

A REPORT TO THE HARFORD COUNTY COUNCIL

ADEQUATE PUBLIC FACILITIES ADVISORY BOARD

June 4, 2025

BACKGROUND:

In October 2003, Harford County Council Bill 03-38 was enacted to establish the Adequate Public Facilities Advisory Board (APFAB) as part of the current Adequate Public facilities Law. The purpose of the APFAB is to meet twice annually to “Review and evaluate information and data related to public school capacities, public school enrollments, public school facilities and growth trends; and issue a report on their finding to the County Council on or before June 1 of each year.”

The regularly scheduled APFAB public meeting was held on June 4, 2025. The agenda included an update on HCPS Enrollment and School Capacity Projects, review of Residential Permit Data, a Fiscal Update on Dedicated Revenues and Debt and New Business – Update on the Adequate Public Facilities Study initiated by the County Council.

The following members were in attendance: Council President Patrick Vincenti, Chair; Councilman Tony Giangliordano; County Treasurer, Robert Sandlass; from Harford County Public Schools: Assistant Superintendent for Operations, Cathy Bendis and Missy Valentino; from the Harford County Department of Planning and Zoning: Chief of Long Range Planning, Alex Rawls and Chief of Development Review, Crysta Draayer; President of the Harford County Parent Teacher Association, Renee DeBiasi; Harford County Board of Education Member, Wade Sewell; Breanna Kuhlmann, Harford County Citizen.

DISCUSSION:

The following summarizes the discussion during the Adequate Public Facilities Advisory Board meeting:

I. UPDATE ON HCPS ENROLLMENT AND SCHOOL CAPACITY

Mrs. Bendis of Harford County Public Schools provided an update on student enrollment for the 2024-2025 school year. The following chart reflects the difference in student enrollment when comparing enrollment reported at the start of the school year (September 30, 2024) to the enrollment reported towards the end of the school year (June 04, 2025). (see Attachment 3: Harford County Public School 2024/2025 School Year Enrollment)

II. RESIDENTIAL PERMIT DATA

Mr. Rawls of Harford County Department of Planning & Zoning (P&Z) provided an update on permitting data associated with residential subdivision activity (see Attachment 4: Residential Permit Activity as of MAY 2025).

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III. FISCAL UPDATE: DEDICATED REVENUES AND DEBT

Mr. Sandlass of Harford County Department of Treasury presented financial data related to the Recordation Taxes, Transfer Taxes, and Impact Fees. (See Attachment 5: Report on Recordation Taxes, Transfer Taxes, and Impact Fees).

IV. NEW BUSINESS: ADEQUATE PUBLIC FACILITIES STUDY UPDATE

Council President Vincenti provided an update on the Adequate Public Facilities Study being conducted by consultants, White Smith, Cousino. He informed the group that the next meeting of the work group would take place on June 10, 2025, and he will update with any additional information or next steps on the study at the next meeting of the Adequate Public Facilities Advisory Board Meeting in December 2025.

ADEQUATE PUBLIC FACILITIES ADVISORY BOARD

June 4, 2025

6:00 PM

Harford County 2nd Floor Conference Room
212 S. Bond Street, Bel Air, Maryland 21014

Attendees:











Patrick Vincenti
Robert Sandlass
Alex Rawls
Crysta Draayer
Cathy Bendis
Aaron Poynton
Melissa Hanh
Renee DeBiasi

AGENDA

- I HCPS Enrollment and School Capacity Projects** – Ms. Cathy Bendis, Assistant Superintendent, Harford County Public Schools
- II. Residential Permit Data** – Mr. Alex Rawls, Chief, Long Range Planning, Harford County Department of Planning and Zoning
- III. Fiscal Update: Dedicated Revenues and Debt** – Mr. Robert Sandlass, Treasurer, Harford County Department of the Treasury
- IV. New Business:** Adequate Public Facilities Study Update – Council President Vincenti & Mr. Robert Sandlass
- V. Adjourn**

ADEQUATE PUBLIC FACILITIES MEETING

JUNE 4, 2025

Name	Position/Affiliation	Sign In	Contact Information
Patrick Vincenti	Harford County Council President		
Robert Sandlass	Harford County Treasurer		
Cathy Bendis	Asst. Superintendent for Operations, HCPS		
Alex Rawls	Chief, Long Range Planning, P&Z		arawls@harfordcountymd.gov
Crysta Draayer	Chief, Development Review, P&Z		cdraayer@harfordcountymd.gov
Aaron S. Poynton	President, HC Board of Education		
Melissa Hahn	Vice President, HC Board of Education		
Renee DeBiasi	President, Harford County PTA		reneedebiasi@segmentedcircle.com
Matt Hubbard	Reporter, Aegis Newspaper		
Breanna Kuhlmann	citizen		
Tony	Council		
Wade Sewell	BoE		
Cathy Bendis	BoE		
Missy Valenti	BoE		

HARFORD COUNTY PUBLIC SCHOOLS 2024 / 2025 School Year Enrollment
Septmber 30, 2024 to June 4, 2025

ELEMENTARY SCHOOLS		ENROLLMENT September 30, 2024		ENROLLMENT June 04, 2025		Change in enrollment
SCHOOL NAME	CAP	ENR	% CAP	ENR	% CAP	
Abingdon ²	863	641	74%	642	74%	1
Bakerfield ¹	500	460	92%	460	92%	0
Bel Air ²	486	521	107%	513	106%	(8)
Church Creek ²	819	733	89%	753	92%	20
Churchville ¹	411	364	89%	373	91%	9
Darlington	157	96	61%	92	59%	(4)
Deerfield ¹	788	708	90%	709	90%	1
Dublin ²	294	222	76%	222	76%	0
Edgewood ²	461	428	93%	438	95%	10
Emmorton	570	584	102%	599	105%	15
Forest Hill	530	451	85%	450	85%	(1)
Forest Lakes	530	447	84%	451	85%	4
Fountain Green ¹	548	443	81%	451	82%	8
G. Lisby at Hillsdale ¹	473	528	112%	524	111%	(4)
Hall's Cross Roads ¹	552	425	77%	420	76%	(5)
Havre de Grace ¹	542	593	109%	607	112%	14
Hickory	668	635	95%	644	96%	9
Homestead/Wakefield ^{2,4}	1,089	1,072	117%	1,078	99%	6
Jarrettsville	525	467	89%	462	88%	(5)
Joppatowne ¹	663	496	75%	482	73%	(14)
Magnolia ¹	561	545	97%	527	94%	(18)
Meadowvale ¹	568	554	98%	549	97%	(5)
Norrisville	274	213	78%	214	78%	1
North Bend ¹	498	467	94%	469	94%	2
North Harford ¹	500	424	85%	429	86%	5
Old Post ¹	984	852	87%	846	86%	(6)
Prospect Mill ²	611	580	95%	573	94%	(7)
Red Pump	737	696	94%	703	95%	7
Ring Factory	548	542	99%	535	98%	(7)
Riverside ¹	588	482	82%	504	86%	22
Roye-Williams ¹	703	444	63%	456	65%	12
Wm S. James	521	463	89%	465	89%	2
Youth's Benefit	1,120	1,151	103%	1,150	103%	(1)
TOTALS³:	19,682	17,727	90%	17,790	90%	63

¹ Full-day Prekindergarten

² Half-day Prekindergarten

³ TOTAL % Capacity = (Total Projection/Total Capacity)*100.

⁴ Homestead Wakefield Elementary School current capacity is 920. That is used to calculate the 2024 % enrollment. The new school will open for the 2025 school year, the State rated capacity of that facility will be 1,089. That is used for all projected years.

HARFORD COUNTY PUBLIC SCHOOLS 2024 / 2025 School Year Enrollment
September 30, 2024 to June 4, 2025

MIDDLE SCHOOLS		ENROLLMENT September 30, 2024		ENROLLMENT June 04, 2025		Change in enrollment
SCHOOL NAME	CAP	ENR	% CAP	ENR	% CAP	
Aberdeen	1,624	1,073	66%	1,024	63%	(49)
Bel Air	1,243	1,080	87%	1,075	86%	(5)
Edgewood	1,295	937	72%	922	71%	(15)
Fallston	1,104	1,069	97%	1,069	97%	0
Magnolia	1,028	691	67%	645	63%	(46)
North Harford	1,210	850	70%	838	69%	(12)
Southampton	1,444	1,193	83%	1,189	82%	(4)
TOTALS:³	8,948	6,893	77%	6,762	76%	(62)

COMBINATION MIDDLE / HIGH SCHOOLS		ENROLLMENT September 30, 2024		ENROLLMENT June 04, 2025		Change in enrollment
SCHOOL NAME	CAP	ENR	% CAP	ENR	% CAP	
Havre de Grace MS	1,597	617	90%	604	87%	(13)
Havre de Grace HS		822		786		(36)
Patterson Mill MS	1,723	716	90%	717	90%	1
Patterson Mill HS		842		839		(3)
TOTALS:³	3,320	2,997	90%	2,946	89%	(51)

HIGH SCHOOLS		ENROLLMENT September 30, 2024		ENROLLMENT June 04, 2025		Change in enrollment
SCHOOL NAME	CAP	ENR	% CAP	ENR	% CAP	
Aberdeen	1,720	1,404	82%	1,304	76%	(100)
Bel Air	1,768	1,342	76%	1,314	74%	(28)
C. Milton Wright	1,613	1,293	80%	1,263	78%	(30)
Edgewood	1,716	1,452	85%	1,376	80%	(76)
Fallston	1,573	1,037	66%	1,024	65%	(13)
Harford Technical	1,135	954	84%	938	83%	(16)
Joppatowne	1,056	906	86%	833	79%	(73)
North Harford	1,538	1,206	78%	1,183	77%	(23)
TOTALS:³	12,119	9,594	79%	9,235	76%	(125)

SUMMARY DATA		ENROLLMENT September 30, 2024		ENROLLMENT June 04, 2025		Change in enrollment
SCHOOL TYPE	CAP	ENR	% CAP	ENR	% CAP	
ELEMENTARY	19,682	17,727	90%	17,790	90%	63
MIDDLE	8,948	6,893	77%	6,762	76%	(131)
MIDDLE / HIGH	3,320	2,997	90%	2,946	89%	(51)
HIGH	12,119	9,594	79%	9,235	76%	(359)
TOTAL ES, MS, HS:³	44,069	37,211	84%	36,733	83%	(478)

ALTERNATIVE EDUCATION		ENROLLMENT September 30, 2024		ENROLLMENT June 04, 2025		Change in enrollment
SCHOOL NAME	CAP	ENR	% CAP	ENR	% CAP	
HARFORD ACADEMY ⁵	200	141	N/A	141	N/A	0
SWAN CREEK ALT ED ⁵	N/A	131	N/A	507	N/A	376
SWAN CREEK ELEARNING ⁵	N/A	372	N/A	362	N/A	(10)
TOTAL ALL SCHOOLS^{3,5}	44,269	37,855	86%	37,743	85%	(112)

³ TOTAL % Capacity = (Total Projection/Total Capacity)*100.

⁵ Alternative education are the schools offering programs of study with specialized instruction outside of the traditional educational setting. Due to the nature of the programs offered, enrollment and capacity is based on ability to meet students' individual needs.



RESIDENTIAL PERMIT ACTIVITY

MAY 2025

HARFORD — COUNTY — MARYLAND



YEAR	TOTAL *
2025	128
2024	375
2023	835
2022	342
2021	372

YEAR TO DATE TOTAL

This is a summary of monthly development activity in Harford County and is for informational purposes only.

Totals do not include municipalities. Any concerns or inquiries should be directed to the Town/City government in question.

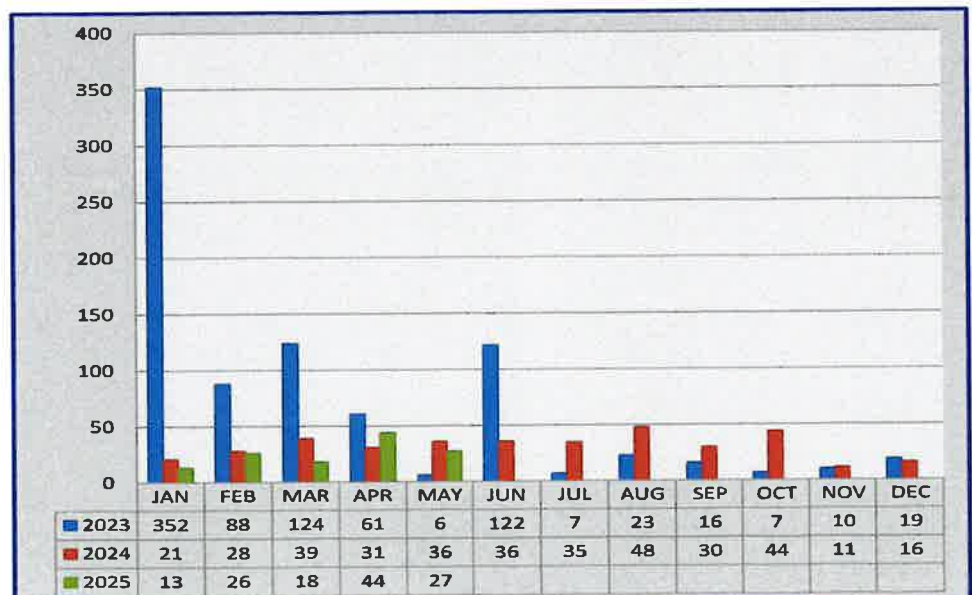
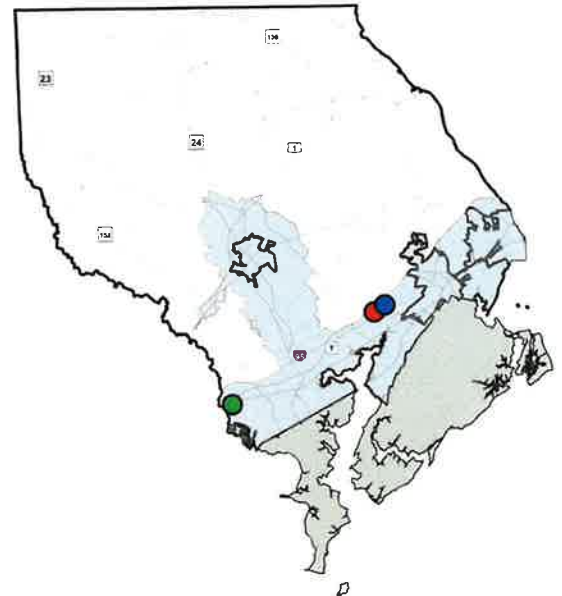


DEPARTMENT OF
PLANNING & ZONING
220 S Main Street
Bel Air MD 21014
410-638-3103

	SINGLE FAMILY	TOWNHOUSE	CONDO	APARTMENT	MOBILE HOME	TOTAL *
JAN	10	3	-	-	-	13
FEB	16	10	-	-	-	26
MAR	18	-	-	-	-	18
APR	16	28	-	-	-	44
MAY	9	18	-	-	-	27

MOST ACTIVE SUBDIVISIONS FOR MAY:

- GRACE HALL
3 Single Family
- HOLLYWOODS
4 Townhouses
- JOPPA CROSSING
14 Townhouses



* All permit totals are subject to change due to permits that may become expired or cancelled.

HARFORD COUNTY RESIDENTIAL PERMIT ACTIVITY: 2025

Month	Single Family (010,011)	Townhouse (030)	Condominium (045)	Apartment (040)	Mobile Home (050,055,058)	SUBTOTAL COUNTY	Municipal - SF	Municipal - Mobile Home	Municipal - TH/Duplex	Municipal - APT/CONDO	SUBTOTAL MUNICIPAL	TOTAL ALL
January	10	3	0	0	0	13	7	0	11	16	34	47
February	16	10	0	0	0	26	10	0	15	107	132	158
March	18	0	0	0	0	18	13	0	13	0	26	44
April	16	28	0	0	0	44	10	0	4	0	14	58
May	9	18	0	0	0	27	11	0	9	0	20	47
June						0					0	0
July						0					0	0
August						0					0	0
September						0					0	0
October						0					0	0
November						0					0	0
December						0					0	0
Total Permits Issued	69	59	0	0	0	128	51	0	52	123	226	354

Residential Permits Issued Inside/Outside Development Envelope			
Total Permits	Inside Envelope	% Inside	Outside Envelope
354	325	91.8%	29
			8.2%

Residential Permits Issued Inside/Outside PPA			
Total Permits	Inside PPA	% Inside	Outside PPA
354	11	3.1%	343
			96.9%

Residential Permits Issued By Jurisdiction				
Total Permits	Harford County	Aberdeen	Bel Air	Havre de Grace
354	128	77	87	62

Residential Permit Activity					
5 Year Comparison					
Year	Single Family (010,011)	Townhouse (030)	Apartment (040)	Condo (045)	Mobile Home (050,055,058)
2021	276	179	0	294	0
2022	146	124	445	0	2
2023	191	256	650	0	2
2024	307	491	230	0	3
2025	120	111	123	0	0
Total Permits*	1040	1161	1448	294	7
* Includes municipal permits.					
Total					3950

Residential Permits Issued Inside/Outside Development Envelope				
5 Year Comparison				
Year	Total Permits	Inside	% Inside	% Outside
2021	749	669	89.3%	10.7%
2022	717	622	86.8%	13.2%
2023	1099	955	86.9%	13.1%
2024	1031	873	84.7%	15.3%
2025	354	325	91.8%	8.2%
Total Permits*	3950	3444	87.9%	12.1%
* Includes municipal permits.				

Residential Permits Issued Inside/Outside PPA				
5 Year Comparison				
Year	Total Permits	Inside PPA	% Inside	% Outside
2021	749	26	3.5%	96.5%
2022	717	45	6.3%	93.7%
2023	1099	46	4.2%	95.8%
2024	1031	23	2.2%	97.8%
2025	354	11	3.1%	96.9%
Total Permits*	3950	151	3.9%	96.1%
* Includes municipal permits.				

Residential Permits Issued By Jurisdiction					
5 Year Comparison					
Year	Total Permits	Harford County	Aberdeen	Bel Air	Havre de Grace
2021	749	372	268	0	109
2022	717	342	289	0	86
2023	1099	835	126	1	137
2024	1031	375	464	1	191
2025	354	128	77	87	62
Total Permits	3950	2052	1224	89	585

MAY 2025 RESIDENTIAL PERMIT ACTIVITY					
Major Subdivision(s) with Permits Issued					
Subdivision	Single Family	Townhouse	Apartments	Mobile Home	Total
<i>Grace Hall</i>	3				3
<i>Hollywoods</i>		4			4
<i>Joppa Crossing</i>		14			14
Total	3	18	0	0	21
Other Permits Issued					
	Single Family	Townhouse	Apartment	Mobile Home	Total
	6				6
Total Permits Issued	9	18	0	0	27

HARFORD COUNTY, MARYLAND
HARFORD COUNTY BOARD OF EDUCATION DEDICATED REVENUES
TRANSFER TAX, RECORDATION TAX, AND IMPACT FEES

	FY 2016 ACTUAL	FY 2017 ACTUAL	FY 2018 ACTUAL	FY 2019 ACTUAL	FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ACTUAL	FY 2025 BUDGETED	FY 2025 YTD (April)	FY 2026 BUDGETED
TRANSFER TAX	\$ 7,413,756	\$ 7,881,091	\$ 9,335,696	\$ 8,017,825	\$ 10,217,064	\$ 12,665,891	\$ 13,076,320	\$ 9,210,877	\$ 8,786,884	\$ 8,000,000	\$ 8,439,598	\$ 9,000,000
RECORDATION TAX	9,220,978	9,158,419	10,208,615	10,368,429	12,450,393	14,669,207	16,329,918	11,951,487	10,491,510	10,670,000	9,842,181	10,670,000
IMPACT FEES	<u>2,444,400</u>	<u>2,707,200</u>	<u>3,531,600</u>	<u>3,438,000</u>	<u>3,660,600</u>	<u>4,000,200</u>	<u>2,579,400</u>	<u>1,779,600</u>	<u>2,805,000</u>	<u>2,100,000</u>	<u>3,559,956</u>	<u>6,000,000</u>
TOTAL	<u>\$ 19,079,134</u>	<u>\$ 19,746,710</u>	<u>\$ 23,075,911</u>	<u>\$ 21,824,254</u>	<u>\$ 26,328,057</u>	<u>\$ 31,335,298</u>	<u>\$ 31,985,638</u>	<u>\$ 22,941,964</u>	<u>\$ 22,083,394</u>	<u>\$ 20,770,000</u>	<u>\$ 21,841,735</u>	<u>\$ 25,670,000</u>
 BOARD OF ED DEBT SERVICE	 \$ 31,014,737	 \$ 30,921,157	 \$ 31,825,571	 \$ 34,075,503	 \$ 34,703,127	 \$ 32,855,867	 \$ 33,592,723	 \$ 35,344,646	 \$ 35,473,929	 \$ 35,606,951	 \$ 35,606,951	 \$ 35,934,547
BD OF ED DEBT SERVICE/IMPACT FEES	8,473,189	8,113,724	7,634,830	8,197,075	8,057,084	6,884,395	7,654,772	7,246,667	6,837,822	6,567,349	6,567,349	6,130,049