Howard County

Memorandum

DEPARTMENT OF PLANNING AND ZONING

To:	**APFO Task Force**
From:	**Jeff Bronow, Chief, DPZ Research Division**
Date:	**November 4, 2015**
Subject:	**APFO Questions and Answers**

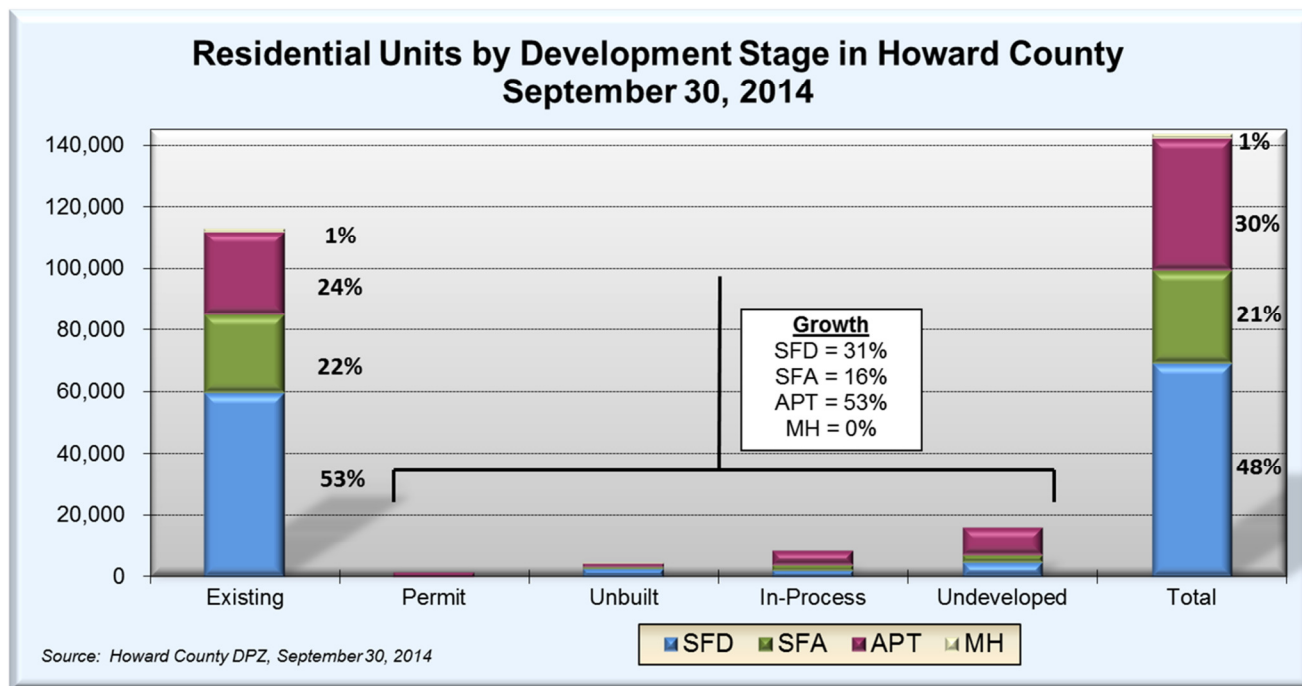**If affordable units were exempt from APFO, how many units would that be per year?**

Based on last year's Development Monitoring System report, a total of 177 moderate income housing units (MIHUs) were approved in 12 site development plans and another 728 MIHUs in 21 plans were still under review. Note that many of these 728 MIHUs are part of phased plans that will be built out over the next 4 to 5 or more years. Assuming the current countywide average yield rate of 0.182 students per unit for new construction for apartment units (rental and condo), which most MIHUs end up being, that translates to 32 new students from the 177 approved MIHUs and 132 new students from the in-process MIHUs.

Note that the Howard County Zoning Regulations specify that between 5% and 15% of all units must be MIHU, depending on the particular residential zone. So it can be anticipated moving forward that a similar percentage of new students would come MIHU units.

Is there a possible method of weighting allocations by housing unit type, for example, by student yield from the different housing types?

A methodology could be devised based on average yield rates of apartment (rental and condo), single family attached (or townhouse), and single family detached. The HCPSS determines these yields each year. An example of how this may be done is as follows: The top table and chart on Page 2 could be the basis for determining and alternative allocation distribution system. The chart shows the latest estimate of the current "build-out" capacity by unit type in the County (31% SFD, 16%, SFA, and 53% APT). Based on these percentages, the current total of 1,850 allocations per year (not including DT Columbia) is adjusted to 1,693, assuming the yield rate ratios shown in the table (note that these are only example yield rates). The bottom table shows the results of this methodology, with four outcome examples. In all cases, unit totals would fluctuate, but student totals would remain the same. This would be a very complicated process to administer, and the pros and cons should be discussed. One con is that although student totals may be more predictable under this method, units totals would not be, and consistent unit totals are important for other types infrastructure planning besides schools. The allocation system is designed for many other categories of capital planning such as parks and recreation, public safety and senior centers, libraries, etc.

Unit Type	Student Yields	Yield Ratios	Units dist. based on Future Capacity (see chart)		Adjusted Allocations	
SFD	0.50	167%	574	31%	956	(574 * 167%)
SFA	0.25	83%	296	16%	247	(296 * 83%)
APT	0.15	50%	981	53%	490	(981 * 50%)
AVG.	**0.30**	**1.0**	**1,850**	(current annual allocations)	**1,693**	(adjusted allocation total based on future capacity weighting)

Residential Units by Development Stage in Howard County September 30, 2014

Growth
SFD = 31%
SFA = 16%
APT = 53%
MH = 0%

Source: Howard County DPZ, September 30, 2014

Students and Units Based on Weighted Allocations

Example 1 -- Single Year Requesting:

	Units	Allocations		Students	
SFD	350	583	(350 * 167%)	175	(350 * 0.5)
SFA	600	500	(600 * 83%)	150	(600 * 0.25)
APT	1,220	610	(1,220 * 50%)	183	(1,220 * 0.15)
	2,170	**1,693**		**508**	

Example 2-- Single Year Requesting:

	Units	Allocations		Students	
SFD	800	1,333	(800 * 167%)	400	(800 * 0.5)
SFA	350	292	(350 * 83%)	88	(350 * 0.25)
APT	135	68	(135 * 50%)	20	(135 * 0.15)
	1,285	**1,693**		**508**	

Example 3 -- Single Year Requesting:

	Units	Allocations		Students	
SFD	200	333	(200 * 167%)	100	(200 * 0.5)
SFA	900	750	(900 * 83%)	225	(900 * 0.25)
APT	1,220	610	(1,220 * 50%)	183	(1,220 * 0.15)
	2,320	**1,693**		**508**	

Example 4 -- Single Year Requesting:

	Units	Allocations		Students	
SFD	520	867	(520 * 167%)	260	(520 * 0.5)
SFA	510	425	(510 * 83%)	128	(510 * 0.25)
APT	802	401	(802 * 50%)	120	(802 * 0.15)
	1,832	**1,693**		**508**	

Students and Units Based on Current Allocations:

	Units	Allocations		Students	
SFD	574	574	(574 * 100%)	287	(574 * 0.5)
SFA	296	296	(296 * 100%)	74	(296 * 0.25)
APT	981	981	(981 * 100%)	147	(981 * 0.15)
	1,850	**1,850**		**508**	

If minor subdivisions are exempt, how many units per year would that amount to based on past average numbers of minor subdivisions?

Data for this has been collected for the last five calendar years and is shown in the table below. Over the past five years a total of 179 units have been recorded in 99 minor subdivision plans. (A minor subdivision plan is one that has 4 or less units.) These 179 units represent 2.2% of the total 8,037 building permits issued over the same time period.

Minor Subdivision Activity

Year	Recorded Minor Subs Plans	Units	Total Issued Bldg. Permits	Percent Minor
2010	16	25	1,433	1.7%
2011	14	22	1,172	1.9%
2012	27	56	1,662	3.4%
2013	17	25	2,317	1.1%
2014	25	51	1,453	3.5%
Total	99	179	8,037	2.2%
Avg.	19.8	35.8	1,607	

How many additional allocations would be required if a maximum hold period was used similar to the 4 year wait for school capacity? Could the allocations be borrowed from the future instead of adding to the overall number of allocations?

Projects are rarely on hold for more than 1 to 2 years when waiting for allocations. There was a period when the economy was strong during the mid-2000's in the Elkridge Planning Area where some plans were in the allocations waiting bin for longer periods of time, in some cases exceeding 4 years. This was a unique occurrence in the history of Howard County's APFO. In recent years, since the adoption of PlanHoward 2030 three years ago, no project has had to wait more than 6 to 9 months before receiving allocations. Currently, 4 months into the 12 month allocation year, there are no projects in the allocation waiting bin, and there is still a considerable number of available allocations remaining relative to the amount of development under review. Some projects will likely go into the waiting bin later this allocation year, depending on the phasing choices of larger projects, but they will most certainly get out of the bin in July, 2016 when more allocations become available.

The pace of growth has slowed in recent years due to the economy as well as the amount of land available for new development. This trend is likely to persist into the future. Having said that, there could be periods of time in the future where projects may need to wait 1 to 2 to 3 years perhaps for allocations, but this is less likely if larger projects decide to phase over multiple years allowing room for competing projects to proceed in the current year. So setting a maximum 4 year hold for allocations is probably not warranted or necessary.