

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

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.**

- There are 3 tests associated with APFO:
- 1) Allocations,
- 2) Schools,
- 3) Roads

Test 1- APFO Allocations Test

- 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

- 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

- 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

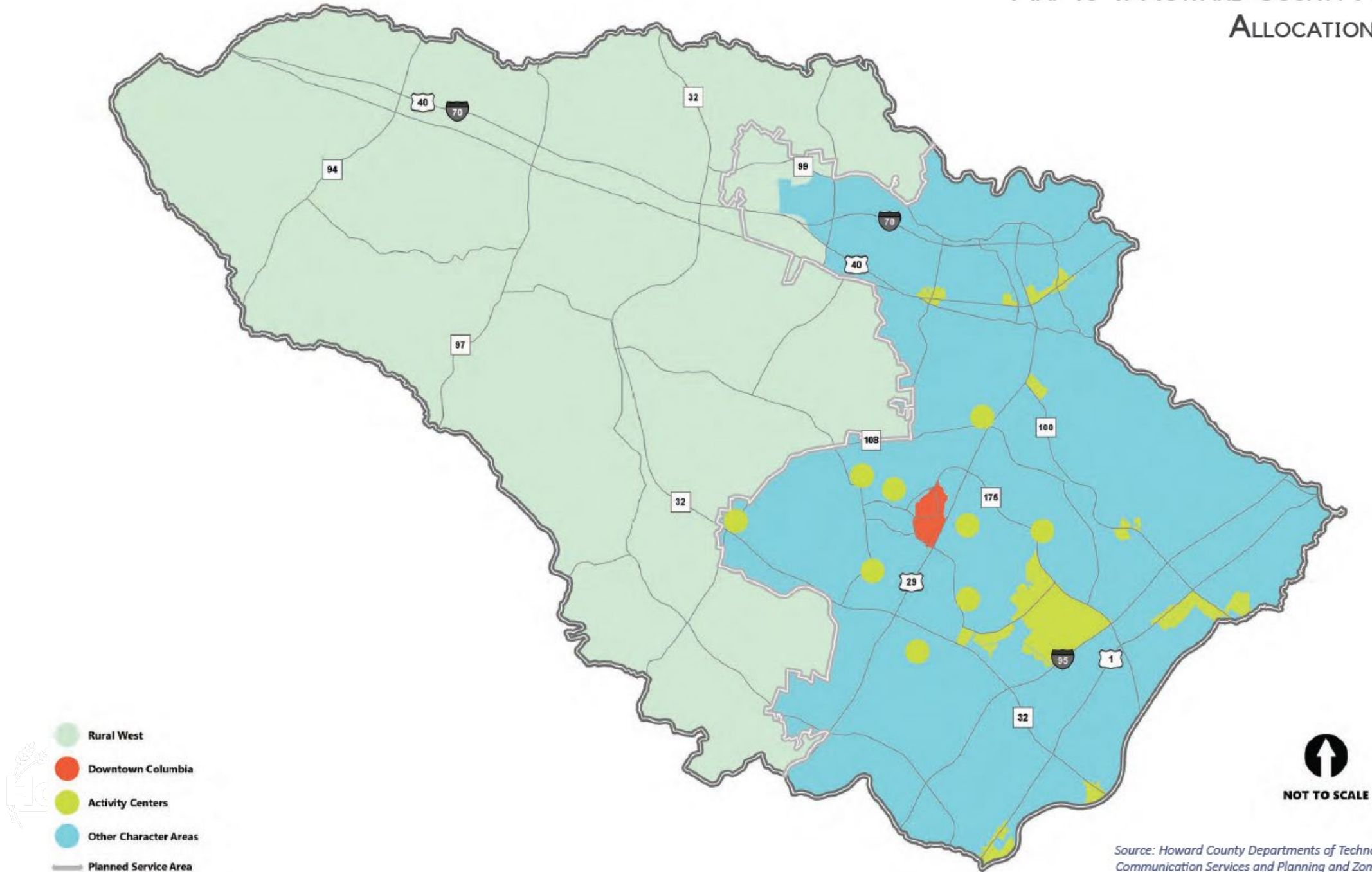
Table 10-1: Howard County APFO Allocations Chart - HoCo By Design

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



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											
	2027	2028	2029	2030	Proj	% Uhl.	Proj	% Uhl.	Proj	% Uhl.	Proj	% Uhl.	Proj	% Uhl.	Proj	% Uhl.	Proj	% Uhl.	Proj	% Uhl.	Proj	% Uhl.	Proj	% Uhl.										
Columbia - East	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									
Craiderock 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									
Talbot 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	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
Bryant Woods 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	
Clemens Crossing 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									
Longfellow 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		
Running Brook 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									
Swansfield ES																																		
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	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				
Bellows Spring 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	623	86.6	623	86.6	624	86.8	625	86.9					
Deep Run 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	565	86.9									
Ducketts Lane 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								
Elkridge 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			
Hanover Hills 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			
Ilchester ES	584	584	584	584	621	106.3		622	106.5	C	623	106.7	C	623	106.7	C	626	107.2	C	629	107.7	C	626	107.2	C	625	107.0	C	625	107.0	C			
Rockburn 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									
Veterans 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									
Waterloo 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									
Worthington ES																																		
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	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					
Centennial Lane 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									
Hollifield Station 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									
Manor Woods 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	731	104.4	729	104.1										
Northfield 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			
St. Johns Lane 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	
Waverly ES																																		
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	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									
Aitholton 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
Bollman Bridge 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
Forest Ridge 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									
Gorman Crossing 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									
Guilford 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
Hammond 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	645	105.9	C	642	105.4	C	643	105.6	C			
Laurel Woods ES																																		
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	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									
Bushy Park 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									
Clarksville 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									
Dayton Oaks 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									
Fulton ES	527	527	527	527	440	83.5		426	80.8	432	82.0	438	83.1	441	83.7	446	8																	

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								
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	716	108.2	709	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	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	60.3										
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	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	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.

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.

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.

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)

NEW APFO Recommendations

Example Walk-Thru

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	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%
<p><i>* 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).</i></p>			

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

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 MIHU			\$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 (occasionally for age-restricted SFA's)

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.

NEW APFO Recommendations - Example

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
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)	\$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 MIHU		\$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 (occasionally for age-restricted SFA's)

The fee is charged for every unit in the development upon building permit issuance.

For Non-UPP qualified projects pay the current rate.

For the 6 SFD lot subdivision the school this equates to \$274,818.

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

NEW APFO Recommendations

Recommendation #5:

- Apply the UPP model to affordable housing and the affordable housing column on the base surcharge rate.

NEW APFO Recommendations

Recommendation #6:

- Apply the UPP model to senior housing on the base senior housing surcharge rate.

- 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.

NEW APFO Recommendations

Recommendation #8:

Adopt pedestrian crossings at APFO intersections test to the APFO multimodal transportation test

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

NEW APFO Recommendations

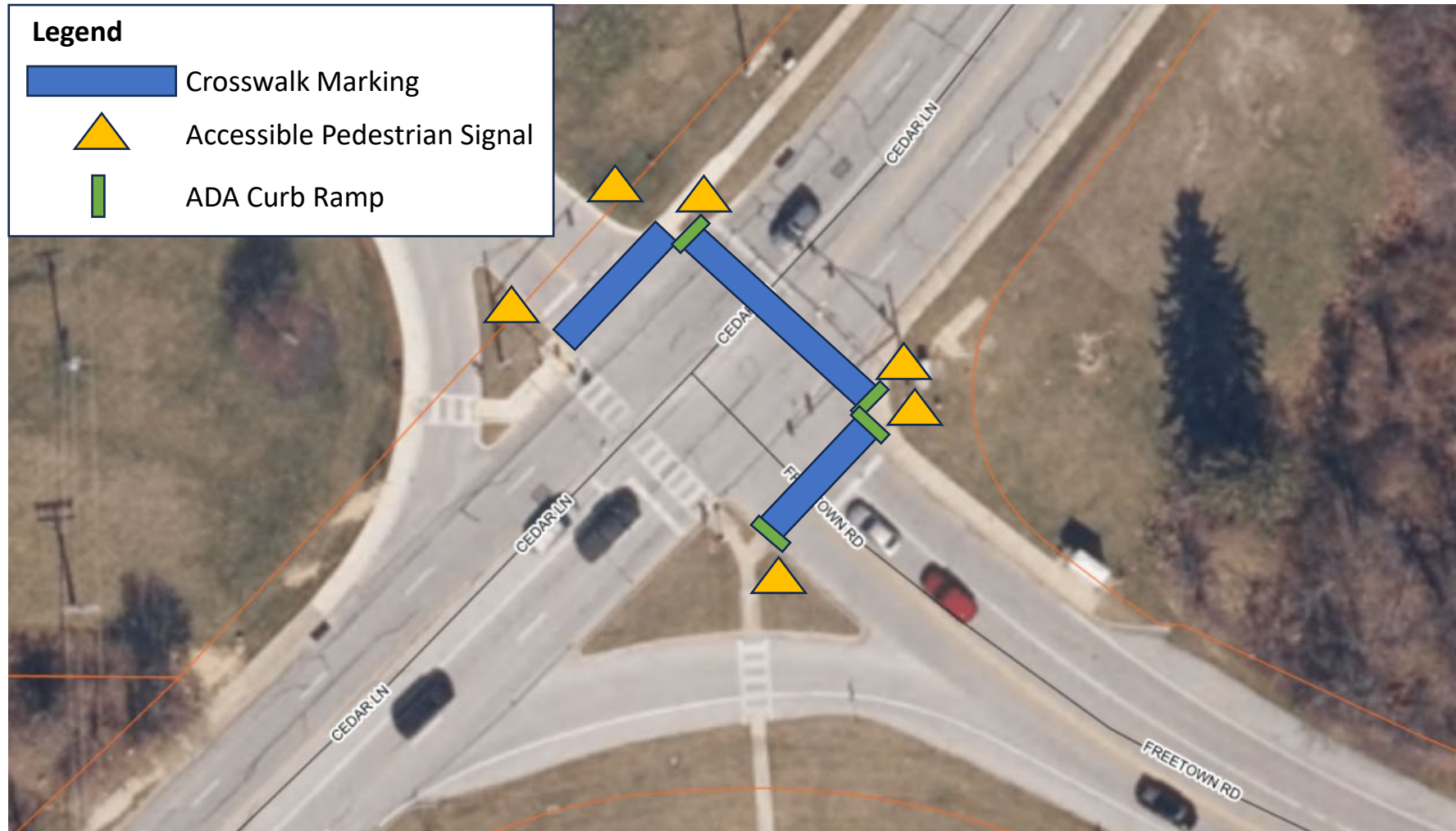
Recommendation #9:

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

APFO Pedestrian Crossing Test

Example 1: Cedar Lane at Freetown Road



Inadequate pedestrian crossing accommodations shown on diagram at 3 of the 4 legs

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 $\frac{1}{4}$ 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

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.

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.

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.

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