housing and economic development policy. So I approached this work through a community lens from a regional planning and policy making perspective, but I'm also showing up tonight as a neighbor, as a father, who cares deeply about how this, how our community must grow. Let me start with recommendations seven and eight. Renaming the roads APFO test to the transportation Multi Modal APFO tests. This is more than semantics, it reflects where we need to go as a county. In Anne Arundel County, we're moving in the same direction. We're introducing legislation this summer to modernize how we plan for transit, bike, and pedestrian infrastructure. This renaming helps shift the conversation from a car's only mentality to a more complete equitable transportation network. Next, I want to speak in support of recommendations one through six, which replaced school moratoria with a utilization premium payment structure up. Right now, we're relying on a freeze thaw cycle that doesn't solve our school's overcrowding issues. It just delays housing and cuts funding we could use to expand school capacity. As a policymaker, I've seen the limits of moratorium. And as a parent, I've seen the real consequences overcrowded classrooms have on our learning, on our children's learning, on student mental health, and our already overburdened educators. Pausing development doesn't build classrooms. It delays progress and blocks housing that working families need. We also know based on the data that most enrollment growth isn't coming from new development. It's coming from turnover and existing homes. So, when we freeze development, we're not solving the core issue and we're missing out on impact fees and other tools that can help us adequately, adequately and respond. The tiered paired model is a better, more responsive tool. It lets us manage growth while generating the revenue we need to support our schools and infrastructure. It's not perfect, but it's better than what we currently have. These recommendations strike the right balance. Lastly while we support the recommendation ten, we suggest more clearly defining 60 to 120 % AMI as workforce housing or attainable housing, and we urge you to consider exempting affordable and senior housing from APFO restrictions. These are urgent needs. I strongly encourage the committee to include these recommendations in your final report to the county executive and to the county council. I want to say thank you for your work in this volunteer role that is so clearly often thankless and for the opportunity to speak tonight. Thank you.

0344 – Andre Gao

1:32:23

I'm a county resident for the past 25 years and I'm also currently volunteering in the school at PTSA. Over those years I have lived in the school has always been overcrowded. All my children attended a school with portable classrooms. And I hear people say that when we build the house, the fees and the taxes will take care of the school capacity issue. But this never happened for those years I have lived in our county. I

think if, for elementary school students who can do math, the one clearly knows this don't work out. So, we know that each new family will have about half a student to go into the school. Then we know that also that each student costs $18,000 every year. So, half a students is $8,000, how many of those house that you built will pay the real estate tax of eight $9,000? this is only for school. How about the 1st respondents and other county services? So, to just make this work, each of the house need to pay over $10,000 property tax every year and how many of the houses do you build to where were making this math work? And then this is a situation getting even worse than the worse. And now we have hundreds of millions of dollars of deferred maintenance for our schools. And we also know that our school budget is short we see year after year. So this is again contradictable for all those argument. I encourage you to tighten the school capacity requirement, not to loosen it. And I also want to mention that many people like me work in Washington DC commute every day for more than 3 hours, why do we live in our county? Because we want to get a good education for our children here. If you see the public school system getting worse and worse, people like me do not live in our county and you will lose the tax base. I also want to emphasize that the so-called affordable housing is not truly affordable without providing adequate school capacity. This is just like you build a house without running water, how can you say this is affordable? You just put people with a family in those houses with no adequate education and if the children don't get a good education, they will always live in a situation where there were not be enough earning enough money to pay the housing in the future for the children. So please be aware of this. Thank you very much.

1:36:14

With that, that'll close tonight's meeting. Thank you all for coming out. One note, the record is open until Friday the 23rd, so if you do want to follow up or present written at APFO@HowardcountyMD.gov website.



WRITTEN TESTIMONY

SCHOOLS

From:	planning
To:	Kenney, Lisa
Subject:	FW: Need to Strengthen Adequate Public Facilities Ordinance
Date:	Monday, May 19, 2025 10:53:24 AM
Importance:	High

From: Alice Bonner <BonnerA@futurecare.com>
Sent: Monday, May 19, 2025 10:40 AM
To: apfo <apfo@howardcountymd.gov>
Subject: Need to Strengthen Adequate Public Facilities Ordinance
Importance: High

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Members of the APFO Review Committee,

My children attend Hollifield Station Elementary School in Ellicott City. As a parent and an active member of our local PTA for the past 4 years, I am deeply concerned about the ongoing strain on our schools, emergency services including local hospitals and county public infrastructure. There are too many apartments, single family home and townhouses being built for the number of schools, hospitals, small and narrow country roads, and other infrastructure in Howard County.

I'm writing today to urge you to preserve and strengthen the Adequate Public Facilities Ordinance (APFO). As our voice on the APFO Review Committee, Howard County residents continue to raise awareness and concern over the residential development outpacing public schools and roadways. Your role is to benefit the citizens of Howard County and to protect our children and the public. It is essential to maintain safe, high-quality learning environments and well-functioning communities. We must protect the environment and our children as Howard county continues to grow. APFO must go further to maintain this protection. Currently, APFO does not address all vital public services that impact Howard County families daily which include but are not limited to:

1. Police and EMS staffing and response times
2. Hospital and healthcare access
3. Crosswalks, traffic signals, and road safety measures

The thought of weakening APFO would only worsen school overcrowding and public service shortfalls. As a citizen of Howard county and a mother of two elementary age children, I implore you to:

1. Reject any attempts to weaken or bypass current APFO safeguards,
2. Ensure full enforcement of existing development pacing requirements, and
3. Expand APFO to include broader public infrastructure and safety services that support responsible, sustainable growth.

Like myself, Howard County citizens and parents are paying attention. As a public servant and volunteer, I know you care as deeply as we do about the future of Howard County and the well-being of all our children, all Howard County students and all Howard County residents. Hollifield Station Elementary School, as an example, has less teachers, less classes with more children to teach. In addition, local school budgets are cutting items like field trips, buses for kids to get safely to school, art/music supplies, G&T classes and education opportunities. I've seen firsthand how overcrowding affects learning and safety.

Please put our children's safety and education first by reinforcing, not weakening, these critical development standards. Thank you for your time and your service to our community.

Alice Bonner, Esq.
Compliance Counsel
FutureCare Health & Management
Office Phone: 410-766-1995 x 00138
Email: BonnerA@futurecare.com

This message is sent from FutureCare with transparent TLS encryption enabled.

From:	Megan Reymann Brauner
To:	apfo
Subject:	Follow up from 5/20 - comment, questions
Date:	Thursday, May 22, 2025 10:35:47 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good morning, APFO committee,

Thank you for your hours of work on this project. I don't envy the time that you've spent, and appreciate the volunteer effort. I testified at the public hearing, and want to first make a correction/comment about my testimony, followed by a couple questions.

#1 In my testimony (the first of the evening), I used the operating budget $ for the per student cost per year. I'm sure this was a quick error that was caught by the committee, but I wanted to acknowledge that mistake.

#2 Has there been any public testimony from developers? I realize that is the third voice that I am trying to understand in order to balance the tension between affordable housing, school overcrowding and public service (EMS,etc needs), and the industry needs from developers. If there is an available link where a rep from development speaks to this, please let me know.

#3 In 2023, Anne Arundel County tried to pass a bill (failed) that both educators and affordable housing endorsed. I am wondering if there is a third-way option there, but cannot discern the differences. If there is a committee meeting where this has already been debated/discussed, please let me know and I will watch that. Otherwise, if the committee has any feedback on how that would work/not work for HoCo, I would be grateful.
https://www.aacounty.org/sites/default/files/2023-10/Essential-Worker-Housing-Access-Bill-Fact-Sheet.pdf

#4 Regarding flat enrollment projections, at least one of the testimonies at the recent hearing commented on the COVID bubble and cautioned against making flat projections based on the reduction those years caused. Please let me know if there is something I can reference that discusses how enrollment is calculated and whether these concerns regarding underprojections are valid.

Please let me know if any of the above requires clarification.

Thank you,
Megan R. R. Brauner, MS
District 3 constituent
meganreymann@gmail.com
410-458-9644

Testimony to the Howard County APFO Review Committee: Strengthening APFO to Support Balanced, Sustainable Growth

Good evening, members of the APFO Review Committee,

My name is Cat Carter. I serve as Vice President of Advocacy for the PTA Council of Howard County, a member of the HCPSS Security Task Force, Strategic Planning Committee, and the Operating Budget Review Committee. I'm also a parent, consumer advocate, and active community member—speaking tonight in my personal capacity.

I'm here to urge you to preserve and strengthen the Adequate Public Facilities Ordinance. APFO is a vital safeguard and can ensure growth doesn't outpace the capacity of our schools, roads, and emergency services. But it must evolve to reflect the growing strain on our infrastructure.

Some argue that higher developer contributions—essentially "pay to play"—can solve our school capital needs. But funding school construction is not a simple transaction

The process is long, political, and layered:

- It relies on **state funding** through the **Maryland Build to Learn Act**, which offers up to $2.2 billion statewide—but requires matching local funds, project approvals, and a backlog of need (https://mdstad.com/projects/built-learn-act).
- It depends on **county bonding capacity** and budget priorities across departments.
- It requires **land acquisition**, which is costly and limited.
- It involves **data-driven planning by the Board of Education** and **redistricting**, both of which are difficult and slow.

And while all these processes play out, our students sit in overcrowded classrooms, and our community deals with congested roads and long wait times for emergency services.

I want to share a lesson I learned the hard way. A few years ago, I tried to grow a garden and raise chickens—free-range, no fencing, no pesticides, no protection. I believed they could coexist peacefully with the surrounding forest. But predators took the chickens. Deer, bugs, and rabbits decimated the garden. It wasn't out of malice—it was just their nature.

So I adapted. I built fencing, netting, and a secure coop. Now, everything thrives in balance, but it still requires careful monitoring and adaptation.

Our county is no different. Development can add value to our community's ecosystem—but only if we create boundaries and protections. Otherwise, we open ourselves up to an imbalance that harms families, students, and community.

Advocates across this county share bold visions for education, housing, transportation, and healthcare. But no matter how well-intentioned we are, we can't expect market forces—or deer, or developers—to go against their nature. We have seen examples of this throughout our county.

Thoughtful, enforceable policy is what turns vision into sustainable reality.

Please:

- Reject efforts to weaken APFO
- Improve APFO to be more efficient and adaptable
- Enforce existing development pacing
- Expand APFO to include broader public infrastructure and services

Please put our community's safety, education, and long-term well-being first by reinforcing—not relaxing—the essential protections that keep Howard County's ecosystem in balance. Responsible development is a vital part of that ecosystem, just as predators and deer are part of the forest—but without fencing, netting, and safeguards, my garden and chickens didn't stand a chance. The same is true for our schools and public services. Growth must be managed with care, or it will overwhelm the very systems that make Howard County thrive.

Thank you.

Cat Carter

From: planning
To: Kenney, Lisa
Subject: FW: Howard County Citizens Association (HCCA) APFO Testimony
Date: Wednesday, May 21, 2025 10:49:02 AM

From: STUART KOHN <stukohn@verizon.net>
Sent: Tuesday, May 20, 2025 10:00 PM
To: apfo <apfo@howardcountymd.gov>
Subject: Howard County Citizens Association (HCCA) APFO Testimony

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Committee Members,

The following is the HCCA APFO testimony. We kindly ask for your response regarding our questions below.

Good evening. I am Stu Kohn from Scaggsville representing the Howard County Citizens Association, HCCA as its President.

We give the APFO Committee credit for the time and effort spent to make recommendations for attempting to improve life in our County. However, we are concerned if this Committee really cares about communication and interacting with the public? We ask because it seems that silence from you, not allowing any questions or comments at these hearings is the norm pertaining to this public meeting as was the last. Of the 96 comments received at the first public hearing, how many will be incorporated in your current or future recommendations?

I was a member of the previous APFO Committee. After 8 years the acronym of APFO should change to ALPO, A Lousy Public Ordinance. It will continue to remain "Lousy" because the measurements for protection of schools, roads and quality of life issues have not worked and requires it to be much stricter. How will your current 10 recommendations better the situation? Will you have the courtesy to respond?

With your proposed school recommendations will we see a complete redistricting elimination or additional trailers? We believe no school capacity should exceed 100 percent for any tier, no additional trailers should exist for overflow and should be counted as overcapacity.

The level of service of roads should only pass at a service level higher than a "D" because of the volume of continued congested traffic and the proliferation of development. Will there be any recommendations by this Committee to the Council to include Fire, Emergency Medical Services, the Police, the Johns Hopkins Howard

County Medical System, Utilities, and Storm Water, etc. Will this committee make any recommendations to the County Council regarding any of these quality-of-life issues? If so when will the public be informed so we may provide any comments?

When we see road signs stating, “Stay alert traffic congestion next 3 miles” and schools with nearly 250 trailers we as you should have major concerns. Developers should not be permitted to get a free get out of jail card after four years ignoring schools declared overcapacity. We need to avoid the heartburn of redistricting. Furthermore, there should not be any housing exemptions for APFO.

We do not support eliminating the wait and having fees paid instead. Having higher fees closer to the actual cost of the impacts on development should happen without eliminating the wait of crowded school requirements to assist in their budget and planning.

We hope you will take the necessary action for APFO to once and for all really stand for an “Awesome” Public Facilities Ordinance which we all can be proud.

Thank you for at least listening as your silence to the public is not golden, but your actions will be pivotal to the future of our County.

Stu Kohn
HCCA President

Sent from my iPhone

From: planning
To: Kenney, Lisa
Subject: FW: FUND OUR SCHOOLS
Date: Tuesday, May 6, 2025 9:31:42 AM

From: Corinne Happel <corinne.happel@gmail.com>
Sent: Monday, May 5, 2025 9:12 PM
To: apfo <apfo@howardcountymd.gov>
Subject: FUND OUR SCHOOLS

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee Members,

I'm concerned about the increasing trend of cutting teachers and programs from our public school system and deferring maintenance and much needed repairs and needed space additions to our schools. I am against weakening APFO because of this. I urge you to vote against all proposals that weaken APFO.

I received a call from a friend and long-term resident in Howard County on Friday telling me to take my beautiful family and "get out." This is the sentiment going around the community. Howard County is gradually cutting teachers and programs for children and not funding needed school building repairs and additions. By the time my children go through the school system, long-time residents warn me that cuts will be so devastating that it is just not worth paying Howard County taxes and the high cost of living.

I don't want to believe this, but when I see the list of cuts planned for next year (copied below here), I just don't see this as sustainable. This is on top of significant cuts made last year that I have witnessed deteriorate the quality of education that my children are currently receiving.

The high school that my children are districted to attend in Howard County has been overdue for renovations for over a decade. It has now been pushed back until 2036 due to lack of county funding. Because of this, the school will literally have sat on the "capital improvements" list for over 23 years. This means that for 23 years, the school system will have been pushing back needed repairs because the school is "due" for a renovation. As such, the high school has many deficiencies that dozens of families testified on just this past week at the Board of Education. This is not the sign of a world class public education system.

Please make developers pay their fair share to fund the schools that are needed for the homes they build.

Thanks in advance,
Corinne Happel, MD

The following have been noted as possible planned cuts and the dollar savings (but note that total dollar values are only $19 million and we need $29.2 million in cuts to balance the budget).

-Class size increase: $6 million
-Eliminate MS Gen Ed Paraeducators: $255,000
-Reduce ES paraeducators: $4 million
-Reduce HS Teacher Secretaries: $351,000
-Reduce HS/ARL Media Specialists: $1.4 million
-Reduce Dual Enrollment: $300,000
-Eliminate 3rd grade strings: $1.1 million
-Reduce ES GT teachers: $3.6 million
-Reduce Non-School-Based Staff: $2.0 million
----------TOTAL savings $19.0 million, still have a $10.2 million shortage.

From: planning
To: Kenney, Lisa
Subject: FW: Regarding redistricting and infrastructure growth
Date: Monday, May 19, 2025 12:44:28 PM

From: Heather Kile <kilehj@gmail.com>
Sent: Monday, May 19, 2025 11:41 AM
To: apfo <apfo@howardcountymd.gov>
Subject: Regarding redistricting and infrastructure growth

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good morning,

I am writing in regards to the proposed school redistricting, which will impact students and families within the Dunloggin area that currently are structured to attend Centennial High School. Redistricting is not a viable solution to the growth in the County.

Howard County is known for its excellent schools. To maintain that excellence for our students and community we need to focus on infrastructure to support our students thru remodeling/expanding existing schools or building new schools to accommodate County growth. Redistricting does not address the issue and serves only to kick the can down the road at the expense of existing residents.

Instead, I urge the County to require before additional housing development approval that there is a plan to accommodate and pay for the increased needs for schools, hospitals, and police to support the growth. If current schools cannot support the inflow of additional students then I request the County leadership work with developers to support the costs of these additional infrastructure needs.

Please take note of my disapproval of any redistricting or plans to add additional housing without appropriate schools, hospital, and police infrastructure in place to support it.

Thank you for your consideration.

Heather Kile
Dunloggin area resident

Hiruy Hadgu
May 20, 2025.

Recommendations for Howard County APFO Committee

Introduction

Across the country and here in Howard County, decision-makers have long operated under the assumption that new residential development will “pay for itself”, that each new unit brings with it the revenue needed to cover the cost of services it consumes. This belief is not only economically unsound; it has led to sustained underinvestment in public infrastructure, growing budgetary shortfalls, and overburdened school systems.

In truth, residential development, particularly when oriented toward market-rate or luxury housing, often generates tax revenue that falls far short of the long-term costs of infrastructure, school capacity, road maintenance, and other public services. These costs are deferred to existing residents through rising taxes, larger class sizes, and strained services, while developers capture private profit. In this context, policies like Utilization Premium Payments (UPP) become critical tools for addressing the funding gap, but only if they are properly calibrated to local conditions.

Similarly, the prevailing logic of supply-side economics, falsely promising that increasing market-rate housing supply will “trickle down” to affordability, has failed to deliver. Housing prices have soared even in regions with high development rates, while affordability crises have deepened, especially for working-class families. The housing market does not behave like a textbook model; it is shaped by speculative capital, restrictive zoning, and inequitable investment patterns. Without targeted, equitable planning, increasing supply alone will not meet the demand for affordable housing, nor will it resolve the structural deficits in public services.

It is in this broader context that Howard County’s approach to managing residential growth must be evaluated.

I am submitting the following to address critical gaps in the Adequate Public Facilities Ordinance (APFO) for Howard County. The purpose of these updates is to ensure that growth in the county is sustainable, equitable, and aligned with community needs.

Applicability of the UPP to Howard County

While adopting a proven model can offer a streamlined approach, the direct application of Montgomery County's UPP percentages to Howard County raises several concerns:

1. **Demographic and Development Differences**: Howard County's population growth, housing types, and student generation rates may differ significantly from Montgomery County's. Applying the same thresholds without adjustment could lead to inaccurate assessments of school capacity impacts.
2. **Lack of Localized Analysis**: The APFO Task Force's recommendations do not appear to be supported by a comprehensive analysis of Howard County's specific school

utilization data or future enrollment projections. This absence of localized data analysis makes it challenging to justify the proposed UPP percentages.

3. **Potential for Inequitable Outcomes**: Without tailoring the UPP model to Howard County's unique context, there is a huge miscalculating risk further saddling the taxpayer with tax increases and declining levels of service.

Recommendations for Howard County

To ensure that the UPP model effectively addresses Howard County's needs:

- **Conduct a Comprehensive Local Analysis**: Assess current and projected school capacities, enrollment trends, and development patterns specific to Howard County to determine appropriate utilization thresholds and premium payment percentages **Engage Stakeholders**: Collaborate with educators, developers, and community members to gather insights and build consensus on the UPP model's parameters.
- **Pilot the UPP Model**: Consider implementing the UPP model in a limited capacity or specific regions to evaluate its effectiveness before countywide adoption, while preserving the waiting bins.
- **Regularly Review and Adjust**: Establish mechanisms for ongoing monitoring and adjustment of the UPP thresholds and fees to reflect changing conditions and ensure continued alignment with county objectives.

Recommendations for Schools

1. **Lower School Capacity Standards**:
    - Establish a new APFO school capacity standard of 90% at all levels (elementary, middle, and high school).
    - **Rationale**: Howard County has nearly 250 school trailers. The overcrowding in schools translates to at least one school at each level. The school system also faces hundreds of millions in deferred maintenance. We are drowning in accumulated decline. This standard will help reduce class sizes, eliminate the need for temporary classroom trailers, and improve safety and educational outcomes by ensuring students have adequate resources and facilities.
2. **Increase Wait Times for Construction Approvals**:
    - Extend the wait times for approval of residential construction projects to 12 years in areas served by schools at or above 90% capacity.
    - **Rationale**: The current wait time is such that a residential developer can start testing the project to time it with the developer's plan. After four years, the developer can proceed to build regardless of school capacity. This allows the developer to game the system.
    - A wait time of 12 years, mirrors the average time it takes for a student to progress from kindergarten through high school, allowing schools to better accommodate fluctuations in enrollment over time.
3. **Eliminate Housing Exemptions**:
    - Remove all exemptions for specific types of housing (e.g., affordable housing, senior housing) under APFO school capacity standards.
    - **Rationale**: Housing affordability is ensured through a regulatory mechanism. Not through supply-side economics. Howard County needs to require a minimum level of affordable housing without exemptions in a way to actively desegregate

the county. Every child deserves a quality education, and exemptions can lead to overcrowded schools that diminish educational opportunities.

Recommendations for Transportation

4. **Include Public Transit in Road Capacity Tests**:
    - Integrate public transit metrics into the APFO road capacity tests to ensure sufficient transit service is provided as development occurs.
    - **Metrics**: Metrics should include frequency of service, route coverage, and proximity to residential and commercial developments.
    - **Rationale**: Including transit in capacity tests promotes multimodal transportation solutions, reduces traffic congestion, and aligns with environmental sustainability goals.
5. **Update Road Capacity Tests**:
    - Modernize the APFO road capacity tests to reflect current traffic patterns, multimodal transportation needs, and safety standards.
    - **Rationale**: Outdated tests fail to accurately assess the impact of development on road infrastructure, leading to traffic bottlenecks and safety concerns.

Recommendations for Infrastructure and Safety

6. **Add Water and Sewer Capacity Tests**:
    - Incorporate water and sewer capacity into the APFO test requirements.
    - **Rationale**: Ensuring adequate water and sewer infrastructure is essential for public health and the sustainability of new developments.
7. **Add Fire Safety Capacity Tests**:
    - Require assessments of fire safety infrastructure, including response times, personnel levels, and equipment adequacy, in development plans.
    - **Rationale**: Growth must not outpace the ability to maintain fire safety standards, which are critical for community well-being.
8. **Add Hospital Quality Assessments**:
    - Evaluate the impact of development on hospital capacity, staffing levels, and quality of care as part of the APFO test requirements.
    - **Rationale**: Rapid growth can strain healthcare resources, and proactive planning is necessary to ensure timely access to medical care.

Recommendations for Development Mitigation

9. **Require Market-Based Mitigation Fees**:
    - Implement market-based fees for infrastructure improvements related to roads, schools, water and sewer, and fire safety.
    - **Rationale**: Development should contribute fairly to the costs of necessary public infrastructure improvements, reducing the burden on taxpayers.

Conclusion

The above recommendations aim to ensure that Howard County's APFO is a robust tool for managing growth responsibly and equitably. By adopting these changes, the county can provide high-quality public services, protect community safety, and sustain a high quality of life for all residents.

From: Ryan Powers
To: apfo
Subject: Public Hearing Testimony for May 20th APFO
Date: Friday, May 23, 2025 2:12:43 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

May 23rd, 2025

Dear APFO Review Committee,

My name is Ryan Powers and I am speaking as an individual and not part of any group.

Thank you for letting me speak tonight, but I do wish you sent out a survey in order to hear all voices from the community. The Howard County flag committee did that, multiple others have done this, and you could have too.

Instead, you only have the input of a small selection of Howard County. We all could have used everyone's thoughts and ideas because instead you get mine, and I think you have made a poor decision on replacing APFO.

Mostly, I am concerned that you have made an intentional decision to allow overcrowding of schools. Many of you may say that "school enrollment is flat" while ignoring preK mandates from the Blueprint, and we know there that while private preK is supposed to provide 50% of the spots, Howard County is not even close. The school system does not account for preK in the APFO charts. But if you truly thought that HCPSS is in stasis, why does it matter if we have a school waiting bin? If development isn't affected by additional students, why not keep the current system AND charge for building in areas with overcapacity schools. No, you are choosing to intentionally overcrowd schools with unmitigated development. Is that really smart growth?

Second, I hear all this talk about revenue generation from the new model. Have you done the calculations on seat cost per student? I have tried. The new ES#43 in the southeast will cost 64.5 million and have 490 seats for a total per student cost of 131,000 per student. Using the highest Tiers and assuming apartments, the additional charges you are proposing come nowhere close to paying for the infrastructure costs of rampant development. These additional funds are also not a dedicated revenue source for HCPSS and currently would go into the general fund to be spent on anything.

This approach of choosing money over students is "A penny wise and a pound foolish" If housing development was maxed out to the current levels in the housing allocation chart, an average of 1400 homes could be built every year. Using the low estimate for multi-family apartments (0.16) found in the pupil yield report, this would generate 224 additional students every year. In short, Howard County would need to build the equivalent of a Jeffers Hill Elementary School every two years in order to keep our students out of packed schools. How is Howard County going to do this? Adequate Public Facilities Ordinances are meant to balance infrastructure with development and there is no balance here.

'm also worried that once you've opened up Pandora's box and chosen to let this be the model for the school community, the County Council can lower any number of the

standards in the UPP. In Howard County, we've already done this for affordable housing, the bare bones fee-in-lieu price being among them. Please don't do it for our schools.

River Hill Village Board
Testimony in Support of APFO Regulations
May 20th, 2025

Good evening, Chair and committee members. I am Lisa Krausz, a Board Member with the River Hill Community Association, a Columbia Village. Tonight, I am speaking on behalf of our Board.

The Adequate Public Facilities Ordinance, or APFO, in Howard County was created to require that real estate development progresses at a pace that ensures top quality schools and public services. The River Hill Community Association Board (hereafter the Board) would like to offer its recommendations to the committee. As a community of over 8,000 people, we want to see the continuation of great schools *and* well thought-out development that does not create a strain on limited resources. In fact, APFO and it's growth management process should go farther than its current mandate.

APFO should promote smart growth in Howard County, regarding: housing development, public education, water management, *and broader public services*. We recommend the Committee take the following steps to ensure that Howard County retains high quality of life for its residents, families, and businesses:

1. Review the APFO regulations more frequently in order to accurately base county development projections on true needs.

2. Maintain the "School Capacity Test" as is. This common-sense policy has been the core of APFO and is effective in avoiding overcrowding of our public schools. It is needed in order to maintain the high quality of public education offered in Howard County. UPP should not be a replacement for the "School Capacity Test".

3. Demand that developers pay their fair share to prevent overdevelopment and provide the best for our schools and public services. A county like ours deserves that, 100% of the School Surcharge Fee cover all needed HCPSS infrastructure costs - with these costs **borne by added development**. This, at minimum, will maintain the current standard of use in the schools (the current level of educational investment) and protect our triple A bond rating. As such, this will sufficiently reduce demands on HCCPS's operating budget and make for better schools

4. Extend APFO regulations & tests to limited public resources: specifically, public safety like hospitals, police, fire, and rescue services; additionally to items in the capital budget, like libraries, county roads & bridges, parkland, and recreational facilities.

5. Limit, restrict, or eliminate exemptions for developers

In closing, Howard County has one of the highest standards of living in the country. That standard of living is not inexpensive.

We as citizens demand the best schools and high teacher pay , ease of movement across the county, and functional and available water resources.

There is no reason to scrap the school capacity test in lieu of an underfunded UPP. Simply charge a School Surcharge Fee that is commensurate with the high standard of living Howerd County Citizens Demand.

Thank you for your time today.

From: planning
To: Kenney, Lisa
Subject: FW: APFO Feedback - Drew Roth
Date: Tuesday, May 20, 2025 9:38:01 AM

-----Original Message-----
From: Mr. Drew <mrdrew@gmail.com>
Sent: Tuesday, May 20, 2025 9:33 AM
To: apfo <apfo@howardcountymd.gov>
Subject: APFO Feedback - Drew Roth

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Here is my feedback:

The actual issue with APFO is that HCPSS and the Howard County government will not build sufficient school capacity. This is properly measured by the number of relocatable classrooms, which is currently over 200. Neither the school system nor the county government nor the APFO committee has a coherent strategy to replace the "temporary"
trailers with seats in a proper brick and mortar school building.

A secondary issue is when capacity is added to the system, it is seldom added where it is needed, resulting in convoluted attendance areas, redistricting controversy, and long bus rides for the unfortunate communities who do not have schools where they live.

The APFO law appropriately delays new residential development in areas with overcrowded schools, and it already has a guaranteed, effective mechanism to remove these delays. That would be building schools.

The developers and the building industry, instead of working for the common good and advocating for new school construction, instead continually invent pretexts and excuses why they should be allowed to build more homes without new school capacity, so they might profit at the expense of the families and students of Howard County.

There is a seldom discussed mechanism to promote school construction which should be considered by the APFO committee. In order to build schools, the school system gets state funding, and in order to get state funding, the school system must show the need for a new school based on enrollment projections. The annual Feasibility Study document contains the enrollment projections.

Here is the issue. When a region of Howard County is closed to new development because of the APFO law, the school system's enrollment projections assume that development will be delayed. As a result, there is no money forthcoming for school construction, and the delay becomes a self-fulfilling prophecy. It doesn't have to be that way.
The school system could make projections that assume schools will be built for the new development and that the development will not be delayed, and thereby get the funding needed to build the schools. The APFO committee should propose that enrollment projections may not assume APFO delays, and instead must assume schools are built to avoid delays from overcrowding, and that the capital budget from the school system must include the necessary school construction projects.

The county government may still choose not to fund the school construction projects, and there still may be a delay for development.
But there will be a clear accountability trail. Developers may consider whether they want to support candidates who cause their developments to be delayed by refusing to fund school construction.

This would be a great improvement over the current situation, where developers are incentivized to support candidates who change the rules so new housing can be built without schools because the school system creates misleading enrollment projections that school construction is not needed.

Drew Roth
Elkridge.

From:	planning
To:	Kenney, Lisa
Subject:	FW: Strengthen APFO to Support Our Schools and Families
Date:	Monday, May 19, 2025 10:35:50 AM

From: Sara Fry <sara.fry7@gmail.com>
Sent: Saturday, May 17, 2025 8:54 PM
To: apfo <apfo@howardcountymd.gov>
Subject: Strengthen APFO to Support Our Schools and Families

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Members of the APFO Review Committee,
As a parent and active member of our local PTA, I am deeply concerned about the ongoing strain on our schools and public infrastructure. I'm writing today to urge you to preserve and strengthen the Adequate Public Facilities Ordinance (APFO).
APFO plays a critical role in ensuring that residential development does not outpace the capacity of our public schools and roadways. These protections are essential to maintaining safe, high-quality learning environments and well-functioning communities. However, as our county continues to grow, it is clear that APFO must go further. It currently does not address other vital public services that impact families every day — including:

✓ Police and EMS staffing and response times

✓ Hospital and healthcare access

✓ Crosswalks, traffic signals, and road safety measures

Weakening APFO would worsen school overcrowding and public service shortfalls. Instead, I respectfully ask you to:

- Reject any attempts to weaken or bypass current APFO safeguards
- Ensure full enforcement of existing development pacing requirements
- Expand APFO to include broader public infrastructure and safety services that support responsible, sustainable growth

Families are paying attention. We care deeply about the future of Howard County and the well-being of all students and residents. We are already seeing the county stretched

thin in the HCPSS budget this year - we can't afford to let more kids in schools without adequate funding from the developers.

Please put our children’s safety and education first by reinforcing — not relaxing — these critical development standards. Thank you for your time and your service to our community.
Sincerely,

From: James Handley
To: apfo
Subject: Public Comments
Date: Friday, May 23, 2025 9:53:39 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good morning,

As a father of two young children, soon to join HCPSS, I am deeply concerned that the draft recommendations of your committee will do nothing to address, and indeed, make worse, overcrowding in County schools. This problem is even more acute in Council District One, as evidenced by the recent need to redistrict elementary, middle and high schools here.

I do not believe that creating more affordable housing in the County and providing a great public school education are goals at odds with each other. I hope your final recommendations to the County Council provides protections for our overburdened schools. Thank you.

Best,

James Handley

From: planning
To: Kenney, Lisa
Subject: FW: Restore Full Funding to HCPSS in FY26
Date: Monday, May 19, 2025 12:44:22 PM

From: Vanessa & Kyle Hong-Burkhalter <hongburkhalter@gmail.com>
Sent: Monday, May 19, 2025 11:36 AM
To: apfo <apfo@howardcountymd.gov>
Subject: Restore Full Funding to HCPSS in FY26

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I'm writing as a concerned parent, resident, and local child psychologist to urge you to fully fund the Howard County Public School System in the FY26 Operating Budget. HCPSS has faced years of underfunding. This year, the system needs $29.2 million just to maintain current services. Without it, we'll see larger class sizes, fewer programs, and staff layoffs — all of which hurt our students.

It's unacceptable that our schools and community resources are the first to face cuts when budgets tighten. Education and community supports are core services and should be protected, not sacrificed. The percentage of Howard County Public Schools System and community resources share of the recurring General Fund Revenue has not kept up with historic norms, inflation, and the drastic community expansion.

As a former school psychologist in the public schools, I have seen what happens when staffing is cut, particularly for the underserved and vulnerable special education, mental health, and disability supports. Us Howard County residents pride ourselves on being part of a close-knit, supportive, and educationally-minded community. However, when programming is cut for the vulnerable, there is no possible way for students to have their basic needs met during the day, nevermind thrive. For the exceptional and gifted students, they are not able to soar to their greatest potential in a way that communities laud and cheer for. This hurts the children and it hurts the community. For those who are business-oriented, this will ultimately hurt their bottom line when the community is not as desirable as they had hoped or when parents who work in the community cannot be as productive due to the challenges that their children face. For those of us who serve students and families, we see how it affects them not only in the school, but in their homes, extending to their siblings and parents.

Please prioritize students and restore funding to HCPSS, local hospitals,

police departments, emergency medical services, and fire departments. This is at the core of Howard County, and will have a reach far beyond the school walls.

Thank you,

Vanessa Hong, Ph.D., NCSP, ABSNP

From: L C
To: apfo
Subject: Input on APFO Proposed Changes
Date: Thursday, May 22, 2025 9:17:55 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To the Members of the APFO Committee and Howard County Council:

The Education Action Team of IndivisibleHoCoMD, after carefully reviewing the proposed changes to the Adequate Public Facilities Ordinance (APFO), have come to the conclusion that we cautiously support these changes with key reservations. We are dedicated to ensuring that our children have access to high-quality educational opportunities in a safe and supportive environment and we believe that key modifications to the proposed plans can provide both healthy, affordable housing for families as well as resources to ensure that the high quality of education expected here is maintained.

While we appreciate the council's efforts to address development challenges in Howard County, we are deeply concerned that these proposed APFO changes prioritize development over the well-being of our children and the quality of their education.

Our primary concern lies with the proposed switch to a Utilization Premium Payment (UPP) fee system. While the intention may be to streamline the development process, we fear that allowing developers to "buy out" of school capacity concerns will exacerbate existing overcrowding problems in our schools. Paying a fee does not magically create more classrooms, hire more teachers, or provide the resources necessary to support a growing student population. We understand the county's efforts to address development challenges in Howard County and find that given specific modifications to the proposals, the county may be able to meet housing and schooling needs for residents.

The issue of overcrowding continues to affect schools across the county and relief must be provided in a timely manner. The use of a UPP fee based system must ensure that the funding provided is robust enough to offset the effect on school capacity and provided in such a way as to allow the county and the school system to effect improvements quickly and efficiently. We are prepared to support these changes provided that the county government makes adaptations to the proposal to meet these concerns.

First, we need assurances that the use of a UPP fee will be closely monitored to ensure that the funds will be used as needed for the schools affected. These funds must be in addition to county provided funds for capital or operational uses to offset the crowding issues caused by the changes. A carefully developed plan to provide accountability and oversight of the UPP fund program is essential to its success. If we are going to allow for schools growth without

pause, accountability for the success of the UPP funding formula must be undertaken.

Second, we request that the proposed fees be increased to fully offset the impact of new development on school facilities and staffing. Based on long range planning data, the cost of the most recent per seat projections in a new building falls between $131,000 at the elementary level to $78,000 at the high school level. Although some seat allocations may be created/modified through building additions, redistricting, or other means, the current fee structure is nowhere near sufficient to fund the additional seats needed. If housing development is allowed to proceed without a delay period and housing allocations are maxed out, we will need to continually add the equivalent of an elementary school every other year. Additionally, based on inflation and other cost increases related to building and staffing schools we must plan ahead to ensure the funding is available to shore up the infrastructure required to maintain student learning standards. We need assurance that these funds will be directly and immediately reinvested in our schools and that they will be used to create tangible improvements for our students.

Lastly, we would like the school's test to be dropped to 100% capacity across levels. It defies common sense that we allow building growth to overcrowd schools by even one percentage point without creating an avenue to offset those increased demands. We accept that a tiered system is an appropriate avenue to allow increased funding on higher impacted areas, however, these tiers should start at 100% capacity calculated without the use of portable classrooms (or “learning cottages”) and inclusive of PreK and preschool student enrollment.

Therefore, we urge the committee to take these changes into account in order to improve the APFO changes. We must ensure that Howard County Public School infrastructure is able to meet the needs of additional students, that incoming funding provided in this ordinance is used judiciously, and that funding is provided for any school at full capacity.

Thank you for your time and consideration. We, as always, appreciate what you do.

Sincerely,

Laurie Chin
Facilitator
Education Action Team
Indivisible HoCoMD

From: planning
To: Kenney, Lisa
Subject: FW: Support for Adequate Public Facilities
Date: Wednesday, May 21, 2025 10:48:29 AM

From: Melissa Metz <melissametz725@gmail.com>
Sent: Tuesday, May 20, 2025 5:11 PM
To: apfo <apfo@howardcountymd.gov>
Subject: Support for Adequate Public Facilities

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

Regarding tonight's hearing, unfortunately I cannot attend in person given my family responsibilities. However, if possible, I would like to express my very strong support to APFO regulations that strengthen the adequacy of our public facilities in our County and for its development, particularly schools.

It is critical that APFO works to ensure adequate public school capacity. To date, this has not ocurred. The formula for calculating the contribution of new residential development to school attendance is wrong and severely underestimates such contribution. Schools are one of the "gems" that attract people to live in this county. Our schools are becoming more and more overcrowded and with deteriorating infrastructure. Nearly every year, class sizes are being increased. Enrichment programs such as music and arts are on the "chopping block", as are paraeducators that are critical to supporting young learners. Informal information indicates that classrooms are becoming less manageable. This is doing a disservice to our youngest residents. The loophole in the APFO "schools test" that allows development to proceed after failing the schools test for several years is contributing to this deterioration.

I urge you to please find an approach that works, as "smart development", to bring public school capacity more in line with the needs created by residential development.

Thank you and kind regards,
Melissa Metz
Woodstock (HoCo side)

From: planning
To: Kenney, Lisa
Subject: FW: Resident's testimony
Date: Wednesday, May 21, 2025 10:49:09 AM

From: Sophia Vick <sophvick23@gmail.com>
Sent: Tuesday, May 20, 2025 10:12 PM
To: apfo <apfo@howardcountymd.gov>
Subject: Resident's testimony

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good evening,

I am writing on the behalf of my family. We have lived in Howard County for almost seven years. One of the reasons we moved to this city was for the schools, public services, and resources. After reading through the recommendations, I support growth, but not sustainable growth. I do not support affordable housing if that means overcrowded classrooms and redistricting. Redistricting does not solve anything except disrupt our children's education.

Developers must find creative ways to fund public sevices and not at the mercy of Howard County residents. Stop making homeowners and parents pay for decisions we do not support.

Respectfully,

Sophia Vick
6367 Woodland Forest Dr



WRITTEN TESTIMONY

UPP

From: planning
To: Kenney, Lisa
Subject: FW: APFO recommendations
Date: Tuesday, May 20, 2025 4:09:52 PM

From: Harriet Bachman <hlbachfam@gmail.com>
Sent: Tuesday, May 20, 2025 4:04 PM
To: apfo <apfo@howardcountymd.gov>
Subject: APFO recommendations

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am in general supportive of the APFO committee's recommendations but I do request following amendment to ensure that affordable rental housing is incentivized: *Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market rate housing.*

Thank you.

Harriet Bachman
9426 North penfield road
Columbia MD 21045

BALTIMORE REGIONAL HOUSING PARTNERSHIP
100 North Charles Street, 2nd Floor
Baltimore, Maryland 21201

410-223-2222
www.brhp.org

May 20, 2025

Howard County APFO Review Committee
apfo@howardcountymd.gov
3430 Court House Drive
Ellicott City, MD 21043

RE: Baltimore Regional Housing Partnership Comments in Support of APFO Reform to Advance Affordable Housing

Dear Howard County APFO Review Committee Members:

Thank you for the opportunity to submit comments on behalf of the Baltimore Regional Housing Partnership (BRHP) in support of reform to the county Adequate Public Facilities Ordinance (APFO) that will ease and incentivize investment in affordable housing construction in Howard County. As the administrators of the Baltimore Housing Mobility Program, BRHP provides over 4,300 low-income families rental assistance in the form of Housing Choice Vouchers coupled with counseling support as they move from areas of concentrated poverty to areas of opportunity in Baltimore City and the five surrounding counties, including Howard County.

Our mandate is to remedy the harm caused by decades of public disinvestment in low-income communities by working to expand housing choices and opportunities for families with limited means who have historically been excluded from housing in resource-rich neighborhoods. Many of the families in our program call Howard County home because of its best-in-state school system, public amenities and proximity to major employers.

We urge the Howard County APFO Review Committee to recommend to the County Council adoption of an Adequate Public Facilities Ordinance that proactively supports the production of more affordable housing in order to serve the needs of

county residents and align with the HoCo By Design General Plan and the county's long-term goals for economic growth.

Howard County is facing a severe housing affordability crisis driven by a shortage of available housing. Housing costs have become increasingly out of reach for moderate and low-income workers, including educators, healthcare aides, retail employees, and other essential members of the local workforce.

In order to help address this, the HoCo By Design General Plan sets forth a goal of 31,000 new homes constructed by 2040 – including 340 new affordable homes constructed annually. To meet this target, Howard County must remove regulatory barriers that delay or deter housing development, particularly for affordable housing. Unfortunately, the current structure of APFO has had the opposite effect, particularly in the implementation of the school capacity test.

Amendments to the school capacity test in 2019 to make it more restrictive have had a chilling effect on new development. According to data from the Department of Planning and Zoning, since 2018, all APFO housing development delays have been caused by the required school capacity test rather than by limitations set to housing allocations. The Howard County Spending Affordability Advisory Report for Fiscal Year 2025 further affirms the issue for new development, "With the combined influences of development-policy changes (Adequate Public Facilities Ordinance limitations "APFO", Impact Fees, etc.), a shortage of developable land, economic uncertainty, and increasing interest rates, housing permitting activities fell to a new low in 2022 of 534 permits - the lowest level of permitting activity in recent history." **As a result of these restrictions, developers are delivering fewer than 1,000 new homes per year – well below the rate needed to meet the HoCo by Design goal and current demand.**

While some may claim that this lack of new housing is a positive thing if it prevents school overcrowding, policies that restrict new housing development in the name of school capacity are not grounded in actual enrollment drivers. According to the HCPSS Office of School Planning, existing home turnover from renters and resales accounts for the majority (83%) of new HCPSS students, while new home construction contributes just 17%. Meanwhile, enrollment in HCPSS has declined from

its peak in 2019–2020 and is projected to remain below capacity systemwide for the next several years, indicating that ongoing efforts to employ targeted redistricting in addition to targeted school expansion could resolve overcrowding where it exists.

Conversely, according to data in the 2024 Howard County Rental Survey, rental housing demand continues to rise. Nearly 30% of Howard County households are renters, and renters are expected to account for 59% of the county's household growth over the next five years. In areas like Columbia, rental growth will account for 100% of net household growth. Yet the supply of new affordable rental units is not keeping pace.

Affordable rental units are woefully underrepresented in the county. The Rental Survey found that Howard County currently has only 56% of the affordable units needed for households with incomes below $50,000, and only 47% for households below $60,000 – that amounts to thousands of our friends, family members, and neighbors ignored and underserved in the search for stable housing in the county.

Overall, these facts point to a growing mismatch between affordable housing demand and supply in Howard County, which the APFO, as currently structured, is making harder to fix. We applaud the review committee's recognition of the need to overhaul the current APFO school capacity test, in light of these issues, and we support a reformed APFO that aligns with the HoCo By Design General Plan and proactively advances affordable housing development in the following ways:

1. If the review committee recommends the proposed Unit Premium Payment (UPP) system in lieu of the school capacity test, it should be designed with provisions to actively incentivize affordable housing, such as:
    - Offering lower UPP rates for new rental developments where at least 25% of units are affordable to households at or below 60% AMI.
    - Offering reduced or no premium fees for affordable housing near transit or in designated growth areas, such as Activity Centers identified in HoCo By Design.
    - Requiring lower UPP fees for developments with larger, multi-bedroom affordable units, better suited to meet family needs.

2. Exceptions or lower payment requirements for affordable housing in the APFO should be provided by right without a waiver process to avoid delay, encourage investment and remove unnecessary administrative burdens.

Inclusionary programs like the Moderate-Income Housing Unit Program are an essential baseline, but the county needs policies that reward going beyond these minimums. New residential development grows the tax base, increases income and property tax revenues, and helps sustain high-quality county services. Restricting housing development hurts long-term economic sustainability at the same time it disenfranchises families and reinforces an unfair system of haves and have-nots.

A modernized APFO should be a tool for inclusive growth, not an obstacle to it. We urge you to embrace reforms that make it easier to build affordable homes in Howard County.

Thank you for your time and commitment to a more equitable Howard County.

Sincerely,

Adria Crutchfield
Executive Director

From: Abeba Bekele
To: apfo
Subject: Feedback on APFO Recommendations
Date: Thursday, May 22, 2025 1:29:20 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I support the APFO Review Committee's recommendation to end waiting periods for new housing. Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents. I ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation: Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.

From:	Jennifer Broderick
To:	apfo
Subject:	Support of ending APFO Recommendations with amended change
Date:	Thursday, May 22, 2025 1:21:46 PM
Attachments:	image001.png

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello,
It is extremely important our county put strategies in place to help build more housing. I support the APFO Review Committee's recommendation to end waiting periods for new housing. Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents. I ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation: *Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.*

Thank you,

Jen Broderick, LCSW
Executive Director
Standards for Excellence ® Licensed Consultant

Bridges TO HOUSING STABILITY
9520 Berger Road, Suite 311 • Columbia, MD 21046
Email: jennifer@bridges2hs.org • Phone: 410-312-5760 ext. 117 • Fax: 410-312-5765
Our office is open Monday – Friday from 9:00 –12pm & 1pm-5pm
www.Bridges2HS.org

I'm testifying in support of the APFO's committee recommendation to initiate a Utilization Payment Premium. I'm doing this not because I think we need more housing for our teachers, our police, and our first responders although I think we do. I'm in support because we need to fund our schools. Our current system does not make our schools or services adequate, it only delays. To homebuilders, time is money. If they wait, they are paying a tax with their time. At least with this proposed system, we are realizing that time tax into actual money into the county. Money we can use to fund our schools. Furthermore, this will expand our tax base in order to fund our schools. Howard County was built as an inclusive community, and we need to live up to those ideals. We do not grow either culturally, spiritually, or yes economically as a county without welcoming new residents. Immigrants, fellow Marylanders, and fellow Americans are literally begging to buy a home and pay our highest in Maryland taxes…and I think we should let them.

Thank you,
Kevin Chin
Ellicott City, MD

From: Paul and Kathleen Casey
To: apfo
Subject: APFO Review Committee Recommendations
Date: Friday, May 23, 2025 8:23:57 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To the members of the APFO Review Committee,
We are writing to express our strong support for the APFO Review Committee's recommendation to end waiting periods for new housing. Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents. As you well know, however, the County faces an especially critical shortage of affordable housing--more than 7000 units according to a recent rental survey of the County. Consequently, the additional surcharge fee recommended by the Committee to provide funds for school capital needs should be added to market rate housing and not to affordable housing which would make affordable housing more "unaffordable" to limited income families. We therefore respectfully request that the Committee include in its final report the Howard County Housing Affordability Coalition's proposed additional recommendation:: ***Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.***
Thank you for your consideration.
Sincerely,
Paul and Kathleen Casey

The Arc
Howard County

Dear Members of the County Council,

On behalf of The Arc of Howard County, thank you for the opportunity to comment on the recent recommendations of the APFO Review Committee. We appreciate the Committee's thoughtful consideration of our community's need for more housing while also addressing the critical issue of school overcrowding.

We support the recommendation to eliminate APFO-imposed waiting periods for new housing. Long waiting periods have historically slowed much needed housing production and have not effectively solved the capacity challenges they were designed to mitigate.

However, we share the Coalition's concern that increasing school surcharge fees as a substitute for waiting periods could unintentionally disincentivize development, especially the kind our community needs most: affordable, accessible rental housing. Adding costs to the development process, without differentiation, will almost certainly result in higher home prices and rents. This outcome disproportionately harms lower income residents and undermines our shared goals of equity, inclusion, and housing affordability.

To prevent this unintended consequence, I urge you to adopt the Coalition's proposed amendment: **exempt affordable housing from the new surcharge fees and apply those fees only to new market-rate housing** which the County's stated commitment to expanding affordable housing options and ensures we are not inadvertently pricing out the very residents we seek to support. Please take this opportunity to craft a more balanced, equitable policy, one that promotes both responsible development and housing affordability.

Thank you for your consideration, and we respectfully ask that you add your voice in support of this important amendment.

Sincerely,



Katie Collins-Ihrke, MBA, MS
Executive Director
The Arc of Howard County
(240) 213-6697

From: Dez. Dgaf
To: apfo
Subject: Feedback on APFO Recommendations
Date: Thursday, May 22, 2025 1:21:18 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I support the APFO Review Committee's recommendation to end waiting periods for new housing. Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents. I ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation: Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.

Sent from my iPhone

From: Jessamine Duvall
To: apfo
Subject: Testimony in support of UPP
Date: Friday, May 23, 2025 4:51:34 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Committee:

I support the APFO Review Committee's recommendation to end waiting periods for new housing. Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents.

I ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation: Exempt affordable housing from the surcharge and apply the new surcharge fees only to new, market-rate housing.

Jessamine and Brian Duvall
Columbia

From: Sherry L. Elswick
To: apfo
Subject: APFO waiting periods & surcharges
Date: Friday, May 23, 2025 9:29:31 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good morning.

I support the APFO Review Committee's recommendation to end waiting periods for new housing. Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents. I ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation:: *Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.*

Thank you for your consideration.

Sherry L. Elswick
11716 Lone Tree Ct, Columbia, MD 21044

From:	Janssen Evelyn
To:	apfo
Subject:	Feedback on APFO Recommendations | Written Testimony
Date:	Friday, May 23, 2025 10:25:21 PM
Attachments:	Testimony, APFO for HPP.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good night,

Please see attached testimony in support of the APFO Review Committee's recommendation to end waiting periods for new housing. As I noted during my testimony, it was on behalf of Howard Progressive Project.

Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents. I ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation: Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.

Thank you again for the sacrifice of your time and your commitment to this work.

Respectfully,

Janssen E. Evelyn

From: Penny Flecker
To: apfo
Subject: Feedback on APFO Recommendations
Date: Thursday, May 22, 2025 1:27:47 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please please consider the review committee's
recommendation described below and thank you!!!
Penny Flecker
10473 Owen Brown Road
Columbia, MD 21044

I support the APFO Review Committee's recommendation to end waiting periods for new housing. Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents. I ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation: Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.

From: planning
To: Kenney, Lisa
Subject: FW: APFO Testimony
Date: Tuesday, May 20, 2025 2:22:07 PM

From: Michael Golibersuch <michaelgolibersuch@gmail.com>
Sent: Tuesday, May 20, 2025 2:21 PM
To: apfo <apfo@howardcountymd.gov>
Cc: Rigby, Christiana <crigby@howardcountymd.gov>
Subject: APFO Testimony

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello APFO Volunteers,

I support the proposal to replace the current APFO wait periods with a Utilization Premium Payment (UPP) model as a step in the right direction.

I am a father of three young children who attend or will be attending Howard County Public Schools. I am also a graduate of HCPSS and was a student when the first "temporary" classrooms were installed. Almost forty years later, there are even more "temporary" classrooms at that same elementary school. HCPSS's inability to provide adequate capacity and maintain schools in good working order is an undeniable problem and reflects poorly on our community and its leaders.

But APFO is not the solution to this problem. APFO has been around in one form or another since 1992 - if it was the right solution to providing adequate school infrastructure for our community, it would have worked by now. Instead, many of the issues, such as deferred maintenance, are getting worse. Inhibiting growth of housing supply - which APFO is clearly intended to do - deprives the school system of needed revenue growth and drives up the cost of housing. I want my children to attend quality school *and* to be able to afford to own a home here in twenty years - we should not implement policies that treat those two goals as incompatible zero-sum tradeoffs.

I would prefer a more aggressive approach to remove or mitigate the impact of APFO requirements. I am concerned that the UPP model will still inhibit needed housing growth and inflate the cost of buying homes while limiting potential increases in revenue for the school system. So while I support the UPP proposal as a step in the right direction, I would prefer an even more aggressive approach to ending harmful APFO

policies.

Thank you for your time volunteering on this committee.

Mike Golibersuch

From: Aya Hegazi
To: apfo
Subject: Feedback on APFO Recommendations
Date: Thursday, May 22, 2025 1:28:17 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I support the APFO Review Committee's recommendation to end waiting periods for new housing. Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents. I ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation: Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.

Thank you

From: martine jones
To: apfo
Subject: Feedback on APFO Recommendations
Date: Thursday, May 22, 2025 2:22:55 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I support the APFO Review Committee's recommendation to end waiting periods for new housing. Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents. I ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation: Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.

From:	planning
To:	Kenney, Lisa
Subject:	FW: Testimony
Date:	Tuesday, May 20, 2025 1:36:21 PM
Attachments:	Safe Attachments Scan In Progress.msg

From: Laura Mettle <lmettle@lwvmd.org>
Sent: Tuesday, May 20, 2025 1:35 PM
To: apfo <apfo@howardcountymd.gov>
Cc: Jackie Eng <jleng1747@gmail.com>
Subject: Testimony

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]



Testimony
Adequate Public Facilities Ordinance Public Hearing
May 21, 2025

Dear Chair Arterburn and Committee members:

The League of Women Voters of Howard County is a proud member of the Howard County Housing Affordability Coalition, and we support the Coalition's position on the proposed changes to the APFO ordinance.

By now, most of us acknowledge that Howard County absolutely needs more housing, and more affordable housing, and that the county is also in need of money sufficient to maintain our public school buildings.

We agree that replacing the schools capacity test with a Utilization Premium Payment (UPP) fee, where developers are charged an additional fee when the proposed development's impact on the total projected regional school overcrowding exceeds 115% of rated capacity, in order to match the Maryland State capacity formula. The current system, where developers must endure a four-year waiting period to build in areas that the State does not deem to be overcapacity, has failed to produce both the needed housing and school construction revenue. Retaining it would be a mistake.

The proposed UPP fees are slated to be even higher in this proposal than the development impact fees that have prevailed since 2018. These sharply increased construction fees for new houses have coincided with Howard County becoming a much more expensive place to live, and actively undermine the goal of providing more affordable housing for people of all ages in Howard County. Please exempt affordable housing, senior housing, and housing for disabled individuals from these new UPP fees, and apply them only to new market-rate housing.

We also support the adoption of the affordable housing definition as proposed by Recommendation #10, and applied to local affordable housing programs:

- 60-120% of Howard County Median Income for for-sale housing
- 0-60% of Howard County Median Income for rental housing.

Thank you all for your service to the citizens of Howard County.

Sincerely,

Laura Mettle, President
The League of Women Voters of Howard County

Laura Mettle

President

League of Women Voters of Howard County

"There's no such thing as a vote that doesn't matter. It all matters." - Barack Obama

From: stephen liggett-creel
To: apfo
Subject: End waiting period for new housing
Date: Thursday, May 22, 2025 1:31:30 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I support the APFO Review Committee's recommendation to end waiting periods for new housing. Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents. I ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation:: Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.

Stephen Liggett-Creel
10840 beech Creek Dr Columbia 21044

Yahoo Mail: Search, Organize, Conquer

From: Griffin Lofft
To: apfo
Subject: In Support of the APFO Review Committee's Recommendations
Date: Friday, May 23, 2025 5:36:21 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To Whom It May Concern,

I am writing to say that I support the APFO Review Committee's recommendation to end the moratorium on construction of housing in "closed" school districts. This policy has reduced the rate at which housing supply can be built, and thus increased the cost of housing in Howard County. As a young person who has lived in Oakland Mills for almost my entire life, I wish to be able to afford housing in Columbia. However, as a result of ballooning prices, I fear that this may not be feasible.

The replacement of the moratorium with an increased school surcharge would allow the housing market to determine supply while disincentivizing developers from contributing to the negative externality of school crowding. This recommendation provides a framework for smart growth. However, this surcharge should not be made to apply to new affordable units, which would likely not contribute significantly to school crowding. This would also have the effect of incentivizing developers to build affordable units, thereby alleviating the most acute problems of housing cost.

Griffin Lofft (they/them)
Washington College Class of 2024
B.A. in Political Science
PlanHoward Academy Class of Spring 2025

From: Fran LoPresti
To: apfo
Subject: Comments on APFO
Date: Thursday, May 22, 2025 4:00:36 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello,

First, I would like to thank Director Eisenberg and her staff for posting summary notes, videos of the meetings and the meeting materials. I watched every session or read the summary notes or read the materials so I was learning along with the APFO committee members. Everything was very open and available to the public.

I want to thank the committee members. Having served on other task forces, I know it is a large commitment. Perhaps the APFO committee is the most difficult because of all the equities to be considered. Thank you.

I agree with the change to a UPP model. The current system has not worked well because a significant portion of children come from existing neighborhoods. Neighborhoods go through the natural cycle of children in homes, to no children as the parents and children age, to children again as the aging adults move out of the neighborhood and new families move into the neighborhood. That is exactly what is happening in my neighborhood. We end up with overcrowding in schools in any case. Thus, we should try to finally make new development projects pay more of the costs needed by the school system.

I think the surcharge is too small. Perhaps I did not understand the example. I would try to find a number that educates one child for one year (10K?) for every unit.

I disagree with recommendation number 5 which seeks to include affordable housing in the UPP model using a lower base. This just makes a so-called affordable home less affordable. Low-income people need all the help they can get for housing be it sale or rental. It should be exempt from the UPP model but still require compliance with the multi-modal and allocation tests.

I also disagree with recommendation 6 which seeks to include age-restricted housing in the UPP model using a lower base. This makes no sense. Children do NOT come from these homes. We should not ask developers to pay a school surcharge. It just does not seem right. Compliance with allocations and multi-modal tests should continue.

I was happy to see the “roads” test expanded to all forms of transportation. We ask children and everyone else to cross streets on foot or bicycle and we want to maintain safety in our county.

Thank you for the opportunity to share my thoughts with the committee.

--
Fran LoPresti

From: Jennifer Mace
To: apfo
Subject: Howard County Housing Affordability
Date: Thursday, May 22, 2025 1:17:13 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I support the APFO Review Committee's recommendation to end waiting periods for new housing. Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents. I ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation: Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.

From: David Marker
To: apfo
Subject: Need for more housing
Date: Thursday, May 22, 2025 12:04:47 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I support the APFO Review Committee's recommendation to end waiting periods for new housing. Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents. But the biggest shortfall is in low and moderate income housing.

I believe that it is really important that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation:: *Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.*

David Marker
8054 Jennys Way
Fulton, MD

From: Grace Morris
To: apfo
Subject: APFO Review Committee
Date: Thursday, May 22, 2025 11:43:14 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good morning APFO Committee

Please note that as an owner and manager of affordable housing in the community since 1967, we support the APFO Review Committee's recommendation to end waiting periods for new housing. Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents. We ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation which is to ***Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.***

Thank you.

Sincerely,

Grace Morris
Grace A. Morris, MPA
Executive Director
Heritage Housing Partners Corp.
Non Profit Collaborative
9770 Patuxent Woods Drive
Mail stop 305
Columbia, MD 21046
443-518-7687 (direct)
301-455-4637 (cell)
www.hhpcorp.org
Owner | Manager | Developer

"It is not the honor you take with you but the HERITAGE you leave behind" – Branch Rickey

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From: Ogundipe, Chinyere
To: apfo
Subject: Support Exempting Affordable Housing from Development Surcharge
Date: Thursday, May 22, 2025 8:02:50 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Review Committee,

I am writing to thank you for your recommendation to end APFO-imposed waiting periods for new housing—a step forward that will help meet urgent housing needs in our community. I strongly support this change. This is a much-needed step toward addressing our regions housing shortage and supporting more inclusive growth.

To build on this progress, I urge the Committee to exempt affordable housing from the proposed school surcharge fees. Families earning low incomes and students already face significant barriers to safe, stable housing. Applying additional costs to developments intended for these households could discourage the construction of much-needed affordable units.

Exempting affordable housing from the surcharge would align with our community's values of equity, inclusion, and opportunity. Please continue supporting policies that create real pathways for all families to find a home here—regardless of income.

Thank you for your leadership and consideration.

Sincerely,

Chinyere Ogundipe

Nursing major at Howard Community College

12126L Little Patuxent Pkwy, Columbia MD 21044

From: C Peace
To: apfo
Subject: Feedback on APFO Recommendations
Date: Friday, May 23, 2025 7:04:37 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I support the APFO Review Committee's recommendation to end waiting periods for new housing. Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents. I ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation: Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.

From: Zhanaee Phillips
To: apfo
Subject: Feedback on APFO Recommendations
Date: Friday, May 23, 2025 2:48:18 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I support the APFO Review Committee's recommendation to end waiting periods for new housing. Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents. I ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation: Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.

From: mrs.s.rich@verizon.net
To: apfo
Subject: Feedback on APFO Recommendations
Date: Thursday, May 22, 2025 1:59:52 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Greetings,

I support the APFO Review Committee's recommendation to end waiting periods for new housing. Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents. I ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation: Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.

Kind regards,

S. Richardson

From: Robinson, Deanna
To: apfo
Subject: Feedback on APFO Recommendations
Date: Friday, May 23, 2025 7:30:39 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I support the APFO Review Committee's recommendation to end waiting periods for new housing. Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents. I ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation: Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.

Deanna A. Robinson

From: SONYA SLOAN
To: apfo
Subject: Feedback on APFO Recommendations
Date: Thursday, May 22, 2025 1:26:44 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I support the APFO Review Committee's recommendation to end waiting periods for new housing. Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents. I ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation: Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.

Sent from my iPhone

From: Steve Sprecher
To: apfo
Subject: APFO comment
Date: Friday, May 23, 2025 4:12:39 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Committee

I support the APFO Review Committee's recommendation to end waiting periods for new housing, there is too much of a shortage of housing in Howard County already, driving up rents and home prices.

However, I ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation: Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.

Building affordable housing is tough enough in the county, the surcharge will make it tougher. I know this from personal experience, as I recently retired from HUD, where last year I underwrote the insurance of the FHA loan for Patuxent Commons, a very unique project. Every little bit of savings really helps.

Thank you for your kind consideration.

Steve Sprecher
11414 High Hay Drive
Columbia 21044

From: Reggie Stallings
To: apfo
Subject: Feedback on APFO Recommendations
Date: Friday, May 23, 2025 10:05:06 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I support the APFO Review Committee's recommendation to end waiting periods for new housing. Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents. I ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation: Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing. I need housing call me at410 779 9621

From: Kim Stephens
To: apfo
Subject: Feedback on APFO Recommendations
Date: Thursday, May 22, 2025 1:32:57 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I support the APFO Review Committee's recommendation to end waiting periods for new housing. Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents. I ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation: Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.

Furthermore, I was one who had to move from the Columbia in 2010 due to the market rent increases was too much for my family and I. At the time, we moved around to different counties. We were placed on a wait list with housing and unfortunately our chance was never lucky. My desires are to come back home to Columbia, where there is a since of community, family, peace and relaxation. Although, my household has changed and I am on SSDI, I am seeking a 1 bedroom that is comfortable for me. I am praying that I get to enjoy the last phase of my golden years in a decent senior apartment if possible.

Thank you for listening to me.
Kim Stephens

From: dmwarner05@gmail.com
To: apfo
Subject: Feedback on APFO Recommendations
Date: Thursday, May 22, 2025 7:39:51 PM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I support the APFO Review Committee's recommendation to end waiting periods for new housing. I ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation: **Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.**

From: Tracey Williams
To: apfo
Subject: Feedback on APFO Recommendations
Date: Friday, May 23, 2025 9:26:19 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I support the APFO Review Committee's recommendation to end waiting periods for new housing. Since 2018, the waiting periods have suppressed new housing development to less than 1,000 homes per year -- a growth rate far less than 1% and well below the needs of our workforce. The resulting housing shortage continues to drive up home prices and rents. I ask that the committee include in its final report the Housing Affordability Coalition's proposed additional recommendation: Exempt affordable housing from the surcharge and apply the new surcharge fees only to new market-rate housing.

Dr. Tracey L. Williams
President
African American Community Roundtable of Howard County
(443)253-4398

From: Levi Young
To: apfo
Subject: APFO Recommendations
Date: Thursday, May 22, 2025 11:37:10 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am writing in support of the APFO Review Committee's recommendation to end waiting periods for new housing.

More housing of all kinds is desperately needed, and the county should levy the surcharges necessary to provide adequate services- not indefinitely delay housing construction waiting for funds to magically materialize.

From:	planning
To:	Kenney, Lisa
Subject:	FW: APFO testimony
Date:	Tuesday, May 20, 2025 1:05:01 PM

From: Joe Zerafa <joseph.p.zerafa@gmail.com>
Sent: Tuesday, May 20, 2025 1:02 PM
To: apfo <apfo@howardcountymd.gov>
Subject: APFO testimony

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To the APFO committee,

I am writing to testify about the APFO ordinances and advocating for changing the way APFO is used to inhibit housing projects. I understand the intent behind APFO to ensure we have enough schools, hospitals, roads, etc. The way APFO is intended is to put a cap on the supply of housing so we don't overrun our infrastructure, but what this unintentionally does is raise the price of our already expensive housing. Housing is done by supply and demand, when we cap supply and have no cap on demand our prices rise. I run a group for people in their 20s & 30s that live in the central MD area. We have hundreds of people come to our events and each of these members want an opportunity to live in Columbia. By capping our supply, we are essentially telling people they can't live here and they must go find somewhere else.

I am asking for either a full removal of the APFO and ordinances and ensuring our taxes are mapped appropriately so that if a new resident comes in, there is enough funding from their taxes to provide space in schools. I am asking that roads not be the only consideration for transit anymore and consider encouraging more density building in identified areas (downtown, gateway east, and the TODs identified in HoCo).

Telling people "no, you cant live here we are full" is not the intention Jim Rouse had when we founded Columbia. APFO isn't intended to tell people they can't come here but it's an unintentional and unfortunate side effect by capping the construction of housing for future residents.
- Joe Zerafa



WRITTEN TESTIMONY

Other

From: STUART KOHN
To: apfo
Cc: CouncilMail
Subject: Consideration to include the Hospital in APFO
Date: Friday, May 23, 2025 7:15:03 AM

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear APFO Committee Members,

We, the Howard County Citizens Association, HCCA would like your consideration to include the Hospital in the equation of APFO. We have advocated for years but have been told the Hospital is a “private institution” therefore should not be included in APFO. This is no longer true as our County funded last year $6M, this year and next is allocated for $5M each thus a County investment of $16M. The Hospital was previously funded under the Kittleman administration. HCCA testified in Favor of the County funding the Hospital. Thus the Hospital should no longer be considered solely a “private institution” we therefore ask the APFO Committee to consider to include the Hospital capacity especially if one believes in quality of life issues.

Perhaps you might also consider the APFO Committee recommending to the County Council a resolution urging MACo to develop a strategic plan for regional hospital infrastructure to once and for all potentially reduce wait times for the Council’s constituents.

Thank You for listening.

Stu Kohn
HCCA President

Cc: County Council

Sent from my iPhone



Meeting Notes

APFO Committee Meeting #1 Minutes

August 28, 2024 – 6:00 p.m. Start Time

Attendance:

Committee Members:

Todd Arterburn – Present (Virtual)
Jon Browne - Present
Aaron Casagrande - Present
Pascal Crosley - Present
Jeremy Dommu - Present
Xavian Esson - Present
Paul Gleichauf - Present
Laura Jones - Present
Brent Loveless - Present
Dan Lubeley - Present
Jennifer Mallo - Present
Lisa Markovitz - Present
Vynessa Pantano - Present
Phil Scherer - Present
Antoine RJ Wright – Present

Staff:

Lynda Eisenberg – Present
Carl Delorenzo – Present (Virtual)
Jeff Bronow – Present
Amanda Milhill – Present
Jeff DelMonico – Present

Open Meetings Act – Amanda Milhill

Lynda explained that she would notify everyone via email how to participate in the online training.

Calendar Review:

- Wednesday date:
    - Vote: Unanimous approval for Wednesday
- Does the fully virtual meeting time of 6pm to 8pm work for this committee?
    - Vote: Unanimous approval for 6pm
- Shift Wednesday September 11th to Monday September 9th?
    - Vote: Majority approval (14 member) for moving meeting to September 9th.
        - 1 Member, Dan Lubeley, is not able to attend
    - Question: Does Monday conflict with the County Council Session?
        - Eisenberg: We will double verify
- Shift October 30th to November 6th?
    - Vote: Unanimous approval for November 6th

Topics Covered through this process (10min)

- **HoCo by Design – APFO References**
- **School Adequacy**
- **Transportation Level of Service**
- **Other public facilities not covered by APFO - Fire, EMS, Police, Public Works, Rec & Parks**
- **Private services – Urgent Care and Emergency Departments**

<u>Presentation – Growth Management Framework for Howard County's APFO</u> (Presentation by Jeff Bronow 45min)

Brent Loveless: Are you projecting missing middle housing?

- Bronow: Changes to zoning and policies would change the projections.
- Eisenberg: MD Governor bills also have impacts on potential new housing

Todd Arterburn: What happens with revenue per dwelling housing units?

- Bronow: We can look at addressing that question.

Brent Loveless: Can MALPF Easements be removed?

- Eisenberg: Anything 15 years ago are much more challenging with removing. Growth Tiers and Public Service Area does also limit development in the rural areas.

APFO Committee Meeting #2 Meeting Notes

Virtual September 9, 2024 – 6:00 p.m. Start Time

Attendance:

Committee Members:

Todd Arterburn – Present
Jon Browne - Present
Aaron Casagrande - Present
Pascal Crosley - Present
Jeremy Dommu - Present
Xavian Esson - Present
Paul Gleichauf - Present
Laura Jones - Present
Brent Loveless - Present
Dan Lubeley - Present
Jennifer Mallo - Present
Lisa Markovitz - Present
Vynessa Pantano - Present
Phil Scherer - Absent
Antoine RJ Wright – Present

Staff:

Lynda Eisenberg
Jeff Bronow
Mary Kendall
Lisa Kenney

Discussion of Chair and Vice-Chair

- **Vote Chair:** Todd Arterburn was voted in as chair with a total of 9 votes.
- **Vote Vice-Chair:** Laura Jones was voted in as vice-chair with a total of 7 votes

Rules and Procedures

- A quorum of 12 members was established for the meeting.
- The agenda and minutes were reviewed and approved, with virtual recordings serving as official minutes.
- Presenter determines how to handle questions during briefings, either during or at the end.
- Chair leads group discussions during presentation portions, members express themselves succinctly and respect diverse points of view.

- Only appointed members may speak during discussions unless recognized by the chair, public can send comments via web page.
- The meeting discussed the approval of a process, which was motioned and seconded, and passed unanimously.
- The history and function of the APFO (Adequate Public Facilities Ordinance) were presented, including the introduction of exercise taxes for road and school infrastructure.

Presentation -- Overview and History of APFO (Jeff Bronow- 45 min)

- Exercise taxes are collected from developers at the time of building permits and have been used for capacity-expanding projects and debt service.
- The core objective is to assess the proper rate for impact fees to ensure adequate funding for school children.
- Extraneous issues related to land use and regulation should be organized separately from APFO-specific recommendations.
- Allocations are granted at the initial plan stage, followed by school capacity and roads tests. Minor subdivisions are exempt from roads tests.
- The allocation chart shows the number of units available for development in different areas.
- Allocations have changed over time, from elementary school regions to planning areas.
- In recent years, allocations have not impacted development, raising questions about the effectiveness of the current allocation process.

HoCo by Design- APFO guidance (Mary Kendall -45 min)

- HoCo by design is the county's general plan that focuses on protecting the environment, promoting economic opportunity, and expanding transportation options.
- The plan emphasizes the need for diverse housing choices, including affordable housing options and missing middle housing types.
- Activity centers are key areas for redevelopment and growth, including regional activity centers, transit activity centers, and industrial mixed-use activity centers.
- The future land use map shows that infill and redevelopment will be the primary sources of future development in the county.
- HoCo by Design recommends allowing both detached and attached accessory dwelling units on single-family lots.

- Currently, only attached accessory apartments are permitted, with limited permits for detached units.
- The committee should evaluate the necessity of the housing allocation chart and consider changes to better pace housing growth.
- The committee should evaluate the school capacity test and school capacity chart to ensure they align with available school capacity.
- Review chapter 10 of HoCo by Design before the next meeting.
- The goal is to solve a math problem and ensure adequate public facilities without lowering

Additional Considerations

- Consider changing the voting procedure to a super majority or 50% majority
- Clarify that the majority vote is based on those present during the meeting
- Ensure that all motions and dissenting opinions are documented in the final report
- Provide the school surcharge report to the members
- Clarify if the exercise taxes are used for debt service only or also for pay-as-you-go projects
- Request a chart of impact type fees from other jurisdictions
- Clarify the exemption status of market rate units in projects with a 60/40 split between affordable and market rate housing
- Consider adding provisions to address the replacement of 55+ communities with non-age restricted housing
- Verify if there are deed restrictions on 55+ communities that would prevent their replacement
- Discuss potential changes to the allocation process for APFO
- Consider the effectiveness of allocations in preventing large numbers of units being built in any given year
- Review and potentially improve the boundaries and criteria for activity centers, other characterized areas, rural West, and affordable housing
- Continue the discussion on APFO during future meetings
- Continue to evaluate the adequate public facilities ordinance, taking into consideration current and anticipated development patterns and challenges

- Research models used in other jurisdictions to account for infill and redevelopment for future growth and transportation patterns
- Gather more information on the growth and infrastructure policy implemented by Montgomery County
- Evaluate the necessity of the housing allocation chart and propose any necessary changes
- Collect data for school demands in the county to evaluate existing conditions, emerging trends, and future needs
- Evaluate the school capacity test and determine if intended outcomes are being achieved, recommend changes if necessary
- Evaluate the timing and process of the school capacity chart to align with more current data
- Evaluate student generation yield by housing type and review results with neighboring counties

Adjourn

Todd Arterburn motioned to adjourn, and Antoinne Wright seconded the motion. The meeting adjourned at 8:20 pm.

APFO Committee Meeting #3 Meeting Notes

Virtual September 25, 2024 – 6:00 p.m. Start Time

Attendance:

Committee Members:

Todd Arterburn – Present
Jon Browne - Present
Aaron Casagrande - Present
Pascal Crosley - Present
Jeremy Dommu - Present
Xavian Esson - Present
Paul Gleichauf - Present
Laura Jones - Present
Brent Loveless - Present
Dan Lubeley - Present
Jennifer Mallo - Present
Lisa Markovitz - Present
Vynessa Pantano - Present
Phil Scherer - Absent
Antoine RJ Wright – Present

Staff:

Lynda Eisenberg
Jeff Bronow
Mary Kendall
Lisa Kenney
Tim Rogers

Call to Order/Welcome

The meeting discussed enrollment projections, housing trends, and the need for capacity adjustments in response to changing demographics in Howard County.

- The meeting was called to order and the agenda was approved.
- The minutes of the past meeting, which were video minutes, were approved.

School Feasibility Study (Tim Roger-45min)

- Tim Rogers from the school system presented information on enrollment projections, feasibility study, and school capacity.
- New zoning and gateway plans may impact the number of missing middle units in the future.
- There is an increasing number of non-public school-aged children in the county, potentially due to COVID.
- Enrollment projections are returning to pre-pandemic levels, with a slight increase in accuracy.
- The green line on the enrollment trend slide represents post-COVID projections, which are significantly lower than pre-COVID projections.
- The recommendation is to adjust the seat add expectation for the Dunloggin middle school project based on the new projection trajectory.
- There is a need for catch-up and future capacity due to previous growth and changes in enrollment trends.
- Enrollment has been increasing since 2013 but decreased post-pandemic, remaining relatively flat in 2023.
- Columbia has the highest enrollment followed by Ellicott City, with elementary schools having the most students.

Student Yield Study (Jeff Bronow-45 min)

- Single-family detached units have the most students, followed by townhouses and apartments.
- Age-restricted housing is not included in the student yield calculations.
- The yields per house have decreased in recent times, with apartments having the smallest yields.
- The majority of homes in the county do not have school children, and single-family detached homes have the highest average number of students.
- There is a desire to focus on home ownership rather than rental, but financing for mixed-use buildings is limited.

- Most new mid and high rise apartments have low yields, but some older buildings and recently built ones have higher yields.
- Yields for single-family homes increase with more recent construction, indicating a preference for newer homes.
- There are more resales than new single family detached homes being constructed in the area.
- The number of homes being sold in Howard County has been below historic levels for the past three to four years.
- Mortgage rates are impacting the decision of empty nesters to move into new homes.
- The average age of the population in Howard County is increasing, potentially affecting housing trends.

Additional Considerations

- Refine the estimates of total eligible population for pre-K enrollment
- Continue working with program coordinators to ensure space availability for pre-K needs
- Review and adjust school capacities based on programmatic changes
- Consider portables, redistricting, and planned/future capital projects as strategies to address high-capacity utilization
- Evaluate the need for new elementary schools and renovations/additions based on projected capacity needs
- Review the report included in the meeting materials for more detailed information on the analysis conducted
- Determine how to factor in accessory dwelling units in future calculations.
- Investigate the possibility of people renting apartments to establish residency for their children in Howard County schools.
- Cross-reference rental licenses with property owners to identify potential abuse of residency requirements
- Consider including age-restricted housing in the calculations for student yields.

- Rethink how to incorporate commercial spaces into mixed-use buildings to encourage home ownership instead of rentals
- Consider low-income housing tax credit deals for some units to change the character and price point
- Determine if Roslyn Rise should be included in the data analysis
- Use new construction yields and resale yields for school system projections instead of overall average yield
- Explore trends in the number of resales and new families moving into resale homes
- Consider the impact of mortgage rates on empty nesters' decision to move into new homes
- Analyze the inventory drop in Howard County and its effect on home sales
- Assess yields for different types of homes within the resale category
- Examine the average age of housing in the county and its potential impact on housing trends

Adjourn

Laura Jones motioned to adjourn, and Antoinne Wright seconded the motion. The meeting adjourned at 8:01 pm.

APFO Committee Meeting #4 Minutes

Virtual October 9, 2024 – 6:00 p.m. Start Time

Attendance:

Committee Members:

Todd Arterburn – Present
Jon Browne - Absent
Aaron Casagrande - Present
Pascal Crosley – Absent
Jeremy Dommu - Present
Xavian Esson - Absent
Paul Gleichauf - Present
Laura Jones - Present
Brent Loveless - Present
Dan Lubeley - Absent
Jennifer Mallo - Present
Lisa Markovitz - Present
Vynessa Pantano - Present
Phil Scherer - Present
Antoine RJ Wright – Present

Staff:

Lynda Eisenberg
Carl Delorenzo
Jeff Bronow
Chad Edmondson
David Cookson
Chris Eatough
Alison Ford
Kris Jagarapu
Yosef Kebede
Clarence Dickerson
Daniel Davis
Mark DeLuca
Leah Kacanda

Call to Order/Welcome

The meeting discussed water and sewer master planning, current water and wastewater capacity, storm water management requirements, and the funding of storm water inspection costs.

- The meeting was called to order and the agenda was approved.

- The minutes of the past meeting, which were video minutes, were approved

Transportation (Chad Edmondson, David Cookson and Kris Jagarapu) (50 min)

- Planning principle that requires transportation infrastructure to be adequate to support new development projects. Key components: Standards, Fees to fund improvements to meet standards, Transportation mitigations to meet standards.
- Substantial changes since 2015 follow the adoption of the Complete Street policy, which encourages walking, bicycling, transit use and accessibility for all users.
- Traffic growth rate in Design Manual III, Chapter 4 changed from 3% per year compounded for years 1-3 and 6% compounded beyond year 3 to 2% per year compounded. (Use of higher than necessary growth rates may result in unnecessarily wide roads, which reduce safety for pedestrians and bicyclists and create additional impervious surface.
- Current APFO road test promotes public safety, allows time for roads to keep pace with development and uses data to determine road capacity.
- Road tests for new development determines intersection "Level of Service" impact area for proposed development – major collector or higher intersections studied in PSA, minor collector or higher outside of PSA, and number of intersections studies based on development size.
- "Level of Service" ranges from A – F (free flow to jam conditions), a D is acceptable service for County roads and an E is acceptable for state roads.
- Traffic counts are taken between the hours of 7-9 am and 4-6 pm during the school year and are good for one year. Also considered are background traffic from approved studies not yet constructed, and future growth projection (2% for 3 years or projected buildout date.
- Construction of lane improvements, existing capital projects as well as a fee in lieu may be accepted to offset County's cost for required improvements.
- Failing Roads test does not slow development as long as mitigation is possible, it establishes standards for automobile level of service.
- Complete Streets policy implemented standards/guidelines for capital and private projects, and details for construction with performance measures and reporting.
- Complete Streets policy evaluates and amends APFO standards for transportation adequacy and development measures to align with the County's land use and transportation safety vision.
- Land Use and Transportation Regulations Advisory Group (LUTRAG) recommended frontage improvements, intersection improvements, connectivity improvements and other transportation elements.

DPW (Water and Sewer, Stormwater, Solid Waste) (Yosef Kebede) (40 min)

- Water and sewer master planning is required every three years, with major amendments completed every five years.

- Current average daily water use is 25.1 million gallons per day, with a contracted allotment of 41.5 million gallons per day.
- Wastewater capacity for the Patapsco treatment plant is 12.4 million gallons per day, while Little Patuxent is at 29 million gallons per day.
- Storm water and storm drains are proposed during site development and their adequacy is determined at the planning and zoning stage.
- Maryland Department of Environment has requirements for storm water management, including environmental site design (ESD) practices.
- ESD practices include bio retention facilities, rain gardens, and dry wells to mimic existing conditions before development.
- Storm drains are designed to carry the ten-year storm event, with higher standards required in certain areas.
- Storm water inspection costs are now fee-based and funded through the watershed restoration fee.
- The fees collected for storm water go into a special fund, separate from the general fund.
- The majority of capital projects are for maintenance and repairs, not new development.

Additional Considerations

- Conduct a major amendment to the water and sewer master plan
- Finalize contracts with Baltimore City and WSSC for additional water supply in 2040
- Begin facility upgrade plan for Little Patuxent treatment plant when daily use reaches 80% capacity
- Coordinate the design manuals in the county design manual series
- Issue letters to property owners notifying them of the results of facility inspections and any necessary repairs (Mark DeLuca)
- Complete engineering reports for developer and capital projects related to water and sewer extensions or improvements
- Determine the adequacy of storm water and storm drains during the planning and zoning phase (Chad to provide more information)
- Inspect storm water facilities for compliance every three years as required by the Maryland Department Environment (Mark DeLuca)

Adjourn

Laura Jones motioned to adjourn, and Antoinne Wright seconded the motion. The meeting adjourned at 8:08 pm.

APFO Committee Meeting #5 Minutes

Virtual October 23, 2024 – 6:00 p.m. Start Time

Attendance:

Committee Members:

Todd Arterburn – Present
Jon Browne - Present
Aaron Casagrande - Present
Pascal Crosley – Absent
Jeremy Dommu - Present
Xavian Esson - Absent
Paul Gleichauf - Present
Laura Jones - Present
Brent Loveless - Present
Dan Lubeley - Absent
Jennifer Mallo - Present
Lisa Markovitz - Present
Vynessa Pantano - Present
Phil Scherer - Present
Antoine RJ Wright – Present

Staff:

Lynda Eisenberg
Carl Delorenzo
Jeff Bronow
Sean Alliger Deputy Chief Fire
Danielle Goodwin
Major Terrance Benn, Police
Lt. Gordon-Cuno

Invited Speaker:

Andrew Nicklas, Maryland Hospital Association
Brandon Floyd, Maryland Hospital Association

Call to Order/Welcome

The meeting discussed public safety (Fire and Policy) as well as Maryland Hospitals.

- The meeting was called to order and the agenda was approved.
- The minutes of the past meeting, which were video minutes, were approved.

Howard County Fire Department

- Fire and Rescue services have 800 positions with 39,300 total responses in 2023
- Two new stations have been opened since the 2016 APFO process, Station 12 in Waterloo and Station 14 in the Merriweather District
- Factors impacting incident volume and Fire/EMS service delivery include an aging population, employment, residential population, county development as well as inflow and outflow of traffic.
- Howard County grew in population by nearly 49,000 from 2010 to 2023, residents age 60+ account for 61% of this growth.
- The County's daytime population has increased by 23% since 2010.
- Almost 50% of Howard County residents travel 10 to 24 miles to their place of employment
- Over 75% of those who work in Howard County, live in other counties across Maryland, Pennsylvania and Virginia.

Howard County Fire Department

- HCPD is comprised of Field Operations, Special Operations, Criminal Investigations, Administration.
- Call volumes remained consistent between 2023 and 2024.
- Goal is to respond to priority 1 calls within 8 minutes 14 secs, 80% of the time during the year.
- HCPD has over 632 staffed positions
- Proposed expansion of the Third Patrol district (per HoCo By Design) and animal control.

Maryland Hospital Association

- General Assembly hospital work group convened in July 2023 to analyze health care workforce, health system capacity, post-acute care options and changes in acuity over time in hospitalizations and ED visits.
- Emergency Department Dramatic Improvement Effort (EDDIE) is a quality improvement initiative that began in June 2023 with two components: quality improvement and commission reporting
- House Bill 1143 (2024) established the Maryland Emergency Department wait time reduction commission to develop strategies and initiatives for the health care system.
- Howard County Medical Center has 232 licensed beds specializing in women & childrens services, surgery, cardiology, oncology, orthopedics, gerontology, psychiatry, er services and community health education.
- The medical center is streamlining the discharge process for patients who have completed treatment by opening a discharge lounge and added additional outpatient capacity.

Adjourn

Antoinne Wright motioned to adjourn, and Laura Jones seconded the motion. The meeting adjourned at 8:21 pm.

APFO Committee Meeting #6 Meeting Notes

In-Person November 13, 2024 – 6:00 p.m. Start Time

Attendance:

Todd Arterburn, Chair – Present

Dan Lubeley – Present

Jen Mallo – Absent

Pascal Crosley - Present

Brent Loveless – Present

Vynessa Pantano - Present

Phil Scherer – Absent

Paul Gleichauf – Present

Laura Jones – Present

Xavian Esson – Present

Lisa Markovitz – Present

Aaron Casagrande - Present

Jeremy Dommu - Present

Jon Browne – Present

Antoine RJ Wright – Present

Staff:

Lynda Eisenberg - Present
Jeff Bronow - Present
Jeff DelMonico - Present

Call to Order/Welcome

The meeting was an open discussion of previous meeting presentations, as well as public testimony from the public hearing on November 6, 2024.

- The was called to order and the agenda was approved
- The minutes of the past meeting , which were video minutes, were approved.

Recap of Public Hearing

- Discussions regarding the challenges of overcrowded schools and addressing school capacity.
- The meeting discussed the need for addressing school capacity, affordable housing, revenue generation, and deferred maintenance in Howard County.
- Recap of public hearing, with even split between concerns about school capacity and affordable housing
- Discussion needed on future topics, including 2025 plans and potential speakers for future meetings
- Goal is to have every school at 100% utilization, but balancing enrollment is not always feasible.
- Short-term solution for overcrowding is portable classrooms, but long-term planning and capital budgeting are necessary.
- APFO (adequate public facilities ordinance) should be more flexible and adjustable to address capacity needs in different areas.
- Different weights should be assigned to different types of units based on their impact on school capacity.
- Consider adjusting revenue by implementing higher school impact fees for developers in areas with overcrowded schools.
- Howard County has the highest transfer and recommendation charges in the state of Maryland.
- Adding fees to builders will result in higher costs for property buyers.
- Increasing housing inventory could generate more transfer tax revenue and make housing more affordable.
- Public works has a significant amount of deferred maintenance in stormwater management facilities.
- The school surcharge can only be used for increasing school capacity, not for deferred maintenance.
- There are concerns about how projects get approved and the impact on schools facing overcapacity.
- County's rapid growth pre-COVID led to deferred maintenance and a higher level of deferred maintenance.
- Prioritizing capital projects is complex due to various factors, including capacity, older buildings, failing systems, etc.
- Revenue generation and proper allocation of funds are crucial to address capital needs and prevent future issues.
- The main issue is a revenue problem, which needs to be addressed to avoid questions about APFO's application.
- There is a need for direct affordable housing projects spread across the county, with potential exemptions and incentives to prioritize areas in need.
- Presentation from Montgomery County on different model for new development.
- Presentation from housing task force and interagency committee on schools.
- The focus should not just be on counting portables, but on addressing excessive use of inadequate facilities.

- Pre-K capacity is a regional capital need with a private component.
- Consider the impact of APFO on the county's ability to make value judgments and attract development.

Additional Considerations

- The meeting schedule will be adjusted to the 2nd and 16th instead of the 3rd and 17th.
- Recommendations will be developed over six meetings after the 1st of the year.
- Consider the impact of increasing housing supply on affordable housing
- Bring back information on the correlation between closed schools and activity centers for future discussion
- Clarify the fees and charges related to transfer tax and recommendation charges in Howard County
- Assess the impact of low housing inventory on revenue in Maryland
- Examine the infrastructure deficit and its effect on development profitability
- Examine the adequacy of roads and other infrastructure requirements for developers
- Look into alternate funding sources or means of raising funds for school infrastructure, particularly from counties with low fees but successful funding solutions
- Investigate where the fees paid by builders for the Twin Rivers Legacy project went and why they were not allocated to the impacted school
- Discuss plans for 20251:16:06
- Evaluate the current system of time allocation for different types of housing and consider potential adjustments
- Evaluate the need for exemptions and consider potential changes to prevent loopholes in the future
- Consider the implications of negotiating exemptions on a project-by-project basis and strive for simplicity in the process
- Explore options for tweaking the equation to increase revenue
- Discuss exemptions and the possibility of a scale based on need and incentivizing development
- Look into objective measurements for determining project placement and incentives
- Add discussion of the competitive nature of obtaining tax credits for low-income housing projects
- Consider ways to streamline the process and address obstacles in affordable housing development
- Arrange for the interagency committee on schools and the Department of Planning to present on state school funding and capacity
- Have the director of finance discuss potential changes to impact fees and taxes within Howard County
- Explore the possibility of adjusting wait times based on the level of overcrowding in specific geographic areas
- Consider the qualitative factors that contribute to growth in Howard County and incorporate them into the APFO considerations

- Consider exemptions for aged housing and affordability housing and explore potential levers for revenue
- Develop recommendations after the 1st of the year
- Publish recommendations with a synopsis and reasons for any dissenting opinions
- Vote on recommendations by March 12th
- Compile all information and data into a report with additional data as appendices

Adjourn

Antoinne Wright motioned to adjourn, and Laura Jones seconded the motion. The meeting adjourned at 8:20 pm.

APFO Committee Meeting #9 Meeting Notes

February 5, 2025 – 6:00 p.m. Start Time

Attendance:

Todd Arterburn, Chair – Present

Jon Browne - Present

Aaron Casagrande - Present

Pascal Crosley - Present

Jeremy Dommu - Present

Xavian Esson - Present

Paul Gleichauf - Present

Laura Jones, Vice Chair - Present

Brent Loveless - Present

Dan Lubeley – Absent

Jen Mallo – Present

Lisa Markovitz – Present

Vynessa Pantano - Present

Phil Scherer – Present

Antoine RJ Wright – Present

Staff:

Lynda Eisenberg - Present
Carl DeLorenzo – Present
Jeff Bronow - Present
Lisa Kenney- Present

Call to Order/Welcome

- The meeting was called to order and the agenda was approved
- The minutes of the past meeting, which were video minutes, were approved.

Summary

The meeting discussed the need for changes in APFO regulations, with a focus on addressing waiting times, affordable housing, and school capacity.

Review of Survey Results

- Majority of respondents believe the current APFO regulations are too restrictive.
- The roads test is the element of the current APFO that most respondents believe should remain unchanged.
- The highest priority issues to address in the recommendations are wait times, affordable housing, and school capacity.
- The roads test is seen as effective and doesn't require major changes, but there is a suggestion to incorporate multimodal elements.
- There is a desire for public input on the survey questions and potential changes to the roads test.
- Committee members' perspectives have evolved throughout the meetings, indicating the value of ongoing education and discussion.
- Some areas of the county have significantly more overcrowded schools than others, exacerbating the problem.
- The school system's budget has increased by 30% in the last five years, but the deferred maintenance is not being addressed.
- The committee should recommend changes to ensure that funds from developers are used to alleviate overcrowding in impacted areas.
- The committee should not be limited to discussing only issues directly related to APFO; they can address broader topics like housing and school renovation priorities.
- The committee should consider recommending financial changes that would make developer money spent more wisely.
- Impact fees should be directed to the specific schools or areas that are being impacted, rather than going into a general fund.
- The committee discussed the need to address the issues identified in question two of the survey.
- Members expressed concerns about the prioritization of certain topics and the potential impact of recommendations on development.

- There was a suggestion to consider funneling developers' fees to schools affected by development, but details were not yet discussed.

Housing Affordability Act and Expansion Act of 2024 (HB 538)

- The Housing Affordability and Expansion Act of 2024 made changes to land use regulations, including prohibiting exclusionary zoning for manufactured and modular homes in single-family residential districts.
- Qualified projects located near existing or planned passenger rail stations can receive increased density but must provide at least 15% affordable dwelling units for a 40-year period.
- Nonprofit-owned properties can also receive increased density, with a requirement of 25% affordable dwelling units for a 40-year period.
- State and local rated capacity for schools differ, leading to discrepancies in closed schools.
- A third of elementary schools and a third of all schools in the county will be closed for the next ten years.
- The state rated capacity allows for some housing growth that may be prohibited by local regulations.
- Anticipate less state funding, but uncertain about the exact amount.
- $1111.5 million committed to portables over the next ten years.
- Limited impact from planned and funded new construction on capacity over the next ten years.
- Local capacity only includes K-5 students, while state capacity includes preschool and special programs.
- State enrollment numbers need to be considered when comparing local and state capacity.
- The discrepancy in numbers is likely due to the inclusion of preschool classes and other special programs.

Adjourn

Jon Browne motioned to adjourn, and Brent Loveless seconded the motion. The meeting adjourned at 8:33 pm.

APFO Committee Meeting #12 Meeting Notes

February 19, 2025 – 6:00 p.m. Start Time

Attendance:

Todd Arterburn, Chair – Present

Jon Browne - Present

Aaron Casagrande - Present

Pascal Crosley - Present

Jeremy Dommu - Present

Xavian Esson - Absent

Paul Gleichauf - Present

Laura Jones, Vice Chair - Absent

Brent Loveless - Present

Dan Lubeley – Present

Jen Mallo – Present

Lisa Markovitz – Present

Vynessa Pantano - Present

Antoine RJ Wright – Present

Phil Scherer – Absent

Antoine RJ Wright - Present

Staff:

Lynda Eisenberg – Present
Jeff Bronow – Present
Jason Lenker- Present

Call to Order/Welcome

- The meeting was called to order and the agenda was approved
- The minutes of the past meeting, which were video minutes, were approved.

Summary

The meeting focused on a review of the last APFO task force that met in 2016 and process that was used. There was a presentation from Jeff Bronow as well as committee discussions regarding the County's development potential and land uses.

Past APFO Committee Lessons Learned – Lisa Markovitz

- The presentation aimed to share lessons from previous experience and provide context for the committee's upcoming votes, which would likely start at the next meeting, and explain the steps that followed after the voting and report issuance.
- There was a review of the events that took place between the commencement of voting, the issuance of the report, and the subsequent actions by the Council and the Executive.
- The 2016 task force led to legislation in July 2017, which included two public hearings with approximately nine hours of public input, 30 amendments, and an administrative error that required the bill to be redone, ultimately leading to CB1 2018.
- The allocations issue was different in the past, particularly in 2016, when there were not enough allocations to support the Columbia downtown plan, but this is no longer a relevant issue.
- The committee had a two-thirds requirement for a voting quorum and for passing motions, which made it difficult to get anything passed and led to extensive debate and editing of motions.
- The committee's process involved discussing housing allocations, including the roughly 22,000 allocations left, and considering the Gateway Activity Center, with the goal of finding compromises and agreements.
- The general plan was updated, and allocations were changed to add more character-based and type of unit zoning, which has undergone significant changes over the years, affecting the totals and the committee's task.
- The committee's task was to debate and figure out the allocations, including exemptions for affordable housing, which introduced open-ended allocation allotments and dynamically changed the maximums that could occur.

- The introduction of exemptions for affordable housing, such as Enterprise housing, has changed the allocation landscape, but the actual number of units built has been affected by various factors, including the economy.
- The discussion involves projects and exemptions, including pre-existing exemptions and changes made to exemptions, which must go through special exemption criteria.
- There was an allocation provision that allowed required or mandatory affordable housing allocations for any project to be exempt from the actual allocation account.
- The committee should retain the practice of including written reasons for every motion, including what was voted on, what was debated, and what concerns were expressed, to provide informative feedback to lawmakers.
- The Council seemed to pay attention to the committee's work, and the written reasons for each motion may have had some effect on their deliberations.
- The public hearings were intense and long, with many groups espousing certain positions, and the committee's work may have been influential in the legislative process.
- A comparison of the committee's recommendations and the final legislative pass bill is available, highlighting substantive differences and similarities.
- There were substantive failed motions that came close to passing but didn't quite get there, and these are noted in a later slide, including "parking lot" issues that were not directly related to the main topics.
- The committee decided on a 60% threshold for motions to pass, which was not in the ordinance, and this decision was made with the help of chairperson presented by the County, who were well-prepared with procedures.
- The committee had a wide range of people, with 23 members, and some members regretted going along with the 60% threshold, but it took a two-thirds majority to change it, which they couldn't do.
- There were many development advocates on the committee, and the quorum amounts could either prevent or enable changes to the regulation,

depending on the number of votes, which made the process inefficient but also tempered mass changes.

- The committee made proposals and recommendations, including exempting required amounts of Moderate Income Units (MIU) and age-restricted units from the allocation test, and the bill did exempt required MIUs from the test and added other exemptions.
- The bill also included provisions for allocations, such as requiring 40% of units in a project to be affordable, defined as affordable to 60% median income, and allowing for pilot programs and lower tax programs.
- The committee discussed school changes, including a motion to open up schools at 110% capacity, and allowing developers to pay a fee to proceed with projects if they were closed, with the fee increasing as the capacity increased.
- The school change motion was a major recommendation, with the goal of finding a balance between allowing development and ensuring that schools have sufficient capacity, and the motion included provisions for voluntary payments and fee increases.
- The committee suggested taking the allocation and school weight combined and capping it at five years, but instead, a complicated system was put in place, which talks about various scenarios of how long one waited for allocations and adding the school weight max.
- The current system has a maximum school weight of seven years, but this rarely happens, and the allocation tests are no longer a holdup for projects, which is why the focus is on the max school weight being four years.
- The concept plan and annual tests were also changed, with the number of tests being replaced by the number of years, and the max weight can be a little closer to five years if the tests are taken around the same time.
- The average school weight is around four years, but the maximum can be closer to five years, depending on when the tests are taken, and the discussion highlights the complexities of the current system.
- The roads test was passed with regard to CB1 versus the original APFO bill, and the impacted area for traffic review was reduced from two intersections to one, resulting in a slight easing of traffic.

- The committee discussed types of units and their different impacts on roads and schools, but focused on allocations having a more direct effect, and a proposal was made to assign different values to different types of units, such as a third for an apartment, a half for a townhouse, and one for a house.
- The committee's voting process was explained, including the requirement for a two-thirds majority and the need for a quorum to hold a vote, which was sometimes a challenge due to varying membership numbers.
- The committee's past discussions and votes were referenced, including a proposal to spend fees near a project or school, which was discussed in a general way and voted on with a result of 1 to 15.
- The committee discussed restricting budgetary issues, but the idea did not go over well, and they considered doing something similar in the past, with a vote of 11 opposed and 7 in favor.
- The committee had 25 members, and to pass a vote, they needed 17 or more votes, with some votes being very close, but they couldn't get enough support to pass certain legislation.
- The committee did not discuss adding many new metrics, except for brief discussions about health, ER, and fire response times, with the fire chief initially wanting a change, but then changing his mind.
- The committee talked about fire mitigation and response time as a potential metric, but it did not pass, and they also discussed exempting minor divisions from the roads test, but that did not pass either.
- The committee proposed not exempting minor divisions from the roads test, and they also discussed increasing the max weight if a school was at 120% or more capacity, but that did not pass.
- The discussion about capacity and relocatable classrooms was also brought up, but it was not well-received, and the committee did not agree to add a high school test or measurements, only discussing elementary and middle school.
- The 120% capacity discussion was specifically about elementary and middle school, with no high school test or measurements being considered at the time.

- The discussion involves recalling details about regional or middle schools and the implementation of adjacency tests, which had mathematical flaws, particularly for areas on the edge of the county, and eventually defaulted back to its original form.
- The concept of adjacency tests was explored to address issues with overcrowded and under-capacity schools in adjacent areas, but it became complicated and was ultimately abandoned.
- The level of service, ranked from A to F, is used to measure traffic congestion, with Level D considered a passing grade in many areas, but in growth areas, the goal was to achieve a Level C instead.
- The idea of aiming for a Level C instead of D may seem counterintuitive, as more congestion can indicate growth and encourage transit-oriented and walkable development.
- There was an improvement from Level F to E that was incorporated into the code, and downtown Columbia uses critical Lane volume numbers instead of service levels, which are applied differently and tied to the road plan.
- The level of service rankings, from A to F, essentially measure the time spent waiting at intersections and traffic lights, with the thought process behind aiming for Level C being that it would not hinder project development.
- The project weight was considered to trigger mitigation due to expected growth in the area, but the proposed change did not pass, and instead, the actual legislation included a chart in the APFO ordinance that triggers a traffic survey in impacted areas based on a certain number of trips and levels.
- The legislation was changed to reduce the number of trips required to trigger a traffic survey for one or two intersections, and if mitigation is triggered, developers will cover the cost, which can include improvements such as light signalization to maintain the level of service.
- Mitigation fees were handled separately and were not directly part of the APFO code subdivision regulation, but were authorized by the state and have been in place for the last 10 years.
- Route One, a state road, defaults to a service level F, which is the worst service level, and county laws cannot control state roads, but almost every state project has some county contribution.

- The threshold to pass a motion was previously very high, leading to difficult debates and negotiations, but a new threshold of a simple majority of present members was established, which will govern future decisions.
- The new threshold means that only members present at the time of the vote will be counted, and there is no requirement for voters to have attended deliberations leading up to the vote, allowing for the possibility of revisiting and changing previous votes.
- The process allows for motions to be revisited and potentially changed by a different group of members, providing flexibility in the decision-making process.
- The committee's previous attempts to revisit and revise motions that failed to pass were often unsuccessful, but they tried to find compromises to get more people on board with passing motions, such as the school motion which had multiple components including budget promises and transfer tax.
- The committee has had more presentation meetings, but there are not many meetings left, and it is suggested that further presentations should be brief to reserve time for debate.
- It is suggested that the committee should try to compromise motions that multiple people can agree on, rather than throwing out singular motions, to make the advice carry more weight.
- The committee should try to have as much agreement as possible, and administratively, members are reminded to share their notes and suggested items, such as parking lots, with Lynda or Lisa.
- The school system has not been able to make a significant capacity difference due to financial constraints, and the committee discussed fiscal issues and ways to secure more funding to address capacity problems.
- There are differing opinions on increasing fees, with some people opposing increases and others willing to pay more if it means faster progress or more flexibility.
- The discussion revolves around the issue of allocations and the surprise that the previous master plan's forecast of 14 to 15,600 units per year was not met, with the actual numbers falling short of this target.

- The issue of trailers in schools is still a concern, with the goal of getting rid of them and catching up with capacity needs, and while there have been some improvements, such as increased mitigation fees, there is still a long way to go.
- Other infrastructure, such as roads, parks, police, and fire stations, have also been affected, with fire stations being half-sized and delayed, and police stations facing challenges in terms of per capita measurements.
- The issue of solid waste and recycling is also being addressed, with the current system of shipping waste to King George being a temporary solution, and the need for long-term planning and significant capital budget items in the future.
- The outcome of the last APFO has shown minor improvements, but there is still a long way to go to reach sustainability and a steady state of adequacy, with new conversations and topics, such as affordable housing, being discussed.
- The goal is to reach a state of adequacy, where the needs of the community are met, and while progress has been made, there is still much work to be done to address the ongoing issues, including the presence of trailers in schools.
- There are macroeconomic and national trends, as well as local trends, that impact development decisions, and it's important to consider these factors when making decisions about allocations and development.
- Allocations used to be more regionally based, but now they are more general and include categories such as affordable units, which has led to concerns about addressing regional issues and differentiating between crowded and less crowded areas.
- The desire is to have more compromising conversations about development, recognizing that not every unit or location is the same, and to move away from a one-size-fits-all approach in development decisions.

County's Development Potential and Land Use

- The presentation will include an interactive map showing where there is still land available for development, which is becoming increasingly limited, leading to a focus on redevelopment opportunities, including multifamily and high-rise developments.

- The student generation from traditional single-family homes is being compared to the student generation from new development, with more students expected to come from turnover in traditional single-family homes than from new development.
- The updated projections are used to inform the Spending Affordability Advisory Committee about residential units and commercial development, which can impact tax revenues, including transfer tax, school fees, and road excise tax.
- The history of building permits in Howard County shows that growth has slowed, with 891 building permits issued in 2024, which is an increase over the last couple of years but still relatively slow compared to the past.
- The shift towards more apartment units and fewer single-family detached homes is expected to have less impact on schools, as evidenced by a school study and projections done by the school system, which expects school enrollment to be flat over the next 10 years.
- The APFO changes would primarily impact on the 10,000 units that have not yet taken the APFO test, but this does not include any potential higher density rezoning that may be considered and passed by the Council.
- The intent of the policies in HoCo by Design is to achieve more middle housing and activation of activity centers, which would have some residential development and a mix of industrial and residential components, with the goal of maintaining a pace of about 1,500 units per year.
- Pre-submission community meetings, which were added as a requirement in 2007, provide a good indicator of upcoming development projects, as developers must hold a public meeting and invite adjacent property owners to discuss their proposals before submitting a plan to the County.
- The APFO committee should consider the current zoning and capacity, as well as the potential impact of the Gateway master plan and rezonings, when evaluating the County's development and growth.
- The county's development is expected to continue to shift towards more multifamily and mixed-use development, with a focus on activating activity centers and providing more middle housing, based on the policies outlined in HoCo by Design.

- The percentage of single-family detached homes in the County is expected to decrease, from around 50% to 27%, while apartments would increase to around 62%, based on current zoning and land use.
- The total capacity of the county has been decreasing over time, from around 25,000 in 2018 to 18,000, despite some additions to capacity through rezonings, and the APFO committee should consider this trend when evaluating the county's development.
- The average number of meetings per year since the beginning of the Adequate Public Facilities Committee has been 41, but this number has dropped to about 25 per year since 2020.
- The land use in Howard County has been updated, showing that only 6.6% of the land remains undeveloped, with the county making efforts to preserve land through agricultural easements and environmental easements, primarily in the rural West.
- The map also shows the APO allocation areas, where growth is concentrated, including downtown Columbia, the Dorsey area, and other areas with planned development, such as Savage and Gateway.
- The allocation chart has a lot more units than are being allocated, and unused units roll over into future years, with the allocation chart serving as a guard rail but not being fully used.
- There is an unmet demand for housing in Howard County, with estimates of 30,000 units needed in the next 15 years, but the supply is not meeting the demand, raising questions about whether the regulatory environment or land situation is slowing down delivery.
- The main reason for the limited land supply is due to the zoning and regulatory environment, which includes higher fees and stricter Adequate Public Facilities (APFO) regulations, making it an impediment for developers to assemble land and build, especially with the requirement to wait five years before construction can begin.
- The County Council amended the law to limit the rollover to 10% of unused allocations, but this provision had an expiration date and was intended as an interim measure until the next general plan was adopted, which was the HoCo by Design plan.

- The rural West column has a target of 100 units per year, with a total of 15,000 units, which raises questions about the availability of 45,000 undeveloped and developable acres in the rural West.
- The allocations unit chart serves multiple purposes, including geographical and infrastructural aspects, and is required by state regulations to implement growth management plans and ensure adequate infrastructure.
- The committee will review the allocations unit chart to ensure it meets the goals of smart growth and concurrent infrastructure development, and members are asked to examine the chart closely.
- The committee will start voting on the allocations in the next meeting, scheduled for March 12, and members are asked to prepare by reviewing the chart and coming up with ideas and motions.
- The next meeting will also discuss the general plan implementation of HoCo by Design and the housing affordability work group, as part of the committee's ongoing work.
- The committee needs to decide when to have a public hearing, but they must first have a list of recommendations to present to the public, which will be based on their report to the County Council.
- To move forward, the committee is asking members to submit a list of motions they would like to see by next Friday, which will then be organized and reviewed to ensure that they are structured in a logical and sequential order.
- The objective is to take everyone's list of motions and create topics for voting meetings, limiting the motions to specific topics and agendas. The committee is aiming to receive all the motions by the 28th, which will then be reviewed and organized to move forward with the process.
- The committee is waiting for recommendations from the affordable housing task force, which will be presented after one of the voting meetings, and these recommendations may impact discussions on school adequacy and other topics.
- The importance of public feedback is emphasized, and the committee recognizes the value of holding a public forum where people can comment on the issues that have been debated and voted on.

- It's suggested that the committee tackle the hardest issues first, such as schools, and let people get their ideas on paper before discussing them, to ensure that they have enough time for the tough conversations
- The Spending Affordability Committee has to present its final report within the next 10 days and is currently drafting the report, with a vote scheduled for the following week.

Adjourn

The meeting adjourned at 8 pm.

APFO Committee Meeting #13 Meeting Notes

March 12, 2025 – 6:00 p.m. Start Time

Attendance:

Todd Arterburn, Chair – Present

Jon Browne - Present

Aaron Casagrande - Present

Pascal Crosley - Present

Jeremy Dommu - Present

Xavian Esson – Present

Paul Gleichauf - Present

Laura Jones, Vice Chair - Present

Brent Loveless - Present

Dan Lubeley – Absent

Jen Mallo – Present

Lisa Markovitz – Present

Vynessa Pantano - Present

Phil Scherer – Present

Antoine RJ Wright – Present *(virtual)*

Staff:

Lynda Eisenberg - Present
Lisa Kenney- Present

Call to Order/Welcome

- The meeting was called to order and the agenda was approved
- The minutes of the past meeting, which were video minutes, were approved.

Summary

The meeting discussed various recommendations and challenges related to school capacity, housing growth, and coordination between development projects and the school system in Howard County.

Motions and Discussions

- A total of 126 total recommendations were received, categorized into schools, APFO adjacent, miscellaneous, and roads.
- The group will need to find a way to group and consolidate the recommendations to avoid discussing each one individually.
- School capacity charts have a significant impact on individual lives and property owners.
- The current school capacity test does not effectively address school-specific overcrowding and delays necessary improvements.
- The housing allocation test and roads test should be relied upon to manage housing growth in the county.
- The large number of motions is causing financial problems for the county.
- There is a need to establish a clear process and order of operations to discuss the motions.
- It may be necessary to limit the number of motions per member and prioritize them based on frequency.
- Consider adjusting capacity and addressing minor subdivisions before making further decisions.
- Document minority opinions and include them in the final report.
- Explore alternative solutions such as impact fees to address school capacity concerns.
- The current housing system in Howard County is only producing 700-800 units per year, which is limiting growth.
- To maintain the level of services provided by the county, the economy and housing bases need to grow.
- The school system's lack of response to recommendations and budget cuts are causing a disconnect with the county's goals.
- The maximum capacity utilization for high schools should be 95% to provide adequate resources and allow for unscheduled growth.
- Lowering the overcrowding standards to 95% is intended to ensure adequate education for all children.
- Reducing capacity to 95% would require the construction of three new high schools to accommodate the additional students.

- Proposal to reduce high school capacity from 115% to 110% to align with redistricting policy.
- High school capacity at 110% allows for variation and development in the county.
- Proposal to maintain elementary school capacity at 100% for flexibility and adequate resources.
- The issue of coordination between schools and growth is a significant problem that needs to be addressed.
- Growth brings more people, revenue, and resources to the county, but it also poses challenges.
- There is a need for better communication and coordination between development projects and the school system to prevent overcrowding issues.
- Proposal to implement a utility premium payment model based on Montgomery County's model.
- Premium payment would be based on factors such as projected student yield and school capacity.
- More specific details and coordination with other items on the list are needed before voting.
- The motion should be put in concise form, and everyone should review their submissions over the next two weeks.
- The motion will be held over to the next meeting and further details will be discussed and amended.

Adjourn

There was a motion and second to adjourn the meeting at 8:33 pm.

APFO Committee Meeting #14 Meeting Notes

March 26, 2025 – 6:00 p.m. Start Time

Attendance:

Todd Arterburn, Chair – Present

Jon Browne - Present

Aaron Casagrande - Present

Pascal Crosley - Present

Jeremy Dommu - Present

Xavian Esson – Present

Paul Gleichauf - Present

Laura Jones, Vice Chair - Present

Brent Loveless - Present

Dan Lubeley – Absent

Jen Mallo – Present

Lisa Markovitz – Present

Vynessa Pantano - Present

Phil Scherer – Present

Antoine RJ Wright – Present *(virtual)*

Staff:

Lynda Eisenberg - Present
Lisa Kenney- Present
Mary Kendall – Present
Paul Revelle – Present (Affordable Housing Working Group)
Ned Howe– Present (Affordable Housing Working Group)

Call to Order/Welcome

- The meeting was called to order and the agenda was approved
- The minutes of the past meeting, which were video minutes, were approved.

Summary

The meeting discussed affordable housing definitions and strategies, including the need for deed-restricted housing, incentives for developers, addressing the missing middle-income market, and potential changes to school impact fees.

Affordable Housing Presentation and Discussion

- The meeting discussed the definition of affordable housing for local programs in Howard County.
- The working group recommended that affordable housing should be deed-restricted and affordable to those making 60-120% of the county's median income for sale housing, or 0-60% for rental housing.
- The working group also suggested incentives, such as exemptions from certain tests and a density bonus, to encourage developers to utilize affordable housing allocations.
- The maximum price of a house for sale is determined by a formula based on income and interest rates.
- MIHU program has had difficulty finding qualified buyers with good credit ratings, impacting on affordable housing availability.
- The elimination or increase of school tests can lead to more provision of affordable housing units.
- Incentivizing developers to prioritize affordable housing as the primary product is a goal.
- The missing middle income housing market is a significant gap that needs to be addressed.
- The committee discussed the need to not neglect the for sale product and recognized the limited availability of R 20 land for development.
- There was a discussion about the relationship between density bonuses and the anticipated yield for sale housing.

Robert's Rules Discussion

- The committee considered the possibility of amending motions through friendly amendments and debated whether anyone should be able to amend any motion.
- The importance of ensuring amendments do not undermine the original intent and are not arbitrary.
- The ability to interrupt with a point of order and the chairperson's right to stop discussion for a vote.
- The need for clear motions, restating them, and the process of debate and discussion.

Motions and Discussions

- Montgomery County has a school impact tax for new residential dwellings, based on dwelling type and location.

- There is an additional utilization premium payment for residential units built in overcapacity school areas.
- Howard County has a school surcharge fee based on square footage, and the proposal is to adopt the Montgomery County model.
- Proposal to replace the current school test with utilization premium payment fee, modeled after Montgomery County's approach.
- The existing school surcharge fee is not restricted to school capacity and can be used for other purposes.
- State enabling legislation may be required for the proposed motion.
- The current school surcharge in Montgomery County is based on arbitrary calculations and may not be sufficient.
- The square foot calculation for school capacity is inaccurate and does not consider different unit types.
- The committee discussed the importance of clarifying the adequacy thresholds as derived by local rated capacity.
- There was a suggestion to separate the discussion on local versus state rated capacity for future motions.
- The amendment to add language specifying local rated capacity failed with an 8-7 vote.
- Determine the relevance of existing motions in the parking lot and remove any that are no longer relevant.
- Consider whether new motions should be proposed in light of recent discussions.
- Plan for upcoming meetings, including a public hearing, and aim to finalize recommendations by August.

Adjourn

There was a motion and second to adjourn the meeting at 8:43 pm.

APFO Committee Meeting #15 Meeting Notes

April 2, 2025 – 6:00 p.m. Start Time

Attendance:

Todd Arterburn, Chair – Present

Jon Browne - Present

Aaron Casagrande - Present

Pascal Crosley - Absent

Jeremy Dommu - Present

Xavian Esson – Present

Paul Gleichauf - Present

Laura Jones, Vice Chair - Present

Brent Loveless - Present

Dan Lubeley – Absent

Jen Mallo – Present

Lisa Markovitz – Present

Vynessa Pantano - Present

Phil Scherer – Present

Antoine RJ Wright – Present

Staff:

Lynda Eisenberg - Present
Jason Lenker- Present

Call to Order/Welcome

- The meeting was called to order and the agenda was approved
- The minutes of the past meeting, which were video minutes, were approved.

SUMMARY

The meeting discussed proposals for transportation requirements, pedestrian crossing improvements, and school capacity assessments in relation to the UPP model.

Multi-Modal Test Presentation

- Proposal to include multimodal test in transportation requirements to comply with resolution 17-22.
- Proposed tests include pedestrian crossing intersections and transit/bus stop mitigations to support *Complete Streets* goals.
- Proposal for developers to make pedestrian crossing improvements at intersections of county roads.
- Different sizes of developments (small, medium, large) based on number of peak hour trips generated.
- Proposed cap on dollar amount of improvement based on development size ($20,000, $60,000, $100,000).
- The committee discussed the connection between complete streets and walk zones for schools.
- The focus is on improving intersections and not requiring off-site sidewalk construction due to right-of-way issues.
- A Developer may use their own crews and resources for project work, potentially resulting in cost savings.
- Some projects may require developers to provide right of way or pay fees for sidewalk construction.
- Developers are required to assess the accessibility of existing bus stops and make improvements if necessary.
- The cost estimates for curb ramp improvements vary depending on whether they are done in-house or by a contractor.
- A fee may be required for small developments that cannot fully cover the cost of intersection improvements.
- The proposed tests for pedestrian crossing and transit mitigation are based on existing criteria and are intended to be implementable and straightforward.
- The council discussed the possibility of discussing a new system and the concerns about time constraints.

Continuation of Motions and Discussions

- There was a suggestion to have a quick conversation or straw poll on the current system before moving forward.
- UPP model is still being discussed, as well as exempt affordable housing, accessible housing, and minor subdivisions.
- Surcharge discussion needs further consideration.
- Transportation issues and school testing allocation are top priorities for the next meetings.

- Public hearing notification going out in the newspaper on April 17th, report to be ready two weeks in advance.
- Concerns about beefing up details in the UPP suggestion, work can continue after the public hearing.
- Need to define numerator and denominator for school capacity, adjust seat deficit standards, and determine premium levels on tiers.
- Remove the seat deficit component from the Montgomery County model in future discussions and recommendations.
- Utilize only the utilization percentage in determining tiers for the UPP.
- Consider updated projection numbers for more accurate data in the feasibility study.
- School capacity figures in the original UPP model will be revised using specific percentages for tier one, tier two, and tier three assessments.
- The payment factors for each tier will be determined based on utilization standards and the percentage of overcrowding.
- The payment factors will vary for elementary, middle, and high schools, with higher percentages for higher tiers.
- Reports calculate students based on 1st year of occupancy, shaving off more than 40-60% of calculations.
- Consider legal issues and equity concerns when creating individual pots for school surcharge fees.
- Tier one payment factors proposed: 16.67% for elementary, 10% for middle, and 13.33% for high schools.

Adjourn

The meeting was adjourned at 8:31 p.m.

APFO Committee Meeting #16 Meeting Notes

April 30, 2025 – 6:00 p.m. Start Time

Attendance:

Todd Arterburn, Chair – Present

Jon Browne - Present

Aaron Casagrande - Present

Pascal Crosley - Absent

Jeremy Dommu - Present

Xavian Esson - Absent

Paul Gleichauf - Present

Laura Jones, Vice Chair - Present

Brent Loveless - Present

Dan Lubeley – Absent

Tim Rogers - Present

Jen Mallo – Present

Lisa Markovitz – Present

Vynessa Pantano - Absent

Phil Scherer – Present

Antoine RJ Wright – Present

Staff:

Lynda Eisenberg - Present
Jeff Bronow - Present
Lisa Kenney- Present

Call to Order/Welcome

- The meeting was called to order and the agenda was approved
- The minutes of the past meeting, which were video minutes, were approved.

Summary

- The meeting addressed housing affordability, school funding, and multimodal transportation issues, emphasizing equitable fee structures and adjustments for new developments. Public hearing scheduled for May 20 at 6:00 PM in the George building.

Multimodal Transportation Tests

- Meeting focused on motions regarding housing affordability and multimodal transportation issues.
- Proposed multimodal transportation tests include a new linear formula for calculating fees based on generated trips.
- The formula aims to ensure fair contributions from developments generating varying transit trips.
- Developers must assess ADA compliance for bus stops within a quarter mile of their projects.

Utilization Premium Payment

- Discussion included comparison of Howard County's fees with Montgomery County's impact fees.
- Emphasis on the need for equitable school funding mechanisms based on student yield rates.
- UPP percentages and tiers are based on historical data and capacity utilization rates.
- Current school surcharge fees fall short of covering capital costs for new housing developments.
- The committee discusses the implications of using Montgomery County's fee structure as a comparison.
- New developments contribute to ongoing public facility needs through property and income taxes.
- The existing school surcharge model may require adjustments to meet future capacity demands effectively.
- Discussed the tier structure for school capacity calculations, focusing on tiers one, two, and three.

- Emphasized the need for a mathematical approach to adjust percentages across different tiers.
- Highlighted concerns about incentivizing overcrowded schools and the financial implications of school capacity models.
- Supported the UPP model to restore control over development planning to local authorities.
- Affirmed commitment to using locally rated capacity for future school planning decisions.
- Affordable housing projects may be exempt from certain fees while still contributing to school surcharges.
- The committee discusses the need for affordable housing units to participate in the utilization premium payment (UPP) at a reduced rate.
- The meeting discussed applying the UPP model to both affordable and senior housing for discount rates.
- Senior housing lacks benefits due to low child generation, prompting debate on land use priorities for development.

Adjourn

The meeting adjourned at approximately 8:45 p.m.

APFO Committee Meeting #17 Meeting Notes

May 7, 2025 – 6:00 p.m. Start Time

Attendance:

Todd Arterburn, Chair – Present

Jon Browne - Present

Aaron Casagrande - Present

Pascal Crosley - Absent

Jeremy Dommu - Present

Xavian Esson – Absent

Paul Gleichauf - Present

Laura Jones, Vice Chair - Present

Brent Loveless - Present

Dan Lubeley – Present

Jen Mallo – Present

Lisa Markovitz – Present

Vynessa Pantano - Absent

Phil Scherer – Present

Antoine RJ Wright – Present

Staff:

Lynda Eisenberg - Present

Lisa Kenney - Present

Call to Order/Welcome

- The meeting was called to order and the agenda was approved
- The minutes of the past meeting, which were video minutes, were approved.

SUMMARY

The meeting focused on preparing for the May 20th public hearing, discussing school capacity systems, affordable housing definitions, and funding allocations for education amidst ongoing development challenges.

- Lynda's staff created a slide deck to present key recommendations and background information.
- Discussion emphasized clarifying the differences between existing and proposed school capacity systems.
- The committee reviewed the proposed Utilization Premium Payment (UPP) model for new developments.
- Polygon-based school assignments were explained as crucial for understanding student distribution in the system.
- Discussed defining affordable housing per the working group's request for committee acceptance.
- Previous recommendations became moot due to changes in adequacy percentages and UPP decisions.
- Public hearing procedures established, allowing 3 minutes for individuals.
- Emphasized the need to clarify ongoing work and future recommendations during public hearings.
- Affordable housing definition impacts zoning regulations and eligibility for exemptions from school testing criteria.
- Understand the impact of index rates on federal funding and conventional loan limits in Howard County versus Baltimore Region.
- Affordable housing metrics focus on family income, affecting rental pricing and eligibility for units.
- Proposed recommendations aim to adjust allocations based on Howard County's income metrics for affordable housing.
- Discussed challenges in capital funding allocation and the importance of addressing overcrowding in schools effectively.
- Considered the complexities of school impact fees and their allocation amidst ongoing development and redistricting issues.
- Establish a rational nexus for surcharges to align costs with development impacts and maximize funding opportunities.
- Ensure school surcharge rates are set correctly to avoid losing state matching funds for capital projects.

Adjourn

The meeting was adjourned at approximately 8:30 pm.