

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

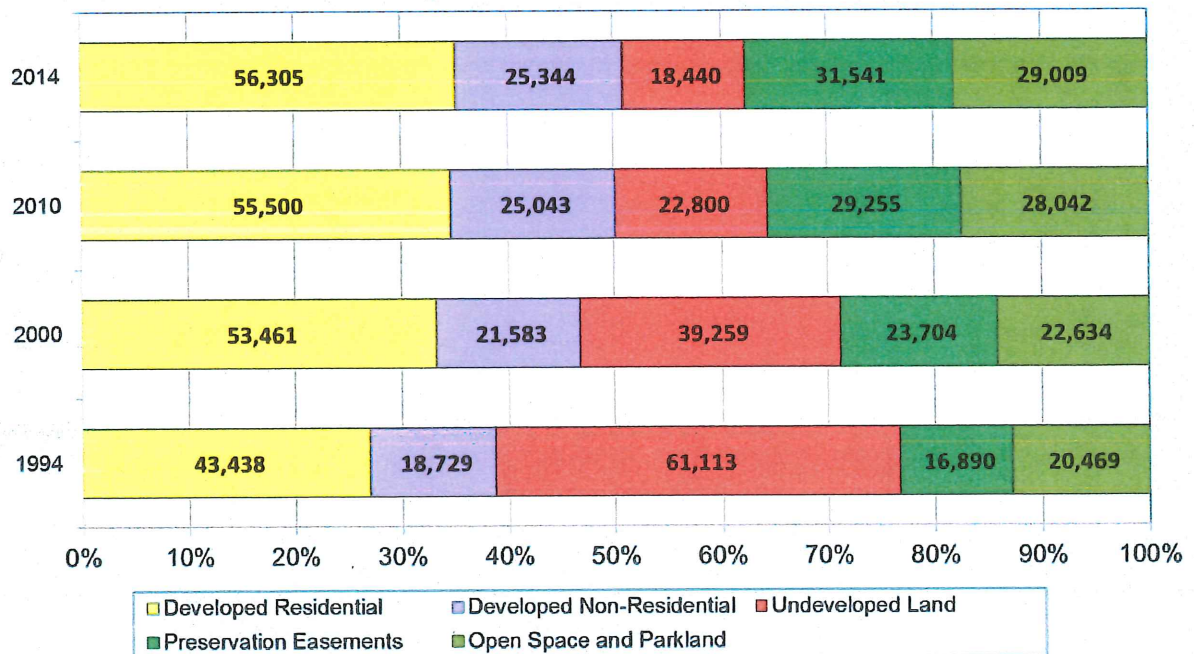


County Funding

- 22% Decrease over last 4 year

<https://www.howardcountymd.gov/LinkClick.aspx?fileticket=7W75gjZn7Zg%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

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)

	1	0	122
Assumption			
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
		121 to 180	185
		181 to 360	178
		361 to 720	35
		721+	4

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

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
Cash	535
Conventional	2,369
FHA	575
Other	766
Owner	4
VA	320

Days on Market (Sold)

0	163
1 to 10	1,193
11 to 20	624
21 to 30	390
31 to 60	802
61 to 90	446
91 to 120	310
121 to 180	304
181 to 360	290
361 to 720	46
721+	2

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)

		Days on Market (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

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%	-0.88%
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	0	142
Cash	456	1 to 10	814
Conventional	2,288	11 to 20	437
FHA	365	21 to 30	320
Other	83	31 to 60	646
Owner	4	61 to 90	394
VA	275	91 to 120	262
		121 to 180	247
		181 to 360	175
		361 to 720	30
		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	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	\$496,603	-0.13%
Attached Units Sold	1,309	1,153	13.53%
Detached Units Sold	1,853	1,556	19.09%

Financing (Sold)

		Days on Market (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

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

Comparison of what Neighboring Counties charge Builders per New Home

The following analysis compares what other Counties in Maryland would have collected had they had the same enrollment growth that How

	Howard County ¹	Anne Arundel	Frederick	Prince George's ³	Montgomery ⁴
Enrollment Growth	1,061	1,061	1,061	1,061	1,061
Fee per New Home	2,480	7,344	14,426	15,185	25,944
Total Fees Collected	2,631,280	7,791,984	15,305,986	16,111,285	27,526,584

Source:

County Development Impact Fees and Building Excise Taxes in Maryland, Department of Legislative Services 2013
<http://mgaleg.maryland.gov/pubs/budgetfiscal/2013-impact-fees-excise-taxes.pdf>

Footnotes

1. Assumes 2000 square foot house
2. \$1.24 per square foot x 2000 square feet
3. Outside Capital Beltway
4. Montgomery also charges a surcharge of \$2 per square foot over 3500 sq feet up to a maximum of \$1,500

CB 2-2017

Elementary Schools Northern Region

Need:

The region is currently over 110 percent capacity utilization with enrollment growth projected at four (4) out of six (6) schools.

Strategy:

Adjust school boundaries to alleviate overcrowding at Manor Woods ES and continue planning for new capacity in the Turf Valley area. Growth at Centennial Lane ES, Hollifield Station ES, Manor Woods ES, and St. John's Lane ES is projected to continue. With the 2018 opening of the Waverly ES Phase II addition, this capital improvement can provide interim relief; however, as other Northern region schools are renovated in future capital budgets and land is acquired, consideration should be given to additional capacity.

Measures to manage the anticipated growth includes school boundary adjustments to take advantage of the available seats at Bushy Park ES, Clarksville ES, Dayton Oaks ES, Triadelphia Ridge ES, and West Friendship ES. Student enrollment at Turf Valley, and within the entirety of the northern region, will continue to rise despite the capital investments that are to be completed in 2018. It remains a sound practice to land bank sites in the area, particularly a site in Turf Valley. Complete details are outlined in Section 5 of this report. Maps detailing changes can be found in Appendix C.

Figure 4.4

Elementary schools of the Northern Region

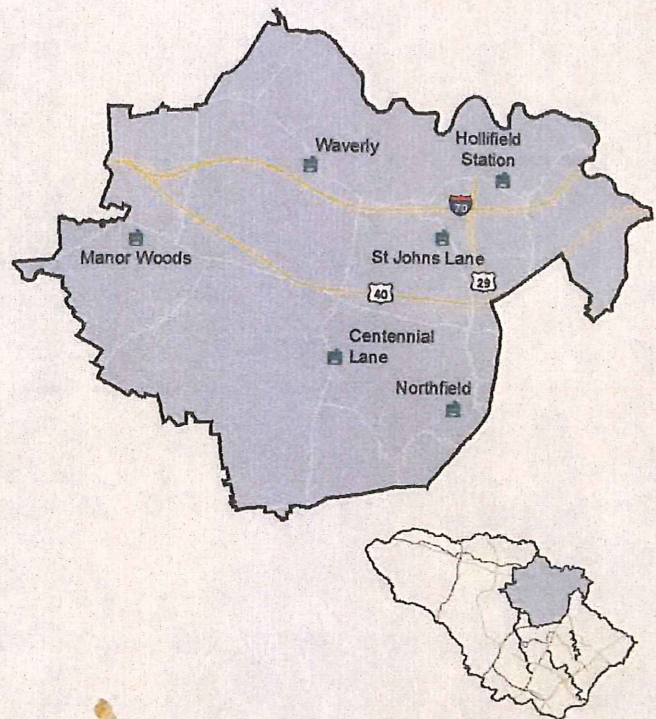


Figure 4.4 Five Year projected utilization (excluding attendance area adjustments)

Northern	2017		2022	
	Projected Pop.	Capacity	Projected Utilization	Projected Utilization
Centennial Lane ES	745	647	115.1	114.5
Hollifield Station ES	783	694	112.8	119.2
Manor Woods ES	798	681	117.2	183.4
Northfield ES	730	700	104.3	107.1
St Johns Lane ES	690	612	112.7	124.5
Waverly ES	684	638	107.2	82.8
(Region ES Totals)	4,430	3,972	111.5	121.3

ES Redistricting Effects Report for 2018

Plan: aacon_4

Capital Improvement Plan in Use: 1NEWSCHL

Kindergarten Included

Total From Manor Woods ES 71

To	Bushy Park ES	218	(4)
To	Bushy Park ES	1218	(10)
To	Bushy Park ES	1222	(32)
	Total To Bushy Park ES		(46)

Totals for Triadelphia Ridge ES 71 (46) Net change: 25

After Redistricting: Proj. Enrollment: 593 Proj. Util.: 102.1%

Veterans ES

Proj. Capacity: 799 Before Redistricting: Proj. Enrollment: 887 Proj. Util.: 111.0%

	<u>Plan ID</u>	<u>Gain</u>	<u>Loss</u>
From Hollifield Station	1308	46	
Total From Hollifield Station		46	

To	Worthington ES	101	(52)
To	Worthington ES	1101	(63)
	Total To Worthington ES		(115)

Totals for Veterans ES 46 (115) Net change: (69)

After Redistricting: Proj. Enrollment: 818 Proj. Util.: 102.3%

Waterloo ES

Proj. Capacity: 663 Before Redistricting: Proj. Enrollment: 559 Proj. Util.: 84.3%

	<u>Plan ID</u>	<u>Gain</u>	<u>Loss</u>
From Bellows Spring ES	1076	80	
Total From Bellows Spring ES		80	

Totals for Waterloo ES 80 0 Net change: 80

After Redistricting: Proj. Enrollment: 639 Proj. Util.: 96.3%

Waverly ES

Proj. Capacity: 760 Before Redistricting: Proj. Enrollment: 686 Proj. Util.: 90.2%

	<u>Plan ID</u>	<u>Gain</u>	<u>Loss</u>
From Manor Woods ES	305	29	
Total From Manor Woods ES		29	

From St Johns Lane ES	159	65	
From St Johns Lane ES	1159	50	
Total From St Johns Lane ES		115	

To	West Friendship ES	4169	(1)
	Total To West Friendship ES		(1)

Totals for Waverly ES 144 (1) Net change: 143

After Redistricting: Proj. Enrollment: 829 Proj. Util.: 109.1%

West Friendship

Proj. Capacity: 414 Before Redistricting: Proj. Enrollment: 335 Proj. Util.: 80.8%

	<u>Plan ID</u>	<u>Gain</u>	<u>Loss</u>
From Manor Woods ES	304	109	
From Manor Woods ES	1304	1	
From Manor Woods ES	1305	3	
Total From Manor Woods ES		113	

From Waverly ES	4169	1	
Total From Waverly ES		1	

To	Bushy Park ES	224	(15)
To	Bushy Park ES	229	(19)
To	Bushy Park ES	231	(16)
To	Bushy Park ES	232	(38)
To	Bushy Park ES	1229	(4)

Sayers, Margery

From: Nancy Rockel <nancyrockel@yahoo.com>
Sent: Tuesday, September 12, 2017 10:39 AM
To: CouncilMail
Subject: Testimony from 9/11 Council meeting
Attachments: 9-11 APFO Testimony.docx; Redistricting.jpg; Feasibility.JPG; APFO Fees.jpg

Good morning,

I provided testimony at last night's County Council meeting but did not submit copies as I made changes to my testimony during the meeting. Attached please find a copy of my revised testimony as well as supporting documentation.

Please let me know if you require additional information.

Thank you,

*Nancy Rockel Pitrone
9601 Hawk Court
Ellicott City, MD 21042
202-641-3246*

Sayers, Margery

From: Gina Desiderio Edmison <desiderio@gmail.com>
Sent: Monday, September 11, 2017 11:25 PM
To: Weinstein, Jon; Kittleman, Allan; CouncilMail
Subject: OFFICIAL WRITTEN TESTIMONY FOR COUNCIL BILL 61

My name is Gina Desiderio Edmison, and I live at 4713 Roundhill Road, Ellicott City, MD 21043—my home for over 10 years. My two sons attend Howard County schools.

I'm here to speak as a member of my neighborhood group, Keep Worthington Intact, established in response to the school's proposal to fracture our contiguous community in half, separating literal next-door neighbors from each other.

My activism in redistricting led me to discover that the county has been shamefully inept in maintaining appropriate measures to ensure we have essential infrastructure.

I'm concerned that if we don't do a better job controlling and planning for development, our schools will continue to be forced to redistrict every 2-3 years, while our school facilities are overcrowded, in need of repair, and inundated with short-term temporary portables that become long-term health and safety hazards.

This is an unacceptable and untenable state, and I'm here to ask you, our elected representatives, to be responsive to your constituents. (I live in District 1.)

I've been even more astonished to find what an outlier Howard County is in comparison to other neighboring counties. We may lead the state in other issues, but we certainly do not lead in our commitment to infrastructure. Across the board, we fail to set reasonable standards or exact proportional fees to maintain critical infrastructure.

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

1. Reduce the school capacity limits—INCLUDING high schools—to be set at 100%. I do understand we should not want to stop development altogether, but developers must be required to pay substantially increased surcharges after the initial cap is reached.
2. Establish mitigation funding, additional time, or both, when a school reaches 95% capacity. Otherwise, we are too late to make the capital improvements vital for our children's learning and safety.
3. Increase real estate transfer tax by 50 basis points (from 1.5% to 2.0%) to account for the growth that does come from resales.
4. Include a provision that ensures that additional excise taxes SUPPLEMENT rather than SUPPLANT existing county-provided funds. These additional fees and taxes are needed IN ADDITION TO the funding already allocated.
5. There should be NO REDUCTIONS to the current wait time for housing allocations or school tests.

6. APFO needs to be reviewed every 4 years. Waiting 10 years to review does not allow for necessary fine-tuning and the changing needs of a growing county.
7. Include measures for public safety, emergency services, recreation, and other community facilities.

These amendments are critical for a stronger APFO.

If we want to continue to keep Howard County a desirable place to live and work, we need an updated, county-wide comprehensive plan for responsible growth paired with adequate funding from developers for infrastructure support, development, and maintenance.

Without stronger APFO, Howard County will cease to thrive, and our schools will quickly deteriorate. The very assets that draw and keep developers, businesses, and our residents will no longer be assets.

Redistricting may have been the initial reason I and many other parents started paying attention to APFO, but now you have our attention, and we do understand the root cause of the dire situation for our schools. I promise you that the yellow shirted advocates here are but a small, small percentage of the many parents in Howard County who want stronger APFO for our children.

I'm here to remind you that HoCo Parents Vote!

Thank you.

Gina Desiderio Edmison
410-916-1691

Sayers, Margery

From: Kristen Powers <teampowers11@gmail.com>
Sent: Monday, September 11, 2017 10:36 PM
To: Kittleman, Allan; CouncilMail
Cc: gpowers@ua.com
Subject: Opposed to County's Weak APFO - Please stop overcrowding our schools!

Dear Mr. Kittleman and Howard County Council Members:

My husband and I moved to Howard County in 2005 for two reasons, and two reasons only: a) the central location because he works in Baltimore and I work in DC, and b) the stellar reputation of the schools. Our goal of being centrally situated between our workplaces was met; however, we have been shocked and disappointed at the state of the school system, particularly after paying the astronomical price tag to purchase our house to gain access to it.

While the county test results remain high and our students continue to exceed state and county expectations, the school facilities are surprisingly lacking. Our chief concern is related to overcrowding. Imagine our surprise when we found out that an entire grade in our local elementary school was placed in five trailers behind the school - because the school has *no classrooms* to house 125 students! And that's with the 22-32 students per class that seems to have crept higher and higher since our oldest of three children entered the school system seven years ago. As we learned more about the Howard County School System, we learned that we were far from the only school in the county who had classrooms in trailers outside the actual building - which seemed a safety issue as well as became a health issue, as I'm sure you are well aware. Perhaps most surprising of all? Our elementary school is not even deemed "at capacity" yet! I have intended to write letters to the editors of *The Washington Post* and *The Baltimore Sun* for some time about these issues, to help enlighten some of their residents who might consider moving to Howard County; however, I just learned that there were public hearings on the Adequate Public Facilities Ordinance today and I thought it made sense to send my concerns to you as well.

It is clear that the County does not adequately fund the critical infrastructure of our school system, when we have so many incredibly gifted teachers forced to teach too many students - and often outside an actual school building. That flies in the face of everything Howard County Government promises its citizens. As our representatives, you need to do a much better job controlling and planning for development that is not at the expense of our schools and families. Governments that are forced to redistrict their schoolchildren have failed to plan adequately - to match growth in development with capacity in their district's schools - a complete and total let down of the populations they profess to represent. I am not interested or typically active in politics at all; however, I am incensed by what seems to be the complete lack of regard for overcrowding in our school system. I got involved in politics most recently to voice my displeasure at the voting booth to vote against all incumbents on our local School Board. I plan to do the same in coming years for other politicians that so blatantly favor development over the state of our schools.

I request that Council Bill 61 is amended and strengthened with the following provisions, that put our students before further development:

- 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.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities

I hope that you take the concerns of Howard County parents seriously as you consider changes to significantly strengthen the APFO. Thank you for your consideration.

Sincerely,
Kristen Powers

Sayers, Margery

From: Michelle Ho <mhvan2000@gmail.com>
Sent: Monday, September 11, 2017 10:31 PM
To: CouncilMail; Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

To Whom It May Concern,

My name is Michelle Ho, I live in Clarksville for 3 years. Howard County have high reputation when it comes to school that's also one of the reason why i move here. Sadly, recently schools redistricts and AAC recommendation to move from one polygon to another to meet the school over capacity has concern me about my property tax increases, pushing kids toward to western county, school over crowded reach more than capacity of 120%.

I am concerned about the current level of development 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 (schools, fire, police and emergency services) and protect our quality of life.

I'm worried that if the county doesn't do a better job controlling and planning for development the schools will be forced to redistrict again in 2-3 years and so on. The school redistrict drama will never end.

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 schools capacity, public safety, emergency services, recreation, and other community facilities.

APFO/School Planning need to consider keeping the community together, keep kids to nearby schools instead of putting them to commute for at least 1 hour ride to/from school.

Need to charge developers the same cost that developers pay in other counties

Please focus on our children, our safety, our community, our health.

Thanks,

Michelle Ho
6118 Tulane Drive, Clarksville, MD

Sayers, Margery

From: Lauren Palguta <lsackl1@hotmail.com>
Sent: Monday, September 11, 2017 9:03 PM
To: CouncilMail
Subject: AFPO Testimony

Good evening,

My name is Lauren Palguta, and I am a resident in Ellicott City. I am writing you today because I was unable to attend the meeting tonight. However, I want to communicate my experience since moving to Howard County and express my interest in a an updated AFPO.

My family and I moved to Howard County in 2012, and chose the "less developed" area of Ellicott City that backed directly to Patapsco State Park. We loved the benefit of a strong school district with much less crowding than Columbia or Montgomery County. Since that time, I have literally seen the county "sell their soul" to developers (i.e., Ryan Homes and Pulte) who clearly put money over environment or the community. Every time we would leave our home, my child would say, "it looks like the Lorax", referencing the Dr. Seuss book about greed at the sacrifice of the earth. His astute observation highlights the continued trend in our area - too many people and not enough resources.

As residents, we paid a significant amount of taxes to live in a quiet, low crime, strong education, beautiful environment. However, the constant expansion for business has overcrowded our schools and infrastructure. It actually took me 10 minutes this morning to leave my neighborhood!

While overcrowded schools and poor infrastructure are frustrating and inconvenient, the overpopulation has even more dangerous effects. Three years ago I was rushed to the hospital via ambulance due to internal bleeding. I was placed on a gurney in the hallway where I faded in and out of consciousness for 4 hours before I was seen by a doctor. I nearly died in that hallway because the need for a hospital far exceeds the capacity - every single day.

I am sharing my experience with you to ensure that our elected officials understand their constituents. You were elected to protect us and our county - not exploit us. You have a chance to make things right by updating the AFPO to represent our needs. It is not too late to do the right thing.

Please let me know if you need any additional information about my testimony. I appreciate your action in this matter.

Thank you.

Lauren Palguta
410-461-1690

Sent from my iPhone

Sayers, Margery

From: L C <speechgirln@verizon.net>
Sent: Monday, September 11, 2017 8:53 PM
To: CouncilMail
Subject: CB-61 and CB-62

Dear Council members,

My name is Laurie Chin from 4618 Roundhill Rd in Ellicott City. I'm a proud Howard County parent and HCPSS staff member.

I urge you to develop more sturdy, APFO restrictions by enabling a standard of 100% or lower capacity for elementary, middle, and high school enrollment. In addition, it is imperative to provide for greater mitigation to developers who encroach upon those criteria in order to actually provide for seats (inside an actual building) for the incoming overflow of students. We are behind the 8-ball in developing these regulations which have lead us to the redistricting overhaul that is causing stress to so many neighborhoods and students. It is distressing that the voices of businesses/developers could be put above the needs of students. HCPSS is a wonderful place to work and learn, we have work to do to keep it that way.

Thank you,

Laurie Chin

Sayers, Margery

From: Nicole Giannini <nicole@tribaltechllc.com>
Sent: Monday, September 11, 2017 6:27 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

Importance: High

Good afternoon,

We have two young children in the Howard County school system. One is eight and entering 3rd grade and the other is eleven and just entered 6th grade at Elms Middle School. We moved here four years ago to give our kids a better education and to buy a restaurant (Tino's Italian Bistro). We actively sponsor, support and volunteer in our local schools, teams and organizations. We hear firsthand the concerns and challenges within our community.

We are concerned that the growing numbers in our schools and large classroom sizes will greatly reduce the attention and support for our kids; and increase the stress on our educators. A growing community is a good thing but sound/thoughtful growth is necessary. The current level of development 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 (fire, police and emergency services) and protect our quality of life. And, it seems we are paying more and receiving less and less. We are concerned that our property taxes will continue to increase while developers make more money and contribute less (i.e., low fees that developers pay in our county).

Our children need to concentrate on learning, not stressing over being moved to different schools and losing their friends. Our County needs to do a better job controlling and planning for the development of our schools. We should restrict additional building and future growth. We are already at maximum capacity. At this rate, both of my children will be smashed into a HUGE high school, where they currently walk outside to get to their classrooms on time because the hallways are so crowded! This is unacceptable. This creates frustration, potential intimidation and concern. We must stop and discuss adequate space for our children in our schools. If we don't stop moving forward without thinking things through the schools will be forced to redistrict again in 2-3 years.

I work in Alexandria, VA. Traffic is horrid and aggressive driving is on the rise. A more strategic, slow and steady growth plan will help build our infrastructure and support the increased congestion in a logical manner.

MY REQUEST

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.

Thank you in advance for your time and consideration.

Regards,
Nicole and Lance Cook

Nicole M. Giannini Cook
Lance A. Cook
7708 Millstone Court
Ellicott City, MD 21043
571-217-2632

Nicole M. Giannini
Chief Operating Officer

TRIBAL TECH, LLC

121 South Alfred Street
Alexandria, VA 22314

Cell: 571-217-2632 Office: 703-778-6543

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www.tribaltechllc.com

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Sayers, Margery

From: no-reply@howardcountymd.gov
Sent: Monday, September 11, 2017 6:00 PM
To: tntfitness@yahoo.com
Subject: Support for the BOE Amendments of APFO

First Name: Tonya
Last Name: Tiffany
Email: tntfitness@yahoo.com
Street Address: 10702 JUDY LN
City: COLUMBIA
Subject: Support for the BOE Amendments of APFO

Message:

September 11, 2017 My name is Tonya Tiffany, I live in Mary Kay Sigaty's district. I want to voice my support for the School Board's recommendations for amendments to APFO. We are currently experiencing crazy weather in the south. We have hurricanes everywhere we look. In our own state in the past several years we have had tornado touchdowns, winds gusting up to 80 mph, snow piled up to 18 inches, we have even had earthquakes. Here in our schools within the past 2 years there was a fire at Glenwood Middle School. The reason for my listing these calamities is that these and many others are very real potential risks for our schools. What makes the risk even greater is our over dependency of portable classrooms that are used as a solution to overcrowding in our schools. Weather is not the only risk that our kids face in overcrowded schools, we have a bullying problem in some of them as well. That problem is even harder for school administrators to handle when the front office staff is stretched beyond limits by having to handle 20-30% more students than their school calls for. The higher we are above capacity in our schools the greater the threat that a child will be hurt or worse killed. YOU have the ability to change how our county shows the prioritization of our schools and the county resources to our students. You showed that you cared about the students when you held Dr. Foose accountable for her actions last year. I am asking you to show the students that you care about their safety now and in the future. Show them that you are committed to their welfare and that you will do your best to not send them out in the rain or snow when they have to go between the school building and the portables. I am asking you to support the BOE's amendments because they will help with the goal that we all have- of giving every child, despite their parents income or nationality, a world class education right here in the Howard County Public Schools System. Thank you, Please Vote in favor of the BOE's Amendments.

Sayers, Margery

From: Andrea Bento <afbento1@gmail.com>
Sent: Monday, September 11, 2017 4:50 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: Written Testimony for Council Bill 61

Dear County Council,

I grew up in Howard County and knew that I wanted to move back to the county after finishing law school, in order to raise my kids with the education and diverse community experiences that I had. I now have two daughters, who are in 4th and 7th grade at Centennial Lane Elementary School and Burleigh Manor Middle school. A new development was recently built on the street next to mine, which passed the schools test at the time, but now my children and my new neighbors are being recommended for redistricting due to overutilization.

I am concerned about the current level of development 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 and protect our quality of life. I'm worried that if the county doesn't do a better job controlling and planning for development the schools will be forced to redistrict again in 2-3 years. Given the current APFO rules, I feel powerless to stop this negative cycle in my community.

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 at least 1.0%.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Thank you for your time and attention, and please feel free to contact me with any questions.

Sincerely,

Andrea F. Bento

9673 Old Annapolis Rd.
Ellicott City, MD 21042

--

Andrea F. Bento
Attorney-Advisor, Social Security Administration
Harvard Law School J.D. 09
(443) 812-0558
afbento1@gmail.com

Testimony at Public Hearing on Proposed Changes to the Adequate Public Facilities Ordinance: Council Bill 61-2017 and Council Bill 62-2017

From Melissa Metz,
3101 Chatham Rd. Ellicott City, MD 20142,
Special Advisor to the (Ellicott City) Main Street Residents Community Association

Motivation

Quality of life: The quality of life in our county is high – we were attracted here by the quality of schools, green space, public infrastructure, and community. APFO is one of the most important tools that we have to ensure that this quality of life is maintained over time.

Concerns and costs: We are concerned about maintaining public safety (including roads and stormwater) and the quality of our school system. Schools in the north and east of our county are already overcrowded. Traffic is an issue at several “choke-points”. The risk of flooding puts our personal safety, properties, and treasures of our county (including Ellicott City’s historic district) at risk. New development brings in revenue for our county. However, we are concerned that such revenues may not offset the substantial costs of building new schools, building transportation infrastructure, and building infrastructure to mitigate flood risk. To date, weaknesses in APFO have brought us to a situation in which our public facilities are no longer adequate, as can be seen from the July 2016 flood, recent flooding on Main Street from 1.36 inches of water that fell in 32 minutes on August 18, 2017; major school redistricting that is breaking up neighborhoods and bussing students within walking distance of a school to another school; and resulting in drivers cutting through residential neighborhoods to avoid traffic.

Pressures on County budget: Adequate public facilities are especially important to maintain our quality of life, in light of the Spending Affordability Advisory Committee report that found that moderate revenue growth will require fiscal discipline to keep up with the county’s increasing financial demands. From the County’s press release on the report: “The report expressed concerns on potentially higher service demands and slower tax revenues associated with the changing demographics and housing development patterns in the County. Moreover, uncertainties at the Federal level, including potential reductions in federal spending, will likely impact income, spending and job growth in the region, the report said.”

Specific Comments on APFO

1. The **Adequate Public Facilities Ordinance** should be revised to:
 - a. **Include a test for stormwater quantity (flood mitigation), with a focus on slowing the flow of the water.** Developers should be required to mitigate to 120% the impact of a 500-year storm, as proven by a 2D model. Furthermore, this mitigation (and relevant other stormwater

regulations) should not be met by simply gathering the stormwater and moving it off of the property, but rather by implementing measures to slow the flow of runoff. Recent flooding has made apparent that existing stormwater channels, culverts, creek beds, etc. are insufficient to carry current runoff. Furthermore, different watersheds have different characteristics. The Tiber-Hudson watershed drains into creeks that have a tremendous drop or gradient, which creates more destructive flooding. This should be taken into account, especially requiring developers to slow the flow of runoff from properties in this watershed.

We are all aware of the devastating flood of July 30, 2016, only the second time that Ellicott City was flooded by water (runoff) coming from above (the other being in 2011). As mentioned above, Main St. flooded again on July 18. I am attaching pictures. Water in the Tiber River further down the hill in Old Ellicott City has been uncomfortably high even in routine summer rainstorms.

There is also the case of a neighbor on Country Lane in St. John's Crossing neighborhood. Originally, rainwater runoff ran through an existing creek channel on their property. After a small development was built uphill from this address, rainwater has not followed this channel, and has flowed in two ways: 1) downhill, down a shared driveway, and along the street, before going into the storm drain; and 2) through this family's back yard, visibly eroding a hill in their back yard. They can no longer use this area of their yard. This occurs in normal rain events, including routine summer storms.

I grew up in Dorsey Hall, a Columbia neighborhood in an Ellicott City zip code - with the best of both worlds. I did not hear about or experience flooding issues. I realize that Columbia has "open space", to be kept without development. The Little Patuxent River flowed through the open space area in my back yard. I wonder if another solution may be to extend the application of open space to the rest of the county, based on areas that are needed to mitigate stormwater. The question of allowing landowners to develop their land (to generate value from it) can be mitigated or addressed by the county purchasing the land to then declare it open space.

b. Remove the provision that a development can move forward if it has had to wait for allocations, if the appropriate conditions align, even when schools are "closed" or "constrained", after a certain number of years. I am aware that developers pay fees along the way, and of course new development creates new property and other tax revenue. However, the pressures on the County budget are real. Will the fees paid by developers and the increased tax base fully compensate for building and operating a new school, and providing the \$65-\$150 million

needed for flood mitigation in Old Ellicott City? I believe not. How can the County Council and county government ensure that the school facilities will be "adequate" if the funding is not there AND the schools are overcrowded? The situation we have found ourselves in, described above, is a result of an APFO that has led to inadequate public facilities.

c. **Revise the special APFO rules for 50-55+ communities.** These communities are not currently subject to the APFO schools test. However, current residents who move into these communities and sell their homes contribute to increased students in the school system. Approximately 60% of new students in the school system come from sales of existing homes. Further, as demographics change, there is a possibility that the market could be oversaturated with 55+ communities which could therefore lead to revisions in the rules governing 55+ communities that may allow them to be sold to younger residents.

d. **For schools:** Maintain the "open/closed" terminology for schools, and set school thresholds at 100% of capacity, not 110% or 115%, and must include high schools in the schools test.

2. The **development allocations** should be revised to:

a. **Incentivize stormwater quantity control** (flood mitigation) and low density development by giving developments that go beyond what is required in the regulations, first priority for allocations.

b. **Remove the Tiber-Hudson watershed from the highest tier (Growth and Revitalization) of development allocations.** Examine the allocations for the Plumtree watershed and remove the areas from the highest tier depending on flood risk.

At the County's Planning Board meeting on April 20, the Board considered the "Amendment of PlanHoward 2030, the general plan for Howard County, in order to reduce the number of allocations in the Growth and Revitalization category and to increase the number of allocations in the Established Communities category, beginning in 2020." This contains elements in the bills before you now.

The board considered the AFPO Task Force's suggestion regarding adjustments to the development allocations in these categories, and to the shared pool. After the presentation and testimony from several members of the public, the Board wanted to recommend:

- Decreasing the allocations in the growth and revitalization category,
- NOT increasing the allocations in the established communities category, and
- Ending the shared pool of allocations (whereby allocations that are not used in one year roll over into a common pool of allocations that can be applied to any category in future years).

The board asked for guidance on how to word their recommendation. They were instructed that they could only recommend or not recommend the entire proposal, not the elements within it. In addition to instructing them to vote only 'yes' or 'no', it also appears that they were instructed not to provide additional comments. The Board recommended 5-0 denial of GPA 2017-01.

The proposals discussed generated significant debate. The Board noted the public opposition to increasing allocations in the established communities category, due to the inadequacy of APFO to provide adequate public infrastructure. This was the reason the Board decided to deny the entire measure. The Board noted the usefulness of ending the shared pool of allocations and reducing the number of allocations in the growth and revitalization category.

Further, the advice the Board was provided and subsequently followed may not have been in accordance with the Rules of Procedure. Specifically, according to the meeting's agenda, section 1.107 of the Rules of Procedure applies. These rules state that "the Board shall make a written recommendation as required by law." The rules of procedure do not state that the Board must recommend or not recommend the entire measure out before it. Further, it seems that the Board's decisions extend beyond a yes/no decision since the board is charged with making "recommendations."

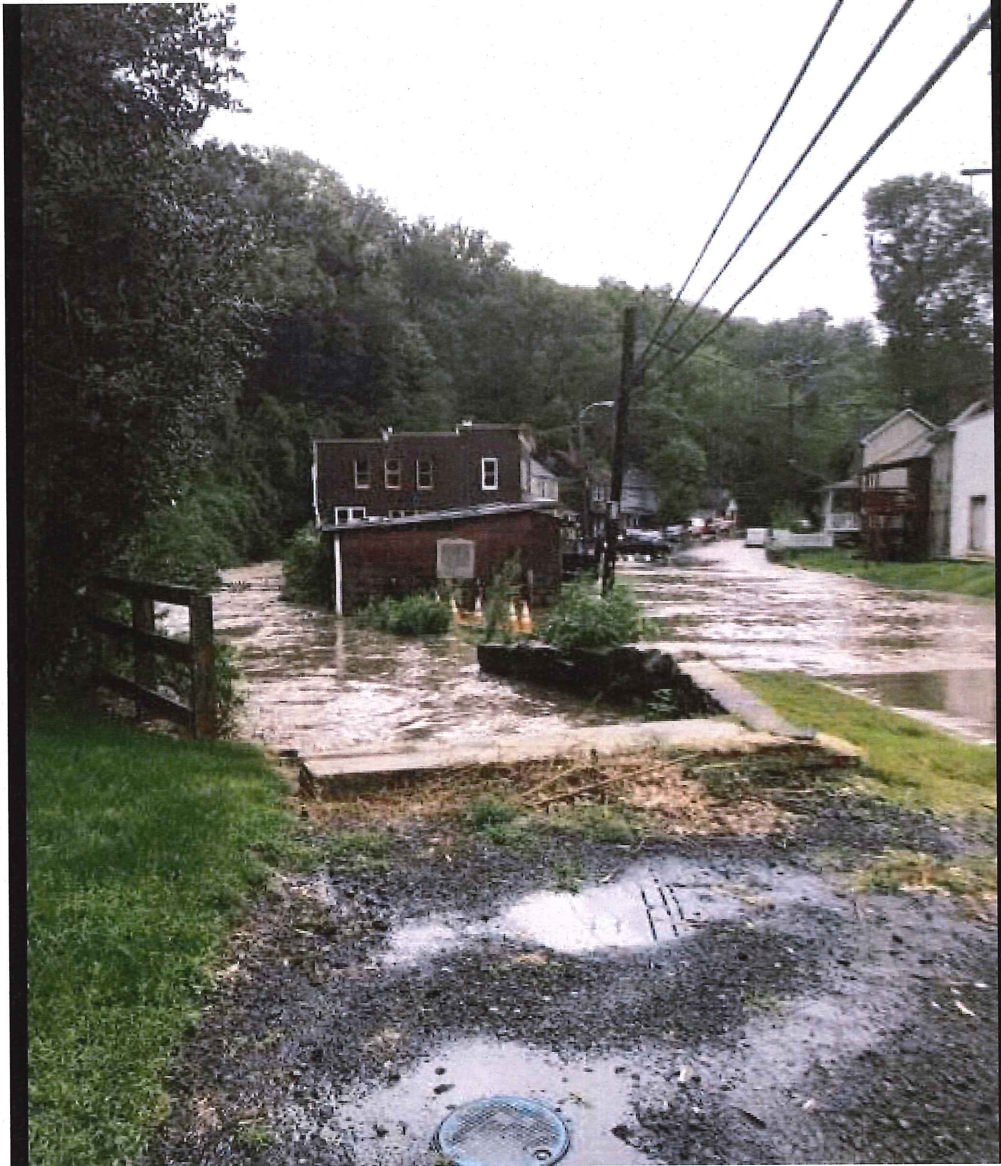
Thank you for your attention and the opportunity to testify.

Kind regards,

Melissa Metz

3101 Chatham Rd.

Photo of August 18, 2017 flooding on Main St. below



Sayers, Margery

From: Melissa Metz <melissametz725@gmail.com>
Sent: Monday, September 11, 2017 4:23 PM
To: CouncilMail
Cc: Weinstein, Jon; Fox, Greg; Terrasa, Jen; Ball, Calvin B; Sigaty, Mary Kay
Subject: Testimony on APFO - Council Bill 61-2017 and 62-2017
Attachments: APFO Testimony_M Metz_Sept 11 2017.docx

Dear County Council Members,

Thank you very much for the opportunity to testify tonight regarding changes to APFO, County Bill 61-2017 and 62-2017.

I am not feeling well and might not make it to testify in person. Therefore, I am submitting my written testimony for your consideration.

Sincerely,
Melissa Metz
3101 Chatham Rd.
Ellicott City, MD 21042

Special Advisor to the (Ellicott City) Main Street Residents Community Association

Sayers, Margery

From: Dave Crawford <dmc0942@gmail.com>
Sent: Monday, September 11, 2017 4:12 PM
To: allankittleman@howardcountymd.gov; CouncilMail
Cc: Dave and Mary Crawford
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

Dear Alan and Council,

I am concerned about the current level of development 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 (fire, police and emergency services) and protect our quality of life. As a taxpayer I fully understand the compelling need to balance our annual budget while maintaining the highest of standards in all facets of governance. It is certainly a challenge, but we are up to it. And to that end, Howard County is a great place to live, work and recreate.

Please be mindful, however, that while we need to grow, we need to grow intelligently. Schools are typically the number one driving force for folks to move to a community. It remains so at Howard. BUT, if we grow faster than our infrastructure permits we all suffer. I favor when school capacity reaches 100% all development for that area ceases. Putting aside being a good business practice, that just makes good common sense. Right? Does a landlord build a 100 unit building that can only host a dozen cars? Maybe, if allowed. But we have governance for that, right?

If I can please make a public safety metaphor: We have motorcycle helmet laws to protect people from themselves. If they weren't compelled you know folks would operate without them and injure themselves more egregiously than otherwise when a collision occurs. Good government needs to have its own "helmet law" called APFO that does not allow development to overwhelm our infrastructure. Include ALL measures for public safety, emergency services, recreation and other community facilities. The current APFO falls seriously short in their computations here.

Also, if the majority of new kids to a school system is predicated on new sales increase the real estate transfer tax to help offset our expenditures. People will understand that and make it part of their home budget. Regarding development, Florida does a good job with this and routinely new developments have a "community fee" that is part of their property tax for 20 years to offset infrastructure. Makes sense. And while developers pay fees, increase them. As I understand it Howard is seriously under represented fiscally in this area compared to adjacent counties.

Last point, Alan if we don't do a better job controlling and planning for development the schools will be forced to redistrict again in 2-3 years. And where does that leave us? Back right here, I am afraid.

To ALL,

Please do the right thing. Put \$\$\$ in the Captial Improvement Plan for FY 2019 and suspend school redistricting. Build HS #13 in two years. You and we can do it.

WE ARE HOWARD COUNTY. WE ARE THE BEST THE STATE OF MARYLAND OFFERS. If you all want to lead here and other areas of government down the road, step up and do the right thing here. Thank you for reading this and listening to the voters.

Regards,

---Dave Crawford
9126 Dunloggin Road
Ellicott City, Maryland 21042
301-775-0034

Sayers, Margery

From: Kimberly Keating <keating.kimberly@gmail.com>
Sent: Monday, September 11, 2017 4:11 PM
To: CouncilMail
Subject: CB61-2017 Testimony

Below is an email that I submitted to my county council representative and I would like it submitted as my written testimony to be included in the official record as I cannot be there in person to testify tonight. Thank you so much for your time.

Kim Keating

Dear Mr. Jon Weinstein,

I urge you to vote against CB-61 and CB-62 in their current forms. These bills do not solve the problem of overcrowding in our schools and continue our reliance on "temporary" portables as a permanent solution. We need real APFO changes that help students learn and succeed.

CB-61 should be amended as follows:

1. High School capacity should be included in the APFO school test.
2. Development should be postponed if it would cause the enrollment at any individual school to exceed 100% of State Rated Capacity, regardless of excess capacity at adjacent schools.

In general, Howard County's current APFO tests are quite weak and the mitigation fees are minuscule compared to the cost of building new schools. This is one reason why development has outpaced infrastructure; it is relatively cheap to build and high housing prices allow large profits without consideration of long-term health of public services.

Development is out of control in our county, and our children are paying the price. 100% is 100% and you can't put more kids in when there isn't room/resources for them. Portables are not a permanent solution and are a safety hazard, especially for elementary school aged children. Redistricting is a band aid and puts unnecessary stress on children and their families. I hope you and your colleagues do the right thing for our community and fix this before things get even worse.

Thanks so much for your time.
Kim Keating

Sayers, Margery

From: Kate Brison <bobbidyboo@yahoo.com>
Sent: Monday, September 11, 2017 3:57 PM
To: CouncilMail
Subject: Howard County APFO

Dear Councilperson,

I urge you to vote against CB-61 and CB-62 in their current forms. These bills do not solve the problem of overcrowding in our schools and continue our reliance on 'temporary' portables as a permanent solutions. We need real APFO changes that help students learn and succeed.

CB-61 should be amended as follows -

1. High school capacity should be included in the APFO school test.
2. Development should be postponed if it would cause the enrollment at any individual school to exceed 100% of State Rated Capacity, regardless of excess capacity at adjacent schools.

Thank You,

Kate Brison

Sayers, Margery

From: frank camden <frankcamden@yahoo.com>
Sent: Monday, September 11, 2017 3:53 PM
To: CouncilMail
Subject: Howard County APFO

Dear Councilperson,

I urge you to vote against CB-61 and CB-62 in their current forms. These bills do not solve the problem of overcrowding in our schools and continue our reliance on 'temporary' portables as a permanent solutions. We need real APFO changes that help students learn and succeed.

CB-61 should be amended as follows -

1. High school capacity should be included in the APFO school test.
2. Development should be postponed if it would cause the enrollment at any individual school to exceed 100% of State Rated Capacity, regardless of excess capacity at adjacent schools.

Thank You.

Frank Camden

Sayers, Margery

From: Angela Katenkamp <akatenkamp@gmail.com>
Sent: Monday, September 11, 2017 3:30 PM
To: CouncilMail
Subject: CB61 and CB62

Dear Council Person,

I am writing to urge you to vote against CB61 and CB62. The bill in its current form does not do enough to stop the overcrowding of our schools. I have steadily seen enrollment from children's elementary school increase year after year- despite a new school being built just down the road. Our school is designed to server 760 students. As of last Friday we had 938 enrolled- and this number is still increasing. Overcrowding effects the children in our neighborhood at all levels. Our middle schoolers do not have enough time to navigate the overcrowded halls, and our high schools do not have seats on the bus.

CB61 and CB62 do not do enough. An AFPO should address the following things: High school capacity should be included in the AFPO test and development should not be allowed to continue if it puts the enrollment of any individual school over 100% capacity, regardless of excess capacity at nearby schools.

Sincerely,

Angela Shiplet

Sayers, Margery

From: Kathleen V. Hanks <Kathleen_Hanks@hcpss.org>
Sent: Monday, September 11, 2017 3:24 PM
To: Joanne Harkness; CouncilMail; Kittleman, Allan; School Planning; BoE Email
Subject: RE: [BoE Email] - School Redistricting

Dear Ms. Harkness:

Thank you for contacting the Board of Education. The Board appreciates your input and the sharing your concerns. However, the Board is not currently receiving official testimony regarding redistricting as they have not received the Superintendent's recommendation, which is scheduled for October 3. Please note, the plan online is the Attendance Area Committee's recommendation to the Superintendent. It is not the final plan.

The Board encourages you to attend the scheduled regional meetings on Tuesday, September 12 or Wednesday, September 13 where the Superintendent is seeking input on the Attendance Area Adjustment Plan. As stated above, the Board will begin receiving official testimony after the Superintendent's presentation on October 3. (Please see [Policy 2040 Public Participation in Meetings of the Board](#))

Thank you again for your valuable input; and if you have any questions, please feel free to contact the Board Office at 410-313-7194.

Sincerely,

Kathy Hanks
Administrator
Board of Education
Phone: 410-313-7194
Fax: 410-313-6633
Email: kathleen_hanks@hcpss.org

From: Joanne Harkness [mailto:joanneharkness@gmail.com]
Sent: Saturday, September 9, 2017 8:24 AM
To: councilmail@howardcountymd.gov; AKittleman@howardcountymd.gov; School Planning <SchoolPlanning@hcpss.org>; BoE Email <boe@hcpss.org>
Subject: [BoE Email] - School Redistricting

To all it may concern,

I am completely disheartened to see the final redistricting plans for HCPSS. I live in polygon 1124 and have 3 children in public school. I see that just a few polygons in my community (Elkridge) will be redistricted to another high school... mine being one of them.

We moved to Elkridge after much thought and research, and HCPSS was a big part of what swayed us to move here. We have lived here for 10 years and have a great community and get involved wherever we can.

Imagine how heart-wrenching it is to discover that our children will likely now be in an entirely different school than than the community they have grown up with. I just don't understand how/why it is okay to take one VERY small portion of a community and route them to a different school. Especially when Howard County's very own Policy is specifically against this VERY thing (which made us feel safe for the changes our children may have to go through when we moved here):

Community Stability. Where reasonable, school attendance areas should promote a sense of community in both the geographic place (e.g., neighborhood or place in which a student lives) and the promotion of a student from each school level through the consideration of:

- a. Feeds that encourage keeping students together from one school to the next. For example, avoiding feeds of less than 15% at the receiving school.
- b. Areas that are made up of contiguous communities or neighborhood

Redistricting is always a risk in a growing county, which we understood when we moved here. However, I believed--based on written policy--that keeping contiguous communities together was a given. If this redistricting goes through, I feel like HCPSS grossly misrepresented itself, which would have likely impacted us NOT to buy a home here in the first place.

It his hard enough for any child to go through such changes, along with their community, but to have them go through this change with none of the children they have essentially spent their childhood with so far is beyond disheartening. To make matters worse for my family, my daughter has social anxiety and we were depending on the continuity of the community be one of the ways to help her cope with her disorder. If this goes through, we will not even have that.

Please consider keeping my polygon with the rest of its community and redistricting the ENTIRE community to whichever high school you see fit. This is what was stated in policy and what we expected upon buying a home in Howard County.

I have reviewed and support Drew Roth's "Keep Elkridge Together" plan. I am unable to attend the meeting on Monday in the middle of a work day, so please review this email and consider it. Here is a link to a google doc with the "Keep Elkridge Together" plan for redistricting. Please reconsider.

<https://docs.google.com/document/d/1P-fvXQsNAPNMUMIRIyx7ws6uwWnq0kmgfppjM6UYnrU/edit?usp=sharing>

Thank you,

Joanne Harkness
443-937-5730

Sayers, Margery

From: Jodi Cosgrove <cosgrovejce@gmail.com>
Sent: Monday, September 11, 2017 3:22 PM
To: CouncilMail
Subject: Testimony for APFO Legislation-Council Bill 62-2017
Attachments: APFO Hearing.docx

St. John's Lane Elementary School PTA

Testimony for APFO Legislation-Council Bill 62-2017

9/11/2017

To the members of the Howard County Council

Solving the Problem of Overcrowding in Howard County Begins with APFO

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

As a result of overcrowded schools, the county goes through redistricting cycles as a means to "fix" the many overcrowded schools in Howard County. However, with the continued building in already overcrowded areas, the schools remain crowded and the problem is not "fixed". Below, I highlight some of the many effects overcrowding has on our school.

The following is an example of how just ONE proposed development will inflate an already crowded school. 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 doesn't sound temporary at all. Anyone 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 and t.v.'s but by then it could be too late before, an incident of major proportions and implications occurs. In addition, students walk to and from the main building to the portables frequently during the day, making them a more vulnerable or become a target to be harmed. The office of risk management states, "10 elementary schools that have open space configurations will be modified to be more secure". Until this is complete, are you willing to accept the liability? Ultimately, the decisions you make tonight will be in your hands.

Finally I need to address the safety concerns of traffic.

The overcrowding and building will increase traffic hazards including increased car and pedestrian accidents. 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 pedestrian 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 put more senior citizens driving in close proximity high schoolers on an increasingly overcrowded road. Both types of drivers are considered to be high –risk. (not to mention all of the other homes he is zoning in this plan as well). 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.

Finally, the APFO allows the developer to contract their own traffic studies, based on their choosing. In a recent review of the APFO guidelines, developers were granted to continue to choose and handle their own traffic study, therefore making it possible for the developer to choose partisan or biased person(s). As a result, this may increase the chance of the results being skewed or swayed to benefit the developers. Please consider discontinuing the practice of developers to handling their own traffic study. The process must be fair and non-partisan and must not place any citizen in danger for financial gain.

Jodi Cosgrove
St. John's Lane Elementary School PTA
Testimony for APFO Legislation-Council Bill 62-2017
9/11/2017

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As a result of overcrowded schools, the county goes through redistricting cycles as a means to "fix" the many overcrowded schools in Howard County. However, with the continued building in already overcrowded areas, the schools remain crowded and the problem is not "fixed". Below, I highlight some of the many effects overcrowding has on our school.

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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 pedestrian 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 put more senior citizens driving in close proximity high schoolers on an increasingly overcrowded road. Both types of drivers are considered to be high –risk. (not to mention all of the other homes he is zoning in this plan as well). 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.

Finally, the APFO allows the developer to contract their own traffic studies, based on their choosing. In a recent review of the APFO guidelines, developers were granted to continue to choose and handle their own traffic study, therefore making it possible for the developer to choose partisan or biased person(s). As a result, this may increase the chance of the results being skewed or swayed to benefit the developers. Please consider discontinuing the practice of developers to handling their own traffic study. The process must be fair and non-partisan and must not place any citizen in danger for financial gain.

In sum, all of the examples of continued overcrowding present very serious liabilities for Howard County. Are you as a council, really representing the citizens of Howard County’s best interests? Are you, as a council, ready to claim responsibility these liabilities based on your decisions right here tonight?

In sum, all of the examples of continued overcrowding present very serious liabilities for Howard County. 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?

Thank you for your time,

Jodi Cosgrove

St. John's Lane Elementary School PTA

V.P. of Programs

Sayers, Margery

From: pascottbtr . <pascottbtr@gmail.com>
Sent: Monday, September 11, 2017 3:13 PM
To: CouncilMail
Subject: Fwd: Testimony regarding CB61.docx
Attachments: Testimony regarding CB61.docx

Good afternoon,

I have signed up to give testimony re: CB61/62 at tonight's County Council meeting. Attached is a copy of the testimony.

Thanks

Paul A Scott, Ph.D.

Testimony regarding CB61-2017 and CB62-2017

Howard County Council Special Public Hearing, 9/11/2017

By: Paul A. Scott, Ph.D.

6401 South Wind Circle

Columbia, MD 21044

I am testifying tonight against these two bills as currently proposed. As you know, Howard County spends almost 2/3s of its general fund budget on the school system. This level of support has made Howard County Public Schools the best in the state of Maryland, and among the best in the country. Many families, including mine, moved to Howard County to ensure that our children can get the high-quality education. I believe, therefore, that whenever the County Council considers any new legislation that will impact the school system, the Council needs to ensure that its actions do not adversely affect our schools or the quality of education that they provide.

I believe that CB61 and CB62 as currently drafted will adversely affect our county schools. These bills will continue to result in overcrowded schools in many areas of the county, which will lead to adverse effects on the student community at these schools, as well on their safety. The bills will result in the need for continual redistricting to address the overcrowding, with all the attendant stress and disruption that come with it.

The bills will ensure that portable classrooms (over 200 in the upcoming year) will have to be used by students daily. These classrooms have less than ideal heating, cooling and air quality, have no bathrooms, and come with safety and security issues. Many parents, myself included, are justifiably upset that their children are being taught in these structures, given the amount of county taxes we pay each year.

I am here to support changes to CB61 and CB62 as proposed by both the PTA Council of Howard County and the Howard County Board of Education. These include:

- Including high school capacity in the formula to determine whether development can occur in an area.
- Changing the open/close chart capacity to no more than 100% to determines whether development can occur, not 110% as currently proposed
- Including a APFO funding trigger take effect at 95% capacity with a projection of over 110% in 5 years
- Ensuring that all development must pass a school test, and that the school wait period not be on a sliding scale.
- Ensuring that APFO capacity is defined consistent with HCPSS policies.
- Maintaining the current "open/close" designation language, not the ambiguous and opaque "constrained" term.

In my opinion, these changes will improve the current bills and ensure that the quality of our children's' education is a primary determinant in revising the current APFO legislation.

Respectfully,

Paul A. Scott, Ph.D.

Sayers, Margery

From: Cindy Zhao <4chsinfo@gmail.com>
Sent: Monday, September 11, 2017 3:02 PM
To: Ball, Calvin B; Pruum, Kimberly; Kittleman, Allan; CouncilMail; boe@hcpss.org; superintendent@hcpss.org
Subject: Re: APFO Testimony on September 11, 2017

Adding one more item to my today's APFO Testimony on September 11, 2017. All content in this email thread is part of my today's APFO Testimony.

Below is a note from a freshman - who is attending CHS and will forced to move to WLHS next year as a sophomore if AAC plan is honored, who has fear as a TEEN ...

Are we still human? Who are we? What are we going to accomplish via a flawed AAC process?

WHAT HAVE YOU DONE TO OUR CHILDREN?

MY VERY FIRST DAY OF HIGH SCHOOL

Sept. 5, 2017

I am supposed to complete my first day homework "What is the meaning of life?" But I can't come up with any at this moment. As a freshman, I was excited to start my new chapter of life in the morning. Then one of teachers talked about how crowded the school is, he just lightly mentioned that it's going to redistrict and won't be crowded next year. What he didn't know is that I am one of the kids who is going to be redistricted to a very far away school. Suddenly I just felt I am the extra one there, I am the one who is NOT welcomed there. I am 14 years old, as long as I have remembered, and my family has been always living here, the same house with the same neighborhoods. I have been going to my neighborhood elementary and middle schools. Why suddenly the world is shattered, I don't belong to my own high school any more. My high school is only 2 miles away vs new school is 10 miles away. Who is the one made the decision for us and my parents have no say to it? Who could be in such powder to plan my future and take me away from my own school? I don't want new school, how am I supposed to come home after my sports practicing since my both parents work? Do I have to quit after school activities to catch school bus? What if I missed the bus? Could I walk back home from 10 miles away distance? Am I going to fit into new group of kids as an awkward teenage? What am I going to do if I don't like my new school? How about my friends? Where are they going? The future is uncertain or is there still a future? I just don't understand why I am the chosen one to leave my own neighborhood school, and other kids from far away are going to take my space in my own school. What is going on? Is somebody playing a trick on me? Or is it god's will for me to change my path? At this moment, I just don't want to go to ANY school.

On Mon, Sep 11, 2017 at 2:22 PM, Cindy Zhao <4chsinfo@gmail.com> wrote:
Including 4 more email addresses:

councilmail@howardcountymd.gov
AKittleman@howardcountymd.gov
boe@hcpss.org
superintendent@hcpss.org

----- Forwarded message -----

From: **Cindy Zhao** <4chsinfo@gmail.com>
Date: Mon, Sep 11, 2017 at 2:14 PM
Subject: Re: APFO Testimony on September 11, 2017
To: "Ball, Calvin B" <cball@howardcountymd.gov>
Cc: "Pruim, Kimberly" <kpruim@howardcountymd.gov>

Dear Dr.Ball,

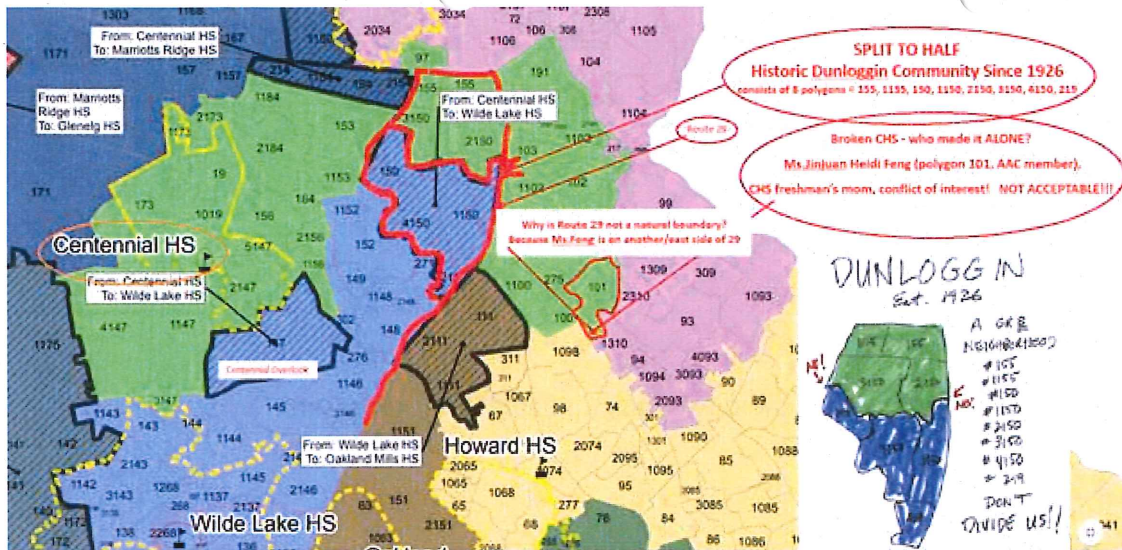
Thank you so much for your response!

In fact, you are the first one and only one (elected official) so far has ever responded to me (Dunlogging community) since Aug.8.

On Aug.8, when AAC published AAC plan which is modified completely from annual "Feasibility Study" (presented on June 27). But no one had ever talked/communicated with us (Dunloggin community) before, until we found out ourselves that our historic Dunloggin community is going to be split into half. Half remains in Centennial High School (CHS - 2 miles away current neighborhood school), and other half are going to attend Wilde Lake High School (WLHS - 10 miles away).

Who did make AAC plan for broken CHS? A mom of CHS freshman (AAC member) ALONE made AAC plan for all of us without US without our community voices. Because Ms.Feng (polygon 101) is on another/east side of route 29, that's why route 29 is NOT used as natural boundary. Her name is Ms.Jinjuan Feng on AAC Charter, but Ms.Heidi Feng on AAC public reports. We don't know which name she used to apply for AAC member. But she is the only AAC representative from our CHS. She is a conflict of interest! This is NOT acceptable!

Below is AAC map to illustrate how unreasonable our broken CHS by AAC plan. If this AAC plan is honored, Howard County will NOT be same anymore! We believe that our HoCo is much better than this!



Also we received the following information how AAC plan has been manipulated by all AAC members. We have no way to verify the info because Superintendent & BOE have kept AAC member's polygon numbers secret, although we have requested numerous times, and although a person's address (polygon number) is public. But I am sure that you can verify it for us.

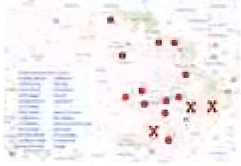
Basically the AAC is quietly shaping the districts to benefit their own kids. All of this from publicly accessible information. Polygons of several AAC members not yet identified.

1) Another AAC member lives in 1151. Feasibility moved it from @hcpss_omhs to @hcpss_wlhs and AAC moved it back.

2) Not the only one... One AAC member lives in polygon 1170, Feasibility study moved 1170 from @hcpss_mrhs to @hcpss_ghs and AAC moved it back.

3) At least two AAC members, Benning (poly #1170) and Keller (#1151), modified the feasibility study to retain their existing high schools, vs being switched. Another AAC member, Poletti (#1141), modified feasibility study to change her high school from Wilde Lake to River Hill high school. Indeed, Ms. Jinjuan Heidi Feng (#101) is the only AAC member residing in CHS district.

Another map below: AAC member resident locations ... Dunloggin is that hole in the middle. We know they were called to rep the whole of HoCo, hmmm. (Noted: The map below is not very clear, it was supplied by a resident and we are working to update the map.) I am sure that you can request a map from Superintendent & BOE for us.



We are disgusted with unfair representation and the flawed/manipulated AAC process!!

Since AAC members have not signed NCI statement, AAC plan must be invalidated! Void AAC plan!

We shall go back to Feasibility Study and start over again! We shall "Let Them Stay – Let Sophomore & Junior Stay"!

We want NEIGHBORHOOD schools!

We, HoCo parents/residents/taxpayers are holding superintendent and BOE to be accountable!

By the way, did BOE just pay a huge settlement to former Super using our taxpayer's money without OUR permissions! We had NO SAY to it! Now BOE is sending an interim super who doesn't even talk/listen to us/HoCo. We want to have a vote to current ongoing "Permanent Superintendent Search"!

We want to be part of redistricting process to work together, to find a minimum impact solution to all of our HoCo children in this challenging time!

Thanks again for listening!

Best regards,

Cindy Zhao (Dunloggin Community)

Ellicott City, MD 21042

On Mon, Sep 11, 2017 at 12:25 PM, Ball, Calvin B <cbball@howardcountymd.gov> wrote:

Good afternoon,

Thank you for your testimony regarding the Adequate Public Facilities Ordinance (APFO), sponsored by County Executive Allan Kittleman. I share in your concerns and wish Mr. Kittleman had addressed them prior to these bills being submitted to the Council. The legislation we have before us is weak and fails to address the outcry we've continued to hear from parents and our school community over the years.

In my opinion, if this were done appropriately with our children and communities in mind, many issues could have been addressed by the Executive prior to his submission of CB61 and CB62. My hope is that by working together moving forward, my colleagues and the administration will remain open to collaborating with me to bridge these gaps and address the issues you, and others in our community, have expressed.

I continue to have many questions, like those you've mentioned and that I've heard from others across the County. There is still much work to be done. As the Council continues its deliberations, I will keep you updated. In the interim, I have shared important dates below so you can follow along and stay engaged. Unless otherwise noted, all meetings will occur in the Banneker room of the George Howard Building, [3430 Court House Drive, Ellicott City, MD 21043](#).

- **Tonight, September 11 at 6pm** – Special Public Hearing Continuation: CB60, CB61 and CB62 only
 - Sign-up to testify here: <https://apps.howardcountymd.gov/otestimony/>
- **Monday, September 18 at 6pm** – Special Public Hearing Continuation (if needed)
 - Sign-up to testify here: <https://apps.howardcountymd.gov/otestimony/>
- **Monday, September 18 at 6pm** - Public Hearing – Current legislation
 - Sign-up to testify here: <https://apps.howardcountymd.gov/otestimony/>
- **Monday, September 25 at 3pm** - Work Session (C. Vernon Gray Room)
- **Monday, October 2 at 7pm** - Legislative Session

Can't attend but still want to stay engaged? You can stream our sessions online here: <http://cc.howardcountymd.gov/Online-Tools/Watch-Us>.

As always, if there are ways I can be of service in the future, do not hesitate to call or email my office.

All the best,

Dr. Calvin Ball

Howard County Council, District 2

Ph: [410-313-2001](tel:410-313-2001)

<http://cc.howardcountymd.gov/Districts/District-2/Bio>

A true leader has the confidence to stand alone, the courage to make tough decisions, and the compassion to listen to the needs of others. —Douglas MacArthur

Click below to register for my newsletter:

[Sign Up Now](#)

From: Cindy Zhao [mailto:4chsinfo@gmail.com]
Sent: Monday, September 11, 2017 12:09 AM
To: CouncilMail <CouncilMail@howardcountymd.gov>
Cc: Kittleman, Allan <AKittleman@howardcountymd.gov>
Subject: APFO Testimony on September 11, 2017

APFO Testimony

September 11, 2017

I am a long-term resident of Howard County for 18 years. My son is a freshman in Centennial High School.

I am greatly troubled by the massive redistricting challenge we are facing right now. There is NOT even one seat for my son in our current own neighborhood school! AAC made a plan for us, my son will be forced to leave his current neighborhood school

as a sophomore next year! No one has ever talked to us! We have no say to it! This is unacceptable! Howard County should be better than this!

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.

Cindy Zhao

[9010 Labrador Lane](#)

[Ellicott City, MD 21042](#)

Sayers, Margery

From: Kuplan Thurasamy <t_kuplan@hotmail.com>
Sent: Monday, September 11, 2017 3:01 PM
To: CouncilMail
Cc: Kittleman, Allan; Kuplan Thurasamy
Subject: Written Testimony for Council Bill 61

To whom it may concern,

I am 10 year resident of Howard County with twin boys that are now in second grade. I am worried that the county does not do a better job controlling and planning for development which adversely affects schools to redistrict very 2-3 years. I am originally from New Jersey where over development is a major problem where they have not been able to create adequate roads and infrastructure to meet the demands of the rapid development growth. When I moved here 10 years ago traffic was fine but over the last 5 years with all the new development my commute time has increased to 20 minutes. I've also noticed that people are not as nice on the road as they use to be, this is exactly what happened in NJ and i fear it is happening in Howard County now.

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.

Sincerely,

Kuplan Thurasamy
9700 Oak Hill Drive
Ellicott City, MD 21042

Sayers, Margery

From: Frances O'Connor <chettyoak@yahoo.com>
Sent: Monday, September 11, 2017 2:55 PM
To: CouncilMail; Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

To whom it may concern,

My husband and I moved our family to Howard County in early 2013. Our decision to settle in the area was largely influenced by the geographic location between Baltimore and Washington, D.C., as well as the quality of the schools, libraries, and parks. I am now VERY concerned about the current level of development 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 (most critically new schools, roadways, green space and emergency services).

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) BEGIN 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.
- Increased fees for developers of new homes, to be in-line with market rate and surrounding counties

The quality of life in Howard County is dependent on improved planning as it relates to these items. If the reputation of the County, particularly the schools, declines, all residents and businesses suffer. We become a less desirable place for residents and development.

Finally, I would urge the County Council to think strongly about the impact of frequent redistricting. Though I understand this falls under the purview of the School Board, it is directly tied to AFPO. Families will not make their children go through multiple redistrictings. We come to Howard County to put down strong roots, not uproot them every few years.

Thank you for your time and consideration.

Sincerely,
Frances Keenan
5463 Autumn Field Court
Ellicott City, MD 20143

Sayers, Margery

From: Tim Lattimer <lattimer60@hotmail.com>
Sent: Monday, September 11, 2017 2:53 PM
To: CouncilMail; Kittleman, Allan
Subject: Comments on APFO
Attachments: Tim Lattimer APFO Comments 11 Sept 2017 .pdf

Dear County Council Members and County Executive Kittleman:

Thank you for this opportunity to comment on the proposed changes to Howard County's "Adequate Public Facilities Ordinance" (APFO).

It is time for a new way of thinking about development in Howard County. "Business-as-usual" is not the solution. It's the problem. The intense debates we are hearing today about things like APFO, school redistricting, and large-scale mulching projects tear at the fabric of Howard County's communities. They come from a piecemeal approach to planning and development that is inadequate and outmoded.

Others have rightly urged the County Council to reject the proposed changes to the "Adequate Public Facilities Ordinance" (APFO). These changes would do little to avoid or minimize the overcrowding that prevails in many of our schools nor would they prevent the worsening of traffic conditions.

But even if the Council fixes APFO, it would still simply be nibbling around the edges of a much more fundamental problem: the lack of any requirement for a holistic process of environmental impact assessments for development projects. As a result, neither the County Council nor the public is able to get the full picture of the environmental and economic costs of those projects.

School crowding and traffic impacts must not be the only metrics to consider in evaluating proposed projects. **Howard County should adopt more comprehensive environmental impact assessment requirements that address all types of development projects** – including private projects. Such requirements should include:

1. **A process for the County to screen proposed projects and identify those that may have potentially significant environmental impacts.** Those that might should be subjected to a holistic evaluation of their potential impacts such as traffic, noise, air quality, climate change (including risk exposure), water quality, biological resources, land use, aesthetics, historic resources, public services and utilities, as well as growth-inducing and cumulative impacts.
2. **Impact assessment reports that are fact-based and reflect sound expert analysis,** yet written in plain language so that the lay public and policymakers could understand clearly the full scope of a project's environmental and economic implications. These reports should lay out clearly the proposed project and a reasonable range of alternatives (including a "no project" option), document existing environmental conditions, assess the significance of potential impacts, and recommend measures to avoid or mitigate potentially significant impacts.

3. **A transparent process** that affords the public with opportunities to become aware of a project, provide input as to the substantive scope of an impact assessment, opportunities to review and comment on draft assessments, and to participate in the Council's consideration of the final assessment.
4. **A process for the Council to certify the adequacy of the final assessment and a formal statement of findings**, particularly if the Council intends to approve a project despite significant adverse impacts that cannot be mitigated.

It's also time for a new way of thinking about how we manage risks. We don't have to look as far as places like South Asia or Houston, Texas to see how inadequate planning and poorly controlled development can turn natural hazards into unnatural catastrophes. Just over a year ago, we all saw how upstream development helped to pave the way toward more intense flooding and destruction in Old Town Ellicott City. If recent events have taught us anything, it's that climate change is not simply a global problem. It is fundamentally a local issue, as local communities are on the front lines of climate change impacts. But we can also play a huge role in solving the climate crisis.

So, let us start by putting in place a more holistic approach to evaluating the environmental impacts of development projects. **These types of requirements are not rocket science nor are they anything new.** Other states have had these types of requirements in place for decades. For example, the **California Environmental Quality Act (CEQA)**, which then-Governor Ronald Reagan signed into law in 1970, applies to both public and private development projects.

You may hear claims that such requirements will slow economic growth or cause the loss of jobs. Those claims are simply not true. I worked for ten years as an environmental planner in southern California and I saw first-hand how the **CEQA process can lead not only to more informed decisions on development, but also to projects that are better designed and more environmentally sustainable.**

But you don't have to take my word for it. I can refer you to multiple studies that have looked at California's nearly 50 years of experience with CEQA. They have shown consistently that **environmental impact reporting requirements have actually benefitted California's environment without hampering economic development.** In fact, the state's per capita GDP growth, manufacturing output, housing, and construction activity all grew as fast or faster after the passage of CEQA. At the same time, California has seen dramatic growth in clean energy development and significant reductions of pollution.

As I understand it, there are no state laws that would prohibit Howard County from putting into place a similar type of systematic, comprehensive process to assess and disclose the potential environmental impacts of development projects. **I urge the County to go beyond tinkering with APFO and fix the underlying problem by instituting such an impact assessment process.**

When my family returned to the U.S. in 2002 after many years overseas, we did not choose to live in Northern Virginia like most of my Foreign Service colleagues. We made a conscious decision to live in Columbia because we share the vision of its founders in wanting a diverse, people-centered community. We also chose to live here because of Howard County's superior overall quality of life. Northern Virginia is poorly planned, overbuilt, and its traffic is a nightmare. Its nickname, "NOVA," is perfectly fitting for anyone who understands Spanish, because **"no va" means "no go."**

We don't want "Ho Co" to also become known as "no go." Howard County must go beyond tightening its APFO

standards (i.e., setting school capacity limits at 100%, including high schools and not letting development to proceed by default in areas where schools remain overcrowded). It must **put in place a rational and holistic environmental impact assessment process that enables County decision-makers and the general public to have a full understanding of the environmental and economic impacts** associated with development projects. Thank you for your consideration.

Tim Lattimer

8452 Each Leaf Ct.

Columbia, MD 20145

Tim Lattimer Comments on Proposed Changes to Howard County's Adequate Public Facilities Ordinance
September 11, 2017

Thank you for this opportunity to comment on the proposed changes to Howard County's "Adequate Public Facilities Ordinance" (APFO).

It is time for a new way of thinking about development in Howard County. "Business-as-usual" is not the solution. It's the problem. The intense debates we are hearing today about things like APFO, school redistricting, and large-scale mulching projects tear at the fabric of Howard County's communities. They come from a piecemeal approach to planning and development that is inadequate and outmoded.

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Tim Lattimer Comments on Proposed Changes to Howard County's Adequate Public Facilities Ordinance
September 11, 2017

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We don't want "Ho Co" to also become known as "no go." Howard County must go beyond tightening its APFO standards (i.e., setting school capacity limits at 100%, including high schools and not letting development to proceed by default in areas where schools remain overcrowded). It must **put in place a rational and holistic environmental impact assessment process that enables County decision-makers and the general public to have a full understanding of the environmental and economic impacts** associated with development projects. Thank you for your consideration.



Tim Lattimer
8452 Each Leaf Ct.
Columbia, MD 20145

Sayers, Margery

From: Kavya Ala <kavyala@gmail.com>
Sent: Monday, September 11, 2017 2:52 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

Respected Sir,

We lived in Howard county for 3 years with our 2 kids. In the past 10 years our commute to work has increased from 20 minutes to 40 minutes due to increased congestion. We are worried that if the county doesn't do a better job controlling and planning for development of the schools, we will be forced to redistrict again in 2-3 years.

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.

Thank you

Kavya & Prashanth

8798, Wellford drive, Ellicott city, MD.



Virus-free. www.avg.com

Sayers, Margery

From: Alison Raver <alisonraver@gmail.com>
Sent: Monday, September 11, 2017 2:42 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: Written testimony for Council bill 61

Hello. We moved from Anne Arundel county to Howard County in 2011, mainly to ensure that our children would have access to one of the top school districts in the state. We now have a 4th grader, and a kindergartener at Rockburn Elementary school as well as a one year old who will one day be a Howard County Public Schools student as well.

I'm worried that if the county doesn't do a better job controlling and planning for development the schools will be forced to redistrict again in 2-3 years. Redistricting is a band aid to a larger problem. If development is not capped, or developers and/or are not expected to pay higher fees to support funding new schools, and associated infrastructure this problem will continue to worsen. We are discussing a move away from Howard County because we are disappointed that so many schools are over crowded and nothing seems to be happening to fix this problem in the immediate future for the long term.

We are 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.

Please carefully consider amending Council Bill 61 so that Howard County can continue being a highly desirable place to live for years to come.

Sincerely,

Alison and David Raver
7854 Rockburn Drive
Ellicott City, MD 21043

APFO Testimony

Michael Thompson

9806 Michaels Way

We are here tonight because our County is at a cross roads. The people are up in arms because we feel that our elected officials and their appointees are not looking out for the best interest of their constituents who voted for them, but rather for the developers that helped to fund their election campaigns. We have been overdeveloping this County for decades and have never been given the opportunity for the County's infrastructure to catch up to the pace of development. The current APFO regulations allow developers to continue at an unprecedented pace while our schools, streets, and residents suffer. Our current administration, and administrations past, care more about increasing tax base than it cares about the quality of life of its citizenry.

APFO has some very disturbing flaws. One prime example is the schools test. If a development fails the schools test for four years, and then, via a caveat written into County code, is allowed to be built within a failing school system, then the only thing that has really failed is our government's ability to represent its constituents. So I have to ask, where do the priorities of our elected officials lie? Is it in our children, our residents, or is it in the false pretense that development equals progress and that this type of progress is always a good thing? I find it hard to believe that the development fees and additional tax income that is received from a potential development would be enough to offset the additional educational and infrastructure needs nor the cost of another catastrophic flood because it isn't a matter of if, but when.

In an effort to make Howard County a better place to live for the residents of the County, a moratorium or more stringent development regulations needs to be imposed. Property values will increase and as a result, an increase in tax income for the County. I for one am willing to pay my share to live in a better community. I already do. The additional income from taxes would more than offset the loss of development fees that are levied upon developers that they only pass on to the consumer anyway.

APFO should include a test for emergency services. Our County seems to be more interested these days in developing primarily age restricted communities. These communities will put additional strains on first responders and other emergency services.

Like many other jurisdictions in Maryland, a school should be closed at 100% of capacity...PERIOD. Allowing developers to still build and only charging them additional fees does nothing to slow them down and it does not give the County sufficient time to address the inadequacy of our County's schools.

APFO should include a stormwater test to determine what negative downstream flooding potential exists. Much of the Howard County was developed prior to stormwater management regulations were adopted and as such many communities experience flooding and not just during 500 year storm events. Any new development within, or upstream of existing communities without stormwater management, should be required to manage the 100 year storm or greater. I have no doubt that developers will complain about how difficult it would be to accomplish this task, however they can and will comply and then just pass the cost of the additional engineering and loss of lots to their consumers.

APFO should also include a storm drain test to determine if the existing culverts downstream of a development can handle the additional flow or if properties will become flooded. Many of the storm drain systems and culverts are decades old and due to additional development, many of the stormdrains, culverts and bridges are no longer adequate. This inadequacy has resulted in flooding and property losses throughout the county and also has flood insurance implications through FEMA. One prime example of this is the Route 40 culvert under Plumtree Branch. The culvert itself was constructed in the 1950's at a time when much of the watershed upstream was not developed. At the time the culvert was sufficient to handle the flow however now that the watershed is almost completely developed even a 2 year storm event begins to back up in the culvert. One of the adjacent residents has stated that they only had a few inches of rain in the basement during hurricane Agnes in 1972 which is the benchmark which we measure against here in Maryland. In the past six years their basement has nearly filled twice.

In 2016 when Money Magazine ranked Columbia the best place to live, it brought a lot of additional attention to the County but how long can our elected officials hang their hat on this award. New prospective home buyers are savvy and spend copious amount of time researching a location for their new home. The quality of our schools and roads is declining and the citizens have had about as much as they take. Look at the turmoil that surrounds exists within the County at this very moment; citizens are angry about their schools, their roads, flooding, development regulation etc... That shiny accolade from Money Magazine is quickly losing its luster. It is time for our elected officials to act and not react. It is time for the to stand up for the citizens that put them in office. This county can't afford to continue to sacrifice our children's education for the sake of development. That is after all why most of us moved to Howard County

For generations now Howard County has suffered from uncontrolled growth that cannot and should not be tolerated or accepted. Developers have been allowed to essentially do as they please while the constituents of the county are left to suffer with the consequences such as overcrowded schools, inadequate public facilities and flooding.

Why does our prosperity have to revolve around how many development units are allowed to be built each year, why shouldn't the emphasis be based upon our children's education or how socially and environmentally responsible we are as a community. Who wants to be the jurisdiction with the most strip malls per capita or to be the most frequently flooded county in the state. It is time to stop listening to developers and start listening to the constituents of the county, after all this is "a government of the people, by the people, for the people" and we shall not perish from this Earth. The people are here now speaking voices and it is time the government responds and does the right thing for it's residents.

Respectfully

Mike Thompson

Sayers, Margery

From: Mike Thompson <mthompson@biohabitats.com>
Sent: Monday, September 11, 2017 2:32 PM
To: CouncilMail
Subject: APFO CB 61 Testimony
Attachments: APFO TESTIMONY.pdf

Please find the attached testimony for CB61 in advance of tonight's legislative hearing.

Thank You

Sayers, Margery

From: Kira Bloechl <kira.bloechl@gmail.com>
Sent: Monday, September 11, 2017 2:26 PM
To: CouncilMail; Weinstein, Jon; Ball, Calvin B; Terrasa, Jen; Fox, Greg; Sigaty, Mary Kay
Subject: APFO meeting tonight

Dear Council Persons,

I urge you to vote against CB-61 and CB-62 in their current forms. These bills do not solve the problem of overcrowding in our schools and continue our reliance on "temporary" portables as a permanent solution. We need real APFO changes that help students learn and succeed.

CB-61 should be amended as follows:

1. High school capacity should be included in the APFO school test.
2. Development should be postponed if it would cause the enrollment at any individual school to exceed 100% of State Rated Capacity, regardless of excess capacity at adjacent schools.

I live in Elkridge and my children go to Elkridge Elementary School, which by last count, is exceeding 900 students. I fear for my children's safety and the quality of thier education in classrooms that are too small for the amount of students in them with teachers overwhelmed by their ratio. One of my sons is currently learning in a classroom that was meant as a teacher planning room when EES was built. They are constantly adding teachers to help with ratios with no where to put these students. Classes and friendships are being broken up to move children around. It's not a healthy learning environment. The staff has been overwhelmed at dismissal moving 900 children through the bus line and car rider line. Because of the large amount of families at EES, many of our community events may need to be reassessed as fire codes and safety are pushed to their limits.

Elkridge has seen so much growth the last 9 years that my family has lived here. Because of our historic nature, we are not adequately prepared to handle more dwellings. We lack sidewalks and walking bridges to safely get to our soon-to-be new library and community grocery store. We lack restaurants and retail outlets and leave Elkridge to shop and dine. We would love for that money to stay in our community and continue to aid the restoration of the Route 1 corridor. We need these things (along with relief in our schools, of course) before we can continue to add any more families.

Again, I urge you to vote against CB-61 and CB-62 in their current forms. The eastern part of the county cannot handle more people.

Thank you and I'll see you this evening,
Kira Bloechl - a mom of 3 boys in Elkridge

Sayers, Margery

From: Cindy Zhao <4chsinfo@gmail.com>
Sent: Monday, September 11, 2017 2:22 PM
To: Ball, Calvin B
Cc: Pruum, Kimberly; CouncilMail; Kittleman, Allan; boe@hcpss.org; superintendent@hcpss.org
Subject: Fwd: APFO Testimony on September 11, 2017

Including 4 more email addresses:

councilmail@howardcountymd.gov
AKittleman@howardcountymd.gov
boe@hcpss.org
superintendent@hcpss.org

----- Forwarded message -----

From: **Cindy Zhao** <4chsinfo@gmail.com>
Date: Mon, Sep 11, 2017 at 2:14 PM
Subject: Re: APFO Testimony on September 11, 2017
To: "Ball, Calvin B" <cball@howardcountymd.gov>
Cc: "Pruum, Kimberly" <kpruum@howardcountymd.gov>

Dear Dr.Ball,

Thank you so much for your response!

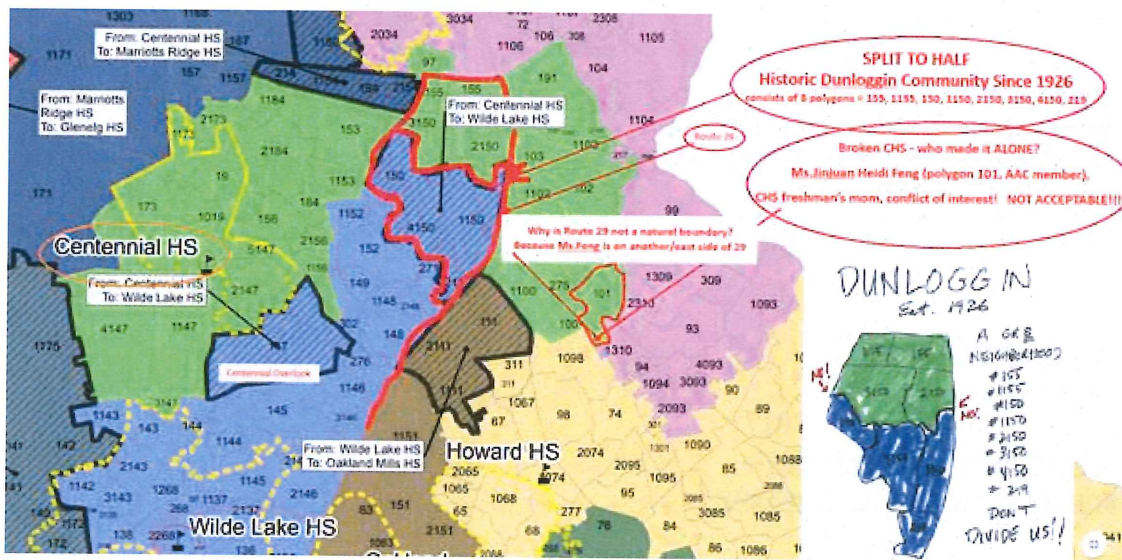
In fact, you are the first one and only one (elected official) so far has ever responded to me (Dunlogging community) since Aug.8.

On Aug.8, when AAC published AAC plan which is modified completely from annual "Feasibility Study" (presented on June 27). But no one had ever talked/communicated with us (Dunloggin community) before, until we found out ourselves that our historic Dunloggin community is going to be split into half. Half remains in Centennial High School (CHS - 2 miles away current neighborhood school), and other half are going to attend Wilde Lake High School (WLHS - 10 miles away).

Who did make AAC plan for broken CHS? A mom of CHS freshman (AAC member) ALONE made AAC plan for all of us without US without our community voices. Because Ms.Feng (polygon 101) is on another/east side of route 29, that's why route 29 is NOT used as natural boundary. Her name is Ms.Jinjuan Feng on AAC

Charter, but Ms. Heidi Feng on AAC public reports. We don't know which name she used to apply for AAC member. But she is the only AAC representative from our CHS. She is a conflict of interest! This is NOT acceptable!

Below is AAC map to illustrate how unreasonable our broken CHS by AAC plan. If this AAC plan is honored, Howard County will NOT be same anymore! We believe that our HoCo is much better than this!



Also we received the following information how AAC plan has been manipulated by all AAC members. We have no way to verify the info because Superintendent & BOE have kept AAC member's polygon numbers secret, although we have requested numerous times, and although a person's address (polygon number) is public. But I am sure that you can verify it for us.

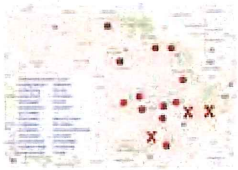
Basically the AAC is quietly shaping the districts to benefit their own kids. All of this from publicly accessible information. Polygons of several AAC members not yet identified.

1) Another AAC member lives in 1151. Feasibility moved it from @hcpss_omhs to @hcpss_wlhs and AAC moved it back.

2) Not the only one... One AAC member lives in polygon 1170, Feasibility study moved 1170 from @hcpss_mrhs to @hcpss_ghs and AAC moved it back.

3) *At least two AAC members, Benning (poly #1170) and Keller (#1151), modified the feasibility study to retain their existing high schools, vs being switched. Another AAC member, Poletti (#1141), modified feasibility study to change her high school from Wilde Lake to River Hill high school. Indeed, Ms. Jinjuan Heidi Feng (#101) is the only AAC member residing in CHS district.*

Another map below: AAC member resident locations ... Dunloggin is that hole in the middle. We know they were called to rep the whole of HoCo, hmmm. (Noted: The map below is not very clear, it was supplied by a resident and we are working to update the map.) I am sure that you can request a map from Superintendent & BOE for us.



We are disgusted with unfair representation and the flawed/manipulated AAC process!!

Since AAC members have not signed NCI statement, AAC plan must be invalidated! Void AAC plan!

We shall go back to Feasibility Study and start over again! We shall “Let Them Stay – Let Sophomore & Junior Stay”!

We want NEIGHBORHOOD schools!

We, HoCo parents/residents/taxpayers are holding superintendent and BOE to be accountable!

By the way, did BOE just pay a huge settlement to former Super using our taxpayer’s money without OUR permissions! We had NO SAY to it! Now BOE is sending an interim super who doesn’t even talk/listen to us/HoCo. We want to have a vote to current ongoing “Permanent Superintendent Search”!

We want to be part of redistricting process to work together, to find a minimum impact solution to all of our HoCo children in this challenging time!

Thanks again for listening!

Best regards,

Cindy Zhao (Dunloggin Community)

Ellicott City, MD 21042

On Mon, Sep 11, 2017 at 12:25 PM, Ball, Calvin B <cball@howardcountymd.gov> wrote:

Good afternoon,

Thank you for your testimony regarding the Adequate Public Facilities Ordinance (APFO), sponsored by County Executive Allan Kittleman. I share in your concerns and wish Mr. Kittleman had addressed them prior to these bills being submitted to the Council. The legislation we have before us is weak and fails to address the outcry we've continued to hear from parents and our school community over the years.

In my opinion, if this were done appropriately with our children and communities in mind, many issues could have been addressed by the Executive prior to his submission of CB61 and CB62. My hope is that by working together moving forward, my colleagues and the administration will remain open to collaborating with me to bridge these gaps and address the issues you, and others in our community, have expressed.

I continue to have many questions, like those you've mentioned and that I've heard from others across the County. There is still much work to be done. As the Council continues its deliberations, I will keep you updated. In the interim, I have shared important dates below so you can follow along and stay engaged. Unless otherwise noted, all meetings will occur in the Banneker room of the George Howard Building, [3430 Court House Drive, Ellicott City, MD 21043](#).

- **Tonight, September 11 at 6pm** – Special Public Hearing Continuation: CB60, CB61 and CB62 only
 - Sign-up to testify here: <https://apps.howardcountymd.gov/otestimony/>
- **Monday, September 18 at 6pm** – Special Public Hearing Continuation (if needed)
 - Sign-up to testify here: <https://apps.howardcountymd.gov/otestimony/>
- **Monday, September 18 at 6pm** - Public Hearing – Current legislation

- Sign-up to testify here: <https://apps.howardcountymd.gov/otestimony/>
- **Monday, September 25 at 3pm** - Work Session (C. Vernon Gray Room)
- **Monday, October 2 at 7pm** - Legislative Session

Can't attend but still want to stay engaged? You can stream our sessions online here: <http://cc.howardcountymd.gov/Online-Tools/Watch-Us>.

As always, if there are ways I can be of service in the future, do not hesitate to call or email my office.

All the best,

Dr. Calvin Ball

Howard County Council, District 2

Ph: [410-313-2001](tel:410-313-2001)

<http://cc.howardcountymd.gov/Districts/District-2/Bio>

A true leader has the confidence to stand alone, the courage to make tough decisions, and the compassion to listen to the needs of others. —Douglas MacArthur

Click below to register for my newsletter:

[Sign Up Now](#)

From: Cindy Zhao [mailto:4chsinfo@gmail.com]

Sent: Monday, September 11, 2017 12:09 AM

To: CouncilMail <CouncilMail@howardcountymd.gov>

Cc: Kittleman, Allan <AKittleman@howardcountymd.gov>

Subject: APFO Testimony on September 11, 2017

APFO Testimony

September 11, 2017

I am a long-term resident of Howard County for 18 years. My son is a freshman in Centennial High School.

I am greatly troubled by the massive redistricting challenge we are facing right now. There is NOT even one seat for my son in our current own neighborhood school! AAC made a plan for us, my son will be forced to leave his current neighborhood school as a sophomore next year! No one has ever talked to us! We have no say to it! This is unacceptable! Howard County should be better than this!

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.

Cindy Zhao

[9010 Labrador Lane](#)

[Ellicott City, MD 21042](#)