

# Howard County Development Monitoring System Report

Howard County Planning Board  
June 4, 2026

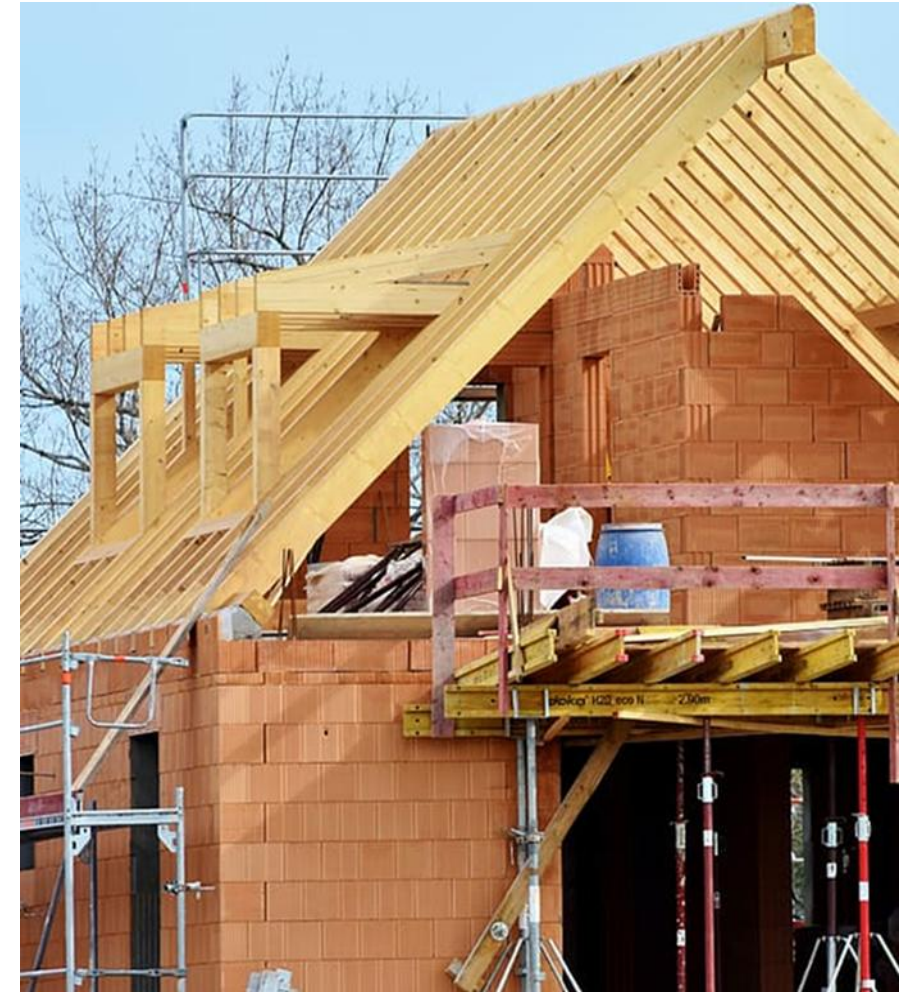
Jeff Bronow, Chief  
Division of Research, DPZ



# Purpose of DMS Report

- Report is required per the Adequate Public Facilities Ordinance – first adopted in 1992

“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.” Sec 16.1000(c) of Subdivision Regulations



# Purpose of DMS Report

## Sec. 16.1108. - Development monitoring system.



The Department of Planning and Zoning shall monitor the growth of housing and employment in Howard County and shall issue reports which indicate:

- (a) Subdivision plans and site development plans approved during the last several years, including the number of residences or the number of new employees projected for the approved subdivisions and land developments.
- (b) Subdivision plans and site development plans in process at the time of the report, including the number of housing unit allocations or the number of new employees projected for the proposed subdivisions and land development.
- (c) Building permits and certificates of occupancy issued during the last several years, indicating the number of dwelling units and the projected number of new employees for which building permits or certificates of occupancy were issued.

# Purpose of DMS Report

- DMS Report also includes additional reporting as required by State law, known collectively as the Smart, Green, and Growing legislation.
  - Development activity
  - Comment on consistency with smart growth laws
  - Report on APFO restrictions and resolution of the restrictions
  - Planning-related regulatory amendments
  - New General Plan elements and amendments
  - Newly built infrastructure and consistency with General Plan
  - Residential Development Density inside vs. outside the PFA
  - Plans review processing times

# Quick Primer of Land Development Process

- Typical order of plan submission: 1) Sketch Plan, 2) Preliminary Plan, 3) Final Plan, 4) Site Development Plan
- Preliminary-Equivalent Sketch may serve as initial submission for both Sketch and Preliminary Plans
- Final Plans are first submission for minor subdivision (4 lots or less). So, no sketch or preliminary required.
- Site Development Plans (SDP) reviewed as last stage after lots are recorded on Final Plans.
- There are some exceptions to this. For example, can go straight to SDP if no lots are created (e.g., apartment development).

# Residential Development

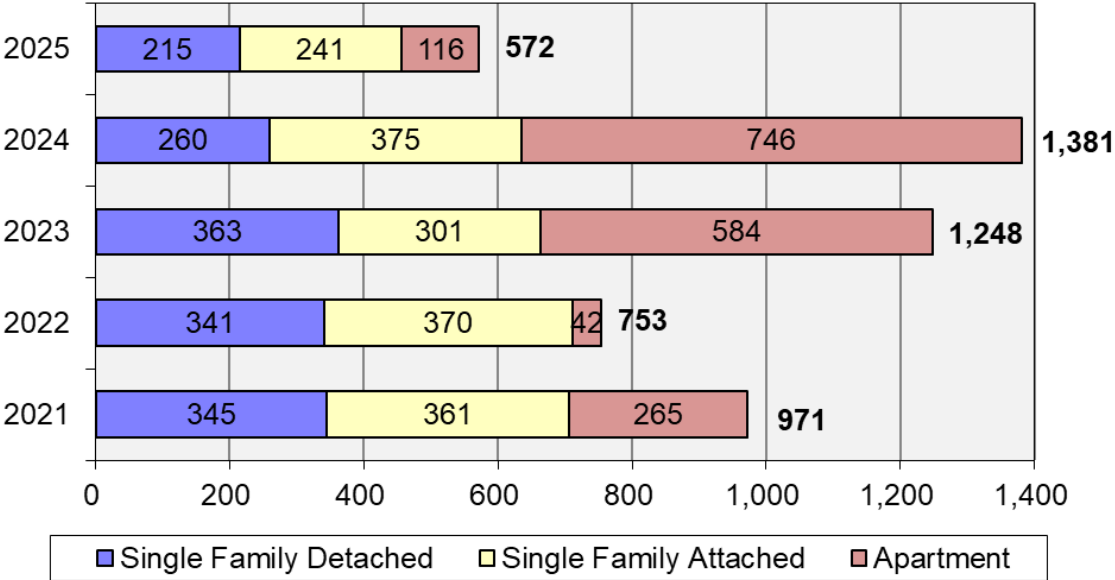
2025 Development Monitoring System Report



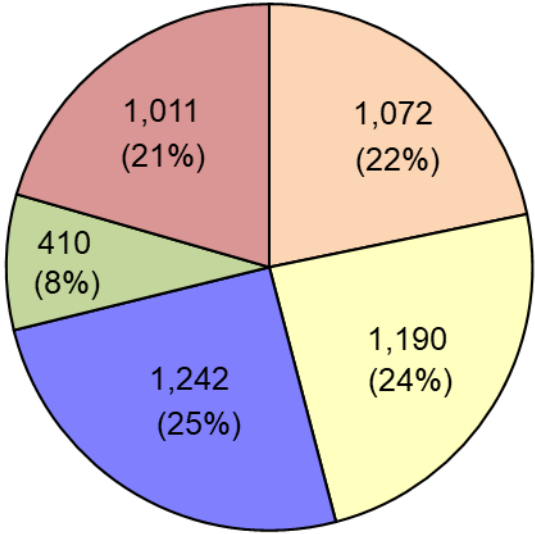
# Development Activity Summary

## Residential

**Chart 1**  
**Issued Use & Occupancy Permits by Unit Type**  
**2021 to 2025**



**Chart 2**  
**Housing Units Built - Last five Years**  
**2021 Through 2025**



■ Columbia 
 ■ Elkridge 
 ■ Ellicott City 
 ■ Rural West 
 ■ Southeast

# Development Activity Summary

## Residential

Table 30

Issued Use and Occupancy Permits by Unit Type in 2025

Planning Area	SFD	SFA	APT	MH	TOTAL	PERCENT
Downtown Columbia	0	0	0	0	0	0%
Columbia	9	0	76	0	85	15%
Elkridge	7	0	0	0	7	1%
Ellicott City	83	105	40	0	228	40%
Rural West	62	0	0	0	62	11%
Southeast	54	136	0	0	190	33%
<b>TOTAL</b>	<b>215</b>	<b>241</b>	<b>116</b>	<b>0</b>	<b>572</b>	<b>100%</b>
<b>PERCENT</b>	<b>38%</b>	<b>42%</b>	<b>20%</b>	<b>0%</b>	<b>100%</b>	

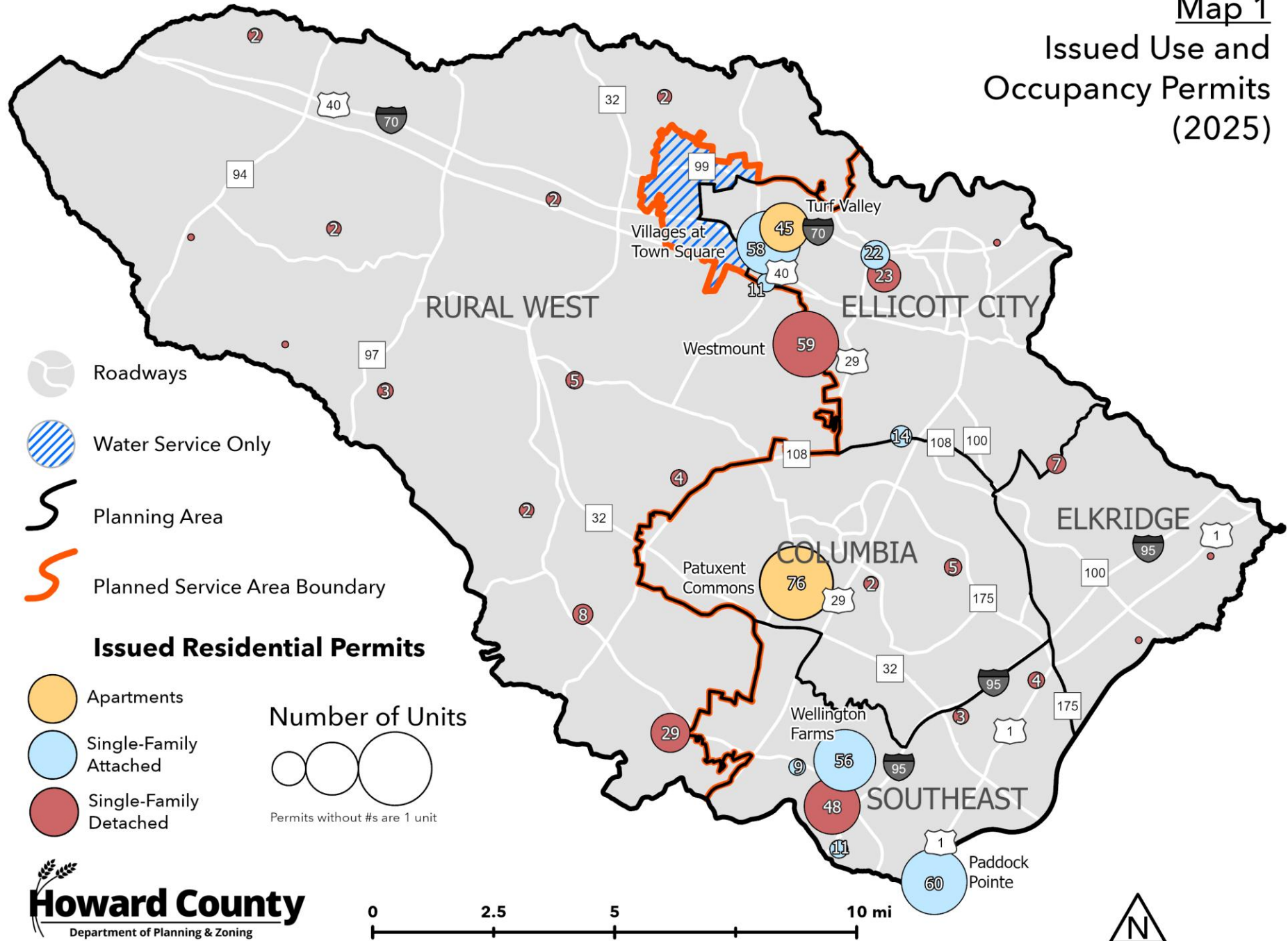
Table 31

Issued Use and Occupancy Permits by Unit Type, 2021 to 2025

Year	SFD	SFA	APT	MH	Total
2021	345	361	265	0	971
2022	341	370	42	0	753
2023	363	301	584	0	1,248
2024	260	375	746	0	1,381
2025	215	241	116	0	572
<b>TOTAL</b>	<b>1,524</b>	<b>1,648</b>	<b>1,753</b>	<b>0</b>	<b>4,925</b>
<b>PERCENT</b>	<b>31%</b>	<b>33%</b>	<b>36%</b>	<b>0%</b>	<b>100%</b>
<b>ANNUAL AVG.</b>	<b>305</b>	<b>330</b>	<b>351</b>	<b>0</b>	<b>985</b>

# U & O's Reported by Planning Area

Map 1  
Issued Use and Occupancy Permits (2025)

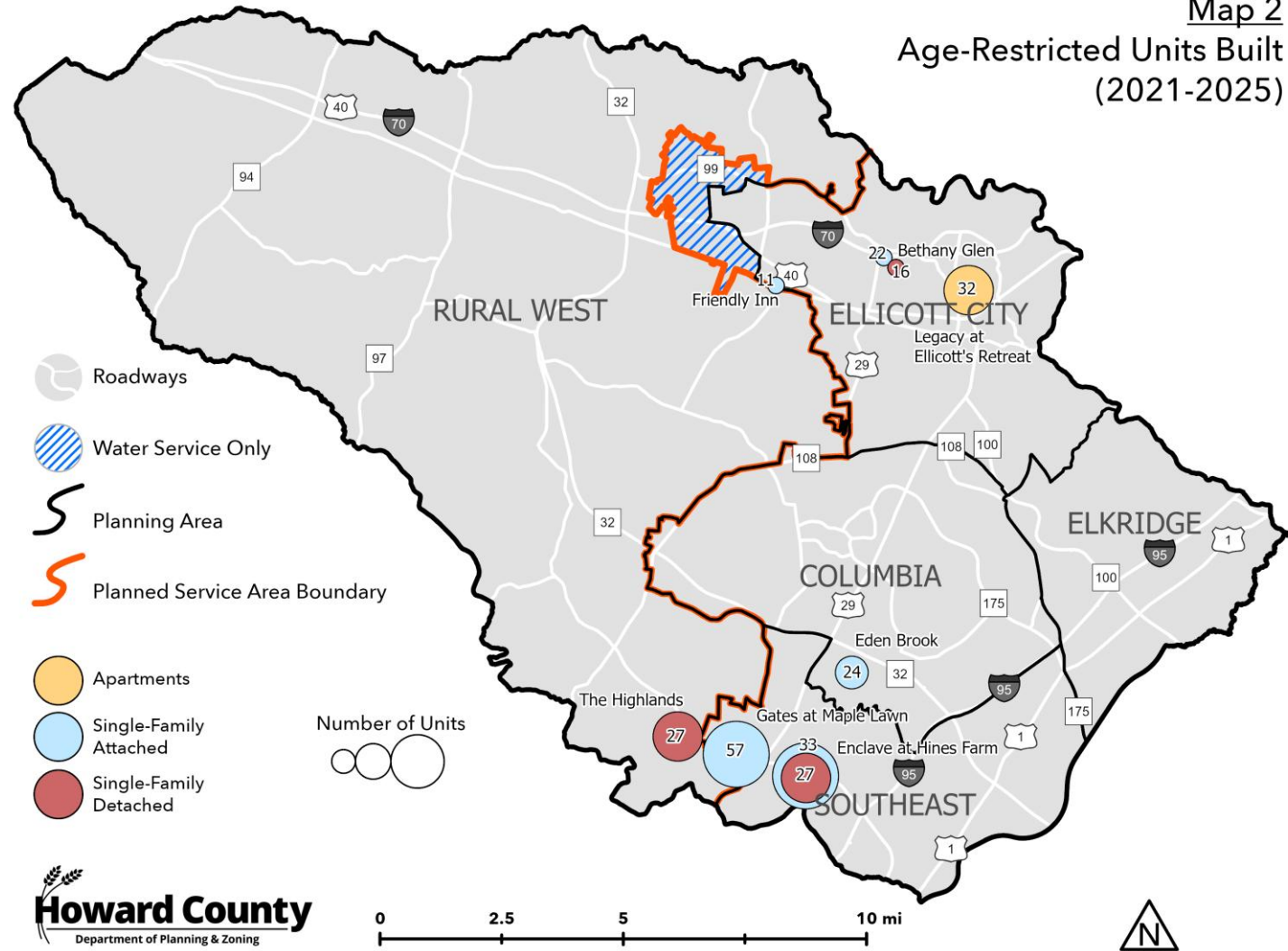


# Development Activity - Age-Restricted Units

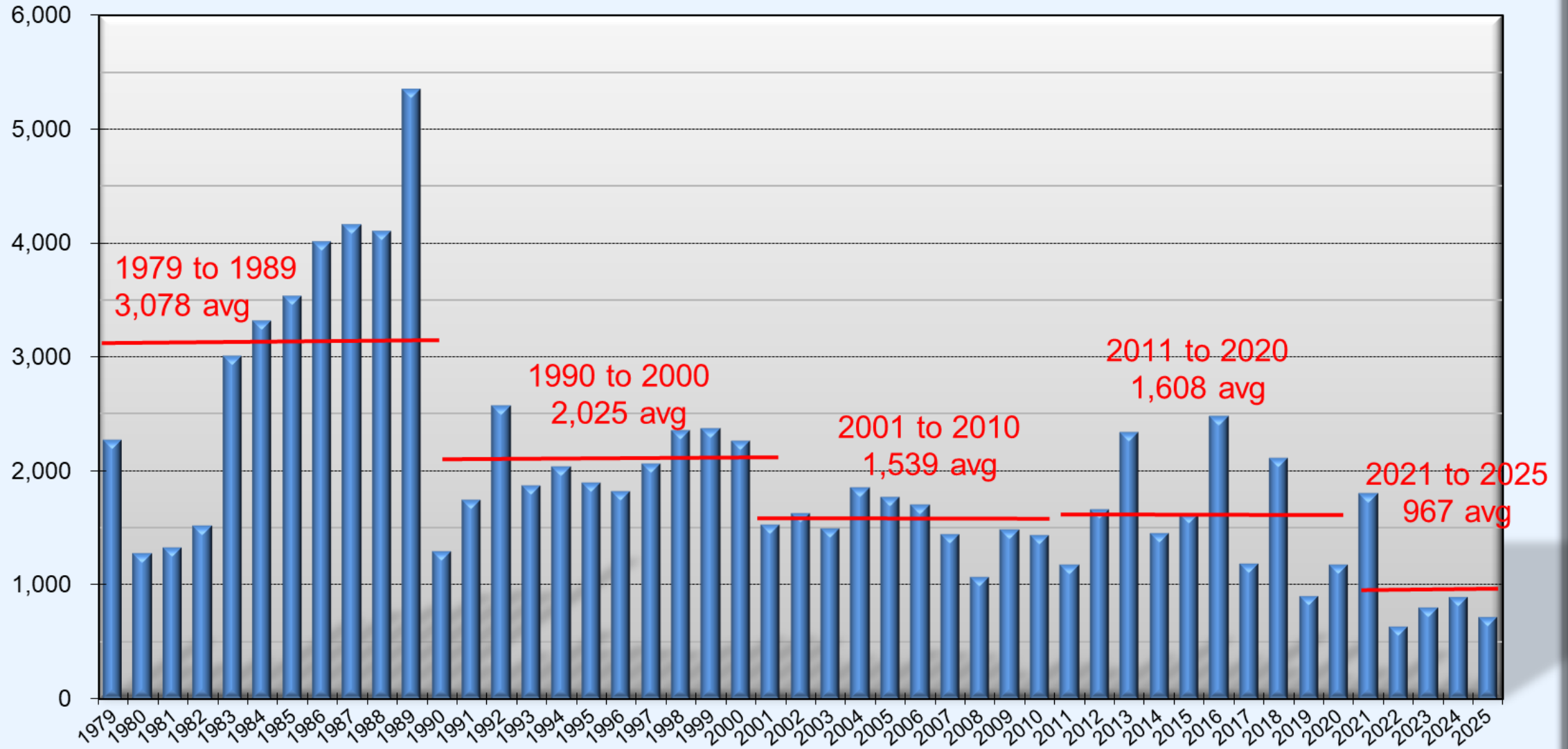
Map 2  
Age-Restricted Units Built  
(2021-2025)

Age-Restricted Units Built Compared to Total Units, 2020 to 2025

Planning Area	SFD	SFA	APT	TOTAL	Total All Units Built	Age-Restricted % of Total
1/21 to 12/21	0	8	32	40	971	4.1%
1/22 to 12/22	0	15	0	15	753	2.0%
1/23 to 12/23	2	44	0	46	1,248	3.7%
1/24 to 12/24	18	37	0	55	1,381	4.0%
1/25 to 12/25	50	42	0	92	572	16.1%
<b>TOTAL</b>	<b>70</b>	<b>146</b>	<b>32</b>	<b>248</b>	<b>4,925</b>	<b>5.0%</b>
<b>PERCENT</b>	<b>28%</b>	<b>59%</b>	<b>13%</b>	<b>100%</b>		



# Total Residential Building Permits Issued 1979 to 2025 Howard County



Source: 1990 to 2025 Howard County Department of Inspections, Licenses and Permits, 1979 to 1989 Regional Planning Council

# Development Activity Summary

## Residential

Table 24

Number of Potential Units from Site Development Plans in Process, 12/31/25  
(With comparisons to Countywide total as of 12/31/24)

Planning Area	Single Family Detached	Single Family Attached	Apartments	Mobile Homes	TOTAL UNITS
Downtown Columbia	0	0	701	0	701
All Other Columbia	5	0	366	0	371
Elkridge	19	244	889	0	1,152
Ellicott City	32	237	0	0	269
Rural West	0	0	3	0	3
Southeast	6	130	185	0	321
<b>TOTAL</b>	<b>62</b>	<b>611</b>	<b>2,144</b>	<b>0</b>	<b>2,817</b>
<b>As of 12/31/24</b>	<b>120</b>	<b>368</b>	<b>1,796</b>	<b>0</b>	<b>2,284</b>

Table 13

Number of Potential Units from Subdivision Plans in Process, 12/31/25  
(With comparisons to Countywide total as of 12/31/24)

Planning Area	Single Family Detached	Single Family Attached	Apartments	Mobile Homes	TOTAL UNITS
Downtown Columbia	0	0	0	0	0
All Other Columbia	27	0	1,200	0	1,227
Elkridge	40	191	722	0	953
Ellicott City	131	73	152	0	356
Rural West	67	0	0	0	67
Southeast	44	0	650	0	694
<b>TOTAL</b>	<b>309</b>	<b>264</b>	<b>2,724</b>	<b>0</b>	<b>3,297</b>
<b>PERCENT</b>	<b>9%</b>	<b>8%</b>	<b>83%</b>	<b>0%</b>	<b>100%</b>
<b>As of 12/31/24</b>	<b>322</b>	<b>363</b>	<b>2,921</b>	<b>0</b>	<b>3,606</b>

# Development Activity Summary

## Residential

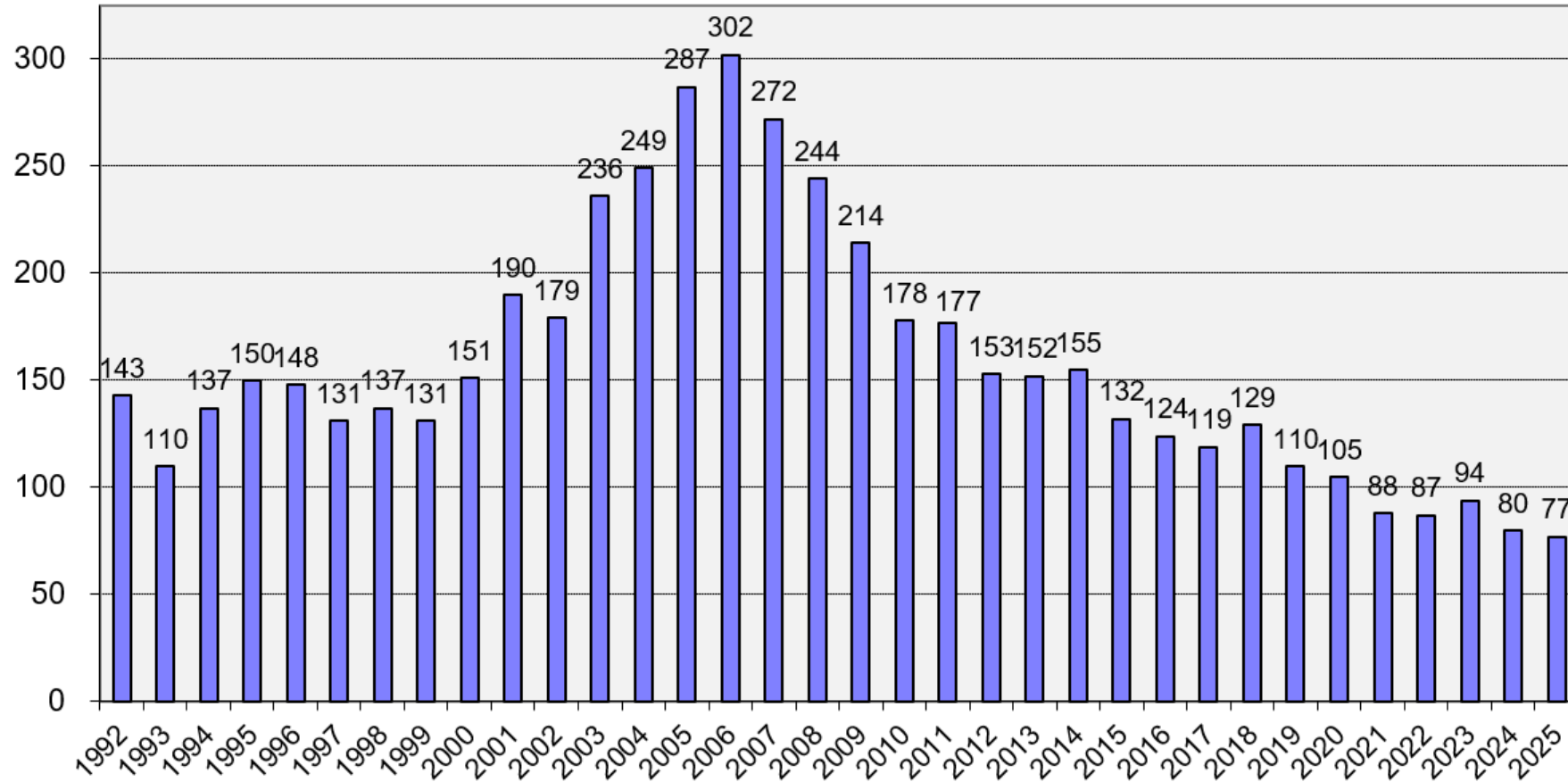
**Table 17**  
**In-Process Residential Subdivision Plans, Projects With More than 30 Units, 12/31/25**

Region	File Number	Plan Name	Unit Type	Units	TOTAL
Columbia	F-24-059	Erickson - Oxford Hills	APT - Age Restricted - 120 MIHU	1,200	<b>1,200</b>
Elkridge	F-25-009, 037	Elms at Elkridge	APT, SFA - 54 MIHU, 44 Age Restricted	360	<b>906</b>
	S-25-002	Weinman Apartments	APT, SFA - 39 MIHU	255	
	S-22-005	Dorsey Business Center	APT - 38 MIHU	250	
	F-25-007	Elkridge Crossing, Section 4	SFA - 3 MIHU	41	
Ellicott City	S-86-013	Turf Valley - Remaining Phases	SFA, APT	186	<b>274</b>
	SP-26-002	Miller's Farm	SFD	49	
	F-26-010	Poplar Park at Turf Valley	SFA	39	
Southeast	S-23-004	10010 Junction Drive	APT -- 98 MIHU	650	<b>682</b>
	S-06-016	Maple Lawn Farms	SFD	32	
<b>TOTAL</b>					<b>3,062</b>

# Development Activity Summary

## Residential

**Chart 6**  
**Number of Residential Subdivision Plans in Process**  
**1992 to 2025 (as of Dec.31 each year)**



# Non-Residential Development

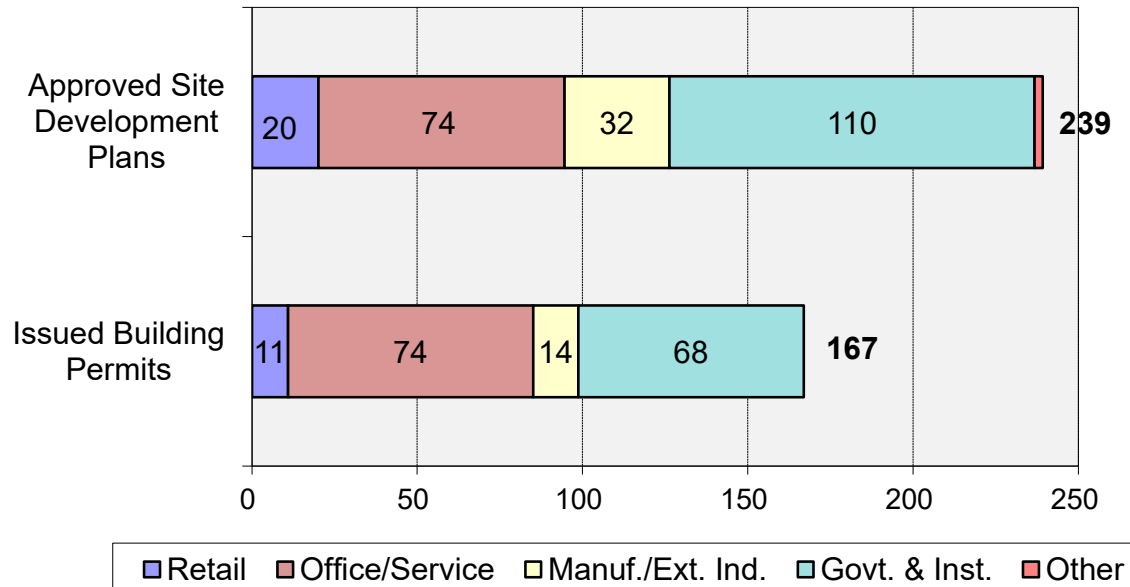
2025 Development Monitoring System Report



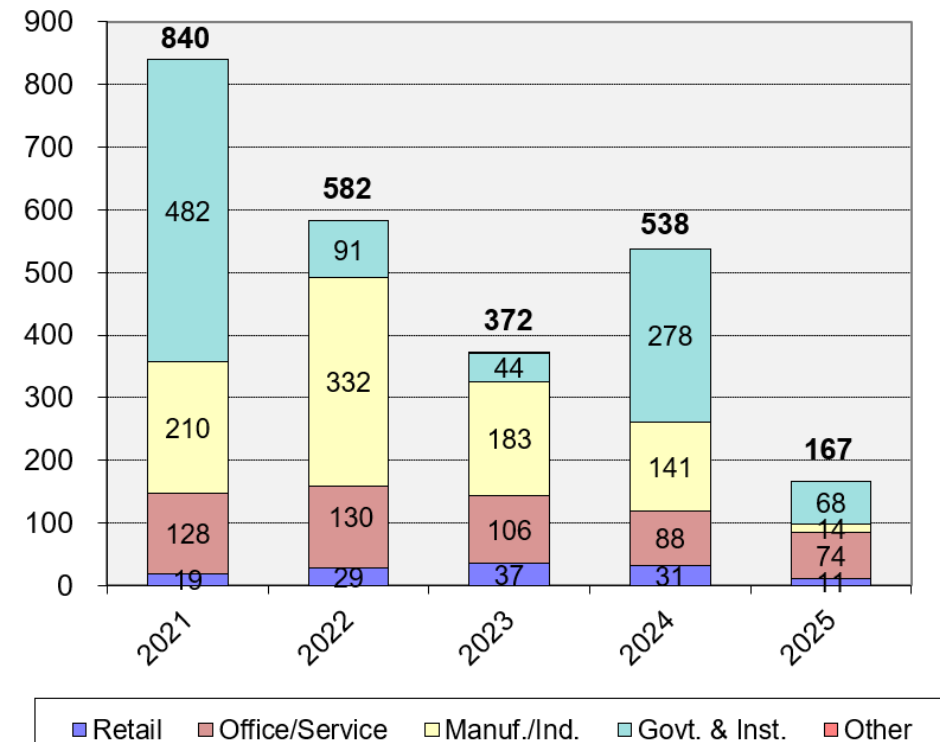
# Development Activity Summary

## Non-Residential

**Chart 10**  
Non-Residential Square Feet (X 1,000)  
In 2025



**Chart 11**  
Sq. Ft. in Issued Building Permits (X 1,000)  
2021 to 2025



# Development Activity Summary

## Non-Residential

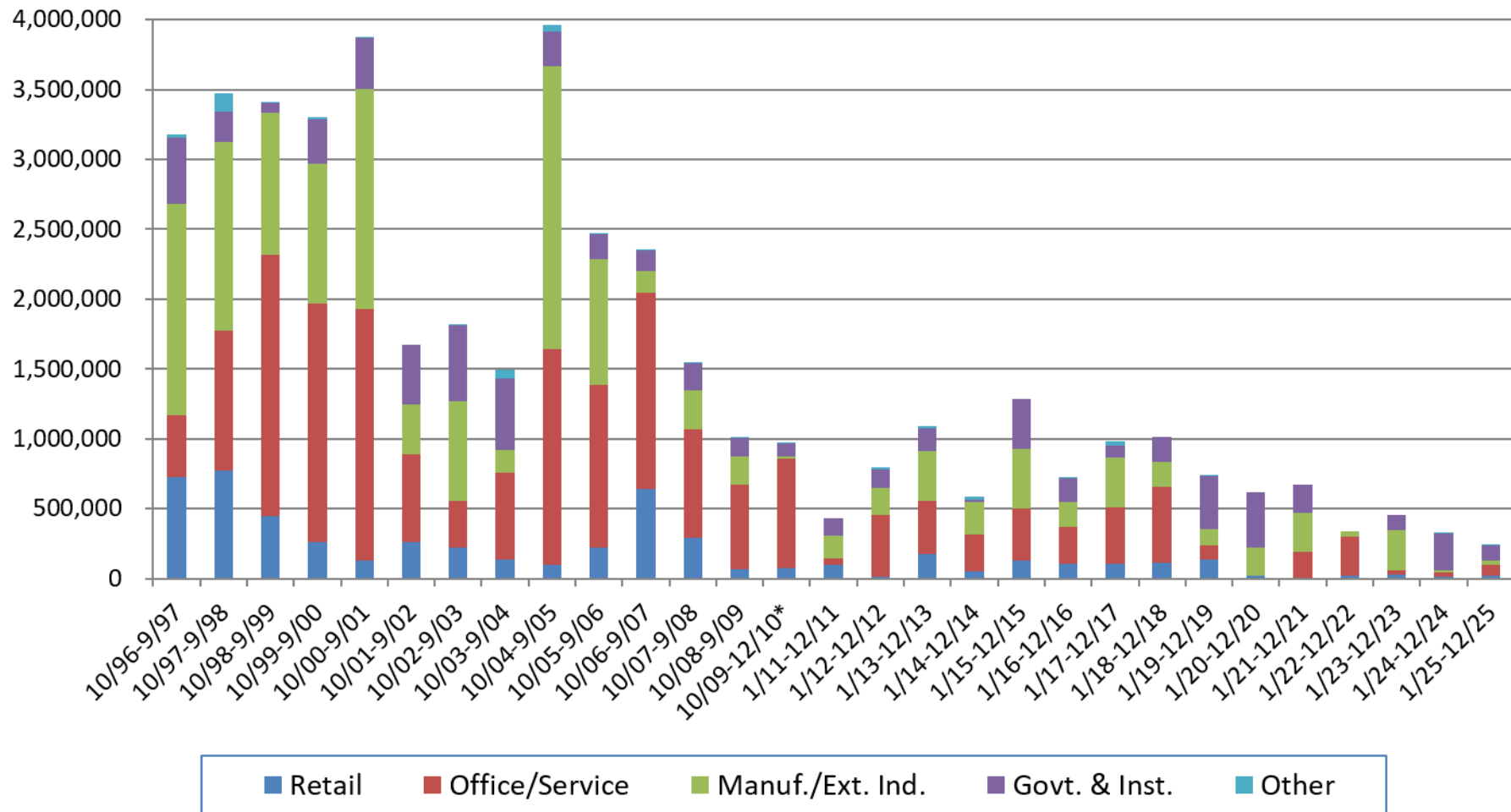
**Table 48**  
**Building Square Feet in Approved Non-Residential Site Development Plans**  
**in 2025**

Region	Retail	Office/ Service	Manuf./ Ext. Ind.	Govt. & Inst.	Other	TOTAL
Downtown Columbia	0	0	0	0	0	0
All Other Columbia	15,443	0	0	95,914	0	111,357
Elkridge	0	0	0	0	0	0
Ellicott City	4,693	6,273	0	0	0	10,966
Rural West	0	0	0	0	0	0
Southeast	0	68,160	31,712	14,500	2,525	116,897
<b>TOTAL</b>	<b>20,136</b>	<b>74,433</b>	<b>31,712</b>	<b>110,414</b>	<b>2,525</b>	<b>239,220</b>
<b>PERCENT</b>	<b>8.4%</b>	<b>31.1%</b>	<b>13.3%</b>	<b>46.2%</b>	<b>1.1%</b>	<b>100.0%</b>

**Table 49**  
**Projects With More than 20,000 Square Feet in Approved Non-Residential Site Development Plans**  
**in 2025**

Region	File Number	Plan Name	Use	Building Area	TOTAL
Columbia	SDP-25-017	HCC Workforce Development & Trade Center	HCC Building	51,000	88,718
	SDP-24-030	Oakland Mills Middle School	School Addition	37,718	
Southeast	SDP-25-005	Montpelier Research Park	Office Building	68,160	88,160
	SDP-22-010	Drenner Concrete	Warehouse	20,000	
<b>TOTAL</b>					<b>176,878</b>

## Square Feet in Non-Residential Approved SDPs Issued by Type 1996 through 2025



# Land Preservation

2025 Development Monitoring System Report



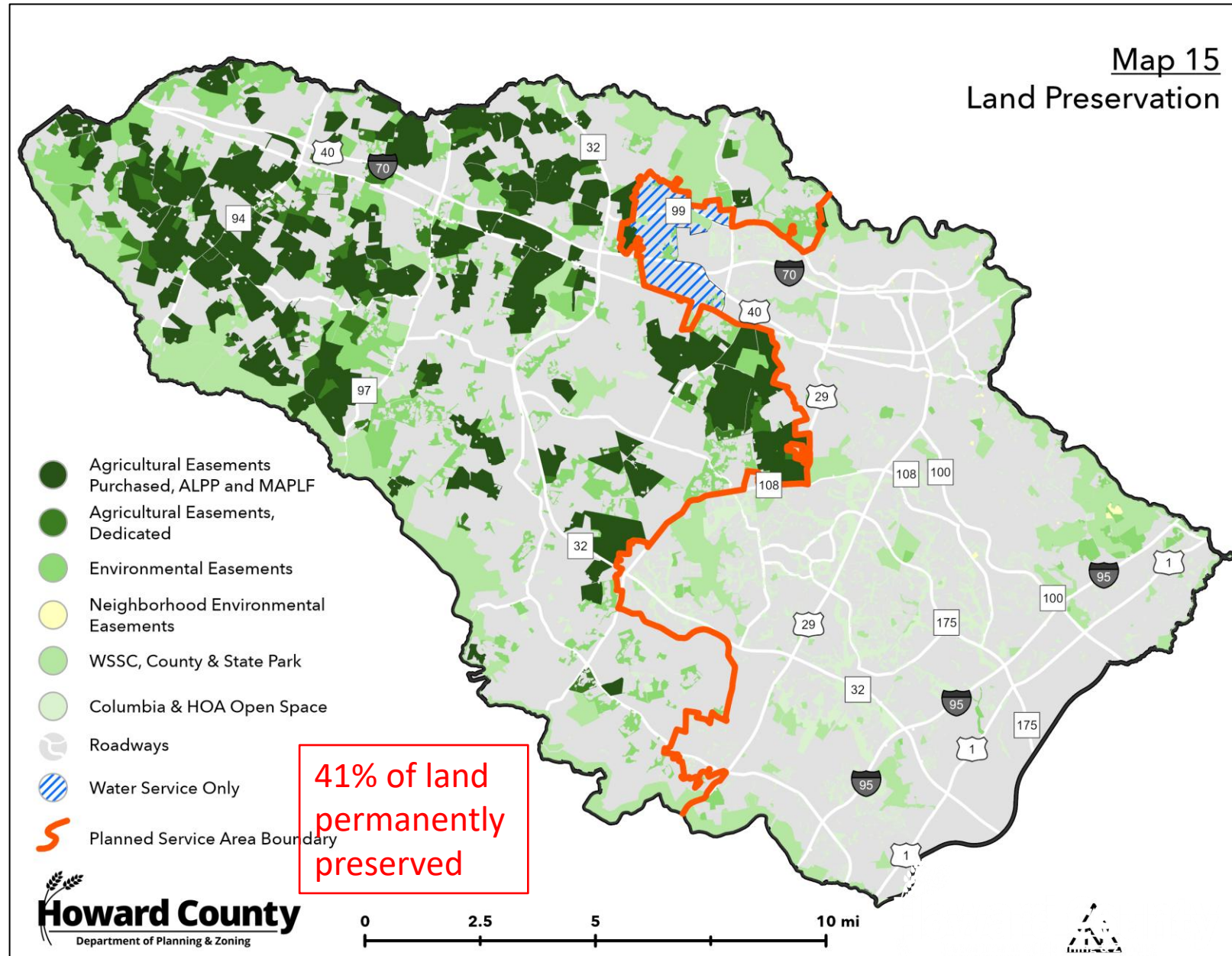
# Land Preservation

Table 66

Preservation Easements and Parks & Open Space  
as of December 31, 2025

PRESERVATION EASEMENTS	Acres
<b>Agricultural Preservation Easements</b>	
Howard County Agricultural Land Preservation Program (ALPP), Purchased Easements	16,308.8
Howard County Agricultural Land Preservation Program (ALPP), Dedicated Easements	3,068.5
MD Agricultural Land Preservation Program (MALPF)	4,036.4
<b>Total ALPP and MALPF</b>	<b>23,413.7</b>
MD Rural Legacy Program	81.3
<b>Total Agricultural Preservation Easements</b>	<b>23,495.0</b>
<b>Environmental Preservation Easements</b>	
Environmental Preservation, Dedicated Easements	9,219.4
MD Environmental Trust & Other *	1,842.9
Neighborhood Preservation Easements	80.3
<b>Total Environmental Easements</b>	<b>11,142.6</b>
<b>TOTAL PRESERVATION EASEMENTS</b>	<b>34,637.6</b>
PARKS AND OPEN SPACE	Acres
County Parks & Open Space	10,271.4
State Parks	9,290.9
Washington Suburban Sanitary Commission	3,213.1
Columbia & HOA Open Space	8,642.1
<b>TOTAL PARKS &amp; OPEN SPACE</b>	<b>31,417.5</b>
<b>GRAND TOTAL PRESERVATION EASEMENTS AND PARKS &amp; OPEN SPACE</b>	<b>66,055.1</b>
* Includes HCC Purchased conservation easement pilot program	
<b>TOTAL COUNTY ACRES</b>	<b>162,000</b>
<b>PERCENT PRESERVED</b>	<b>40.8%</b>

Map 15  
Land Preservation



# Smart, Green, and Growing Legislation (MD reporting requirements)

2025 Development Monitoring System Report



# MD Smart, Green and Growing Legislation

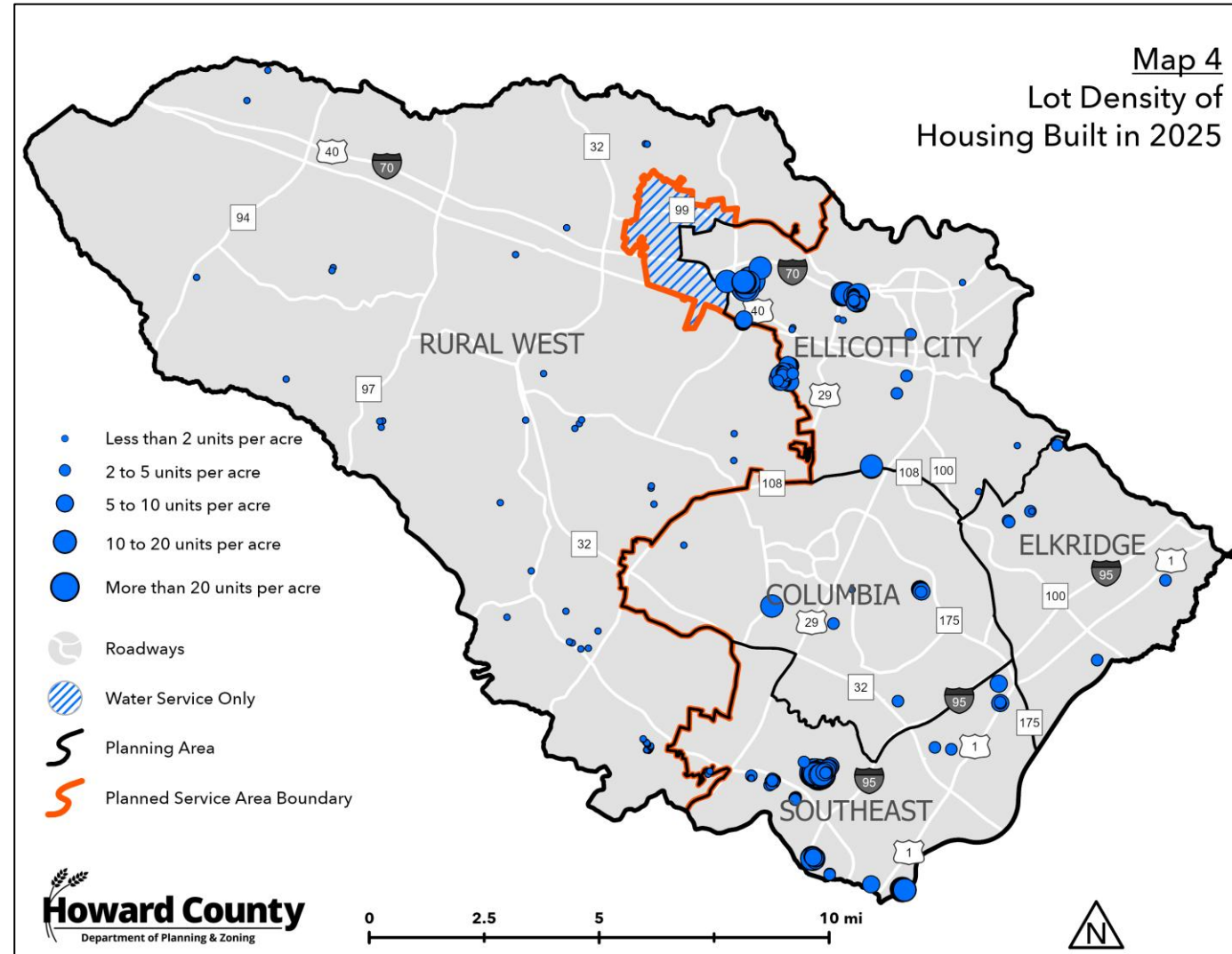
**Table 1**  
Lot Density of Units Built in 2025 - By Planning Area

Planning Area	Units		Total Lot Acres		Density - Units/Acre (Weighted Avg.)
	Number	Percent	Number	Percent	
Columbia	85	15%	7.1	2.3%	16.34
Elkridge	7	1%	2.9	0.9%	2.56
Ellicott City	228	40%	30.4	9.8%	11.13
Rural West	62	11%	245.6	79.6%	0.64
Southeast	190	33%	22.5	7.3%	13.63
<b>TOTAL</b>	<b>572</b>	<b>100%</b>	<b>308.5</b>	<b>100.0%</b>	<b>11.49</b>

**Table 2**  
Lot Density of Total Units Built in 2025 - Inside vs. Outside PFA

Planning Area	Units		Lot Acres		Density - Units/Acre (Weighted Avg.)
	Number	Percent	Number	Percent	
Inside PFA	510	89%	62.8	20%	12.81
Outside PFA	62	11%	245.6	80%	0.64
<b>TOTAL</b>	<b>572</b>	<b>100%</b>	<b>308.5</b>	<b>100%</b>	<b>11.49</b>

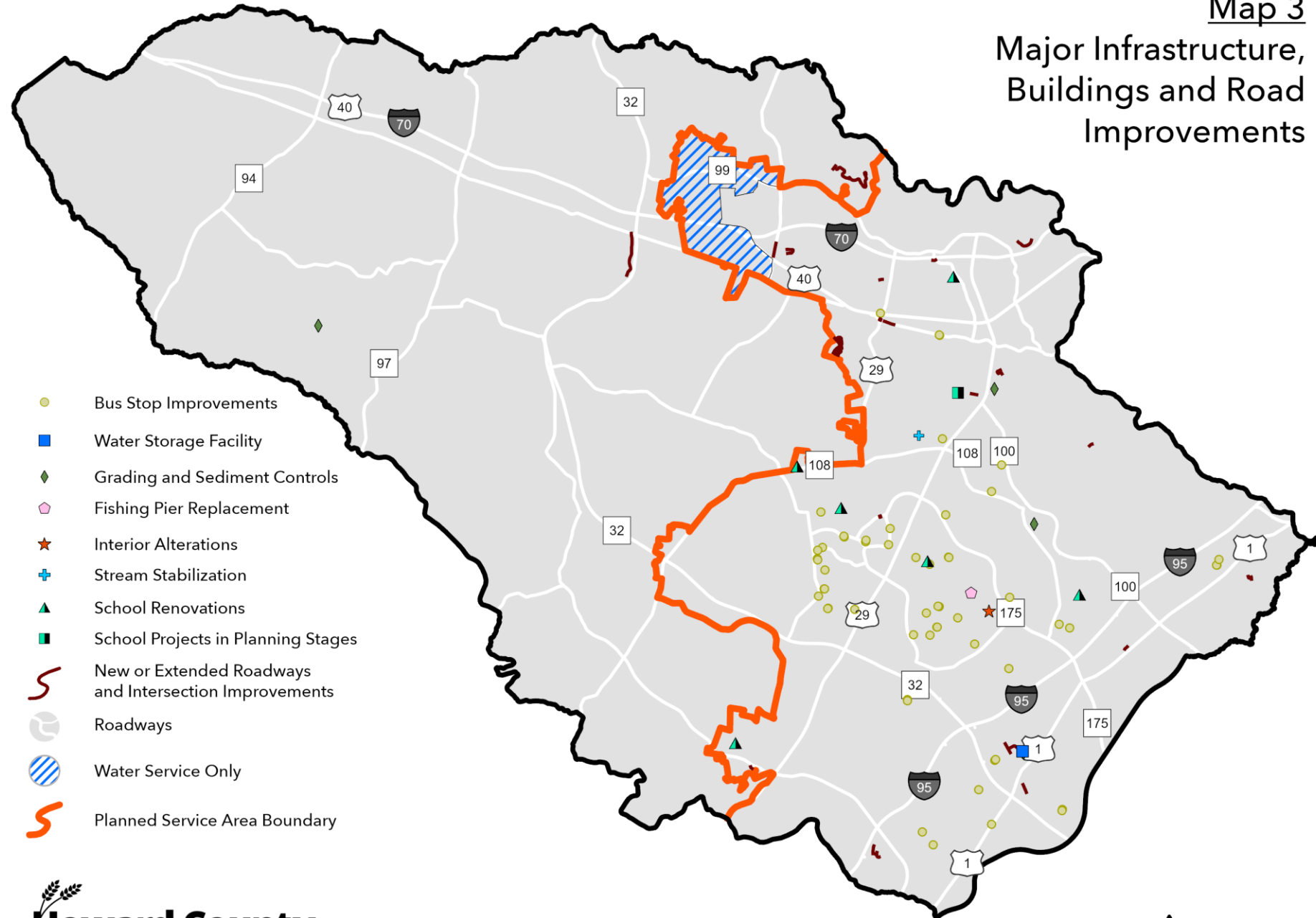
**Map 4**  
Lot Density of Housing Built in 2025



# Smart, Green and Growing Legislation Reporting

Map 3

Major Infrastructure,  
Buildings and Road  
Improvements

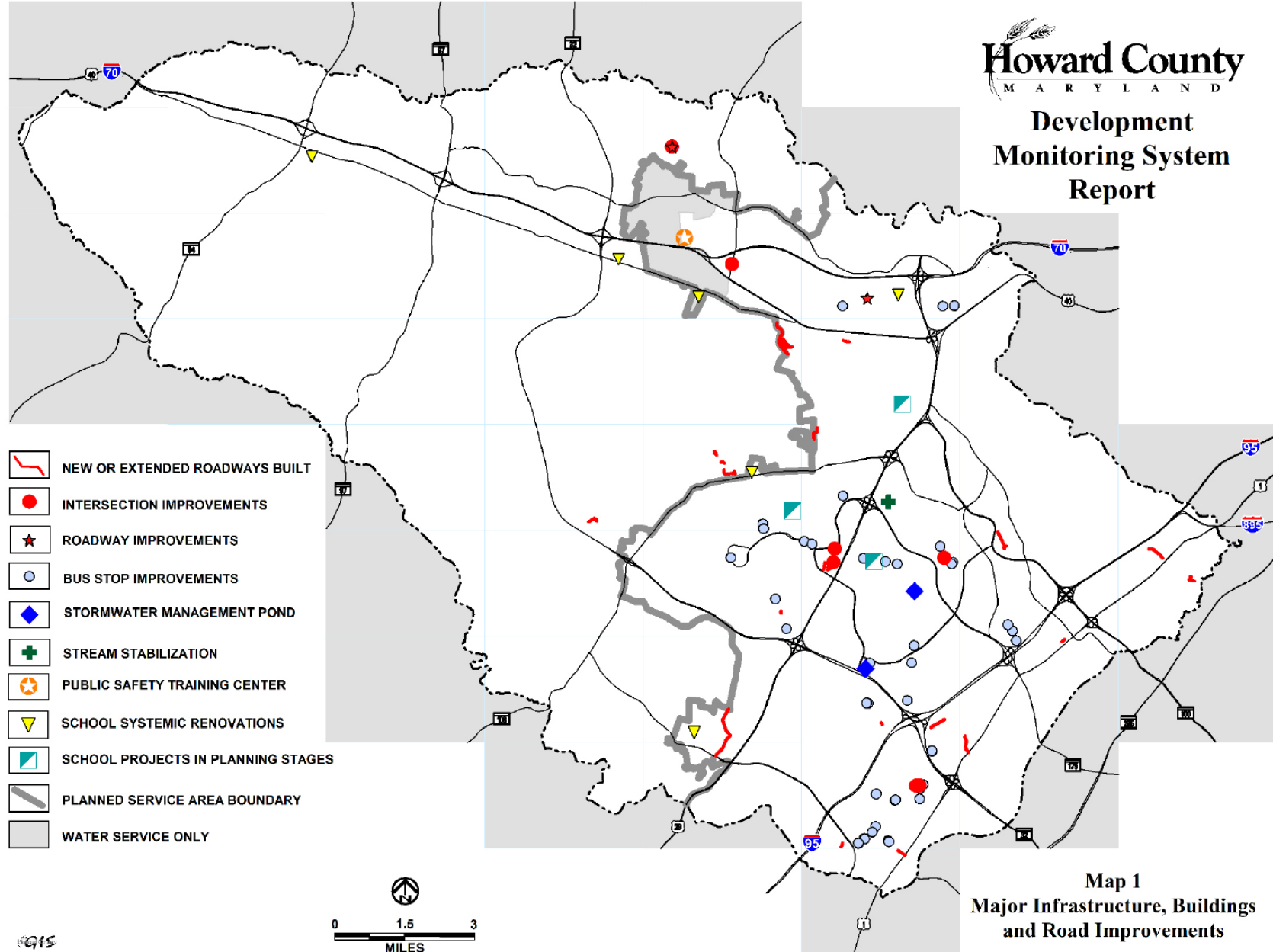


- Bus Stop Improvements
- Water Storage Facility
- ◆ Grading and Sediment Controls
- ⬠ Fishing Pier Replacement
- ★ Interior Alterations
- + Stream Stabilization
- ▲ School Renovations
- School Projects in Planning Stages
- ~ New or Extended Roadways and Intersection Improvements
- Roadways
- ▨ Water Service Only
- ⌞ Planned Service Area Boundary

# MD Smart, Green and Growing

Howard County  
MARYLAND

## Development Monitoring System Report



# Questions & Comments

