



August 20, 2025

Dr. Calvin Ball
Howard County Executive
3430 Courthouse Drive
Ellicott City, MD 21043

Liz Walsh, Chair
Howard County Council
3430 Courthouse Drive
Ellicott City, MD 21043

RE: Transmittal of the Adequate Public Facilities Ordinance Committee Report

Dear Dr. Ball and Members of the County Council:

We are pleased to submit the final report of the Adequate Public Facilities Review Committee. This report presents a thorough and well documented record of the committee's activities from August 2024 through August 2025. Over the past 12 months, the committee exchanged more than 21 topics, considered 50 motions, and approved 23 recommended changes to the Adequate Public Facilities Ordinance (APFO).

This task force adopted a significantly different approach from previous efforts, proposing a new direction for Howard County. Recognizing the region's housing shortage—including the urgent need for affordable and senior housing—the committee recommends a strategy that ensures public facilities remain adequate and can grow alongside development. This approach seeks to secure additional funding to meet the rising costs of the public services required to support growth.

To that end, the committee strongly recommends that the County introduce and adopt legislation establishing a **School Overcapacity Utilization Payment (SOUP) program**. The current practice of relying solely on the school capacity chart is no longer sufficient to meet the needs of the Howard County Public School System or the homebuilding community. A new, balanced approach is needed—one that enables responsible development while addressing school capacity challenges.

In addition to this innovative shift in APFO policy, the committee recommends strengthening the County's commitment to multi-modal transportation and public transit. This includes specific proposals to enhance APFO's testing requirements related to transportation infrastructure.

While the committee encourages the County Executive and County Council to take legislative action on all of the recommendations in this report, we emphasize the urgent need to activate the **Affordable Housing Allocation Column** in the APFO allocation chart. Without legislative action, this important tool remains unused.

This committee was composed of 15 dedicated Howard County community individuals who were sincerely invested in improvements for everyone's benefit. Committee members consistently attended meetings,

engaged in meaningful discussions, and brought robust dialogue to every meeting. It has been a privilege to serve as Chair and Vice-Chair of this thoughtful and hardworking group.

We thank you for the opportunity to contribute to this important work and respectfully submit the report for your review and action. A copy of this report and supporting documents can be found at this link:

<https://www.howardcountymd.gov/boards-commissions/adequate-public-facilities-ordinance-review-committee>.

Please reach out to us if you have any questions regarding the committee.

Sincerely,

DocuSigned by:

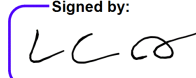


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Todd Arterburn

Chair

Signed by:



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Laura Jones

Vice-Chair