

Office of the County Auditor
Auditor's Analysis

Council Resolution No. 129-2023

Introduced: July 5, 2023

Auditor: Lori Buchman and Rebecca Gold

Fiscal Impact:

This legislation has no fiscal impact to the County.

Currently, there are no units held in the Housing Unit Allocations Waiting Bin. The Deputy Director of the Department of Planning and Zoning (DPZ) stated that the demand for development will fall below the 2,638 units allocated for Fiscal Year 2026.

Changes in the FY 2026 Housing Unit Allocations (from the projected allocations presented in Council Resolution 99-2022) include the remaining unallocated units (1,911), which are distributed in a three-year rolling average calculation of 638 units.

Purpose:

Per the Adequate Public Facilities Act, DPZ is required to update the Housing Allocation Chart each year to establish the maximum number of housing units available for development. Section 16.1102(b) of the County Code states that this chart shall be adopted by resolution of the County Council.

Other Comments:

According to DPZ, the current total number of units requesting allocations is 1,447. Included in this total are 650 units located in Annapolis Junction, which will be phased in over several years because the Southeastern Elementary School District is projected to be over capacity.