

Sayers, Margery

From: Joshua Greenfeld <jgreenfeld@marylandbuilders.org>
Sent: Monday, September 18, 2017 11:01 AM
To: Weinstein, Jon; Sigaty, Mary Kay; Ball, Calvin B; Terrasa, Jen; Fox, Greg
Cc: Pruum, Kimberly; Bailey, Najee; Knight, Karen; Singleton, Julia; Smith, Gary; Keller, Jessie; Affolter, Melissa; Clay, Mary; James Fraser; Steve Breeden; Wimberly, Theo; Feldmark, Jessica
Subject: APFO Fee and School Capacity Charts and Explanations
Attachments: Comparison School APFO Chart - For HoCo APFO Bill.xlsx; HoCo School Capacity Explanation - Bruce Harvey APFO Testimony.docx; APFO Fees County Peer County Comparison.xlsx

Chairman Weinstein and Members of the Howard County Council,

The MBIA has been asked to follow up on statements made regarding impact fees as they relate to fees across the State. Please find attached 3 documents that support the statement that when taken together, Howard County's impact fees are on par with and in the majority of cases, higher than other MD jurisdictions. I sent some data to Dr. Ball and Mr. Wimberly Friday but these data sets are more comprehensive and also simpler to digest, so I encourage you to use these two charts rather than what I sent last Friday.

Regarding school capacity, please note that Howard is already one of only 2 jurisdictions to have a capacity test that is effectively less than 100% of SRC (see attached testimony, Calvert and Caroline excluded as their County Rated Capacity tests are not known at this time.). Further, Howard is the only jurisdiction to employ an allocations test in addition to an APFO test. Allocations are the ultimate growth control and planning measure since actual units cannot exceed allocations and therefore, planning for new growth becomes more predictable. Below are some additional takeaways and links to State Planning documents with all of this data that may be useful for your continued research.

1. School capacity tests in each county (Source - <https://planning.maryland.gov/PDF/YourPart/773/20130325/AdequatePublicFacilitiesDraftReport032513.pdf>)
 - a. Takeaways
 - i. 10 jurisdictions have no schools test at all
 - ii. HoCo has the most complicated schools test in the state both because of allocations and also because it does not use SRC
 - iii. Only 3 counties do not use State Rated Capacity (SRC) – Howard, Calvert and Caroline use a County Rated Capacity (CRC) making apples to apples comparisons of capacity tests very challenging
 - iv. Once one understands that in Howard County 110% or 115% of County Rated Capacity is effectively already less than 100% of State Rated Capacity, it is clear Howard's capacity test is already lower than any jurisdiction other than Washington Co. (see attached Bruce Harvey testimony)
 1. Excludes Calvert and Caroline as I have not yet attempted on short notice to determine how they create their "County Rated Capacity (CRC)" number
 - b. The source data from MD Planning is very useful and worth taking a look at
2. Bruce Harvey Testimony regarding how Howard County calculates school capacity – According to Mr. Harvey's assumptions Howard's tests for capacity in Elem School is roughly 98% SRC and 91% SRC for Middle Schools)
3. Expanded list of APFO related fees for all counties – Most fee data can be found at the following link although it is from FY13, the data in the chart is updated to current numbers except Prince George's County whose data I could not find for the current fiscal year - <http://mgaleg.maryland.gov/Pubs/BudgetFiscal/2014-Impact-Fees-excise-taxes.pdf>

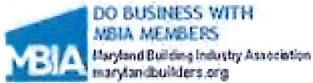
a. Takeaways

- i. 9 of 24 jurisdictions have no fees at all
- ii. On average, Howard County has the 2nd highest fees in the State behind Montgomery County. Prince George's County is close but still behind on average.
- iii. Because the MIHU fee is nearly double either the schools or roads fee, one cannot fairly look at fees in Howard County without considering the MIHU fee.

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Drinks & Developments Cruise - September 19
See Baltimore's Waterfront Projects aboard *The Raven*. [Register here.](#)

Cooking Demo & Networking Event - September 19
Food & Fun at ADU's Fabulous Showroom. [Register here.](#)

Maryland Housing Conference - September 20
Featuring Keynote Speaker, Scott Plank. [Register here.](#)

Check out NAHB's Member Advantage Program at www.nahb.org/ma

As a follow up to my public testimony on 9/11/17, I am submitting the following written testimony.

My name is Bruce Harvey and I reside at 7792 Elmwood Road, Fulton, MD 20759. I have been a Howard County resident since 1978 and have 6 children who have gone to Howard County Public Schools. I was a member of the APFO task force that met from June 2015 through March 2016. Our report was issued on April 1, 2016. I am testifying in favor of passage of CB61 which adopts the majority of recommendations from the task force. While the task force was contentious with many different opinions expressed, the end product represented a super majority (2/3) consensus of the group. I believe the APFO has been very effective in compromising the need for housing growth in the County with the cost of building and providing infrastructure for the new residents that come to the County. One of the most significant components of Howard County's APFO law is the use of Housing Allocations. No other County has such a mechanism. This is an excellent planning tool because the County has linked this to its General Plan. So growth by definition is limited to the total housing allocations. I strongly support the use of this allocation chart because it provides predictability, it provides a more even flow of land for development, and it allows the County to plan its infrastructure needs in an even and rational manner.

The APFO test for Open and Closed schools is a very important part of this legislation. There was much discussion in the task force about the appropriate level for defining adequate school capacity. The current limit for school capacity is set at 115% of the County rated capacity. I am in favor of keeping the Open/Closed limit at 115% of capacity because of the method used by the County to calculate capacity. The current calculation is as follows:

Capacity utilization is the comparison of a facility's program capacity and its enrollment. If the enrollment equals the capacity, then the capacity utilization is 100%. The Howard County Public School System calculates program capacity differently for elementary, middle, and high schools. Methodologies by school type are as follows:

- **Elementary School: 22 students for each Kindergarten classroom; 19 students for each classroom in Grades 1 and 2; and, 25 students for each classroom in Grades 3–5;**
- **Middle School: 95 percent of the total number of teaching stations multiplied by 20.5 students, exclusive of special education classrooms;**
- **High School: either 80 or 85 percent of the total number of teaching stations multiplied by 25 students, exclusive of special education and special use classrooms.**

The above limits represent meaningful targets for each of the different schools, but economic reality will not allow every school to achieve this. So to allow an Elementary school to be closed until class sizes reach 25 for Kindergarten, 22 for grades 1 and 2 and 28 for Grades 3-5 is tight but reasonable. For middle school, this goes to approximately 24 before the school would be closed; again tight but reasonable.

I stated in my public testimony that the State rated capacity is calculated on a different basis than the Howard County calculation. I also stated that the State rated capacity calculation allows for higher capacities for each school. I was asked by the Council to provide some details on this. My research indicates the following about State rated capacity:

For Elementary Schools:

| | | |
|--|----|------------------------------|
| Pre-Kindergarten classrooms | 20 | Not in Howard County yet |
| Kindergarten | 22 | Same as Howard County |
| Grades 1-2 | 23 | Howard is 19 |
| Grades 3-5 | 23 | Howard is 25 |
| Special Education (self contained) | 10 | Not stated for Howard County |
| Alternative Education (self contained) | 15 | Not stated for Howard County |

For Elementary schools, the true calculation would need to know the number of students in grades 1-2 versus grades 3-5 since the County uses different variables for these grade while the State uses a consistent standard of 23 students. However, assuming that the number of students in these grades are the same, the Howard County calculation would yield a capacity about 2% lower than the State rated capacity.

For Middle Schools and High Schools - 85% of the product of the number of teaching stations and 25. Dedicated Special Education and Alternative Education classrooms are counted the same as for Elementary schools.

As stated above, for middle schools Howard is 95% of the product of teaching stations multiplied by 20.5, so a higher % of the teaching stations but a lower standard. Based upon simple math ($95\% \times 20.5$ versus $85\% \times 25$), the Howard County calculation would yield a capacity about 9% lower than the State rated capacity.

The Board of Education should be consulted and provide this actual detailed information to the County Council.

I again recommend that the Howard County School Board continue to calculate capacity based upon the local model and that the State model not be adopted like some of our surrounding Counties. The local model allows us to target capacity as our local leaders wish to define it which should supersede the state rated capacity calculation. I also recommend that the Closed calculation continue to be at 115% as stated above. However, I do support the task force recommendation #7 which would lower the threshold for capacity to 110%, but allow projects to receive school allocations up to 120% of capacity if they agree to pay a higher school excise tax at time of building permit. This is a rational approach that allows for additional funds to be collected toward school capital budgets to be used in constrained areas.

Thank you for hearing my testimony.

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 Cell: 443-398-4358

| County | Threshold Level | APFO Failure | Exceptions/Mitigation |
|-------------------------|---|--|---|
| Alleghany | No APF Schools Test | | |
| Anne Arundel | 100% of SRC; no high school test | Mitigation or Waiting List (6 years) | Non-residential developments; Developments in the Odenton and Parole Town Center Core; Age-restricted developments; Institutional |
| Baltimore City | No APF Schools Test | | |
| Baltimore County | 115% of SRC + School Adjacency Test | Mitigation, with conditions | Mitigation is permitted but the APFO requires any construction of new school facilities to be available to serve the new development, or the annual review of school enrollment numbers indicates a |
| Calvert | 100% of SRC | Waiting list (7 years) | The first three lots of a parcel that is eligible to be subdividing into |
| Caroline | 100% of SRC | Approval denied | None |
| Carroll | 109% of SRC; 110%-119% possible with restrictions | Mitigation & conditional approvals | Non-residential projects; Minor subdivisions; "Retirement homes" |
| Cecil | No APF Schools Test | | |
| Charles | 100% of SRC | Approval denied | "Retirement housing complexes" |
| Dorchester | No APF Schools Test | | |
| Frederick | 100% of SRC | Mitigation | Minor residential subdivisions; Public safety facilities; Over-55 age |
| Garrett | No APF Schools Test | | |
| Harford | 110% of SRC | Mitigation & waiting list (until schools are | Some minor residential subdivisions; Over-55 age restricted developments |
| Howard | DOES NOT USE SRC so comparison is difficult. Open/closed chart defined by school region, approved by County Council. No more than 300 allocations if district over 100%. 110% program capacity elementary schools (roughly 98% SRC); 115% of program capacity middle school (roughly 91% SRC); | Closed Schools Bin (5 years) | Some minor residential subdivisions; Over-55 age restricted developments |
| Kent | No APF Schools Test | | |
| Montgomery | 120% of SRC; 105%-120% with fee option; If new school is planned | Approval denied | Some minor residential subdivisions; Over-55 age restricted developments |

| | | | |
|------------------------|--|--|---|
| Prince George's | 105% of SRC for planning only, not a bar to approval | No consequence, approval still available | Some minor residential subdivisions; Over-55 age restricted developments |
| Queen Anne's | 100% of SRC | Mitigation | Some minor residential subdivisions (under 5 lots); Over-55 |
| St. Mary's | 107% of SRC for elementary; 109% for middle; 116% for high | Approval denied | Some minor residential subdivisions (under 5 lots); Over-55 age restricted developments |
| Somerset | No APF Schools Test | | |
| Talbot | No APF Schools Test | | |
| Washington | 90% of SRC for elementary; 100% for middle and high | Mitigation | Some minor residential subdivisions (under 5 lots); Over-55 age restricted developments |
| Wicomico | No APF Schools Test | | |
| Worcester | No APF Schools Test | | |

NOTE - Howard County capacity vs. SRC estimates are based on Bruce Harvey's written APFO testimony, attached.

CB 61/62-2017

Testimony from Anita Davis, 3805 Macalpine Rd., Ellicott City, 21042
September 18, 2017

Council Members,

Thank you for allowing me to testify. I work full time and have had limited time to come up to speed on all that has been involved in the APFO task force and its work, but I'm trying. Perhaps you are wondering why I've not been involved before. Basically, we all have what is called a "finite pool of worry." We only have so much time to devote to things that concern us. My family was affected by the flood last year, so my pool of worry has been pretty full lately. So, I've counted on the democratic process, the task force, the County Executive and the Council to do the right things. But when the redistricting issues came up I became more aware of the problematic APFO, and I'm dismayed that this legislation has been brought to you in its current form, without addressing solutions to some very real issues associated with providing for schools, roads and other infrastructure needs.

It is disappointing that many of the discussions and motions of the task force outlined in the task force report appendices did not receive more consideration. From what I can gather in reading the appendices of the report, it seems that motions were often voted down because some members felt that the APFO is not the mechanism to be using for addressing various growth management related concerns. But what mechanism(s) do we actually have, outside of this ordinance?

The current APFO and the amendments proposed do not adequately address the needs for managing growth or provide funding for sustaining our highly prized excellent school system. They do not address the needs for maintaining, improving and expanding other basic infrastructure needs that increasing population and housing development require.

In the proposed legislation, developers' fees and taxes remain untouched and provision for additional growth is allowed. Our quality of life will be diminished as this continues, and in a few years the very things that draw people to our community and promote the property values will decline or collapse. A truly holistic approach to intelligent urban design, planning and managed growth is needed – as acknowledged in Howard County 2030.

In looking at the proposed legislation, I am honestly confused about the thinking behind this part: Increase Established Communities annual allocation from 400 to 600, decrease Growth and Revitalization annual allocation from 1,200 to 1,000 - contingent on elimination of shared allocation pool. This seems to me to be handing to developers, new land to be more intensively developed. This is not what Howard County 2030 calls for – why would we undermine our own plan??

I actually am a proponent of intelligently considered infill, to conserve open space elsewhere and make some of that open space available for public use. We should not be fragmenting our forests and wetlands, but rather strive for keeping them intact so that ecosystem services such as control of runoff and sequestration of carbon can be maximized. But, the APFO does not ensure that the infrastructure for additional development within established communities (almost all of eastern HOCO) is actually adequate and will not be over capacity when more buildings are added.

In my own neighborhood, our schools are already at or above capacity, the storm water drainage system is literally crumbling, and it too is at capacity (or at times above). With predictions of increased frequency of microburst storms, we can expect more frequent problems county-wide, which will be

expensive to fix. Adding more impervious surface in the Established Communities will only exacerbate the problem.

All communities face these sorts of pressures. Someone has to pay for infrastructure, including new schools, and pay for needed repairs and improvements. *The APFO Workgroup of the Maryland Sustainable Growth Commission* (dated 2012, linked from the APFO FAQ) page notes, "officials are usually left to choose between three alternatives, none of which are particularly popular: 1) redistrict their schools on an almost annual basis; 2) respond to the complaints of parents by imposing a building moratoria; or 3) raise taxes and fees to pay for the additional necessary capacity. For CY 2011, no jurisdiction reported the use of redistricting as a remedy for overcrowding."

Only two of these alternatives are actually longer-term solutions and I figure the moratorium one is dead on arrival.

I do expect to pay my fair share. I also expect developers to do the same and the Council to prevent rampant growth from undermining the quality of life of our citizens.

Developers currently are paying a one-time impact fee plus excise tax per dwelling. I have paid a fee every year for the past 16 years – it's called property tax. I urge the Council to compare our developer's fees and taxes, including the transfer tax, with those in neighboring jurisdictions with comparably rated schools. I did, using the 2013 Department of Legislative Services Report document linked to from the County's APFO FAQ site, and other sources (here's a link to a list of transfer taxes by county <http://www.choicefinance.net/maryland-closing-costs.htm>).

I found that in HOCO the developers carry considerably less of the burden than in other jurisdictions. What about the MIHU costs? If developers here claim our MIHU costs are high, please also examine what is done in other locations. HOCO is not alone in requiring developers to contribute. Montgomery County for instance, does not allow developers to pay a fee if they choose to not build MIHUs – instead they must transfer land – and there are many regulations around all of that!

I note also that so far as I could determine the only people who have testified in favor of this legislation are developers. If this legislation is such a great idea for our community, where is the groundswell of support from the citizens who live here?

Thank you for listening.
Respectfully,

Anita Davis

Good evening members of the County Council. My name is Michael Herman and I live in Elkridge at XXX. I spent 6 hours last Monday and another evening today so I can testify against CB-61 and CB-62. I have committed a significant amount of time to get this opportunity because of the importance that the APFO proposal has in our lives. After hearing many hours of testimony last week, some ... actually very little ... from those that support the proposal I want to take my little time to point out the Flawed logic that was used by the supporters of this bill.

The first argument is that setting the cap at 120% still allows the schools to fall within state mandated levels of school populations. That's great and all but this community through our elected officials have decided we wanted to do more for our students. We decided what was a 100% for Howard County and we need to stick by that. If the 5 of you want to change our cap, you wield the power to submit a bill to do just that. But until then we should abide by our standards and 100% is full.

Last week the developers convinced one of their prospective clients to speak out in favor of the bill. He delivered a speech about how his parcel of land was his retirement investment and this bill would affect that. I truly feel sympathy for him; however, any investment poses certain risk. Whenever we have a bear market thousands of people have to put retirement plans on hold. And honestly, that gentleman is still in a better boat than others; no one is telling him he lost his investment, he merely needs to wait for the schools to be built.

The developers point out that most new school growth comes from pre-existing homes. And on the surface that is true but misleading in this context. Over the last 10 years, on average 470 new school seats were needed per year from only 1,000 new homes, or in better terms, 47% of a new school seat is needed per new home. In comparison, over the last 10 years, on average we needed 1,100 new school seats for the 104,000 existing homes in Howard County, or about 1% of a school seat per existing home. And don't forget, the new homes of this year, will be part of the existing homes for years to come. We really should add up how many new school seats are needed over a home's lifetime. I did the math and each new home in Howard County needs 65% of a school seat over its lifetime. Given the cost of a school seat we should be asking

for over \$30,000 per new home; just to cover school development. More when you consider other things.

This bill allows developers to bypass the school capacity tests if they've been waiting for 4 years. We have to be willing to stop development until we can make room in the current school or build new schools. When new homes are built in an overcrowded school it guarantees that redistricting has to happen. I understand the arguments for the 4 year time-limit; it suggests that requiring longer periods is a "taking" of the owner's property rights to develop; however, this June the Supreme Court issued a ruling on a takings case that minimizes these arguments. In Justice Kennedy's Opinion he states: "*courts should assess the property's value under the challenged regulation, with special attention to the effect of burdened land on the value of other holdings.*" I know you've asked your office of law to analyze the impact in this case; I hope you make that analysis public. We deserve to know what information you are basing your decisions on.

Dear Council Members

My name is Ginna Rodriguez and I live in 4053 Pebble Branch Road Ellicott City MD. Tonight I would like to speak on behalf of the Latin American Council of Centennial High School and surrounding schools.

I want to start by saying that the data is clear! Overcrowded schools affect the quality of education. I know this statement is completely the opposite of what some members of the APFO review task force believe. These members associated with developers, believe that a good school is a good school regardless of overcrowding, that kids are getting a fine education in portables and that Howard County should increase class sizes¹. However, research studies² indicate that smaller classes can boost academic development and that minority and low-income students show even greater gains when placed in small classes.

The diversity of the county and the quality of our school systems are some of the main factors that make our county attractive to residents and developers alike. However, we are concerned that the changes contained in CB-61 will weaken APFO in a moment where our schools are so overcrowded and in great need of relief. We are worried about the effect that overcrowding will have in the achievement gap for minorities. Not only drafting legislation for adequate public facilities under the false belief that overcrowded schools do not have a negative impact on the quality of education is misguided, its is also short sighted because the education quality is what makes Howard County attractive. If Howard County keeps allowing growth that overcrowds schools, the county will lose its appeal and with that its tax revenue as parents that value education will choose to live in other places.

The adequate public facilities process, according to the policy document, should manage growth so that facilities can be constructed in a timely manner. Please amend CB-61 to make school tests for elementary and middle schools be at 100%. The reason we want the APFO test at 100% is because we want to make sure that we no longer find ourselves in a situation where our kids are stuffed in portables and in oversized classes because the county is not building schools to keep up with new development. We do not want to stop development but if our facilities are not keeping up with growth, development must slow down. We want the school test at 100% because even though development may only add short of 50% of the new students, these new additions are putting a lot of pressure in some of our schools. Kids get only one chance at kindergarten, only one chance at first grade and so on. Please amend CB-61 and make the school test be at 100% because APFO needs to ensure that growth does not negatively impact the education of our kids.

Please amend CB-61 to include a high school test. Although the APFO review task force voted against a high school test, when making that decision the task force did not take into consideration the high cost and lengthy timeline of building a high school³. Building a high school takes almost three times as long

¹ These comments were captured in deliberations of the APFO Review Task Force. Videos of these meetings can be found on this link: <https://www.howardcountymd.gov/About-HoCo/County-Executive/Adequate-public-facilities-ordinance-task-force>

² <http://www.centerforpubliceducation.org/Main-Menu/Organizing-a-school/Class-size-and-student-achievement-At-a-glance/Class-size-and-student-achievement-Research-review.html>

³ FY 2019 Capital Budget Plan presentation to the Board of Education in September 11 2016 indicated the cost of building HS#13 is \$124.1 million, almost three times the estimated cost of elementary school # 42 \$43.9 million

and costs three times as much as building an elementary school. Based on that, growth in areas where high schools are over capacity needs to slow down.

In addition to having a longer building time, finding a land site for high schools is difficult. The county as a whole has just a little bit over 10% of undeveloped land⁴. Today the county wide utilization of high schools is over 100% and we still do not have a site identified for building the next high school.

Please amend Cb-61 to ensure that there are no reductions to the current wait time for allocations and school tests and lengthen the wait time for when schools are over 120% capacity. The task force narrowly voted against a measure that would have increased the wait time for school test for schools that are over 120% capacity. Per Appendix B of the Task Force report, the reason for not passing this change is because, and I quote "heightened over capacity does not result in lower quality education, which makes further slowing down of development unwarranted."

Dear council members, you might remember from last week the vivid detail testimony of an eight year old girl that currently attends an elementary school that is at 127% utilization. Are willing you to look at that girl directly in her eyes and tell her that heightened overcapacity does not result in lower quality education?

Please prioritize the interest of our children over that of developers so that Howard County can continue to be a beacon in excellence and beyond.

⁴ <https://www.howardcountymd.gov/LinkClick.aspx?fileticket=7W75gjZn7Zg%3d&portalid=0>



FY 2019 Capital Budget Factors



Project Estimates

- State Cost of Construction up 14%
- Prevailing Wage Law
- LEED Requirements
- Industry Escalation



State/Local Cost Share

- FY16-FY18 55%
- FY19-FY21 54%



Enrollment Projections

- ~ 9,800 additional students between FY19-FY28

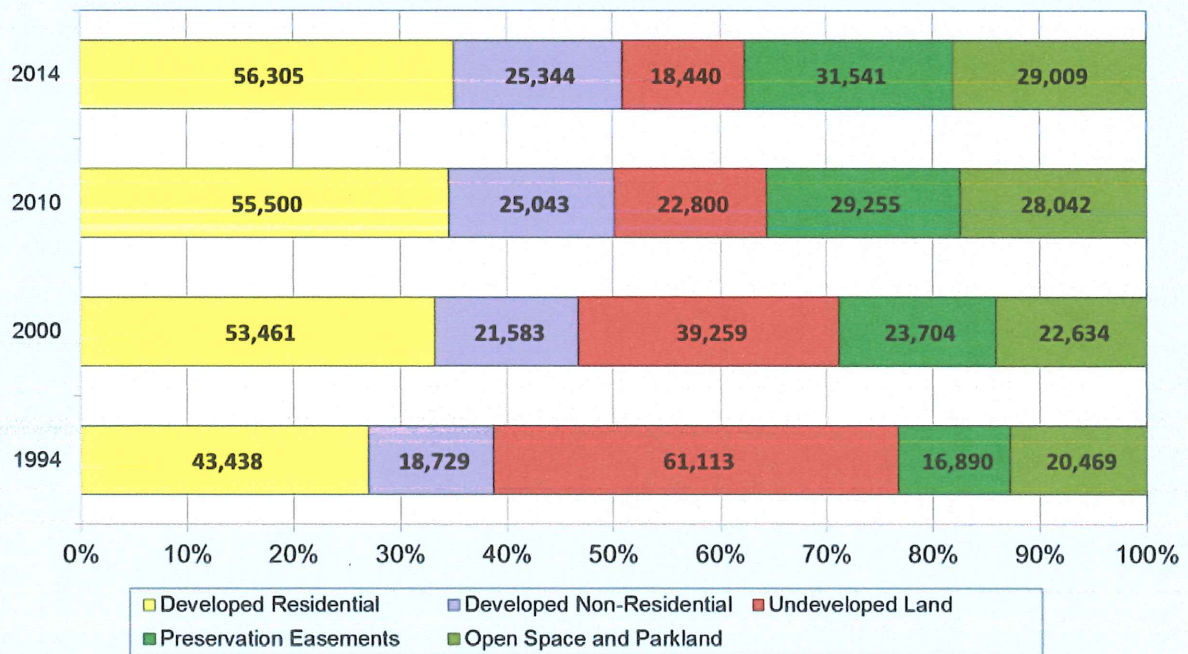


County Funding

- 22% Decrease over last 4 year

<https://www.howardcountymd.gov/LinkClick.aspx?fileticket=7W75giZn7Zg%3d&portalid=0>

Howard County Land Use Acres, 1994 to 2014



Source: Howard County DPZ

Source: <https://www.howardcountymd.gov/LinkClick.aspx?fileticket=HmBh-bEKfzA%3d&portalid=0>

MOTION: Change years of wait for schools test - schools that are at or over 120% of capacity, the years of wait shall increase from 4 to 5 years; if during the wait period capacity drops below 120%, the years of wait shall revert back to 4 years

VOTE: 13-7

OPPOSITION VIEW: Total wait time already exceeds 4 years once development plan approval and allocation wait time are factored in; heightened overcapacity does not result in lower quality education, which makes a further slowing down of development unwarranted

Jodi Cosgrove
St. John's Lane Elementary School PTA
LETTER - Opposing CB61-2017 – Adequate Public Facilities Ordinance
9/11/2017

The SJLES PTA urges you to represent our children and create a stronger APFO that limits building and overcrowding of schools. Overall, student achievement and safety is not secondary to the developer's financial gain. Please consider the students learning and well-being and not the developer's financial gain. Please represent the youngest whose voices cannot be heard.

St. John's Lane Elementary School is currently overcapacity. St. John's Lane Elementary School was built in 1959 and was designed to accommodate 612 students. The school's enrollment is currently at 703. That is 117.3% above capacity as of now according to the feasibility study. If just ONE proposed development added 244 more students this would balloon the enrollment to 947.8 and if the school was operation at 100% capacity that number would still be 856.8 students. The 2017 feasibility study then put the school's enrollment at a projected 141%. This is how only one single development will grossly pack students into a building that can't adequately accommodate them. Please note there are other projected developments within St. John's Lane boundaries that will even further balloon the school's enrollment. Without limitations on overbuilding, you will have successfully reduced the overall quality of education for our children as well as reduced their overall stability.

In addition, overcrowded schools present safety and security concerns in relation to the hallway sizes and the portable classrooms. The portables, are supposed to be a temporary fix to an overcrowding problem. SJLES currently has 7 portables. The first three have been there roughly 10 years, the next three have been there for 3-4 years and the seventh one was installed last year- 10 years is not temporary. Any person can walk up to a portable classroom during the day without being checked in to the front office. They may be seen by closed circuit cameras but by then it could be too late before, an incident of major proportions occurs. In addition, students walk to and from the main building to the portables frequently during the day, making them a more vulnerable to a child predator and can become harmed. The office of risk management states, "10 elementary schools that have open space configurations will be modified to be more secure". Are you willing to accept the liability of a child's safety? This alone should be a reason to limit reckless building. Ultimately, the decisions to ignore the safety of children will be your hands.

Addressing the safety concerns of traffic.

It is without argument that increased traffic in already high dense areas will only increase accidents and fatalities. However, several developers have managed to put a "bandage" on this issue.

The following is an example of a developer's attempt at addressing this concern. In a proposed development, the developer plans to create a pedestrian crosswalk that crosses over an already heavily commercial and residential area where there is existing

heavy traffic. By placing this type of crosswalk the developer places the pedestrians, including young students, as well as other car passengers in a high risk to be struck by a car.

The following is another example of a developer overlooking the safety concerns of a high density area. A proposed developer wishes to place high density living spaces near a high school. Included in their plans is to build senior citizen housing which will place senior citizens driving in close proximity to high school students on an increasingly overcrowded road. Both types of drivers are considered to be high –risk. All of these new added cars from families, senior citizens and high schoolers all on an already busy road will increase the risk of car accidents and fatalities. Again, these fatalities will your liability.

Finally, I am going to highlight some very questionable arrangements (speaking on behalf of myself here, and not the PTA)

1. The APFO allows the developer to contract their own traffic studies, therefore making it possible for the developer to choose biased person(s). As a result, can increase the chance of results being skewed or swayed to benefit the developers. Please consider discontinuing the practice of developers to handling their own traffic study.

2. One of the goals of the Maryland Building Industry Association is to make amendments for “Green Neighborhoods Programs” more flexible so that developers can take advantage of the green allocations that exist. They also target, stormwater management regulations, nutrient offsets, forest conservation requirements, process efficiencies, permit fee schedules, smart growth, building moratoriums, adequate public facilities, building codes, basically anything that limits their building.

3. APFO task force met for nearly one year after Mr. Kittleman was elected. The task force included MBIA members such as James Frasier *Chapter Chair- Howard County*, IsLAND Companies, LLC and included developer friendly recommendations, most of which MBIA supports.

- In Mr. Frasier’s testimony last week, he made “developer friendly” statements that are inaccurate. 1. That overall our schools are at 98% and %100 capacity throughout the county and we are well within operable limits at 120%- This is FALSE, too many of our schools do not fall within his quoted percentages, SJLES being one of them.

2. Mr. Frasier states that 58% of new students come from resales of homes-. If that is the case, then why the huge push for high density homes? 40% of high density housing left is a very large amount of building.

4. MBIA votes, as quoted on the MBIA website “elections represent a golden opportunity for the homebuilding industry to elect housing-friendly candidates in Maryland. Each election cycle our political action committee interviews candidates and determines their degree of support for our industry.” They fund and endorse high level political candidates for their gain. This is not all orchestrated by accident. Your council executive, and the MBIA work closely together. When I spoke to an aide in Mr. Kittleman’s office, they were quoting me the same inaccurate statements, making an argument for continued high density building.

In closing, it is telling that residents are united in their opposition and the only ones against it are those who stand to make a profit at our expense.

Please ask yourselves; Are you as a council, really representing the citizens of Howard County’s best interests or are you or are you acting on the developer's behalf? Are you, as a council, ready to claim responsibility these liabilities based on your decisions right here tonight?

Good evening ladies and gentlemen of the council, and Chairman Weinstein.

My name is Jill-Ann Mark and I live at 4054 High Point Rd. in Ellicott City.

One of the remarkable things about Howard County is how it exists as a melting pot within the larger one we take pride in as Americans. My next-door neighbors on both sides are immigrants from two different countries. My husband and I are Midwest natives settled here with the time and tides of military service. It is interesting that our three families came here from very different backgrounds, above all of our other options, for one primary thing: schools. Everyone knows, throughout Maryland, throughout the region that schools are what Howard County does extraordinarily well. Even throughout the military community, we've known for a very long time that if you can get to Ft. Meade, you can live in Howard County. And your children will have very good schools. We navigate, negotiate, and alter the course of careers to get here so that our children can be educated here. This is the kind of attractiveness that municipalities all over our country would love to have. It's what has landed Howard County on "greatest places to live" lists year after year. So I guess the golden question is: where is the breaking point? When will we out-develop our desirability if the growth continues, but the investment in infrastructure does not?

Howard County's schools are important to me, but in addition to being a parent to two teenagers, one a recent graduate of, and one a freshman in the Howard County Public School System, I am a small business owner. I've built my business here in Ellicott City, which was affected by the Main Street floods. I was moved by the show of community in the wake of that disaster and felt the great pull of a place I wanted to call "home". The aftermath of that, though, was my first awakening to the challenge of infrastructure in such a rapidly growing county. Many questioned the role of development and storm water mitigation. I'm not an engineer, but my mind has gone back to this as the current drama has unfolded. Just how much of our critical infrastructures and amenities are we challenging at the present rate of growth? What will our next emergency be?

I hear a lot of mention of the need to create growth so that businesses want to be here...how a "stagnant" population doesn't encourage new business, which doesn't bring increasing tax revenue. But here I am, at a crossroads. I am a business owner who came here with the intent on starting it here and on building it here, because I wanted to raise my children in a stable environment with a truly outstanding school system. Here I am, feeling like a bit of a fool. Had I known how little developers pay for the green light to build here, had I known how overcrowded schools had to be before even slowing the burgeoning sprawl, had I known that dirty little word called "infill" that has turned my quiet mid-century neighborhood into a patchwork of homes built in another ones backyard JUST in the five years I've been here, had I known that all of the suburban creep was about to force my child into her SEVENTH school in her life, Howard County simply would not have been my choice. I understand the politician's desire for growth. I understand economics as a significant measure of a county's success. I do not understand a politician's blind eye to the threat on quality of life for the ones who are already here. It is unethical to embrace economics without first

respecting humanity. Should the county council and the county executive choose to put dollars first, the message to me is that the money my business generates here is important, but my family's well-being is not. In my world, those two things are uncompromisingly linked, and my votes will always honor that connection.

In this vein, I am asking you to adopt the Board of Education's recommended amendments to CB-61 and to raise developer's contribution to mitigation to a rate commensurate with neighboring counties. I am also asking you to address CB-61 on the present timeline. This issue requires action now.

When you look into this room, all the yellow you see is the fiber of this community. These are the people who live here and raise their families here. They are not voters protecting their profit margin, they are voters here to advocate for Howard County's future of excellence.

Debra Jung
10913 Great Oak Way
Columbia, MD 21044

Testimony regarding CB-61 and CB-62

Good evening. Thank you for allowing the public additional time to speak on the topic of amending CB-61 and 62.

First, I agree with the many who have testified that the school capacity test should be capped at 100% of capacity and include high schools in the capacity testing. It is my hope that the Council will:

1. Revise the APFO school test and base it upon current year enrollment and projections three- to five-years into the future.
2. Exclude portables or other temporary classroom space from the school capacity test.
3. Create enough flexibility in the school capacity test that will allow the Council to grant partial approval of a project if school capacity is only available to accommodate a portion - but not all - of the students generated by a project.

I also support increasing the wait period for development to begin from 4 years to 6 years for developers who are seeking to build new homes in areas where schools are more than 100% capacity. Numerous local jurisdictions have longer wait periods than Howard County and it is doubtful that the desire to build in this county will dissipate during that time.

I urge the Council not to exempt age-restricted units from the allocation test with regard to road testing. Two new large continuing care treatment facilities are in the planning phases right now, one that will be located off of Route 108 behind Free State gas station, and the other on Martin Road. While I support the development of facilities that will enable us to keep our rapidly aging population in Howard County, the roads surrounding these proposed facilities are two lanes, and 108 in particular has become a traffic nightmare during certain times of the day. The proposal for Erikson Living at Limestone Valley in Clarksville includes

1200 independent living units and 240+ care units. Between the independent living units, the continuing care units, the employees of such a facility and visitors, this facility may generate thousands of additional car trips each day, greatly increasing road usage and likely requiring the expansion of 108, and perhaps Martin Road after the facilities are fully built.

This also touches upon the need to include hospital use and emergency response ability in our APFO test. With our increasing aged population and the potential attractiveness of these two new facilities being built in Howard County, there is no doubt that further stress will be put upon Howard County General Hospital and our fire department's emergency response service.

Finally, it is time to increase our excise fees for developers in Howard County. Other Maryland Counties, particularly the fastest growing ones, impose much more significant fees on developers than Howard County. The following fees are from 2016:

| | |
|------------------------------|---|
| Anne Arundel ¹ | \$12,275 |
| Calvert | 12,950 |
| Charles | 14,095 |
| Frederick ² | 14,208 |
| Howard ³ | \$2.42/sq. ft. |
| | \$2.42 x 2,200 square feet = \$5,324 |
| Montgomery ⁴ | 40,793 |
| Prince George's ⁵ | 22,757 |

There is no reason that we can't ask developers who are able to take advantage of our wonderful schools and a number rated small city by asking higher prices for their dwellings, to share in the cost of building new schools when they are able to

¹ Rates are for a 2,000-2,499 square foot residential unit. Residential rates vary by the square footage of a unit.

² The rates shown reflect the public school and library impact fee total. A roads tax of \$0.10/sq. ft. or \$0.25/sq. ft. (depending on the square footage), with the first 700 square feet not taxed, was reduced to \$0.00 effective in November 2011.

³ Fiscal 2014, 2015, and 2016 amounts represent the total of the roads tax amount (\$1.13/sq. ft., \$1.15/sq. ft., and \$1.17/sq. ft., respectively) and the school surcharge amount (\$1.24/sq. ft., \$1.25/sq. ft., and \$1.25/sq. ft., respectively).

⁴ Fiscal 2016 amount represents \$13,966 for transportation and \$26,827 for schools. Fiscal 2014 and 2015 amounts represent \$13,506 for transportation and \$25,944 for schools. The school excise tax is increased by \$2 for each square foot between 3,500 and 8,500 gross square feet. Different transportation rates apply in the Metro Station and Clarksburg impact tax districts.

⁵ Fiscal 2016 amount represents \$15,458 for school facilities and \$7,299 for public safety. A lower school facilities rate (\$9,017 in fiscal 2016) applies inside the beltway and to certain development near mass transit and a lower public safety rate (\$2,434 in fiscal 2016) applies inside the "developed tier" as defined in the 2002 Prince George's County Approved General Plan and to certain development near mass transit.

benefit their bottom line as a direct result of these attractive elements in Howard County.

Growth will continue in Howard County, about that there is no doubt, but we need to make sure that is controlled, sensitive to our environment, doesn't create congested roads and overcrowded schools, and allows us to maintain the quality of life that so many of us moved here to enjoy.

Thank you for the opportunity to testify.

The following is my written testimony pertaining to Council Bill 61-2017 (CB61-2017), which would amend Howard County's Adequate Public Facilities Ordinance (APFO). If enacted, APFO would be changed in a variety of ways, including the requirement of periodic reviews; completion timelines for certain types of road remediation projects; amendment of the title of certain charts and other terminology; and requiring certain waiting periods related to development.

Chairman Weinstein, Members of the County Council, good evening.

My name is Gautam Chatur, and I live at 8705 Wellford Drive, Ellicott City Md. I'm here this evening to provide testimony pertaining to Council Resolution 61 as a resident of the worst affected community in the entire Howard county

My first – and greatest – concern is regarding the permission that the Council grants Toll Brothers to build new houses in overcrowded Centennial school district while our Beazer Homes community that is still in construction is being asked to move out due to overcrowding. Both communities in Dunnlogin and Centennial 147 are being asked to move out to allow developers to build newer communities in the Centennial school district.

My second concern is that in December of this year, the Council will indirectly cause all 100 houses in our new community to go underwater on our home loans. The majority of our new community is not made up of CEOs and Business owners. When our houses go underwater, we lose our retirement savings, and some of us would be forced to foreclose our houses.

My third concern is that the families that see their mortgages go underwater, will then start promoting the hazards of buying houses in Howard County with their social circle. The council has the power to stop such financial hardships from impacting communities that will be yet to be built.

I urge the Council to close the following three loopholes that Dr. Chao Wu originally proposed.

1. Include high school in the capacity limit test.
2. Not allow a new development to skip the capacity test if they have failed it for last four years
3. Include 15% Medium and Low Income Housing (MLIH) cap for every new development

I look forward to a continuation of this conversation, and will make myself as needed to be a part of these discussions. Thank you for your time.

SUMMARY OF TESTIMONY

CB60-2017

James D. Walsh

September 11, 2017

It is clear that our current Adequate Public Facilities Ordinance (APFO) is inadequate. The clearest example of this problem is the massive and painful redistricting process now underway in the Howard County Public School System.

Because of our quality of life as well as our location, Howard County is an attractive community and development is inevitable. However, in the not-so-long run, over-development threatens our quality of life, particularly our first-rate school system, which is one of the principal reasons that many potential residents find Howard County to be so attractive in the first place. Over-development could well end up killing the goose that laid the golden egg. We cannot (and should not) stop development completely, but we must do a better job of managing it so that our infrastructure can catch up to our growth.

There are several revisions that I believe Council should make to our APFO:

- (1) Decrease the trigger point from 115% of school over-capacity to 110% in 2018, 105% in 2019 and 100% beginning in 2020.
- (2) Include high schools in the APFO analysis.
- (3) Increase the maximum building moratorium period to five years.
- (4) Include fire and rescue service availability in the APFO analysis.

I believe that these proposals set a more appropriate balance between the needs of the citizens of Howard County and developers and property owners. In fact, I believe the development community and property owners will actually benefit from a stronger APFO, because keeping Howard County a desirable place to live is in everyone's best interests.

Market Statistics – Detailed Report

January thru August 2017 YTD
Howard County, MD

Sold Summary

| | 2017 | 2016 | % Change |
|----------------------------|-----------------|-----------------|----------|
| Sold Dollar Volume | \$1,455,904,573 | \$1,331,543,266 | 9.34% |
| Avg Sold Price | \$447,420 | \$434,152 | 3.06% |
| Median Sold Price | \$412,000 | \$400,000 | 3.00% |
| Units Sold | 3,254 | 3,067 | 6.10% |
| Avg Days on Market | 51 | 58 | -12.07% |
| Avg List Price for Solds | \$453,622 | \$439,792 | 3.14% |
| Avg SP to OLP Ratio | 97.5% | 96.8% | 0.70% |
| Ratio of Avg SP to Avg OLP | 97.4% | 97.2% | 0.17% |
| Attached Avg Sold Price | \$320,861 | \$308,274 | 4.08% |
| Detached Avg Sold Price | \$547,511 | \$528,884 | 3.52% |
| Attached Units Sold | 1,437 | 1,317 | 9.11% |
| Detached Units Sold | 1,817 | 1,750 | 3.83% |

Financing (Sold)

| | | | |
|--------------|-------|-----------|-------|
| Assumption | 1 | 0 | 122 |
| Cash | 352 | 1 to 10 | 1,133 |
| Conventional | 1,873 | 11 to 20 | 422 |
| FHA | 421 | 21 to 30 | 260 |
| Other | 383 | 31 to 60 | 503 |
| Owner | 2 | 61 to 90 | 254 |
| VA | 222 | 91 to 120 | 158 |

Days on Market (Sold)

| | |
|------------|-----|
| 121 to 180 | 185 |
| 181 to 360 | 178 |
| 361 to 720 | 35 |
| 721+ | 4 |

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Sold Detail

Active Detail

| Price Ranges | Residential | | | | | | Condo/Coop | Active Listings | | |
|----------------------------|--------------|-------------|------------|-------------|--------------|-------------|------------|-----------------|-------------|------------|
| | 2 or Less BR | | 3 BR | | 4 or More BR | | All | Residential | | Condo/Coop |
| | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH | Attached | Detached | Attached/TH | Attached |
| < \$50,000 | 1 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| \$50K to \$99,999 | 2 | 0 | 3 | 0 | 0 | 0 | 9 | 2 | 0 | 0 |
| \$100K to \$149,999 | 2 | 0 | 2 | 0 | 1 | 0 | 59 | 1 | 0 | 9 |
| \$150K to \$199,999 | 7 | 6 | 8 | 15 | 2 | 0 | 96 | 5 | 0 | 23 |
| \$200K to \$299,999 | 11 | 47 | 57 | 182 | 27 | 27 | 197 | 18 | 54 | 45 |
| \$300K to \$399,999 | 10 | 10 | 144 | 271 | 143 | 99 | 119 | 61 | 65 | 31 |
| \$400K to \$499,999 | 3 | 0 | 107 | 109 | 309 | 32 | 61 | 88 | 46 | 15 |
| \$500K to \$599,999 | 1 | 1 | 35 | 36 | 303 | 12 | 14 | 99 | 13 | 4 |
| \$600K to \$799,999 | 0 | 1 | 14 | 11 | 451 | 20 | 2 | 205 | 5 | 2 |
| \$800K to \$999,999 | 0 | 0 | 0 | 0 | 119 | 1 | 0 | 102 | 1 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 53 | 0 | 0 | 114 | 0 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 1 | 0 | 0 | 5 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 0 |
| Total | 37 | 65 | 371 | 624 | 1,409 | 191 | 557 | 701 | 185 | 129 |
| Avg Sold Price | \$258,393 | \$262,860 | \$382,847 | \$350,410 | \$598,460 | \$394,166 | \$269,389 | | | |
| Prev Year - Avg Sold Price | \$259,934 | \$250,372 | \$370,425 | \$338,523 | \$578,444 | \$378,478 | \$262,756 | | | |
| Avg Sold % Change | -0.59% | 4.99% | 3.35% | 3.51% | 3.46% | 4.15% | 2.52% | | | |
| Prev Year - # of Solds | 30 | 71 | 371 | 534 | 1,349 | 176 | 536 | | | |

2016

Howard County, MD

Sold Summary

| | 2016 | 2015 | % Change |
|----------------------------|-----------------|-----------------|----------|
| Sold Dollar Volume | \$1,992,904,908 | \$1,781,059,723 | 11.89% |
| Avg Sold Price | \$436,084 | \$430,624 | 1.27% |
| Median Sold Price | \$396,022 | \$396,750 | -0.18% |
| Units Sold | 4,570 | 4,136 | 10.49% |
| Avg Days on Market | 57 | 64 | -10.94% |
| Avg List Price for Solds | \$441,269 | \$438,396 | 0.66% |
| Avg SP to OLP Ratio | 96.8% | 96.2% | 0.71% |
| Ratio of Avg SP to Avg OLP | 97.3% | 96.3% | 1.03% |
| Attached Avg Sold Price | \$306,472 | \$299,116 | 2.46% |
| Detached Avg Sold Price | \$536,681 | \$531,360 | 1.00% |
| Attached Units Sold | 1,997 | 1,794 | 11.32% |
| Detached Units Sold | 2,573 | 2,342 | 9.86% |

Financing (Sold)

| Assumption | 1 | 0 | 163 |
|--------------|-------|------------|-------|
| Cash | 535 | 1 to 10 | 1,193 |
| Conventional | 2,369 | 11 to 20 | 624 |
| FHA | 575 | 21 to 30 | 390 |
| Other | 766 | 31 to 60 | 802 |
| Owner | 4 | 61 to 90 | 446 |
| VA | 320 | 91 to 120 | 310 |
| | | 121 to 180 | 304 |
| | | 181 to 360 | 290 |
| | | 361 to 720 | 46 |
| | | 721+ | 2 |

Days on Market (Sold)

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Sold Detail

| Price Ranges | Residential | | | | | | Condo/Coop |
|----------------------------|--------------|-------------|------------|-------------|--------------|-------------|------------|
| | 2 or Less BR | | 3 BR | | 4 or More BR | | All |
| | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH | Attached |
| < \$50,000 | 0 | 0 | 1 | 0 | 0 | 0 | 0 |
| \$50K to \$99,999 | 2 | 0 | 2 | 1 | 0 | 0 | 34 |
| \$100K to \$149,999 | 4 | 2 | 9 | 1 | 2 | 0 | 86 |
| \$150K to \$199,999 | 12 | 11 | 11 | 31 | 5 | 2 | 148 |
| \$200K to \$299,999 | 17 | 76 | 99 | 269 | 55 | 79 | 287 |
| \$300K to \$399,999 | 9 | 17 | 223 | 312 | 229 | 98 | 171 |
| \$400K to \$499,999 | 2 | 1 | 141 | 139 | 457 | 28 | 81 |
| \$500K to \$599,999 | 0 | 1 | 48 | 38 | 427 | 27 | 18 |
| \$600K to \$799,999 | 1 | 0 | 16 | 13 | 559 | 24 | 2 |
| \$800K to \$999,999 | 0 | 0 | 1 | 0 | 158 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 1 | 0 | 79 | 0 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 1 | 0 | 2 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 47 | 108 | 553 | 804 | 1,973 | 258 | 827 |
| Avg Sold Price | \$245,083 | \$251,880 | \$380,096 | \$339,527 | \$587,516 | \$375,241 | \$260,011 |
| Prev Year - Avg Sold Price | \$237,989 | \$246,019 | \$369,892 | \$330,833 | \$584,386 | \$367,399 | \$256,069 |
| Avg Sold % Change | 2.98% | 2.38% | 2.76% | 2.63% | 0.54% | 2.13% | 1.54% |
| Prev Year - # of Solds | 52 | 70 | 495 | 749 | 1,795 | 197 | 778 |

2015
Howard County, MD

Sold Summary

| | 2015 | 2014 | % Change |
|----------------------------|-----------------|-----------------|----------|
| Sold Dollar Volume | \$1,781,059,723 | \$1,497,474,759 | 18.94% |
| Avg Sold Price | \$430,624 | \$431,300 | -0.16% |
| Median Sold Price | \$396,750 | \$389,945 | 1.75% |
| Units Sold | 4,136 | 3,472 | 19.12% |
| Avg Days on Market | 64 | 58 | 10.34% |
| Avg List Price for Solds | \$438,396 | \$439,516 | -0.25% |
| Avg SP to OLP Ratio | 96.2% | 96.3% | -0.18% |
| Ratio of Avg SP to Avg OLP | 96.3% | 95.8% | 0.44% |
| Attached Avg Sold Price | \$299,116 | \$299,780 | -0.22% |
| Detached Avg Sold Price | \$531,360 | \$531,341 | 0.00% |
| Attached Units Sold | 1,794 | 1,500 | 19.60% |
| Detached Units Sold | 2,342 | 1,972 | 18.76% |

Financing (Sold)

| Assumption | 2 | 0 | 147 |
|--------------|-------|------------|-----|
| Cash | 506 | 1 to 10 | 941 |
| Conventional | 2,579 | 11 to 20 | 496 |
| FHA | 587 | 21 to 30 | 379 |
| Other | 155 | 31 to 60 | 721 |
| Owner | 1 | 61 to 90 | 490 |
| VA | 306 | 91 to 120 | 290 |
| | | 121 to 180 | 323 |
| | | 181 to 360 | 287 |
| | | 361 to 720 | 59 |
| | | 721+ | 3 |

Days on Market (Sold)

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Sold Detail

| Price Ranges | Residential | | | | | | Condo/Coop |
|----------------------------|--------------|-------------|------------|-------------|--------------|-------------|------------|
| | 2 or Less BR | | 3 BR | | 4 or More BR | | All |
| | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH | Attached |
| < \$50,000 | 2 | 0 | 2 | 0 | 0 | 0 | 1 |
| \$50K to \$99,999 | 4 | 0 | 5 | 0 | 0 | 0 | 35 |
| \$100K to \$149,999 | 5 | 5 | 10 | 2 | 1 | 0 | 109 |
| \$150K to \$199,999 | 12 | 4 | 12 | 39 | 3 | 2 | 136 |
| \$200K to \$299,999 | 14 | 52 | 92 | 280 | 70 | 63 | 253 |
| \$300K to \$399,999 | 10 | 8 | 182 | 255 | 212 | 74 | 137 |
| \$400K to \$499,999 | 4 | 1 | 136 | 129 | 416 | 21 | 84 |
| \$500K to \$599,999 | 0 | 0 | 38 | 38 | 364 | 21 | 20 |
| \$600K to \$799,999 | 1 | 0 | 17 | 6 | 499 | 15 | 2 |
| \$800K to \$999,999 | 0 | 0 | 1 | 0 | 160 | 1 | 1 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 70 | 0 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 52 | 70 | 495 | 749 | 1,795 | 197 | 778 |
| Avg Sold Price | \$237,989 | \$246,019 | \$369,892 | \$330,833 | \$584,386 | \$367,399 | \$256,069 |
| Prev Year - Avg Sold Price | \$261,822 | \$238,470 | \$367,499 | \$327,501 | \$586,803 | \$369,674 | \$258,706 |
| Avg Sold % Change | -9.10% | 3.17% | 0.65% | 1.02% | -0.41% | -0.62% | -1.02% |
| Prev Year - # of Solds | 43 | 49 | 435 | 639 | 1,494 | 168 | 644 |

2014
Howard County, MD

Sold Summary

| | 2014 | 2013 | % Change |
|----------------------------|-----------------|-----------------|----------|
| Sold Dollar Volume | \$1,497,474,759 | \$1,460,374,125 | 2.54% |
| Avg Sold Price | \$431,300 | \$419,407 | 2.84% |
| Median Sold Price | \$389,945 | \$385,000 | 1.28% |
| Units Sold | 3,472 | 3,482 | -0.29% |
| Avg Days on Market | 58 | 55 | 5.45% |
| Avg List Price for Solds | \$439,516 | \$426,082 | 3.15% |
| Avg SP to OLP Ratio | 96.3% | 97.1% | -0.77% |
| Ratio of Avg SP to Avg OLP | 95.8% | 96.7% | -0.86% |
| Attached Avg Sold Price | \$299,780 | \$291,187 | 2.95% |
| Detached Avg Sold Price | \$531,341 | \$519,907 | 2.20% |
| Attached Units Sold | 1,500 | 1,530 | -1.96% |
| Detached Units Sold | 1,972 | 1,952 | 1.02% |

Financing (Sold)

| | |
|--------------|-------|
| Assumption | 1 |
| Cash | 456 |
| Conventional | 2,288 |
| FHA | 365 |
| Other | 83 |
| Owner | 4 |
| VA | 275 |

Days on Market (Sold)

| | |
|------------|-----|
| 0 | 142 |
| 1 to 10 | 814 |
| 11 to 20 | 437 |
| 21 to 30 | 320 |
| 31 to 60 | 646 |
| 61 to 90 | 394 |
| 91 to 120 | 262 |
| 121 to 180 | 247 |
| 181 to 360 | 175 |
| 361 to 720 | 30 |
| 721+ | 5 |

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Sold Detail

| Price Ranges | Residential | | | | | | Condo/Coop |
|----------------------------|--------------|-------------|------------|-------------|--------------|-------------|------------|
| | 2 or Less BR | | 3 BR | | 4 or More BR | | All |
| | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH | Attached |
| < \$50,000 | 1 | 0 | 1 | 0 | 0 | 0 | 1 |
| \$50K to \$99,999 | 3 | 0 | 5 | 0 | 0 | 0 | 36 |
| \$100K to \$149,999 | 4 | 0 | 3 | 3 | 4 | 1 | 67 |
| \$150K to \$199,999 | 4 | 9 | 17 | 30 | 2 | 2 | 111 |
| \$200K to \$299,999 | 18 | 38 | 69 | 253 | 48 | 44 | 221 |
| \$300K to \$399,999 | 8 | 2 | 185 | 216 | 198 | 77 | 120 |
| \$400K to \$499,999 | 2 | 0 | 118 | 97 | 328 | 16 | 68 |
| \$500K to \$599,999 | 3 | 0 | 24 | 37 | 322 | 13 | 20 |
| \$600K to \$799,999 | 0 | 0 | 12 | 3 | 410 | 13 | 0 |
| \$800K to \$999,999 | 0 | 0 | 1 | 0 | 126 | 1 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 54 | 1 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 2 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 43 | 49 | 435 | 639 | 1,494 | 168 | 644 |
| Avg Sold Price | \$261,822 | \$238,470 | \$367,499 | \$327,501 | \$586,803 | \$369,674 | \$258,706 |
| Prev Year - Avg Sold Price | \$280,073 | \$245,583 | \$365,188 | \$311,402 | \$571,099 | \$354,041 | \$256,919 |
| Avg Sold % Change | -6.52% | -2.90% | 0.63% | 5.17% | 2.75% | 4.42% | 0.70% |
| Prev Year - # of Solds | 37 | 66 | 433 | 632 | 1,482 | 193 | 639 |

2013

Howard County, MD

Sold Summary

| | 2013 | 2012 | % Change |
|----------------------------|-----------------|-----------------|----------|
| Sold Dollar Volume | \$1,460,374,125 | \$1,279,337,574 | 14.15% |
| Avg Sold Price | \$419,407 | \$404,598 | 3.66% |
| Median Sold Price | \$385,000 | \$374,975 | 2.67% |
| Units Sold | 3,482 | 3,162 | 10.12% |
| Avg Days on Market | 55 | 85 | -35.29% |
| Avg List Price for Solds | \$426,082 | \$414,871 | 2.70% |
| Avg SP to OLP Ratio | 97.1% | 94.7% | 2.57% |
| Ratio of Avg SP to Avg OLP | 96.7% | 94.4% | 2.42% |
| Attached Avg Sold Price | \$291,187 | \$275,301 | 5.77% |
| Detached Avg Sold Price | \$519,907 | \$495,936 | 4.83% |
| Attached Units Sold | 1,530 | 1,309 | 16.88% |
| Detached Units Sold | 1,952 | 1,853 | 5.34% |

Financing (Sold)

| Assumption | 0 | 0 | 119 |
|--------------|-------|------------|-------|
| Cash | 398 | 1 to 10 | 1,108 |
| Conventional | 2,308 | 11 to 20 | 528 |
| FHA | 442 | 21 to 30 | 312 |
| Other | 65 | 31 to 60 | 529 |
| Owner | 4 | 61 to 90 | 274 |
| VA | 265 | 91 to 120 | 175 |
| | | 121 to 180 | 186 |
| | | 181 to 360 | 190 |
| | | 361 to 720 | 56 |
| | | 721+ | 5 |

Days on Market (Sold)

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Sold Detail

| Price Ranges | Residential | | | | | | Condo/Coop |
|----------------------------|--------------|-------------|------------|-------------|--------------|-------------|------------|
| | 2 or Less BR | | 3 BR | | 4 or More BR | | All |
| | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH | Attached |
| < \$50,000 | 1 | 0 | 3 | 0 | 1 | 0 | 0 |
| \$50K to \$99,999 | 2 | 1 | 4 | 0 | 1 | 0 | 41 |
| \$100K to \$149,999 | 2 | 1 | 3 | 3 | 1 | 0 | 44 |
| \$150K to \$199,999 | 6 | 9 | 9 | 40 | 3 | 9 | 125 |
| \$200K to \$299,999 | 12 | 46 | 81 | 268 | 36 | 62 | 228 |
| \$300K to \$399,999 | 7 | 6 | 190 | 221 | 192 | 76 | 122 |
| \$400K to \$499,999 | 5 | 3 | 111 | 84 | 337 | 14 | 57 |
| \$500K to \$599,999 | 1 | 0 | 20 | 14 | 342 | 22 | 22 |
| \$600K to \$799,999 | 1 | 0 | 11 | 2 | 428 | 9 | 0 |
| \$800K to \$999,999 | 0 | 0 | 1 | 0 | 97 | 1 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 44 | 0 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 37 | 66 | 433 | 632 | 1,482 | 193 | 639 |
| Avg Sold Price | \$280,073 | \$245,583 | \$365,188 | \$311,402 | \$571,099 | \$354,041 | \$256,919 |
| Prev Year - Avg Sold Price | \$222,790 | \$232,409 | \$341,161 | \$299,082 | \$544,828 | \$323,014 | \$237,168 |
| Avg Sold % Change | 25.71% | 5.67% | 7.04% | 4.12% | 4.82% | 9.61% | 8.33% |
| Prev Year - # of Solds | 41 | 55 | 380 | 608 | 1,432 | 146 | 500 |

2012

Howard County, MD

Sold Summary

| | 2012 | 2011 | % Change |
|----------------------------|-----------------|-----------------|----------|
| Sold Dollar Volume | \$1,279,337,574 | \$1,095,791,385 | 16.75% |
| Avg Sold Price | \$404,598 | \$404,500 | 0.02% |
| Median Sold Price | \$374,975 | \$365,760 | 2.52% |
| Units Sold | 3,162 | 2,709 | 16.72% |
| Avg Days on Market | 85 | 92 | -7.61% |
| Avg List Price for Solds | \$414,871 | \$416,715 | -0.44% |
| Avg SP to OLP Ratio | 94.7% | 93.5% | 1.28% |
| Ratio of Avg SP to Avg OLP | 94.4% | 93.4% | 1.04% |
| Attached Avg Sold Price | \$275,301 | \$280,206 | -1.75% |
| Detached Avg Sold Price | \$495,936 | \$496,803 | -0.13% |
| Attached Units Sold | 1,309 | 1,153 | 13.53% |
| Detached Units Sold | 1,853 | 1,556 | 19.09% |

Financing (Sold)

| Assumption | 0 | 0 | 76 |
|--------------|-------|------------|-----|
| Cash | 383 | 1 to 10 | 648 |
| Conventional | 1,849 | 11 to 20 | 409 |
| FHA | 586 | 21 to 30 | 266 |
| Other | 53 | 31 to 60 | 500 |
| Owner | 1 | 61 to 90 | 322 |
| VA | 290 | 91 to 120 | 208 |
| | | 121 to 180 | 291 |
| | | 181 to 360 | 338 |
| | | 361 to 720 | 86 |
| | | 721+ | 16 |

Days on Market (Sold)

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Sold Detail

| Price Ranges | Residential | | | | | | Condo/Coop |
|----------------------------|--------------|-------------|-----------|-------------|--------------|-------------|------------|
| | 2 or Less BR | | 3 BR | | 4 or More BR | | All |
| | Detached | Attached/TH | Detached | Attached/TH | Detached | Attached/TH | Attached |
| < \$50,000 | 0 | 0 | 3 | 0 | 1 | 0 | 0 |
| \$50K to \$99,999 | 3 | 1 | 4 | 1 | 1 | 0 | 54 |
| \$100K to \$149,999 | 5 | 2 | 6 | 7 | 1 | 3 | 49 |
| \$150K to \$199,999 | 11 | 11 | 22 | 48 | 5 | 8 | 91 |
| \$200K to \$299,999 | 14 | 36 | 102 | 291 | 60 | 69 | 177 |
| \$300K to \$399,999 | 7 | 3 | 138 | 173 | 244 | 34 | 80 |
| \$400K to \$499,999 | 1 | 1 | 76 | 80 | 345 | 17 | 43 |
| \$500K to \$599,999 | 0 | 1 | 20 | 8 | 336 | 10 | 6 |
| \$600K to \$799,999 | 0 | 0 | 8 | 0 | 314 | 5 | 0 |
| \$800K to \$999,999 | 0 | 0 | 1 | 0 | 80 | 0 | 0 |
| \$1M to \$2,499,999 | 0 | 0 | 0 | 0 | 45 | 0 | 0 |
| \$2.5M to \$4,999,999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$5,000,000+ | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 41 | 55 | 380 | 608 | 1,432 | 146 | 500 |
| Avg Sold Price | \$222,790 | \$232,409 | \$341,161 | \$299,082 | \$544,828 | \$323,014 | \$237,168 |
| Prev Year - Avg Sold Price | \$237,043 | \$219,343 | \$337,015 | \$307,101 | \$544,303 | \$330,042 | \$238,517 |
| Avg Sold % Change | -6.01% | 5.96% | 1.23% | -2.61% | 0.10% | -2.13% | -0.57% |
| Prev Year - # of Solds | 25 | 56 | 321 | 515 | 1,210 | 151 | 431 |

Sayers, Margery

From: Brian Messineo <bmessineo@timberlakehomes.com>
Sent: Monday, September 18, 2017 8:36 AM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

Specifically, I am opposed to any potential amendment to lower the school capacity test, add a high school capacity test or increase school impact fees. Howard County's total development fees are already among the highest in the State when taken together with the MIHU fee and the building excise tax which are generally not present in other counties. Any of these potential amendments which have been introduced during recent testimony will drastically limit the County's ability to meet its Plan Howard 2030 residential and commercial development goals as well as its goals related to job growth and economic development. Failing to meet these goals may have devastating impacts on the County's budget through loss of permit fees, impact fees, MIHU fees, property tax revenue and income tax revenue causing significant budget shortfalls, decreases in vital public safety and health services and layoffs to Howard County staff, teachers, and first responders. They would also undermine the substantial efforts of the APFO Task Force and all of the County's resources that were devoted to establishing a fair and reasonable compromise between the goals and interests of all stakeholder groups. If any of these amendments are introduced, they must not be acted upon until a full fiscal analysis of the negative impacts to the County budget and economy is completed.

Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Brian Messineo
901 Parma Ct
Davidsonville, MD 21035
bmessineo@timberlakehomes.com

Sayers, Margery

From: Deborah Callahan, L <debby@goodier.com>
Sent: Monday, September 18, 2017 7:34 AM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

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Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Deborah Callahan
100 W Pennsylvania Ave
Towson, MD 21204
debby@goodier.com

Sayers, Margery

From: Sangita Doshi <stdoshi@hotmail.com>
Sent: Sunday, September 17, 2017 10:41 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

I have been a resident of Howard County for 5 years and a small business owner in Howard County for 3 years. My husband and I relocated from Charlotte, NC 5 years ago with our two boys. Our decision to reside in Howard County was a calculated one. We spent an inordinate amount of time researching and comparing the public school systems in Maryland, looking at specific neighborhoods that had the qualities we desired, and deciding which schools we wanted our children to attend. After 4 years of renting in River Hill and further research, we excitedly moved to Sykesville and settled into our current home and neighborhood last year. We thought that we were finally able to provide stability to our children while being close to family.

We currently have a 5th grader at West Friendship ES and an 8th grader at Mt. View MS, who are lucky enough to go to school with their cousins. Though, as a result of deficiencies in the APFO, my children are currently in the plans to be redistricted to schools that are 3X further than their current neighborhood schools and different than those of their cousins.

As a mom and advocate for Howard County children, I find it appalling that a lack of planning from our county officials has resulted in a proposed school redistricting plan that displaces so many children. The lack of strict regulations in APFO has had a trickle-down effect and will continue to do so unless we do something about it now. It is shameful to have our children and teachers in "learning cottages" for prolonged periods of time, where weather and sub par conditions can adversely affect their education and possibly their health. These "temporary" trailers are partly due to lack of foresight and regulations to development in Howard County.

By implementing a better plan for infrastructure funding and growth, we can mitigate the amount of school redistricting in the future. We can also ensure that all children in the county will have adequate access to medical care (i.e. Doctors and beds at hospitals) as well as adequate roads for ambulance, police, and fire rescue access.

Personally, for my children, I am concerned that if the county doesn't do a better job of controlling and planning for the development of schools, my children will be forced to redistrict yet again, or that county service levels will decline, as the county attempts to address shortfalls in funding and infrastructure.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that new level.
- Mitigation (funding, additional time or both) begins when a school reaches 95% capacity.
- No reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%
- APFO needs to include measures for public safety, emergency services, recreation and other community facilities.

I am looking for responsible leadership from my county officials. I would like for you and your peers to think hard about balancing growth with appropriate funding of public facilities to match that growth. Leaders that think ahead and work to promote responsible growth in the county will be receiving my vote in future elections.

Regards,

Sangita Doshi

12718 Milo Ct.

Sykesville, MD 21784

Sangita Doshi

stdoshi@hotmail.com

Sayers, Margery

From: Alexandra Cratin <alexandracratin@gmail.com>
Sent: Sunday, September 17, 2017 9:14 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

Hello county council members,

I am a Howard county resident, mother of two in elementary school, and live in Ellicott City. I am writing to you to express my deep concern for my community: it's safety, growing population, and lack of adequate APFO guidelines. With the growing number of housing developments and shrinking space for the children in our schools, I am concerned with my children's safety particularly at school assemblies and other events at school. I have witnessed multiple times students, parents, and staff crammed into areas like the cafeteria where the maximum capacity of the space is well over its limit. My daughter has 28 kids in her class and last year she was crammed into the smallest classroom in the whole school because they had run out of room. My kids are very bright and luckily do not need any special treatment but they do deserve a SAFE environment at school and because of a weak APFO, new construction in the area has allowed too many new students to enter our schools at too fast of a rate. The schools have not been able to keep up with these incoming families and student safety is now a serious issue.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax to account for resale contributions.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

In recent years, I have become more involved and aware of not only politics across the globe but because my own children are being affected by a weak APFO, I am now more involved in local politics, specifically the council members that are up for reelection in 2018. I will be strongly swayed by the outcome of the APFO legislation and its outcome will determine my vote.

I hope that changes are made to ensure that our communities have better planning in place for the future. This is an urban issue but the county has a rural mentality and it's time to adjust to the growth as soon as possible.

Thank you very much for your time,

Alexandra Cratin
3018 Pebble Beach Dr.
Ellicott City, MD 21042

Sent from my iPhone

Sayers, Margery

From: Ben Dinsmore, P.E. <bdinsmore@gtaeng.com>
Sent: Sunday, September 17, 2017 7:59 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

Specifically, I am opposed to any potential amendment to lower the school capacity test, add a high school capacity test or increase school impact fees. Howard County's total development fees are already among the highest in the State when taken together with the MIHU fee and the building excise tax which are generally not present in other counties. Any of these potential amendments which have been introduced during recent testimony will drastically limit the County's ability to meet its Plan Howard 2030 residential and commercial development goals as well as its goals related to job growth and economic development. Failing to meet these goals may have devastating impacts on the County's budget through loss of permit fees, impact fees, MIHU fees, property tax revenue and income tax revenue causing significant budget shortfalls, decreases in vital public safety and health services and layoffs to Howard County staff, teachers, and first responders. They would also undermine the substantial efforts of the APFO Task Force and all of the County's resources that were devoted to establishing a fair and reasonable compromise between the goals and interests of all stakeholder groups. If any of these amendments are introduced, they must not be acted upon until a full fiscal analysis of the negative impacts to the County budget and economy is completed.

Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Ben Dinsmore P.E.
9739 Polished Stone
Columbia, MD 21046
bdinsmore@gtaeng.com

Sayers, Margery

From: Lisa Harbaugh <lharbaugh2@gmail.com>
Sent: Sunday, September 17, 2017 5:55 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

I am concerned about the current level of development in Howard County that brings tax revenue, businesses, and new residents to our county but doesn't adequately fund the critical infrastructure necessary to support a growing population such as schools, fire, police and emergency services.

I grew up and attended Howard County public schools from kindergarten through 12th grade. As adults my husband and I have chosen to settle in Howard County and raise our family here. I am especially worried that if the county does not do a better job controlling and planning for development, the school system will pay the price with overcrowded schools and students forced to redistrict multiple times.

My children attend Manor Woods Elementary School which is significantly over crowded. The quality of their education suffers as they learn in packed classrooms and lose outdoor space to an increased number of portable classrooms. The school is over capacity and yet new development continues within the immediate school district. How, in good conscience, can county leaders expect schools already over capacity to absorb the additional students that new development will bring?

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax by 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

The reputation of Howard County Public Schools is a major draw to the area for new residents and those like my family that choose to remain and raise the next generation here. Uncontrolled growth will absolutely have a detrimental impact on the school system. I hope the county council will take the appropriate actions outlined above to preserve the critical infrastructure and quality of life in Howard County. Like many other residents, this is a priority for me and my family; the outcome of Council Bill 61 will influence my vote in future elections.

Thank you,

Lisa Harbaugh

2901 Evergreen Way

Ellicott City, MD 21042

Sayers, Margery

From: Jeffrey Caruso <jeffc06@carusohomes.com>
Sent: Sunday, September 17, 2017 5:02 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

Specifically, I am opposed to any potential amendment to lower the school capacity test, add a high school capacity test or increase school impact fees. Howard County's total development fees are already among the highest in the State when taken together with the MIHU fee and the building excise tax which are generally not present in other counties. Any of these potential amendments which have been introduced during recent testimony will drastically limit the County's ability to meet its Plan Howard 2030 residential and commercial development goals as well as its goals related to job growth and economic development. Failing to meet these goals may have devastating impacts on the County's budget through loss of permit fees, impact fees, MIHU fees, property tax revenue and income tax revenue causing significant budget shortfalls, decreases in vital public safety and health services and layoffs to Howard County staff, teachers, and first responders. They would also undermine the substantial efforts of the APFO Task Force and all of the County's resources that were devoted to establishing a fair and reasonable compromise between the goals and interests of all stakeholder groups. If any of these amendments are introduced, they must not be acted upon until a full fiscal analysis of the negative impacts to the County budget and economy is completed.

Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Jeffrey Caruso
3404 Burgh Ln
Edgewater, MD 21037
jeffc06@carusohomes.com

Sayers, Margery

From: Al Sorrell <alsorrell@yahoo.com>
Sent: Sunday, September 17, 2017 3:19 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: Written Testimony for Council Bill 61

As a senior citizen (71) who has lived in Howard County for almost 30 years, I'm concerned about all of the development in Howard County which brings increased demands on our infrastructure, including schools, traffic and emergency services, but which don't seem to be funding that required infrastructure fairly. A perfect example of this growth are the condos and apartments behind Turf Valley off Marriottsville Road.

In reading the comparative contributions for different counties, I'm appalled that Howard County seems to kowtow to the developer, building, and real estate interests in the county. Instead, we are faced with ever-increasing property tax payments.

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax to account for resale contributions.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Please consider the needs of the senior citizens living on fixed income as you go forward with these considerations.

Thanks,

Almon Sorrell
2910 Mount Snow Court
Ellicott City, MD 21042

Al Sorrell
AlSorrell(at)yahoo.com

Sayers, Margery

From: Janet Pointe <jlpointe@verizon.net>
Sent: Sunday, September 17, 2017 2:38 PM
To: CouncilMail
Cc: Kittleman, Allan; Fox, Greg
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

Importance: High

Dear Howard County Council Members:

My wife and I have lived in Turf Valley Overlook since 2008. Her family has resided in HoCo since 1994, with her brother graduating from Mt. Hebron HS. We chose HoCo as the place to start and raise our family based on our direct knowledge and experience of the quality of schools and quality of life in the County. Over the past 5 years, however, we have grown increasingly concerned about the fragile balance of quality of schools, and the tangible degradation of quality of life, directly resulting from the unchecked, rampant development allowed by our inadequate APFO.

We have a 7 year old just starting 2nd grade, and a 3 year old yet to enter HCPSS and are discouraged that, although our neighborhood seems set to remain with its current school assignments this time, both children will experience redistricting at the next round, and possibly again after that, causing them unnecessary disruption to the bonds they have begun to build with young friends and with the educators at our current assigned ES, Manor Woods. The continuing development of Turf Valley with no concrete plans to provide a much needed and justified, dedicated Elementary School to the area, causes stress as we ponder whether we might have to move to provide stability for our children.

Since the beginning of the year, we have also learned a great deal more about APFO and are concerned about several details that affect not only parents of school age children, like us, but all residents of HoCo.

- The nominal fees collected from developers do not adequately support the general and, specifically, school population growth that results
- We are concerned that property taxes will be increased to make up for the shortfall
- Without better control of and planning for development, our schools will be forced to redistrict again every 2-3 years
- The current APFO does not include a test provision for critical services (fire, police, emergency) and infrastructure (traffic, roads) which are increasingly stressed by increased development, posing a great potential for reduced safety and quality of life in HoCo
- Increased traffic on Rte 40 causes growing commute times and has resulted in ever louder traffic noise, running from earlier in the morning to later in the evening

We are therefore requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- School capacity limits - INCLUDING high schools - to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
- NO reductions to the current wait time for housing allocations or school tests.

- APFO needs to be reviewed every 4 years.
- Increase real estate transfer tax to account for resale contributions.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Since earlier this year, we have become regular viewers of both the HoCo Board of Education and County Council meetings, and understand the various interests represented and their influence on the decision makers. It is our hope that the County Council listen to its voting constituents - tax paying HoCo residents - over outside influencers and choose to make the necessary changes to APFO to bring adequate measures of control to development and preserve for all of us the qualities we all value in Howard County.

Sincerely,

Jason and Janet Pointe
2942 Timber Trails Ct
Ellicott City, MD 21042

Sayers, Margery

From: Conner Thompson <conner@zanderhomes.com>
Sent: Sunday, September 17, 2017 8:42 AM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

Specifically, I am opposed to any potential amendment to lower the school capacity test, add a high school capacity test or increase school impact fees. Howard County's total development fees are already among the highest in the State when taken together with the MIHU fee and the building excise tax which are generally not present in other counties. Any of these potential amendments which have been introduced during recent testimony will drastically limit the County's ability to meet its Plan Howard 2030 residential and commercial development goals as well as its goals related to job growth and economic development. Failing to meet these goals may have devastating impacts on the County's budget through loss of permit fees, impact fees, MIHU fees, property tax revenue and income tax revenue causing significant budget shortfalls, decreases in vital public safety and health services and layoffs to Howard County staff, teachers, and first responders. They would also undermine the substantial efforts of the APFO Task Force and all of the County's resources that were devoted to establishing a fair and reasonable compromise between the goals and interests of all stakeholder groups. If any of these amendments are introduced, they must not be acted upon until a full fiscal analysis of the negative impacts to the County budget and economy is completed.

Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Conner Thompson
104 Sandy Beach Dr
Pasadena, MD 21122
conner@zanderhomes.com

Sayers, Margery

From: DIANE BUTLER <politicodiane@msn.com>
Sent: Saturday, September 16, 2017 11:39 PM
To: CouncilMail; Fox, Greg; Sigaty, Mary Kay; Terrasa, Jen; Weinstein, Jon; Ball, Calvin B
Subject: CB 61

Howard County Council,

So, this is what the builders are sending you. (Taken directly from their website).

"I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030."

Let me make a few comments! This bill does not represent the full year's work on the APFO task force. As, in my earlier testimony, the "developers and friends" did not vote in good faith with the rest of the committee and even tried to exclude ideas that received a majority of votes. The process had its difficulties and I have outlined them very carefully in my previous communications with you. The 1,000 business members of MBIA do not get to make decisions for the 300,000 something citizens of this county. This bill is not reasonable for our children, our drivers, our safety, or our public resources.

Specifically, I am opposed to any potential amendment to lower the school capacity test, add a high school capacity test or increase school impact fees. Howard County's total development fees are already among the highest in the State when taken together with the MIHU fee and the building excise tax which are generally not present in other counties.

If our APFO was working correctly we would not need a high schools test, but since some of our high schools are reaching 140% capacity the APFO is obviously not working. The developer impact fees are abysmally low in comparison to other overcrowded counties. Check the facts. And just why, might I ask, would anyone be in favor of overcrowded schools for our children?

Any of these potential amendments which have been introduced during recent testimony will drastically limit the County's ability to meet its Plan Howard 2030 residential and commercial development goals as well as its goals related to job growth and economic development. Failing to meet these goals may have devastating impacts on the County's budget through loss of permit fees, impact fees, MIHU fees, property tax revenue and income tax revenue causing significant budget shortfalls, decreases in vital public safety and health services and layoffs to Howard County staff, teachers, and first responders. They would also undermine the substantial efforts of the APFO Task Force and all of the County's resources that were devoted to establishing a fair and reasonable compromise between the goals and interests of all stakeholder groups. If any of these amendments are introduced, they must not be acted upon until a full fiscal analysis of the negative impacts to the County budget and economy is completed.

We might not be able to meet our Plan Howard 2030 residential and commercial development goals. So, what? We haven't been able to meet our Adequate Public Facilities goals, either. Yet I do not hear the MBIA upset over those missed goals. Maybe Plan Howard 2030 was unreasonable, especially after the Smart Growth changes. Maybe we need way more commercial goals than housing goals. Maybe we need to revise Plan Howard 2030, instead of following a dying horse down the road, and flogging it. Once again, this was not a fair and reasonable compromise. If we had fully funded the necessary school budget this year we would have had to fire the entire police force, and fire department forces anyway. Maybe we need a very serious look at what has been done to this county in the past and how we are going to actually fix it, not continue down the wrong road. Maybe the citizens of this county are on to something!

Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Your service is to the citizens of the county, not the MBIA. I realize it is not this simple, but this letter from the MBIA is a slap in the face to the citizens of this county!

Diane Butler (One of the 23 members of the task force)

Sayers, Margery

From: DIANE BUTLER <politicodiane@msn.com>
Sent: Saturday, September 16, 2017 10:53 PM
To: CouncilMail
Subject: Seriously

This is the Maryland Building Industry Association's answer to the citizens request to not have our schools totally overcrowded. Shameful! What can't we have a county without overcrowded schools? Why can't the citizens of Howard County have an APFO that provides Adequate Public Facilities? It is up to you County Council to do the right thing for the citizens of this county! Add the amendments!

HERE IS THE ENTIRE "ACTION ALERT" posted on the MBIA Website:

Howard County Under Threat of Development Shutdown

The development industry is under attack in Howard County and we need your support! County activists are attempting to amend CB-61 (a bill to update the Adequate Public Facilities Ordinance regulations) in a way that would immediately shut down more than 75 percent of the County to new development for five years by lowering the APF schools test to 100 percent. They are also seeking to add a high school APF test and significantly raise school impact fees.

The amendments that are being sought (if introduced and passed) would effectively create a moratorium on nearly all residential development in Howard County for five years! There have already been two hearings on CB-61 and the opposition supporting an amendment has had an overwhelming presence in both of those meetings.

On Monday, September 18 at 7 pm, the County Council will once again hear testimony on this bill and we HAVE to show the Council Members that our industry is united on this - the potential consequences of inaction are dire!

Please use the link below to immediately send the attached letter to the Howard County Council and County Executive. The letter asks the Council to support Council Bill 61 as drafted and to oppose any amendments.

Sayers, Margery

From: Adam Sharp <usafadam@me.com>
Sent: Saturday, September 16, 2017 10:26 PM
To: CouncilMail; Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

Dear Sirs and Madams,

My wife and I just moved to Howard County from Anne Arundel County in May of 2017, buying a house that was built in 1990. A major factor for us was the quality of the schools. We had heard of the redistricting issues but did not realize just how frequent and severe they were, nor of how the County itself through both action and inaction was contributing to the root causes of the overcrowding occurring in the County.

I was shocked when I learned that Howard County spent taxpayer money to market its schools outside of the County and even internationally. Given the high rate of influx already occurring in the County, such an expenditure of funds is a gross misuse of taxpayer money.

I then learned that the County furthermore fails to impose sufficient impact fees on developers, motivating them to not only build more here as opposed to other Maryland Counties with higher impact fees, but also disproportionately imposing the cost of new County residents on pre-existing residents in the form of increased taxes that must make up for the lack of the sufficient charging of impact fees on developers.

Our very first year here, we faced the threat of redistricting and our boys will be placed in a school system where this threat will re-surface every 2-3 years. In addition, the school they attend is overcrowded as they begin, already utilizing four pods and performing some classes outdoors!

I am requesting that Council Bill 61 is amended with the following provisions to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure.

- Ηοωαρδ Χουντινγ σηουλδ increase developer impact fees.
- School capacity limits -- INCLUDING high schools — need to be set at 100%. Schools are closed to new development at that level.
- Mitigation (funding, additional time, or both) must begin when a school reaches 95% capacity.
- Τηερε σηουλδ βε NO reductions to the current wait time for housing allocations or school tests.
- APFO needs to be reviewed every 4 years.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Adam Sharp
2806 Quail Creek Ct.
Ellicott City, MD 21042

Sayers, Margery

From: Kathy Hubbard <kathy.hubbard@beazer.com>
Sent: Saturday, September 16, 2017 8:16 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

Specifically, I am opposed to any potential amendment to lower the school capacity test, add a high school capacity test or increase school impact fees. Howard County's total development fees are already among the highest in the State when taken together with the MIHU fee and the building excise tax which are generally not present in other counties. Any of these potential amendments which have been introduced during recent testimony will drastically limit the County's ability to meet its Plan Howard 2030 residential and commercial development goals as well as its goals related to job growth and economic development. Failing to meet these goals may have devastating impacts on the County's budget through loss of permit fees, impact fees, MIHU fees, property tax revenue and income tax revenue causing significant budget shortfalls, decreases in vital public safety and health services and layoffs to Howard County staff, teachers, and first responders. They would also undermine the substantial efforts of the APFO Task Force and all of the County's resources that were devoted to establishing a fair and reasonable compromise between the goals and interests of all stakeholder groups. If any of these amendments are introduced, they must not be acted upon until a full fiscal analysis of the negative impacts to the County budget and economy is completed.

Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Kathy Hubbard
13366 Triadelphia Rd
Ellicott City, MD 21042
kathy.hubbard@beazer.com

Sayers, Margery

From: Mr. & Mrs. Diana Van Stone <Diana@lakestonehomes.com>
Sent: Saturday, September 16, 2017 8:02 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

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Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Diana Van Stone
11619 Princess Ln
Ellicott City, MD 21042
Diana@lakestonehomes.com

Sayers, Margery

From: Robin Smith <user@voterveice.net>
Sent: Saturday, September 16, 2017 5:19 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

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Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Robin Smith
318 Leyton Rd
Reisterstown, MD 21136
rasmith.58@verizon.net

Sayers, Margery

From: Henry Seay, Jr <user@votervoice.net>
Sent: Saturday, September 16, 2017 10:43 AM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

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Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Henry Seay Jr
8250 Old Columbia Rd
Fulton, MD 20759
henry.seay@ymail.com

Sayers, Margery

From: Peggy White <peggywhite7718@gmail.com>
Sent: Saturday, September 16, 2017 10:04 AM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

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Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Peggy White
6031 Talbot Dr
Ellicott City, MD 21043
peggywhite7718@gmail.com

Sayers, Margery

From: Jay Baldwin <Jaybaldwin@reliablecontracting.com>
Sent: Saturday, September 16, 2017 9:42 AM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

Specifically, I am opposed to any potential amendment to lower the school capacity test, add a high school capacity test or increase school impact fees. Howard County's total development fees are already among the highest in the State when taken together with the MIHU fee and the building excise tax which are generally not present in other counties. Any of these potential amendments which have been introduced during recent testimony will drastically limit the County's ability to meet its Plan Howard 2030 residential and commercial development goals as well as its goals related to job growth and economic development. Failing to meet these goals may have devastating impacts on the County's budget through loss of permit fees, impact fees, MIHU fees, property tax revenue and income tax revenue causing significant budget shortfalls, decreases in vital public safety and health services and layoffs to Howard County staff, teachers, and first responders. They would also undermine the substantial efforts of the APFO Task Force and all of the County's resources that were devoted to establishing a fair and reasonable compromise between the goals and interests of all stakeholder groups. If any of these amendments are introduced, they must not be acted upon until a full fiscal analysis of the negative impacts to the County budget and economy is completed.

Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Jay Baldwin
2410 Evergreen Rd
Gambrills, MD 21054
Jaybaldwin@reliablecontracting.com

Sayers, Margery

From: Keith Scott <kscott@tacceramictile.com>
Sent: Saturday, September 16, 2017 8:50 AM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

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Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Keith Scott
7397 Washington Blvd
Elkridge, MD 21075
kscott@tacceramictile.com

Sayers, Margery

From: Leah Hargest <leahhargest@northropteam.com>
Sent: Saturday, September 16, 2017 7:49 AM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

Specifically, I am opposed to any potential amendment to lower the school capacity test, add a high school capacity test or increase school impact fees. Howard County's total development fees are already among the highest in the State when taken together with the MIHU fee and the building excise tax which are generally not present in other counties. Any of these potential amendments which have been introduced during recent testimony will drastically limit the County's ability to meet its Plan Howard 2030 residential and commercial development goals as well as its goals related to job growth and economic development. Failing to meet these goals may have devastating impacts on the County's budget through loss of permit fees, impact fees, MIHU fees, property tax revenue and income tax revenue causing significant budget shortfalls, decreases in vital public safety and health services and layoffs to Howard County staff, teachers, and first responders. They would also undermine the substantial efforts of the APFO Task Force and all of the County's resources that were devoted to establishing a fair and reasonable compromise between the goals and interests of all stakeholder groups. If any of these amendments are introduced, they must not be acted upon until a full fiscal analysis of the negative impacts to the County budget and economy is completed.

Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Leah Hargest
7803 Edmunds Way
Elkridge, MD 21075
leahhargest@northropteam.com

Sayers, Margery

From: Anastasia Booth <stasialb@hotmail.com>
Sent: Saturday, September 16, 2017 7:18 AM
To: CouncilMail
Subject: I strongly oppose Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am a resident of Howard county, one of your constituents. I write to oppose Council Bill 61 as drafted. Substantial amendments related to the County's Adequate Public Facilities Ordinance are required. This bill represents the interests of developers who for too long have not paid their fair share towards schools and other public facilities. The bill as presented is inequitable and irresponsible and does not provide adequate funding for our schools. CB 61 does not place the residents of Howard County first.

Specifically, I am strongly in favor and am demanding lowering the school capacity test, adding a much needed high school capacity test (are you aware Howard high school is more than 500 students over capacity as of September 5, 2017) and increase school impact fees. Howard County's development fees are already among the lowest in the State of Maryland Please move forward with policy that results in a stronger APFO. Please vote to table and then amend Council Bill 61.

Thank you for consideration of this important bill and for your service to the County and your constituents.

Sincerely,

Anastasia Booth
2787 Thornbrook Rd
Ellicott City, MD 21042
stasialb@hotmail.com

Sayers, Margery

From: Karen Herren, Esq <user@votervoice.net>
Sent: Saturday, September 16, 2017 6:03 AM
To: CouncilMail
Subject: I OPPOSE Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am a resident of Howard county, one of your constituents. I write to oppose Council Bill 61 as drafted. Substantial amendments related to the County's Adequate Public Facilities Ordinance are required. This bill represents the interests of developers who for too long have not paid their fair share towards schools and other public facilities. The bill as presented is inequitable and irresponsible and does not provide adequate funding for our schools. CB 61 does not place the residents of Howard County first.

Specifically, I am strongly in favor and am demanding lowering the school capacity test, adding a much needed high school capacity test and increase school impact fees. My high school freshman is one of the thousands of students who are being asked to sacrifice because of the greed behind this unchecked development. My community is one of many being ripped apart by the lack of responsible planning. Howard County's development fees are already among the lowest in the State of Maryland.

Please move forward with policy that results in a stronger APFO. Please vote to table and then amend Council Bill 61.

Thank you for consideration of this important bill and for your service to the County and your constituents.

The true test of society is how well it cares for its children. Most of the families I know who moved here from other places moved because of the schools. Your development won't matter if you destroy the schools in your quest for the mighty dollar. VOTE NO!

Sincerely,

Karen Herren
3721 Spring Meadow Dr
Ellicott City, MD 21042
karenherren@yahoo.com

Sayers, Margery

From: Beena Mathew <babraham80@gmail.com>
Sent: Saturday, September 16, 2017 3:09 AM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

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Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Beena Mathew
8732 Wellford Dr
Ellicott City, MD 21042
babraham80@gmail.com

Sayers, Margery

From: Lorraine Dunn <user@votervoice.net>
Sent: Saturday, September 16, 2017 2:13 AM
To: CouncilMail
Subject: I do NOT support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am a resident of Howard county, one of your constituents. I write to oppose Council Bill 61 as drafted. Substantial amendments related to the County's Adequate Public Facilities Ordinance are required. This bill represents the interests of developers who for too long have not paid their fair share towards schools and other public facilities. The bill as presented is inequitable and irresponsible and does not provide adequate funding for our schools. CB 61 does not place the residents of Howard County first.

Specifically, I am strongly in favor and am demanding lowering the school capacity test, adding a much needed high school capacity test (are you aware Howard high school is more than 500 students over capacity as of September 5, 2017 ?) and increasing school impact fees. Howard County's development fees are already among the lowest in the State of Maryland.

Please move forward with policy that results in a stronger APFO. Please vote to table and then amend Council Bill 61. Thank you for consideration of this important bill and for your service to the County and your constituents.

Sincerely,

Lorraine Dunn
3602 Valley Rd
Ellicott City, MD 21042
ldunn917@verizon.net

Sayers, Margery

From: Ann Fulks <annfulks@northropteam.com>
Sent: Friday, September 15, 2017 11:36 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

Specifically, I am opposed to any potential amendment to lower the school capacity test, add a high school capacity test or increase school impact fees. Howard County's total development fees are already among the highest in the State when taken together with the MIHU fee and the building excise tax which are generally not present in other counties. Any of these potential amendments which have been introduced during recent testimony will drastically limit the County's ability to meet its Plan Howard 2030 residential and commercial development goals as well as its goals related to job growth and economic development. Failing to meet these goals may have devastating impacts on the County's budget through loss of permit fees, impact fees, MIHU fees, property tax revenue and income tax revenue causing significant budget shortfalls, decreases in vital public safety and health services and layoffs to Howard County staff, teachers, and first responders. They would also undermine the substantial efforts of the APFO Task Force and all of the County's resources that were devoted to establishing a fair and reasonable compromise between the goals and interests of all stakeholder groups. If any of these amendments are introduced, they must not be acted upon until a full fiscal analysis of the negative impacts to the County budget and economy is completed.

Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Ann Fulks
9984 Guilford Rd Apt 104
Jessup, MD 20794
annfulks@northropteam.com

Sayers, Margery

From: Cindy DelZoppo <cindydelzoppo@northropteam.com>
Sent: Friday, September 15, 2017 11:19 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

Specifically, I am opposed to any potential amendment to lower the school capacity test, add a high school capacity test or increase school impact fees. Howard County's total development fees are already among the highest in the State when taken together with the MIHU fee and the building excise tax which are generally not present in other counties. Any of these potential amendments which have been introduced during recent testimony will drastically limit the County's ability to meet its Plan Howard 2030 residential and commercial development goals as well as its goals related to job growth and economic development. Failing to meet these goals may have devastating impacts on the County's budget through loss of permit fees, impact fees, MIHU fees, property tax revenue and income tax revenue causing significant budget shortfalls, decreases in vital public safety and health services and layoffs to Howard County staff, teachers, and first responders. They would also undermine the substantial efforts of the APFO Task Force and all of the County's resources that were devoted to establishing a fair and reasonable compromise between the goals and interests of all stakeholder groups. If any of these amendments are introduced, they must not be acted upon until a full fiscal analysis of the negative impacts to the County budget and economy is completed.

Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Cindy DelZoppo
11710 Stonegate Ln
Columbia, MD 21044
cindydelzoppo@northropteam.com

Sayers, Margery

From: Vick Mark <vickgi12@comcast.net>
Sent: Friday, September 15, 2017 10:30 PM
To: CouncilMail
Subject: I do not support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am a resident of Howard county, one of your constituents. I write to oppose Council Bill 61 as drafted. Substantial amendments related to the County's Adequate Public Facilities Ordinance are required. This bill represents the interests of developers who for too long have not paid their fair share towards schools and other public facilities. The bill as presented is inequitable and irresponsible and does not provide adequate funding for our schools. CB 61 does not place the residents of Howard County first.

Specifically, I am strongly in favor and am demanding lowering the school capacity test, adding a much needed high school capacity test (are you aware Howard high school is more than 500 students over capacity as of September 5, 2017 ?) and increase school impact fees. Howard County's development fees are already among the lowest in the State of Maryland

Please move forward with policy that results in a stronger APFO. Please vote to table and then amend Council Bill 61. Thank you for consideration of this important bill and for your service to the County and your constituents.

Sincerely,

Vick Marx
8360 Court Ave
Ellicott City, MD 21043
vickgi12@comcast.net

Sayers, Margery

From: Kelly Balchunas <kjbalchunas@gmail.com>
Sent: Friday, September 15, 2017 10:08 PM
To: CouncilMail
Subject: whrn developers win, HoCo kids lose

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

The Maryland Building Industry Association (MBIA) represents over 1,000 business members. Mobilize HoCo Schools represents over 1,600 RESIDENTS OF HOWARD COUNTY WHO VOTE.

The MBIA is portraying Council Bill 61 as a "reasonable and responsible compromise." As a parent and taxpayer I am not willing to compromise and I expect my elected officials to support my interests.

I write in support of the following amendments to Council Bill 61:

1. School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level. The adjustment to the school capacity threshold must be unbundled from the financial mitigation piece and voted on as a stand-alone amendment to CB61. These two issues were artificially paired together as a "compromise" by the APFO committee. As parents we are not willing to compromise for our children. We want the school capacity to be set at 100% at the elementary, middle, AND high school levels NOW. There is no need to wait on lowering the school capacity threshold until fall because that piece does not require state legislature approval.
2. Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
3. NO reductions to the current wait time for housing allocations or school tests.
4. APFO needs to be reviewed every 4 years.
5. Increase real estate transfer tax by 1.0%.
6. APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Please move forward with these amendments that are supported by the Board of Education, the PTA Council, and Mobilize HoCo Schools.

Thank you for consideration of this important bill and for your service to the County. #HoCoParentsVote

Sincerely,

Kelly Balchunas
10930 White Dahlia Dr
Woodstock, MD 21163
kjbalchunas@gmail.com

Sayers, Margery

From: Heather DeVito <hmd3010@gmail.com>
Sent: Friday, September 15, 2017 9:56 PM
To: CouncilMail
Subject: I oppose Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am writing as a very concerned Howard County resident and parent of hcps students, 2 in the insanely over capacity Manor Woods.

I write in opposition of Council Bill 61 as drafted, it needs amendments related to the County's Adequate Public Facilities Ordinance.

Specifically, I am requesting that you amend the school capacity test, add a high school capacity test and increase school impact fees. We were one of the best school systems in the country but we are slipping.

Our children need and deserve better

I'm sure none of your children had to deal with the stress of a school they barely fit in.

Is it fair to spend the day in a portable feeling like an outcast from the rest of the school?

The hospital emergency room is so bad my child was referred to Hopkins for a finger injury.

Please do what you know is right and help Howard County.

Sincerely,

Heather DeVito
3034 Mullineaux Ln
Ellicott City, MD 21042
hmd3010@gmail.com

Sayers, Margery

From: HoCo Parent <hocoparentsvote@gmail.com>
Sent: Friday, September 15, 2017 9:54 PM
To: CouncilMail
Subject: When Developers Win HoCo Kids Lose

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

The Maryland Building Industry Association (MBIA) represents over 1,000 business members. Mobilize HoCo Schools represents over 1,600 RESIDENTS OF HOWARD COUNTY WHO VOTE.

The MBIA is portraying Council Bill 61 as a "reasonable and responsible compromise." As a parent and taxpayer I am not willing to compromise and I expect my elected officials to support my interests.

I write in support of the following amendments to Council Bill 61:

1. School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level. The adjustment to the school capacity threshold must be unbundled from the financial mitigation piece and voted on as a stand-alone amendment to CB61. These two issues were artificially paired together as a "compromise" by the APFO committee. As parents we are not willing to compromise for our children. We want the school capacity to be set at 100% at the elementary, middle, AND high school levels NOW. There is no need to wait on lowering the school capacity threshold until fall because that piece does not require state legislature approval.
2. Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity.
3. NO reductions to the current wait time for housing allocations or school tests.
4. APFO needs to be reviewed every 4 years.
5. Increase real estate transfer tax by 1.0%.
6. APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Please move forward with these amendments that are supported by the Board of Education, the PTA Council, and Mobilize HoCo Schools.

Thank you for consideration of this important bill and for your service to the County. #HoCoParentsVote

Sincerely,

HoCo Parent
3430 Court House Dr
Ellicott City, MD 21043
hocoparentsvote@gmail.com

Sayers, Margery

From: Shannon Franks <shannonkayfranks@gmail.com>
Sent: Friday, September 15, 2017 9:37 PM
To: CouncilMail
Subject: I DO NOT support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am a Howard County parent who thinks the message below is outrageous. Developers donate money to the County Council and in return they've gotten their way for too long. Now we have massive issues with overdevelopment and school crowding. You must take a stand FOR the people who vote you in, because we also vote you out. It's time our kids come first.

Again, the message below is horrifyingly transparent. Build, build, build and leave us residents to deal with it by paying higher taxes, overcrowded roads (have YOU driven in Columbia lately?) and suffering education in schools that are overcrowded and cannot function properly.

- High schools MUST be included in the schools test.
- The threshold MUST be lowered to 100%.
- Developers MUST pay their fair share of the costs.
- Developers MUST NOT be able to build until there is adequate resources to do so.

We will not accept any less. It's time to do what is right for the children in this county, finally.

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

Specifically, I am opposed to any potential amendment to lower the school capacity test, add a high school capacity test or increase school impact fees. Howard County's total development fees are already among the highest in the State when taken together with the MIHU fee and the building excise tax which are generally not present in other counties. Any of these potential amendments which have been introduced during recent testimony will drastically limit the County's ability to meet its Plan Howard 2030 residential and commercial development goals as well as its goals related to job growth and economic development. Failing to meet these goals may have devastating impacts on the County's budget through loss of permit fees, impact fees, MIHU fees, property tax revenue and income tax revenue causing significant budget shortfalls, decreases in vital public safety and health services and layoffs to Howard County staff, teachers, and first responders. They would also undermine the substantial efforts of the APFO Task Force and all of the County's resources that were devoted to establishing a fair and reasonable compromise between the goals and interests of all stakeholder groups. If any of these amendments are introduced, they must not be acted upon until a full fiscal analysis of the negative impacts to the County budget and economy is completed.

Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Shannon Franks - Howard County Parent
7273 Calm Sunset
Columbia, MD 21046
shannonkayfranks@gmail.com

Sayers, Margery

From: Stacey Williams <Secwilliams@gmail.com>
Sent: Friday, September 15, 2017 9:31 PM
To: CouncilMail
Subject: I oppose Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard County Council,

I am one of your taxpaying constituents and I am appalled at the scare tactics and heavy handed lobbying that the MBIA is engaged in to win your votes. I DO NOT support Council Bill 61 as drafted. It needs substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of flawed work over the course of an entire year, with biased voting mechanisms caused by some of the APFO Task Force. The bill as presented is not reasonable or responsible!

Specifically, I am in support of amendments to lower the school capacity test, add a high school capacity test AND increase school impact fees. Continued business as usual in Howard County will continue to decrease vital public safety through overcrowded roads, schools and an overburdened hospital. Your constituents are frustrated with traffic, over crowded schools and overdevelopment and people are watching. What is going to happen to our economic development when people no longer want our schools or want to deal with our traffic. We are now where Montgomery County was 10 years ago. We choose to live here. Passing this bill will help to turn us into the Montgonery County nobody here wanted to live in! Development does not equal progress or quality of life!

Sincerely,

Stacey Williams
2978 Brookwood Rd
Ellicott City, MD 21042
Secwilliams@gmail.com

Sayers, Margery

From: George Hamikton <user@voterveice.net>
Sent: Friday, September 15, 2017 7:05 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

Specifically, I am opposed to any potential amendment to lower the school capacity test, add a high school capacity test or increase school impact fees. Howard County's total development fees are already among the highest in the State when taken together with the MIHU fee and the building excise tax which are generally not present in other counties. Any of these potential amendments which have been introduced during recent testimony will drastically limit the County's ability to meet its Plan Howard 2030 residential and commercial development goals as well as its goals related to job growth and economic development. Failing to meet these goals may have devastating impacts on the County's budget through loss of permit fees, impact fees, MIHU fees, property tax revenue and income tax revenue causing significant budget shortfalls, decreases in vital public safety and health services and layoffs to Howard County staff, teachers, and first responders. They would also undermine the substantial efforts of the APFO Task Force and all of the County's resources that were devoted to establishing a fair and reasonable compromise between the goals and interests of all stakeholder groups. If any of these amendments are introduced, they must not be acted upon until a full fiscal analysis of the negative impacts to the County budget and economy is completed.

Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

George Hamikton
5692 April Journey
Columbia, MD 21044
hamey4@yahoo.com

Sayers, Margery

From: Mike Mccann <mike.mres@gmail.com>
Sent: Friday, September 15, 2017 6:42 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

Specifically, I am opposed to any potential amendment to lower the school capacity test, add a high school capacity test or increase school impact fees. Howard County's total development fees are already among the highest in the State when taken together with the MIHU fee and the building excise tax which are generally not present in other counties. Any of these potential amendments which have been introduced during recent testimony will drastically limit the County's ability to meet its Plan Howard 2030 residential and commercial development goals as well as its goals related to job growth and economic development. Failing to meet these goals may have devastating impacts on the County's budget through loss of permit fees, impact fees, MIHU fees, property tax revenue and income tax revenue causing significant budget shortfalls, decreases in vital public safety and health services and layoffs to Howard County staff, teachers, and first responders. They would also undermine the substantial efforts of the APFO Task Force and all of the County's resources that were devoted to establishing a fair and reasonable compromise between the goals and interests of all stakeholder groups. If any of these amendments are introduced, they must not be acted upon until a full fiscal analysis of the negative impacts to the County budget and economy is completed.

Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Mike Mccann
935 W Padonia Rd
Cockeysville, MD 21030
mike.mres@gmail.com

Sayers, Margery

From: Jeff Barba <jeff@emeraldproperties.net>
Sent: Friday, September 15, 2017 6:44 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

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Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Jeff Barba
109 Carmichael Ct
Queenstown, MD 21658
jeff@emeraldproperties.net

Sayers, Margery

From: Herb Engler <hengler@sandyspringbank.com>
Sent: Friday, September 15, 2017 6:25 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

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Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Herbert W. Engler
11804 Cool Garden Way
Clarksburg, MD 20871
hengler@sandyspringbank.com

Sayers, Margery

From: Steve Breeden <sbreeden@sdcgroupp.com>
Sent: Friday, September 15, 2017 5:23 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

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Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Steve Breeden
587 Gaither Rd
Sykesville, MD 21784
sbreeden@sdcgroupp.com

Sayers, Margery

From: Ralph Mobley, Jr. <rmobley@mitchellbest.com>
Sent: Friday, September 15, 2017 5:11 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

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Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Ralph Mobley Jr.
9103 Bowling Green Dr
Frederick, MD 21704
rmobley@mitchellbest.com

Sayers, Margery

From: Jeff Pearl <jep4383@hotmail.com>
Sent: Friday, September 15, 2017 4:51 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

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Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Jeff Pearl
1 Sonachan Ct
Towson, MD 21286
jep4383@hotmail.com

Sayers, Margery

From: Teresa Pearl <reeser617.com@gmail.com>
Sent: Friday, September 15, 2017 4:53 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

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Specifically, I am opposed to any potential amendment to lower the school capacity test, add a high school capacity test or increase school impact fees. Howard County's total development fees are already among the highest in the State when taken together with the MIHU fee and the building excise tax which are generally not present in other counties. Any of these potential amendments which have been introduced during recent testimony will drastically limit the County's ability to meet its Plan Howard 2030 residential and commercial development goals as well as its goals related to job growth and economic development. Failing to meet these goals may have devastating impacts on the County's budget through loss of permit fees, impact fees, MIHU fees, property tax revenue and income tax revenue causing significant budget shortfalls, decreases in vital public safety and health services and layoffs to Howard County staff, teachers, and first responders. They would also undermine the substantial efforts of the APFO Task Force and all of the County's resources that were devoted to establishing a fair and reasonable compromise between the goals and interests of all stakeholder groups. If any of these amendments are introduced, they must not be acted upon until a full fiscal analysis of the negative impacts to the County budget and economy is completed.

Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Teresa Pearl
1 Sonachan Ct
Towson, MD 21286
reeser617.com@gmail.com

Sayers, Margery

From: scott rouk <Lonestrdesign@gmail.com>
Sent: Friday, September 15, 2017 4:45 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

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Sincerely,

Scott D. Rouk
7810 Paragon Cir
Elkridge, MD 21075
Lonestrdesign@gmail.com

Sayers, Margery

From: Doug Eshelman <doug@burkardhomes.com>
Sent: Friday, September 15, 2017 4:30 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

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Sincerely,

Doug Eshelman
7013 Meandering Stream Way
Fulton, MD 20759
doug@burkardhomes.com

Sayers, Margery

From: Scott Taylor, PE <staylor@gtaeng.com>
Sent: Friday, September 15, 2017 4:26 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

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Sincerely,

SJT
14280 Park Center Dr
Laurel, MD 20707
staylor@gtaeng.com

Sayers, Margery

From: Jon Mayers <jon@chesapeakepartners.com>
Sent: Friday, September 15, 2017 4:24 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

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Sincerely,

Jon Mayers
10 Woodvalley Ct
Reisterstown, MD 21136
jon@chesapeakepartners.com

Sayers, Margery

From: Brandon Rowe <browe@bohlereng.com>
Sent: Friday, September 15, 2017 4:10 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

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Sincerely,

Brandon Rowe
14034 Fox Hill Rd
Sparks Glencoe, MD 21152
browe@bohlereng.com

Sayers, Margery

From: Kate Szallo <user@votervoice.net>
Sent: Friday, September 15, 2017 4:05 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

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Sincerely,

Kate Szallo
5025 Montgomery Rd
Ellicott City, MD 21043
kati_szallo@yahoo.com

Sayers, Margery

From: Dustin Albers <dustin.albers@bloomfieldld.com>
Sent: Friday, September 15, 2017 4:08 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

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Sincerely,

Dustin Albers
1653 Bloom Rd
Westminster, MD 21157
dustin.albers@bloomfieldld.com

Sayers, Margery

From: Tom Iacoboni <tiacoboni@iacoboni.com>
Sent: Friday, September 15, 2017 3:54 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

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Sincerely,

Tom Iacoboni
15635 Yeoho Rd
Sparks Glencoe, MD 21152
tiacoboni@iacoboni.com

Sayers, Margery

From: Scot Foster <scotf@bctarchitects.com>
Sent: Friday, September 15, 2017 3:52 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

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Sincerely,

Scot Foster
120 Oak Dr
Catonsville, MD 21228
scotf@bctarchitects.com

Sayers, Margery

From: Mr. & Mrs. Christopher Keelty <ckeelty@hwklawgroup.com>
Sent: Friday, September 15, 2017 3:52 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

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Sincerely,

Christopher Keelty
707 Hawkshead Rd
Lutherville Timonium, MD 21093
ckeelty@hwklawgroup.com

Sayers, Margery

From: Martin Mitchell, Sr. <mitchell@mitchellbest.com>
Sent: Friday, September 15, 2017 3:48 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

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Sincerely,

Martin J. Mitchell
405 Tschiffely Square Rd
Gaithersburg, MD 20878
mitchell@mitchellbest.com

Sayers, Margery

From: Jennie Ricker <jenniericker@boblucidoteam.com>
Sent: Friday, September 15, 2017 3:32 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

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Sincerely,

Jennie Ricker
3721 Almar Ct
Hampstead, MD 21074
jenniericker@boblucidoteam.com

Sayers, Margery

From: Arthur Leonard <art@sillengineering.com>
Sent: Friday, September 15, 2017 3:02 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

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Sincerely,

Arthur Leonard
2110 Rosante Ct
Fallston, MD 21047
art@sillengineering.com

Sayers, Margery

From: Tim Hartman <twhartman@drhorton.com>
Sent: Friday, September 15, 2017 2:55 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

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Sincerely,

Tim Hartman
5403 Glen Falls Rd
Reisterstown, MD 21136
twhartman@drhorton.com

Sayers, Margery

From: Mike O'Brien, Jr. <mike@sillengineering.com>
Sent: Friday, September 15, 2017 2:47 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

Specifically, I am opposed to any potential amendment to lower the school capacity test, add a high school capacity test or increase school impact fees. Howard County's total development fees are already among the highest in the State when taken together with the MIHU fee and the building excise tax which are generally not present in other counties. Any of these potential amendments which have been introduced during recent testimony will drastically limit the County's ability to meet its Plan Howard 2030 residential and commercial development goals as well as its goals related to job growth and economic development. Failing to meet these goals may have devastating impacts on the County's budget through loss of permit fees, impact fees, MIHU fees, property tax revenue and income tax revenue causing significant budget shortfalls, decreases in vital public safety and health services and layoffs to Howard County staff, teachers, and first responders. They would also undermine the substantial efforts of the APFO Task Force and all of the County's resources that were devoted to establishing a fair and reasonable compromise between the goals and interests of all stakeholder groups. If any of these amendments are introduced, they must not be acted upon until a full fiscal analysis of the negative impacts to the County budget and economy is completed.

Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Mike O'Brien Jr.
58 Liberty St
Westminster, MD 21157
mike@sillengineering.com

Sayers, Margery

From: Daniel Murtaugh <dmurtaugh@sandyspringbank.com>
Sent: Friday, September 15, 2017 2:44 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

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Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Daniel T Murtaugh
1829 Landrake Rd
Towson, MD 21204
dmurtaugh@sandyspringbank.com

Sayers, Margery

From: Mr. & Mrs. Steve Smith <ssmith@gaylordbrooks.com>
Sent: Friday, September 15, 2017 2:20 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

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Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Steve Smith
2703 Merrymans Mill Rd
Phoenix, MD 21131
ssmith@gaylordbrooks.com

Sayers, Margery

From: Eliot Powell <epowell@whitehalldev.com>
Sent: Friday, September 15, 2017 2:20 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

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Sincerely,

Eliot Powell
1844 Milvale Rd
Annapolis, MD 21409
epowell@whitehalldev.com

Sayers, Margery

From: Marina Morris <marinamorris@williamsburgllc.com>
Sent: Friday, September 15, 2017 2:12 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

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Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Marina Morris
5485 Harpers Farm Rd
Columbia, MD 21044
marinamorris@williamsburgllc.com

Sayers, Margery

From: Kris Thompson <kthompson@craftsmendevolvers.com>
Sent: Friday, September 15, 2017 2:18 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

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Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Kris Thompson
534 Anneslie Rd
Baltimore, MD 21212
kthompson@craftsmendevolvers.com

Sayers, Margery

From: Thomas White <tomwhite@williamsburgllc.com>
Sent: Friday, September 15, 2017 2:13 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

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Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Thomas White
5485 Harpers Farm Rd
Columbia, MD 21044
tomwhite@williamsburgllc.com

Sayers, Margery

From: Tracy McLaughlin <tracymclaughlin@williamsburgllc.com>
Sent: Friday, September 15, 2017 2:19 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

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Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Tracy McLaughlin
7040 Mink Hollow Rd
Highland, MD 20777
tracymclaughlin@williamsburgllc.com

Sayers, Margery

From: Bob Schultz <bschultz@crdland.com>
Sent: Friday, September 15, 2017 2:12 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

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Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Bob Schultz
3324 Odonnell St
Baltimore, MD 21224
bschultz@crdland.com

Sayers, Margery

From: John Startt <user@votervoice.net>
Sent: Friday, September 15, 2017 2:05 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

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Sincerely,

John Startt
11018 Gaither Farm Rd
Ellicott City, MD 21042
jsstartt@verizon.net

Sayers, Margery

From: Katherine Dixon <kathy.dixon@Inf.com>
Sent: Friday, September 15, 2017 2:03 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

I am one of the thousands of private citizens who own land with valuable development rights in Howard County and I'm writing to protect my rights and the substantial investments I have made based upon those rights. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

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Sincerely,

Kathy Dixon
12170 Lime Kiln Rd
Fulton, MD 20759
kathy.dixon@Inf.com

Sayers, Margery

From: Michael Brewer, CPA <mbrewer@rsandf.com>
Sent: Friday, September 15, 2017 1:54 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

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Sincerely,

Michael Brewer
8335 Montgomery Run Rd
Ellicott City, MD 21043
mbrewer@rsandf.com

Sayers, Margery

From: tim morris <timmorris@williamsburgllc.com>
Sent: Friday, September 15, 2017 1:58 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

Dear Howard County Council,

Dear Chairman Weinstein and Members of the Howard Council,

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Sincerely,

Tim Morris
11623 Federal St
Fulton, MD 20759
timmorris@williamsburgllc.com

Sayers, Margery

From: Kevin Setzer <kevin.setzer@gmail.com>
Sent: Friday, September 15, 2017 1:54 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

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Thank you for consideration of this important bill and for your service to the County.

Sincerely,

-Kevin Setzer
2955 Winters Chase Way
Annapolis, MD 21401
kevin.setzer@gmail.com

Sayers, Margery

From: Ben Shreve <ben.shreve@calatl.com>
Sent: Friday, September 15, 2017 1:47 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

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Dear Chairman Weinstein and Members of the Howard Council,

I am one of the over 100,000 employee members of the Maryland Building Industry Association (MBIA) representing over 1,000 business members. I write in support of Council Bill 61 as drafted and without ANY substantive amendments related to the County's Adequate Public Facilities Ordinance. This bill represents hundreds of hours of work over the course of an entire year by the APF Task Force including 23 county residents from a broad cross section of stakeholders. The bill as presented is a reasonable and responsible compromise that effectively protects the County's valuable public resources while respecting the rights of private property owners and implementing the County's growth goals in PlanHoward 2030.

Specifically, I am opposed to any potential amendment to lower the school capacity test, add a high school capacity test or increase school impact fees. Howard County's total development fees are already among the highest in the State when taken together with the MIHU fee and the building excise tax which are generally not present in other counties. Any of these potential amendments which have been introduced during recent testimony will drastically limit the County's ability to meet its Plan Howard 2030 residential and commercial development goals as well as its goals related to job growth and economic development. Failing to meet these goals may have devastating impacts on the County's budget through loss of permit fees, impact fees, MIHU fees, property tax revenue and income tax revenue causing significant budget shortfalls, decreases in vital public safety and health services and layoffs to Howard County staff, teachers, and first responders. They would also undermine the substantial efforts of the APFO Task Force and all of the County's resources that were devoted to establishing a fair and reasonable compromise between the goals and interests of all stakeholder groups. If any of these amendments are introduced, they must not be acted upon until a full fiscal analysis of the negative impacts to the County budget and economy is completed.

Please do not move forward with any policy that results in job loss, cuts to vital County services or limited growth in the County. Please vote for Council Bill 61 as drafted.

Thank you for consideration of this important bill and for your service to the County.

Sincerely,

Ben Shreve
6701 Whitegate Rd
Clarksville, MD 21029
ben.shreve@calatl.com

Sayers, Margery

From: DIANE BUTLER <politicodiane@msn.com>
Sent: Friday, September 15, 2017 1:42 PM
To: CouncilMail; Kittleman, Allan; cindy vaillancourt; Christina Delmont-Small
Subject: Additional notes to my testimony CB61 and 62

To the Council,

Now that I have more than three minutes, I would like to quantify my remarks from last night.

After the County Executive was elected, he did his preliminary taskforces to gauge the interest of Howard County residents in different areas. The APFO was one of the areas with a lot of interest and there were many suggestions from the citizenry about what we would like our APFO to look like. The task force was set up with this in mind. There were many different areas of the Howard County community invited to participate in order to be as inclusive as possible. Due to this fact, the task force was much larger than the past APFO groups, as we were looking at the APFO in a different light than the two original APFO groups that were literally writing new legislation (for the original APFO and then for the Columbia component). According to my understanding, we were looking at what was working, what was not working, and what new public facilities the citizenry thought ought to be included in the APFO. This required more members, and a large educational component. The executive's office did a very good job getting all of the county staff to our meetings to get everyone up to speed on so many different county entities; everything from storm water management, infill, roads, schools, police, fire, hospital, bike paths, etc. This was very time consuming, yet extremely informative. Unfortunately, this pushed our meetings way past the original time period scheduled, yet most of the members of the task force agreed to continue as we felt that the work was important. Please, also, be mindful of the fact that the development community had a much broader knowledge of the current APFO policies (as well as its loopholes) and, in my opinion they used this to their advantage.

I think the biggest problem that we had, with this committee, was the voting standard for recommendations to the executive. Joe Rutter, from the past committees, and our past head of DPZ, as well as a developer, came to the original meetings(s) and discussed how the committees were set up in the past. This was reflected in the original "rules" for this committee, even though we really had a different objective than the original APFO legislative committee. The thresholds we set too high, and set from the original number of committee members, not the number present at each meeting. The group of "developers and friends" took advantage of these thresholds and APFO loopholes, in my opinion, to stymie the committee at almost every turn. We also had two committee members who were not going to compromise on anything, period, and this further caused delays and downright frustration. One was a developer and one was a school advocate. Next, we had a few members who had other issues that precluded their attendance at all of the meetings, and this further exacerbated the voting thresholds. This did not become apparent until we were well into the process (IE at least 6 months) as we did all of the educational components, and idea gathering, up front. We then did the voting processes at the end of the committee time period.

As we worked, we had many ideas that are not currently in the APFO, and not even staff was sure of their proper place in legislation. Should it be in APFO? Should it be elsewhere in legislation? Should it be in APFO, yet we have no place for it yet in the current APFO set up? Where should it be? How can it be implemented? We are finding this out now as some of the legislation has to be presented at the state level, not just countywide, which is also confounding the executive office's progress. But, most of the committee members felt that these items were important enough to be included in the executive's report (even though many of these were summarily dismissed by the development group). Due to the timing of the committee and its overrun, and then the Ellicott City flooding (where the executive's, and Jon's time was so sorely needed), a long time passed before the executive was even able to get to looking at the APFO legislation, and suggestions. As with anything, the longer you wait, it is sometimes harder to remember everything that has transpired. However, I believe, that our "parking lot" list was one of the most important aspects of the summation of the committee.

The roads portion of our discussions was given short shrift, as in an effort to make up time, the rules for the committee were changed the day that we started on the discussions of the different roads items that we had added to our list of 80 something discussion items. If I am not mistaken, the weather was bad and some of the committee were a few minutes late. The vote was done right at the beginning of the meeting to "take a vote" about even having the discussion of the action item, and this passed as, as usual, all of the development gang was already in the room. The entire roads section was voted on to not even be discussed. I was really upset, as were some of the other committee members. We spoke with Carl after the meeting, and the old rules were restored, but the damage was done. The entire roads section was totally ignored, and we had some very important changes that needed to be on the recommendations for the executive. At the very end of the session we were able to go back and address the timing of certain road remediation projects, and this has been included as part of the changes in Council Bill 61.

It is really too bad that the storm water management section was done before the Ellicott City flood, as, if it had come after the flood, the suggestions would have been much more stringent. As it was, this section again was not given its due diligence.

As we ran out of time, way too many items were pushed under the rug without the proper discussion and recommendations, and certain parties were only interested in their one subject. The representative from the Board of Education showed up for all of the school discussions, but did not show up for example, when we were discussing sidewalks and bike trails. It severely limited our ability to get items passed for consideration. At the very end of the process, the developers only wanted the items in the report that had passed with the high threshold of votes, and not the items that had a majority of votes for them. We insisted, and these were added to the report, but there are also some very good suggestions in the other items that were not able to get a majority that really should be looked at, as the work was done.

Frankly, this was not the executive's fault. It is the fault of every one of you on the council, the Board of Education, the state Smart Growth policies, and the administration before yours. There are many, many items that the citizens of Howard County are unhappy about, currently in the county, and no one seemed to be listening to them. So, when the executive listened, people wanted to be heard, and you all should be listening, also. The executive's only mistake was not having a longer time line for the committee.

I refuse to play party politics with the important items that were derived from this committee. I spent nearly a year on this committee as a citizen advocate, and that is exactly what I will continue to do. Advocate for the citizens of Howard County, and what they believe this county should look, and what adequate public facilities they believe are important. As Calvin said a few weeks ago, at a neighborhood meeting, "he has a little bit of developer stink on him", as do you all. Every one of you. But this county belongs to the citizens, not the developers. When I was in the parking lot the other night after the meeting, Cole came running up to me waving his voting numbers in my face, and saying that I was just upset because I had not "won". I had to carefully remind him that I was representing the citizens of Howard County, not myself at these meetings, and that every single idea that was brought up during the committee meetings was something that some group, or other, in the county felt was important and wanted to have discussed or implemented. There is no winning or losing, only whether you will all work together for the citizens that put you in office. Take the time, listen to the citizens, get this right, and keep working at it until you do. Quit pitting party against party, we are better than that, and start working for the people of this county.

Other notes:

The APFO, and the allocations should be enforced for every single unit built in this county. No matter what type of unit it is. This is simple statistics. When you "exclude" some pots of buildings, IE senior housing, or moderate-income housing, you destroy the outcome of the overall plan. When you build more senior homes, you encourage seniors to sell their homes (that no longer have school age children) and move to senior developments. This in turn opens up the older home to a new family with younger children and the need for more school seats. Thus, the turnover rate that the developers are so fond of spouting that they have no responsibility for. Yes, they do. They built the senior projects. If every one of these senior, and moderate-income units was left in the calculations, the allocations, and the APFO, our overcrowding would not be so high. If we charged our developer's what other "full" counties are charging their developers, we would have a lot of money to make up, but we would be on the road to doing so. We are woefully undercharging the development community. This was evidenced when they all jumped at the chance to pay a much higher fee to build in areas that are between 110 to 115% and 115 to 120% of school capacity. What does this tell you about how little we are charging them, and how little they care about our children? Mary Kay was adamant the other night about people paying more to live in Howard County because of our schools. Then let the developers pay much higher fees. If the cost of new housing goes up, this will allow the existing homes to be more competitive in the market, and increase in value (which has been stagnant due to too much growth, and too little infrastructure). The MIHU units must also be used in every calculation, and not be given special "pots" of allocations, for the very same reasons. It is simple math. Moderate income families do not have any less children than do other homeowners. Why do we exempt so many things from our calculations, only to wonder why we are so behind the eight ball? The developers very craftily try and switch these building pots around to keep right on building, even when our schools have reached saturation in some areas. But you do not get to bus children all over the county to cover up the mistakes of the Smart Growth policies that led the past administration to abandon our careful planning and move the development away from where we had planned (and built the schools), from the west to the east. You are going to have to be way more creative than that. Our children should not be paying for the mistakes of the adult's lack of foresight.

I am very proud of the committee, and the committee worked very hard at compromise. We listened to the development community and what they thought that they needed, and during the discussion phases we

thought that they were also listening to us, but when it came to actually voting on anything it was a different story. The development group did not reciprocate.

And, as for the grand bargain, we sat there in the snow until 1am, to try and placate the developers, to get to the 110% number, that the developers fought every way possible, when this number should be 100%. If other counties, much less affluent than ours, are able to reach these numbers, than why can't we?

My hope is that you all care about the citizens of Howard County. The citizens, who are tired of all of the traffic, tired of all of the continued development without adding the proper infrastructure, tired of the increased crime, tired of paying increased taxes to cover the lack of planning in the past, tired of paying a tax to sell our own homes, tired of their kids going to overcrowded schools, tired of redistricting, tired of their kids being shipped off to other cities to go to school after carefully choosing where they wanted to live in the county, tired of Columbia making all of the decisions for the entire county, tired of builders putting homes in our backyards and then flooding us out, tired of sitting in hearings while the developers use every loop hole to double the density of their projects using lawyers that used to work for the county and know how to exploit the system to do so, tired of developers paying a fee in lieu of doing what is right, tired of development on steep slopes where it does not belong and in our watersheds, and really tired of party politics hindering the work that needs to be done in this county. We should really be concentrating on building businesses in this county, instead of relying on home construction taxes. Every one of these thoughts were brought up on this committee, but the development community was adamant about not voting for anything that might cost them another dollar.

If you want to test the waters of the county, drive around and look at all of the yard signs, and go back and look at all of the notes from the APFO committee. Please look at the APFO legislation, listen to the citizens and the Board of Education, and make proper decisions for the citizens of Howard County.

Thank you,
Diane Butler

Sayers, Margery

From: Will Pippen <wpippen@sdcggroup.com>
Sent: Friday, September 15, 2017 1:33 PM
To: CouncilMail
Subject: I support Council Bill 61 as Drafted

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Sincerely,

Will Pippen
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