



# HoCo By Design General Plan Update OVERVIEW – HOUSING

**BMC Housing Committee**  
**May 2023**

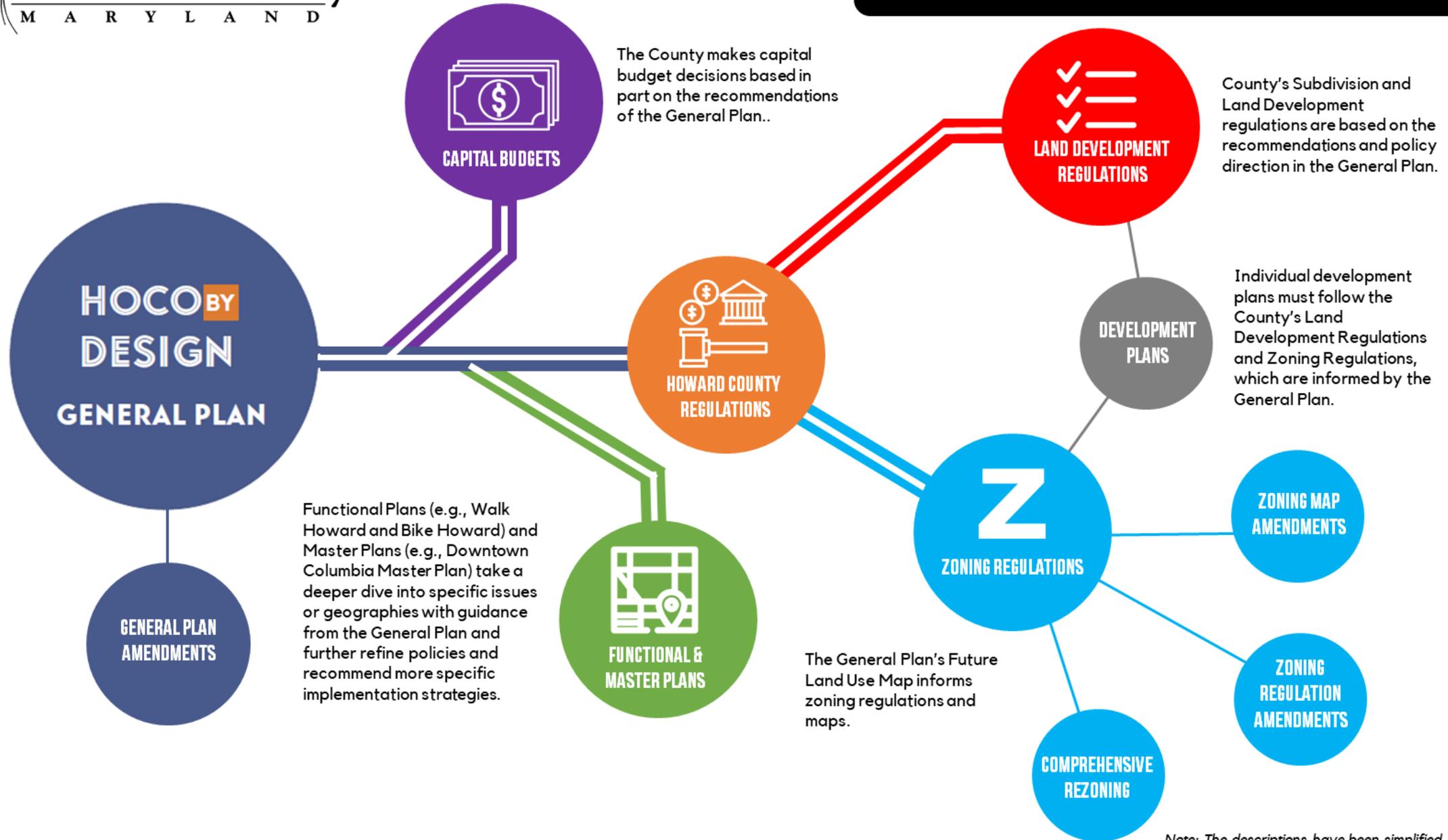


# What is a General Plan?

A document that establishes a clear, **long-range, community-driven vision** and policies on **how and where the County will develop and grow** as it adjusts to evolving economic, environmental, and social conditions over the next 20 years.



**WHAT DOES THE GENERAL PLAN INFLUENCE?**



*Note: The descriptions have been simplified for illustrative and educational purposes.*

# What does HoCo By Design address?

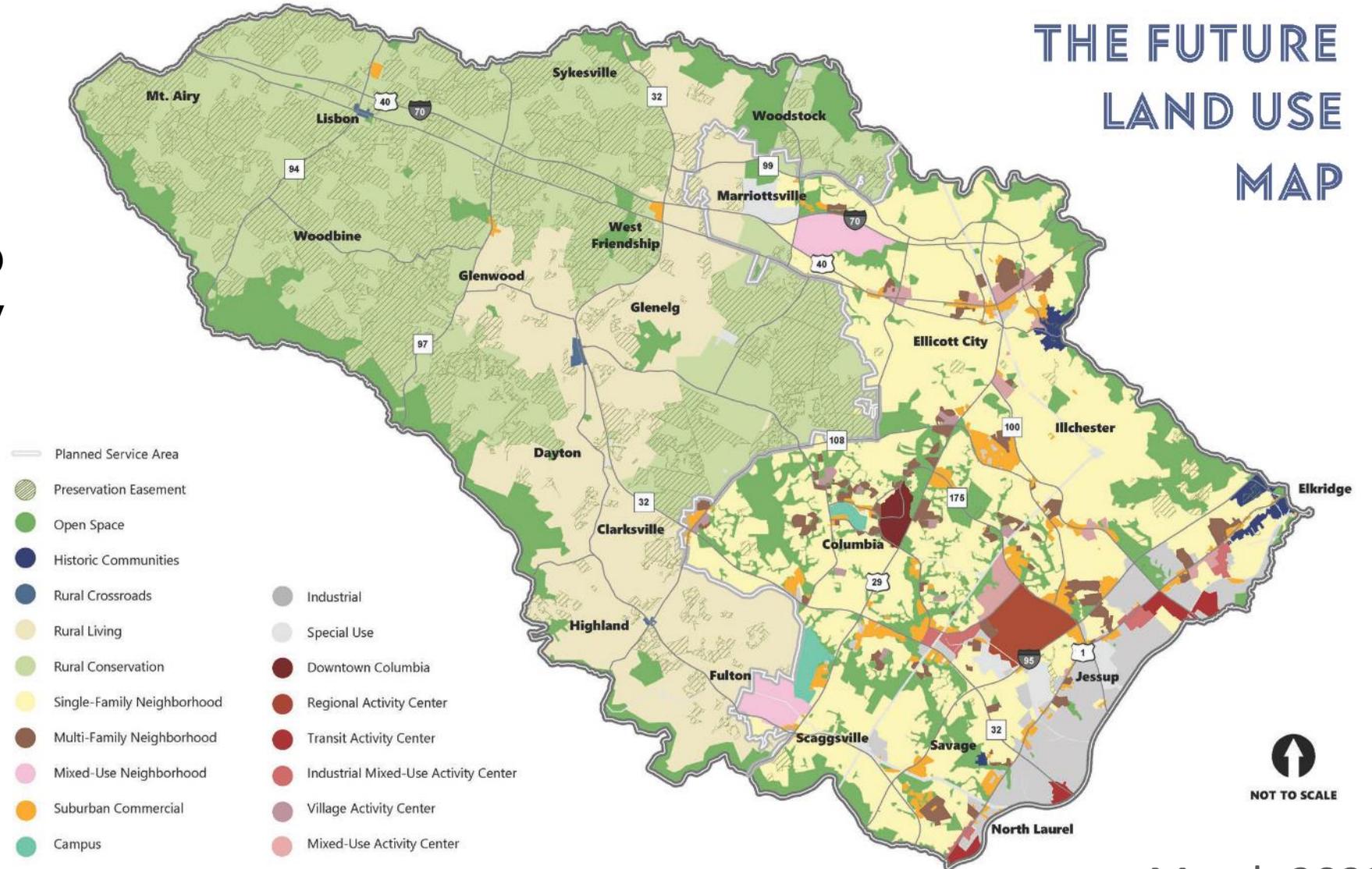
## Five Planning Themes:

- Ecological Health
  - Protect natural resources, address climate change
- County in Motion
  - Safer, more equitable transportation system
- Economic Prosperity
  - Support small business, retain industrial land
- Dynamic Neighborhoods
  - Promote diverse housing types (MMH, ADUs), Age-Friendly options, Adequate Housing Supply for Demand
- Quality By Design
  - Prioritize unique community character



# Future Land Use Map (FLUM)

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

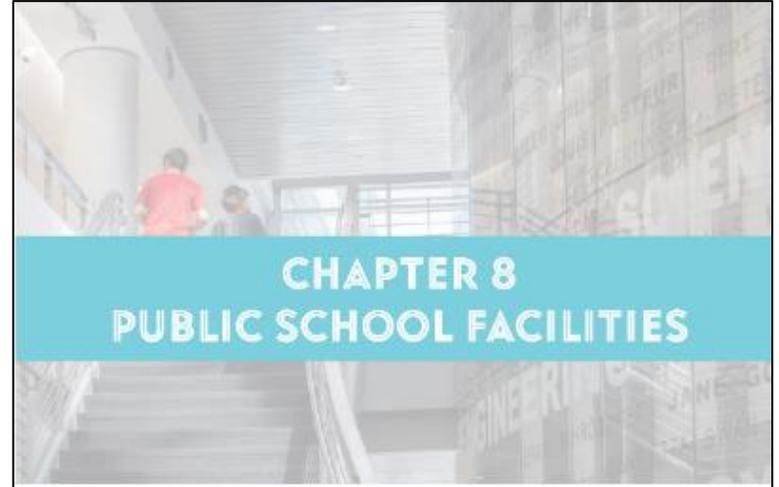
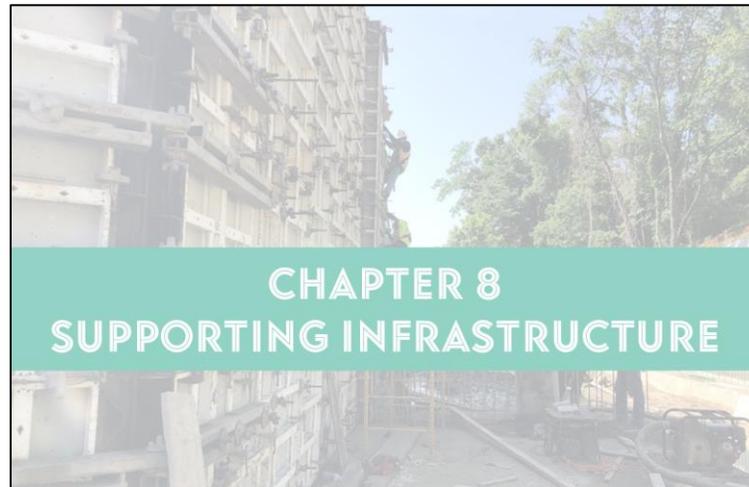
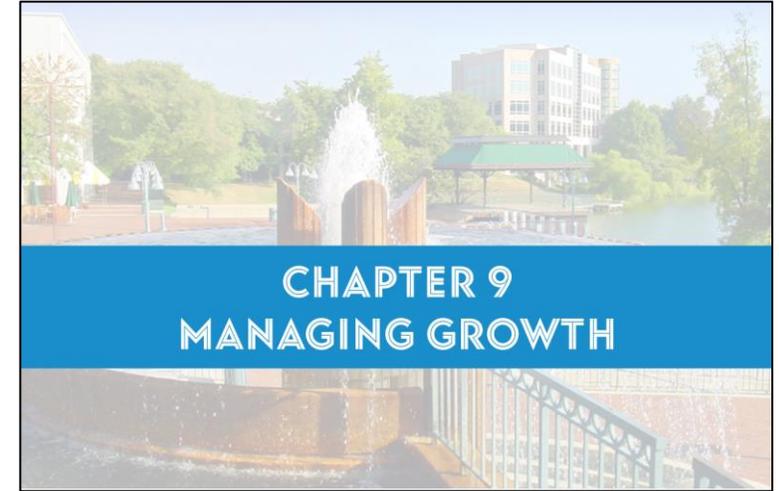
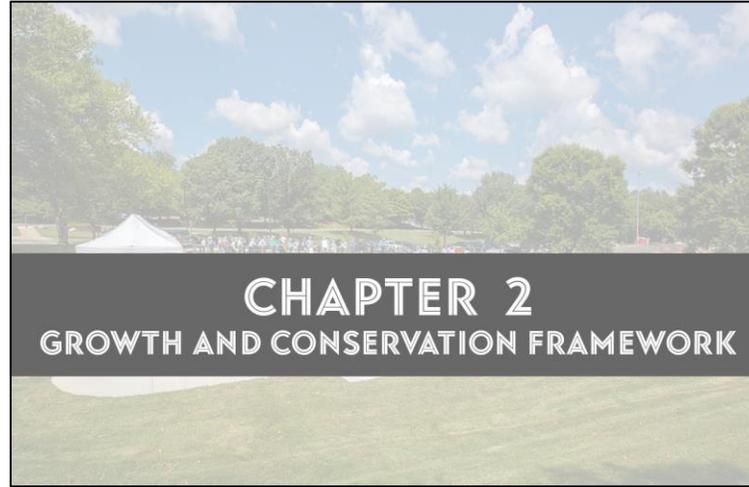


March 2023

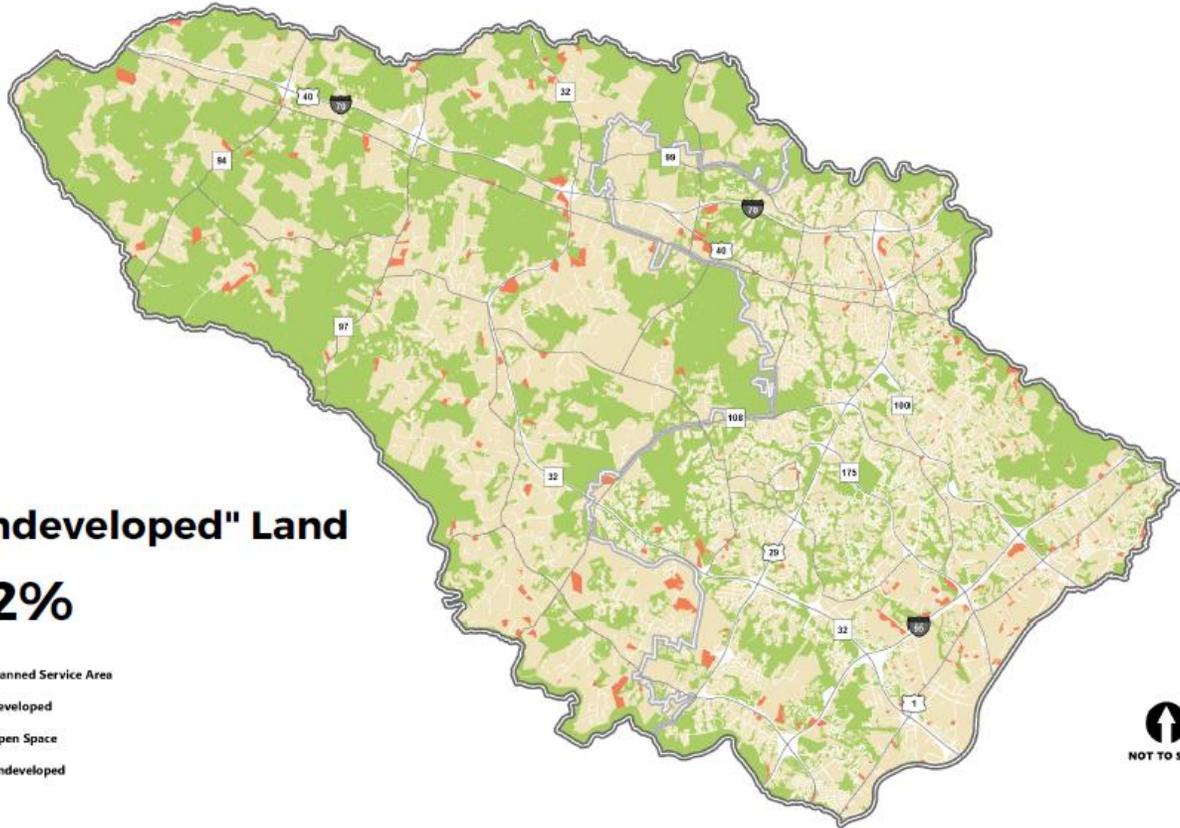
# What does HoCo By Design address?

## Additional Elements:

- Strategy for Growth and Conservation
- Growth Management Strategies
- Supporting Infrastructure Policies
- Public School Facilities chapter



# Limited Supply, Growing Demand



"Undeveloped" Land  
**2%**

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

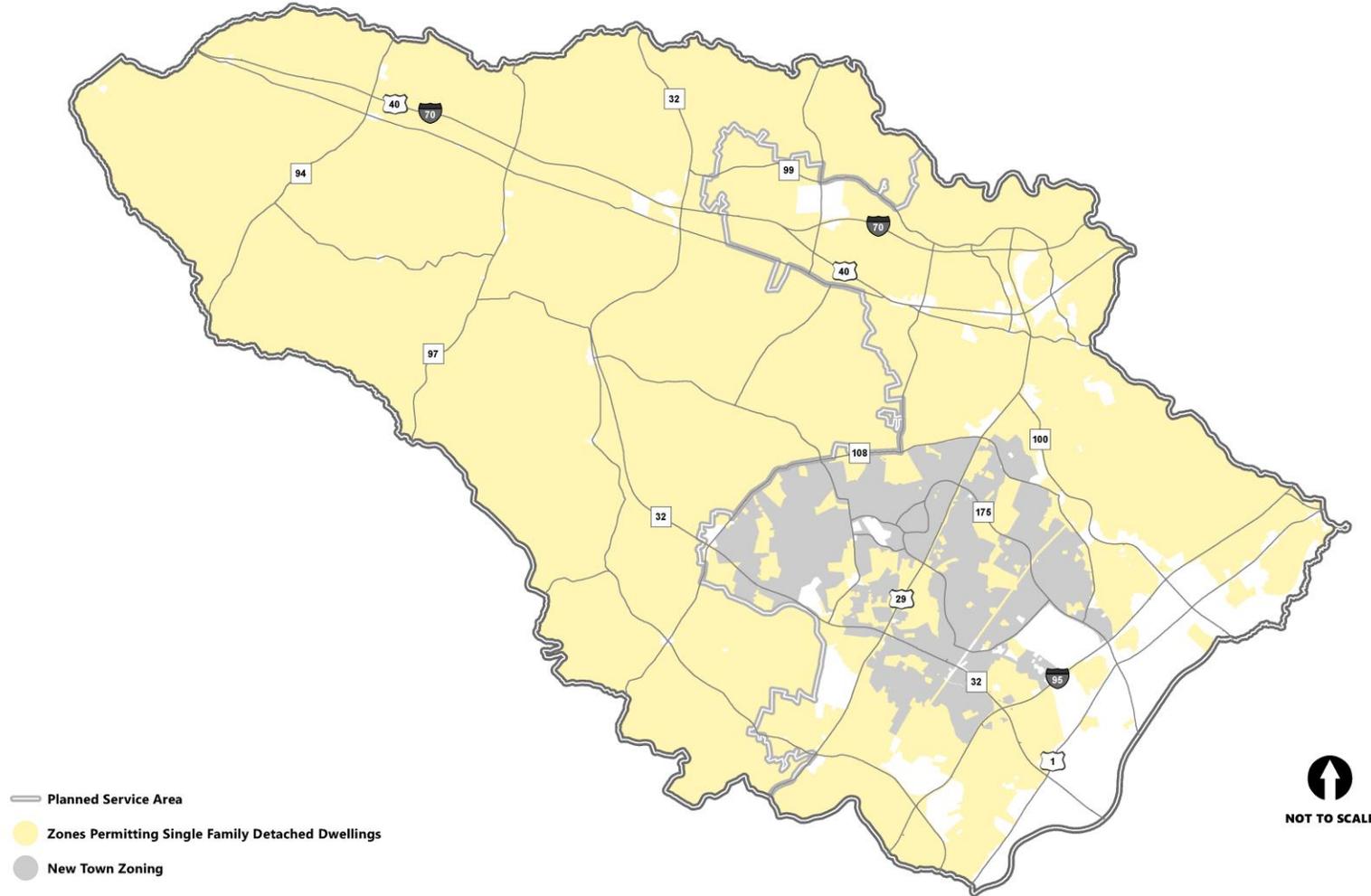
**Limited Supply, Growing Demand**

# Housing Affordability in Howard County...

- **25% of for-sale housing units affordable** to households making **less than \$145K** (2019)
- Just **9% of for-sale housing is affordable to households** making **less than \$73K** (2019)
- **17% of new single-family homes** under 3,000 square feet
- Under-supply of **20,000 housing units**
- Cost burdens are disproportionately felt by low- and moderate-income households



# Where are Single-Family Homes Permitted Now (By-Right)?

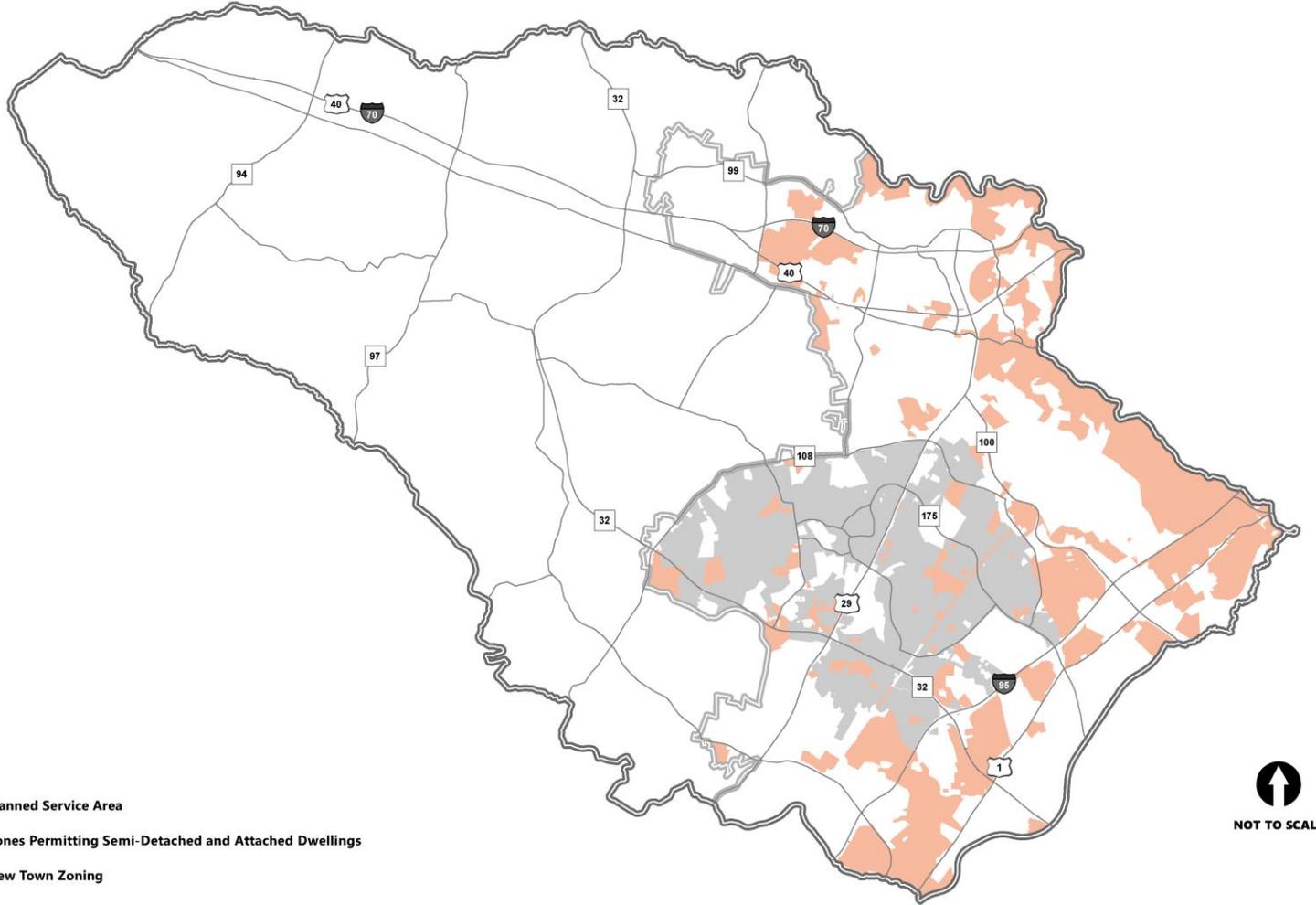


- Planned Service Area
- Zones Permitting Single Family Detached Dwellings
- New Town Zoning



**Current Zoning: Single Family Homes**

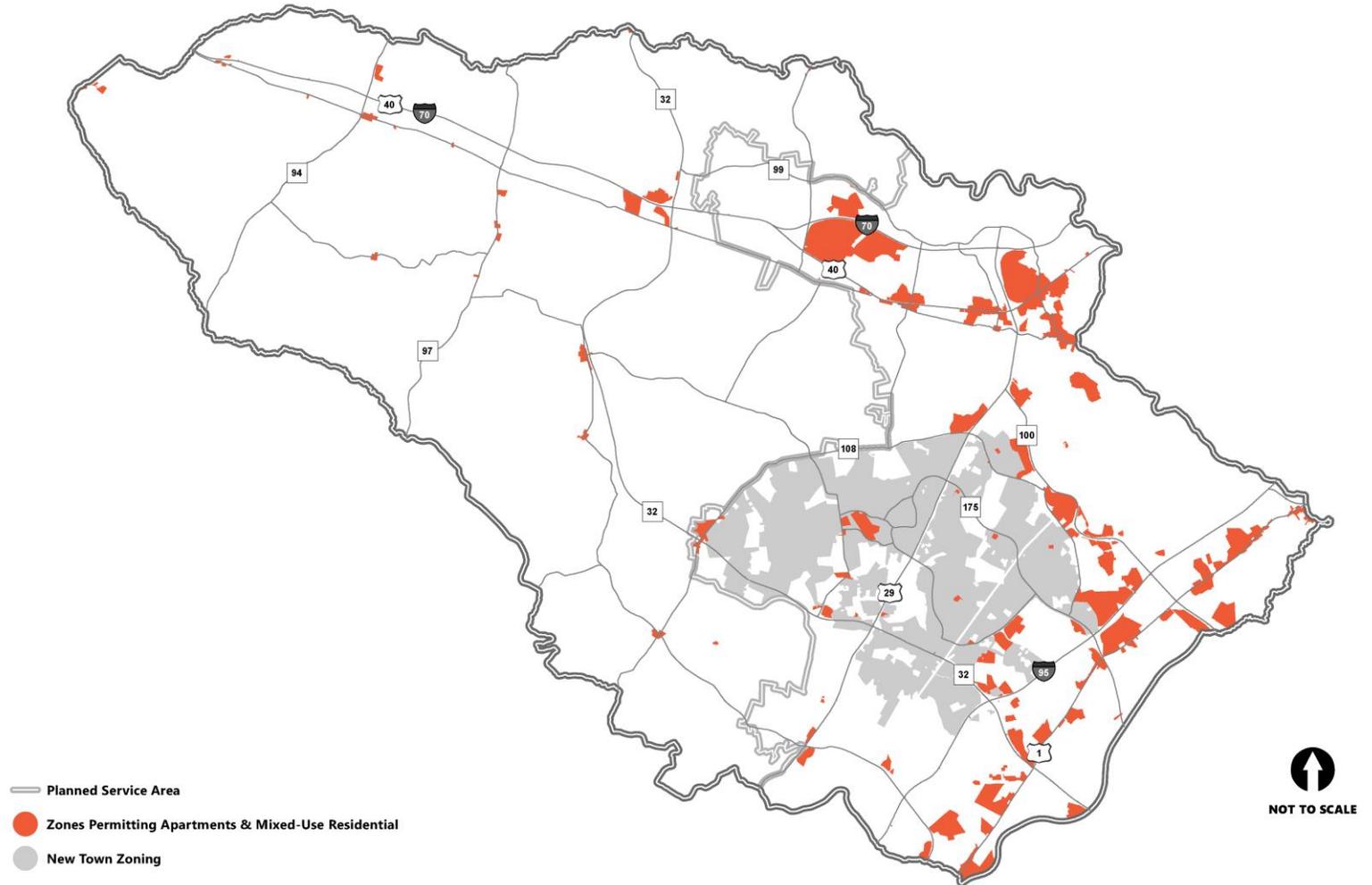
# Where are Single-Family Attached Allowed? (By-Right)?



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**Current Zoning: Townhomes and Duplexes**

# Where are Multi-family and Mixed-Use Permitted Now (By Right)?



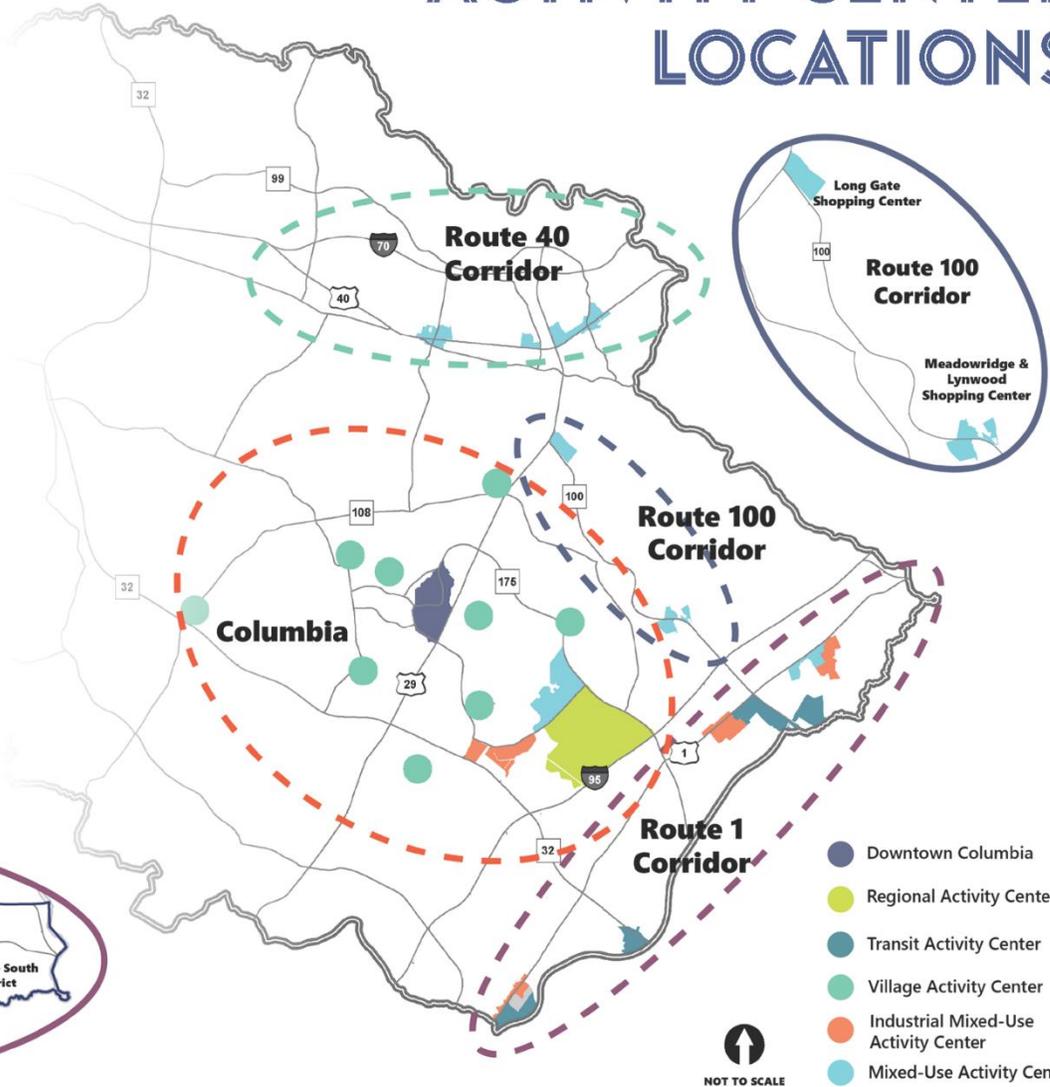
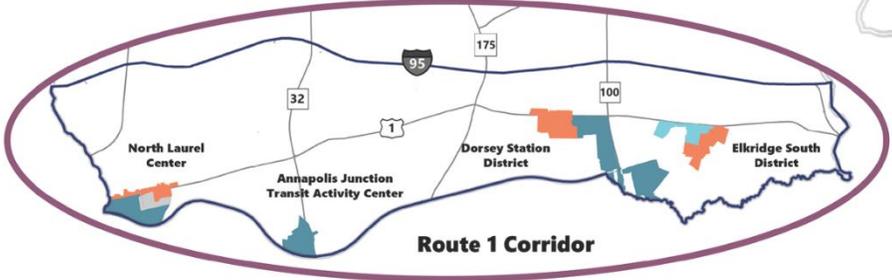
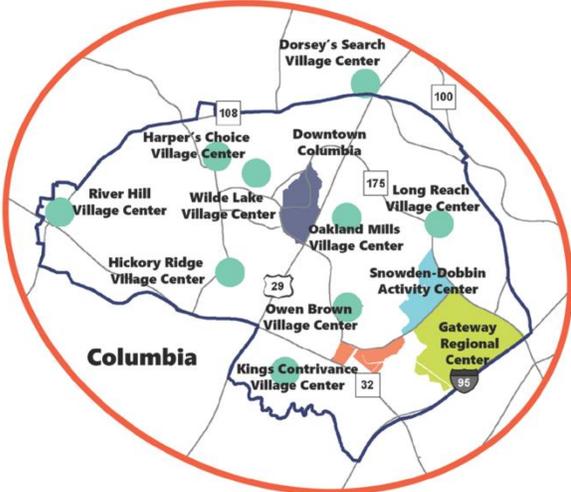
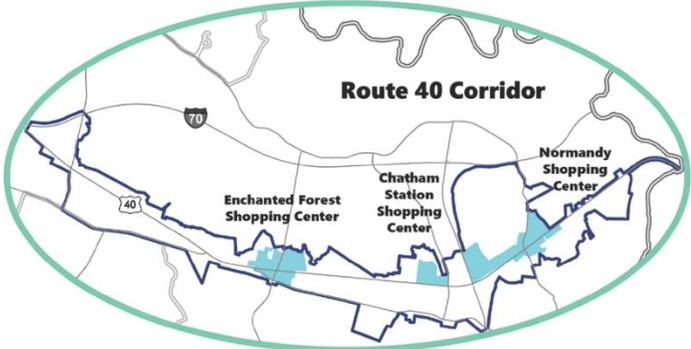
**Current Zoning: Multi-family and Mixed Use**

# Policy Highlights

- ✓ Include accessible, affordable, and transit-connected housing in **future activity centers**.
- ✓ Encourage **greater diversity of housing types in existing neighborhoods and rural west** while maintaining community character.

**Expand Locations and Opportunity Areas for Diverse Housing**

# ACTIVITY CENTER LOCATIONS



- Downtown Columbia
- Regional Activity Center
- Transit Activity Center
- Village Activity Center
- Industrial Mixed-Use Activity Center
- Mixed-Use Activity Center

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- Regional Activity Center
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- Village Activity Center
- Industrial Mixed-Use Activity Center
- Mixed-Use Activity Center

↑  
NOT TO SCALE

## Future Opportunity Areas: Mixed-Use Activity Centers

# Areas Targeted for Redevelopment

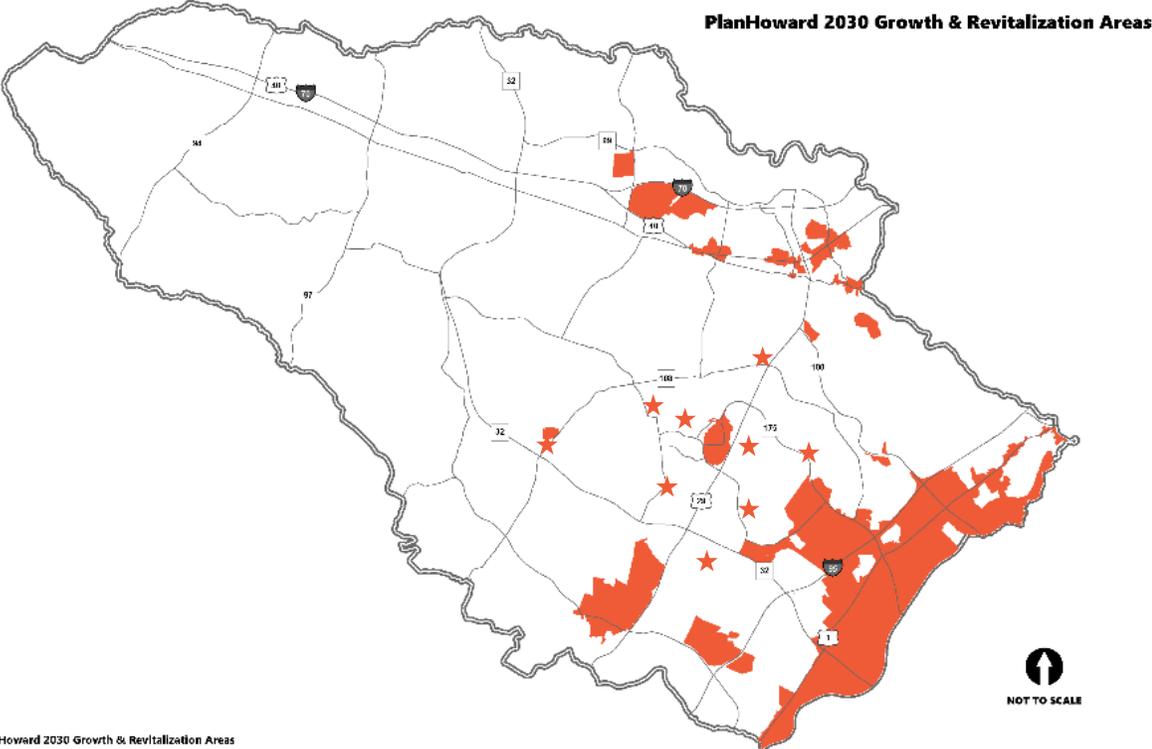
- **Mixed-Use Activity Centers:** Compact, walkable places with employment, housing, open space, and multi-modal transportation
  - **Greener:** Open space, stormwater management, reduce impervious surface
  - **Mix of Uses:** Community gathering/recreational spaces, job opportunities, walkable
  - **Transit Infrastructure:** Sidewalks, bike paths, connections to transit services
  - **Diverse:** An array of housing types



**Future Opportunity Areas: Targeted Redevelopment**

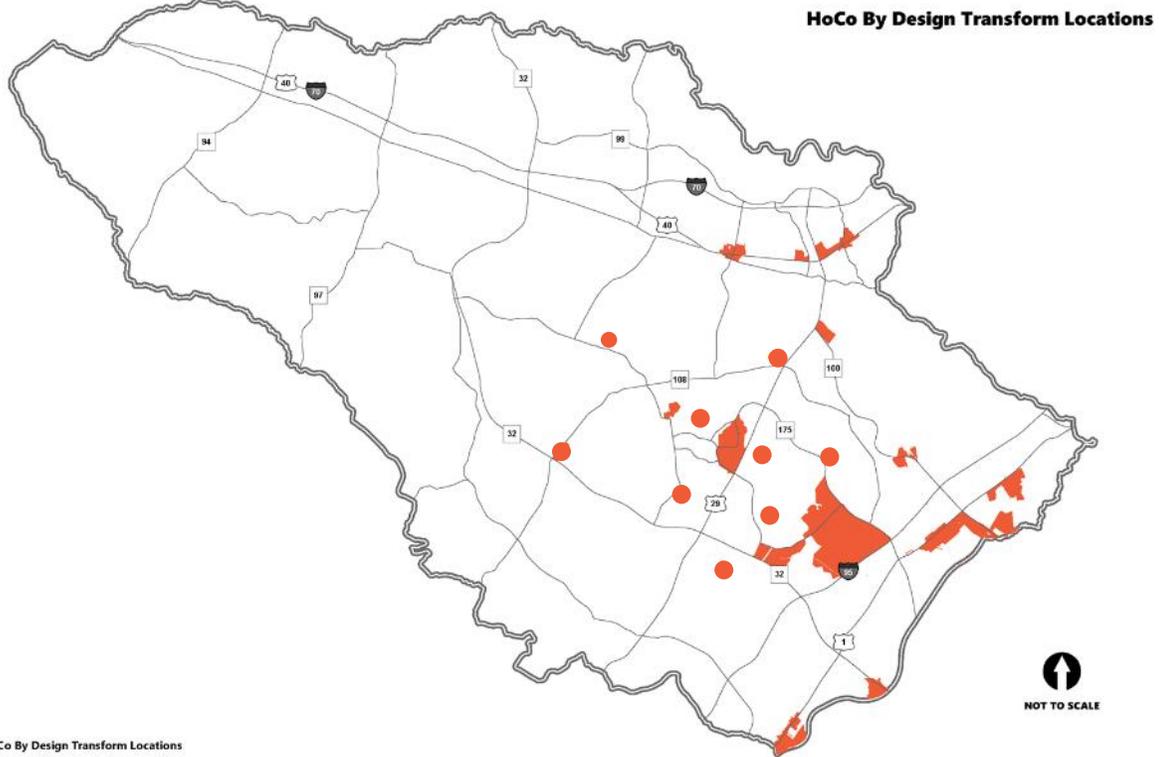
# PlanHoward 2030

Expansive Growth & Revitalization Areas



# HoCo By Design

Focused & Refined Areas to Transform



March 2022

# What is Missing Middle Housing?

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



Source: Opticos Design, Inc.

**Future Opportunity: Missing Middle Housing**



**Diversify Housing Types Permitted in the County**

# 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



Attached



Detached

## Attached ADUs

Homes that are attached to the side or rear of an existing single-family detached home. These are typically built as additions or partitioned after construction, and can have a separate entrance or a shared entrance with the primary residence.



## Garage ADUs

Homes that are converted from existing garages or the space above garages into livable residences. Entrances can be found on the exterior of the garage, or from internal or external staircases for second-story garage ADUs.



## Attic ADUs

Homes that are converted from existing attic space into livable residences. Entrances for these spaces are provided by stairways inside the primary residence or by a separate, exterior staircase.



## Basement ADUs

Homes that are converted from existing basement spaces into livable residences. These typically have separate entrances at or below ground-level.



## Detached ADUs

Homes that are stand-alone structures on the same lot as the larger primary residence, typically located on the side or the rear of the lot. These are either converted from existing storage spaces, or are newly constructed buildings.



**Future Opportunity: Accessory Dwelling Units**

# Rural West

- Constrained by the lack of public water and sewer
- Greater school capacity & few moderately priced homes
- Opportunities throughout Rural West: Duplexes, cottage clusters, detached ADUs throughout the West
- Opportunities in Rural Crossroads: upper story residential and small-scale infill residential in Rural Crossroads



**Future Opportunity Areas: Rural West**

# Housing Unit Allocations

- Annual APFO allocations chart paces new housing growth
- The allocations proposed average 1,580/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
- There is 150/year set-aside for Green Neighborhoods (same as PlanHoward 2030)
- New set-aside of 150/year for affordable housing

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

Year	Downtown Columbia (1)	Activity Centers	Other Character Areas	Rural West	Total	Green Neighborhood	Affordable Housing
2026	335	600	365	100	1,400	150	150
2027	335	600	365	100	1,400	150	150
2028	335	600	365	100	1,400	150	150
2029	335	600	365	100	1,400	150	150
2030	335	600	365	100	1,400	150	150
2031	155	600	365	100	1,220	150	150
2032	155	600	365	100	1,220	150	150
2033	155	600	365	100	1,220	150	150
2034	155	600	365	100	1,220	150	150
2035	154	600	365	100	1,219	150	150
2036	154	600	365	100	1,219	150	150
2037	154	600	365	100	1,219	150	150
2038	154	600	365	100	1,219	150	150
2039	154	600	365	100	1,219	150	150
2040	154	600	365	100	1,219	150	150
<b>Total</b>	<b>3,219</b>	<b>9,000</b>	<b>5,475</b>	<b>1,500</b>	<b>19,194</b>	<b>2,250</b>	<b>2,250</b>
<b>Annual Average</b>	<b>215</b>	<b>600</b>	<b>365</b>	<b>100</b>	<b>1,280</b>	<b>150</b>	<b>150</b>

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

**1**

**Planning Board Public Hearing – March 9<sup>th</sup>**  
***Unanimously endorsed HoCo by Design***

**2**

**Pre-File to County Council – May 2023**

**3**

**Council Adoption Process – vote in October 2023**  
***Work sessions, public hearings***

**Next Steps in the Project**