

Sayers, Margery

From: Meg Ricks <capizziricks@gmail.com>
Sent: Monday, September 11, 2017 2:13 PM
To: CouncilMail
Subject: APFO

I'm writing to share my support for the Board of Education's recommendations for changes to the APFO bill that the council is considering.

As a parent of a student that will be starting high school next year, a current fourth grader, and a current kindergartener, I am concerned about our schools now and in the future. We live in the Eastern part of Elkridge, an area that is chronically overcrowded. The two high schools that we might be districted to, Howard and Long Reach are in desperate need of relief. Just now someone shared on our neighborhood Facebook page that the bus that picks up our highschool students does not have enough seats and that students are packed into the aisle.

I have been involved in the PTA at Elkridge Elementary School for eight years now and have spent a lot of time at the school during the day. The teachers and staff are faced with a monumental task keeping a couple hundred more students than they should have safe and secure throughout the day. The teachers have to do the best they can with large classes and in less than ideal conditions- some rooms much smaller than others, "pod" classrooms which were partially walled off but sound carries easily from room to room, and the not so temporary portable class rooms. Every single thing that happens during the day becomes more difficult with more children.

I am not opposed to development or to redistricting but I want to make sure we do it the right way. Address the shortcomings of this law that continually make our schools overcrowded.

Thank you
Meg Ricks

Sayers, Margery

From: Leila Scott <mrknomerocks@gmail.com>
Sent: Monday, September 11, 2017 2:07 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: Written Testimony For Council Bill 61

Dear Council,

I am a current homeowner in the Oakland Mills Village Center (Thunder Hill). We currently have 1 student in 1st grade at Thunder Hill Elementary and another one to follow in 3 years. As I know you aware we are an overcapacity Elementary school, in which students are taught in portables and unsuitable classrooms due to size and location.

I am concerned with the overcrowding and quality of education being provided due to lack of funding. Increasing our taxes to pay for what developers have long lacked in contributing is not the answer. The developers not paying their fair share and lack of APFO planning is what has gotten into this state of emergency within our schools to begin with.

I am also concerned with the frequency and amount of redistricting that is occurring currently and will continue to have to happen if we do not properly allocate and receive funding from development within our county. Our county has been giving away our land to developers without the impact charges that are necessary to support the current and future infrastructure needs of our community, leaving the most vulnerable of our citizens (our children) without the means to the world class education this county advertises.

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%

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

I thank you for your time and consideration of these necessary changes to our APFO and know that you recognize the importance of your decisions on our community and also the impact in will have in who I vote for as seats become available for election and re-election.

Sincerely,

Leila Scott
5080 Bucketpost Court
Columbia, Md 21045

410-215-0418

"When we try to pick out anything by itself, we find it hitched to everything else in the universe." ~ John Muir

"Help the Howard County Cat Club Save Lives"

www.heartandfriendshipcompany.com

www.goodsearch.com

www.howardcountycatclub.org



Virus-free. www.avg.com

Sayers, Margery

From: Xiaoli Nan <nan@umd.edu>
Sent: Monday, September 11, 2017 1:48 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

Dear Howard County Council Members and Executive:

I'm writing this note to express my significant concern about the poor planning of housing development in Howard County, MD that results in frequent, massive school redistricting.

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

Respectfully submitted,

Xiaoli Nan
8673 Wellford Drive, Ellicott City, MD 21042

Sayers, Margery

From: Carol Allen <knuteallen@yahoo.com>
Sent: Monday, September 11, 2017 1:12 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: Written testimony for Council Bill 61

Dear County Council,

I have lived in Howard County for 18 years. I have 2 kids. We moved here from Anne Arundel County when we decided to have children, because of the great school system. We specifically chose a neighborhood with a great high school.

I am concerned that our property taxes will be increased to make up for the low fees that developers pay in our county. I am concerned that my kids will be redistricted out of a great school to make up for overcrowding.

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. I'm concerned when I see suggestions of redistricting that include moving students that walk to one school to another school where they need to be bused.

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.

Please keep these items in mind.

Thank you.

Carol Allen
4038 Pebble Branch Rd.
Ellicott City, MD 21042

Sayers, Margery

From: Niki McGuigan <mcniki1@gmail.com>
Sent: Monday, September 11, 2017 12:26 PM
To: CouncilMail
Subject: CB61-2017

Dear County Executive and County Council,

We strongly support the BOE proposed amendments to APFO. Please don't overcrowd our county, our schools, our resources!

Our children are at Elkridge Elementary school, where we are well over the 100% capacity with 900 plus students. Our area is busting at the seams with developers building homes all around us, in every inch of available space off of Hanover Rd. It's affecting traffic. Besides the traffic back-ups, we have to deal with cars speeding and putting our kids in danger. It's affecting our schools. We are overcrowded at Howard and Long Reach high schools with no Elkridge high school to relieve us. We are being shuffled around like puzzle pieces with redistricting every few years.

Please do something! Put our kids first! Pass a stronger APFO!

Thank you,

Niki and Larry McGuigan
6209 Patuxent Quarter Rd.
Hanover

Sayers, Margery

From: Teresa Berman <tmay15@aol.com>
Sent: Monday, September 11, 2017 12:14 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: APFO comments and concerns

Dear County Council members:

I have been a Howard County resident since 2001 and have two children that attend public schools in this county. My oldest is currently in 8th grade and is zoned to attend Howard High School next year. I am very concerned about the significant overcrowding at this school and others within our county. Both our elementary and middle schools (Ilchester and Bonnie Branch) are over capacity as well with some classes in portable trailer classrooms outside. Over my years of living in this county I have noticed much more congestion on roads and infill housing going into what appears to be every available green space that could be built on. School expansion has not kept pace with this growth in the county.

I am asking you to take action during this review of the Adequate Public Facilities Ordinance to better accommodate growth and schools in particular. I ask that you add high schools to the school capacity limits that are reviewed - and that these limits be set at 100% for ALL schools. Many neighboring counties in Maryland are using this 100% threshold which certainly makes more sense for planning and growth purposes.

Current Howard County procedures also permit development to proceed after a three year wait by a developer even if the schools are still over the capacity threshold. Most of our neighboring counties have longer time frames or other thresholds that must be met before development can proceed. The other counties with time frames are using six or seven years - more than double our current time frame. Some also have provisions for developers to fund or partially fund school expansion as an option. Howard County should lengthen this time frame and consider other measures to address crowding if it still remains at the end of the moratorium period.

I urge you to take these actions to better address growth and school crowding in Howard County as you address the proposed changes to the Adequate Public Facilities Ordinance.

Sincerely,

Teresa Berman

Sayers, Margery

From: Liz E <liz.esker@gmail.com>
Sent: Monday, September 11, 2017 12:04 PM
To: CouncilMail; Kittleman, Allan
Subject: APFO Inadequacies

Dear County Executive Kittleman and County Council Members,

The APFO bill, CB-61-2017, does not add any test for high school capacity. The tests are only for elementary and middle schools. This is not acceptable.

The eastern Howard County high schools (Howard, Long Reach and Mount Hebron) are overcrowded because there is not a high school test in APFO. The county has allowed for the development of new homes in this area ever since Veterans Elementary, Ducketts Lane Elementary and Thomas Viaduct Middle School opened. The county allowed this development without worrying about where these kids would go to high school.

Now, these kids are starting high school but there is no room. There is not adequate public high school capacity because there was no test for high school capacity to restrict this development. The population in the eastern part of the county has increased greatly since I moved here 17 years ago and the two newest high schools in the county were both opened out in the western part of the county. Something needs to be done to ensure there is adequate public high school capacity planned when new development is allowed. Adding a high school capacity test will ensure there are adequate facilities for all students.

Please add a high school capacity test to the qualifications for an area to be open to development.

Sincerely,
Elizabeth Esker
Elkridge, MD

Sayers, Margery

From: Missy Lemke <hmlemke@gmail.com>
Sent: Monday, September 11, 2017 11:09 AM
To: CouncilMail
Subject: CB-61 & CB-62

To whom it may concern,

I am writing to express my concern that the AFPO regulations be tightened in Howard County. I live in the eastern part of the county where overcrowding has hit a critical level. Our overcapacity elementary schools feed into the already overcrowded Howard and Long Reach high schools. Rather than redistricting, which cannot help any longer because the numbers are too high, Howard County need to better regulate growth. Builders cannot be allowed to build without concern for the communities.

Please support the Howard County PTA's recommendation to change these regulations.

Sincerely,

Melissa Lemke
6454 Anderson Ave
Hanover, MD 21076

Sayers, Margery

From: Ramesh Gopalakrishna <ramtax68@yahoo.com>
Sent: Monday, September 11, 2017 11:06 AM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

I have been living in Howard County for over 20 years with my husband. When we decided to settle down for a long term, we started doing our homework regarding the schools. After careful research we found Centennial schools would be ideal to challenge our kids bright minds. We found the community to live and bought our "home". Within two years we hear that our kids are being redistricted to schools which are not comparable in any shape and form. Why? If there was opposition to the new community from other neighborhoods then why was it ignored and the builder was still allowed to build? Why was the builder advertising the homes were associated with centennial schools?

If county claims all schools are good in howard county then why are the house prices so different? Why are the school rankings so different? Why the programs offered are so different?

This is gross injustice to citizens who work hard, save up money to pay for the homes so that their kids get best of the education and in the end gets redistricted to schools which are less desirable, all due to lack of facilities and infrastructure. Why do we pay our taxes for? The property tax bill states that 60+ % goes towards education. Then why are the schools not being funded to add more room or floors?

The developers who are allowed to build in the overcrowded areas must be liable for more funds to schools per kid rather than a nominal fee. They make millions of dollars from us the common citizens who get squeezed both by the builders as well as the system.

This has to stop. Our votes must count and be meaningful. The system has to recognize the problems of infrastructure and need for schools. We are supposed to be an advanced democratic country with fairness to all. I don't see that happening here.

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...

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.

Thanks,

Lavanya Kashyap

8614 Wellford Drive, Ellicott City, MD 21042

Sayers, Margery

From: Ginna Rodriguez <rodriguez.ginna@gmail.com>
Sent: Monday, September 11, 2017 10:41 AM
To: CouncilMail; Kittleman, Allan
Subject: Written Testimony for Council Bill 61

My name is Ginna Rodriguez, and I have been a resident of Howard County for four years. We chose to move to Howard largely because of the reputation of the schools here. Last year, my oldest son started Kindergarten.

While my son enjoyed his school and had a wonderful teacher for kindergarten, I found a couple of things surprising last year, specially for one of the best school districts in the U.S. My son's kindergarten class had 24 kids. That works out to be 6 more kids, or 33% more than the maximum recommended kindergarten class size, and is a direct result of lack of available classrooms in his school. Due to the facility limitation in his school, kids cannot wash their hands before lunch, and must use hand sanitizer instead. This is of special concern for younger kids, as the CDC indicates the use of hand sanitizer is not as effective as washing ones hands and can even lead to alcohol poisoning when ingested! Moreover, some kids at his school must wait until 1:30 pm to have lunch, and I have even heard of HCPSS elementary students who are not able to eat a meal or snack until 2pm!

The reason I bring this up is because the council needs to be aware of the many types of consequences that result from being okay with using our schools above their intended capacities. In listening to the videos of the APFO Task Force, I know that developers believe that additional growth in Howard County can be accommodated through larger class sizes, relocatables, and redistricting. APFO school tests should not be set at higher than 100% thinking that larger class sizes, relocatables and redistricting will solve the problem created by poor planning. Out of control development has led us into the midst of a disruptive redistricting process that has pitted communities against each other in a high-stakes game of hot potato where many of our children lose.

These conditions can't be acceptable in Howard County. Elected officials have a responsibility to their constituents to work together and place the interests of the voters who elected them above those of developers who funded their campaigns. The council must pass a sustainable and equitable APFO legislation where developers fully funds the additional infrastructure enhancements needed to support the development and necessary construction takes place concurrently so new infrastructure is in place when needed.

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

- 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.

I hope that the council will do what is best for Howard County.

Ginna Rodriguez

4053 Pebble Branch Road

Ellicott City MD, 21042

Sayers, Margery

From: Leonardo McClarty <lmclarty@howardchamber.com>
Sent: Monday, September 11, 2017 10:33 AM
To: CouncilMail
Subject: CB61 Support
Attachments: APFO Support_9.11.17.pdf

Howard County Council members,

Please find attached written testimony from the Howard County Chamber concerning CB61-2017.

Thanks

Leonardo McClarty, CCE
President/CEO, Howard County Chamber
T: 410-730-4111; 107
E: lmclarty@howardchamber.com

New Address Effective September 1, 2017
6240 Old Dobbin Lane, Suite 110
Columbia, MD 21045

SAVE THE DATE: October 6, 2017 - Signature Event, A Night of Illusion. Visit www.howardchamber.com for details.

Get [Outlook](#) for iOS



Leonardo McClarty
President/CEO, Howard County Chamber

September 11, 2017

Mr. Jon Weinstein
Chair, Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

RE: Howard County Chamber Support for CB61-2017

Dear Councilman Weinstein:

Since 1990, the Adequate Public Facilities Ordinance (APFO) has served as a vehicle for Howard County elected and appointed officials' usage in managing land use and growth and its impact on infrastructure and public schools. Shortly after taking office in 2014, Howard County Executive Allan Kittleman upon recommendation of the Department of Planning and Zoning Transition team convened a task force to review the current APFO as part of efforts to prepare for and manage future growth and development.

This task force would be comprised of a sundry group of 22 voting and 2 non-voting members. Fields of discipline represented included public education, residential real estate, construction, commercial development, and concerned citizenry. This group of diverse Howard County residents examined and tested public facilities for 13 different areas ultimately arriving at recommendations where 2/3 majority were in agreement.

Education has always been the bedrock of the Howard County community, thus education also received significant debate and attention. Development and impact on neighboring schools have many calling for the elementary and middle school capacity threshold to be reduced to 100%. Ultimately, the group arrived at a compromise electing to reduce the capacity threshold to 110% with extra payment by developers who wish to proceed at 115% and 120%. Examples such as this demonstrate that a substantial number of meetings were held over the last year consisting of vigorous debate, consensus building and compromise. Consequently, the Howard County Chamber recommends moving forward with recommendations before you now and the

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September 11, 2017
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legislation to follow state enabling legislation next year, which together mirrors the recommendations of the APFO Task Force.

I thank you for your consideration. Should there be any questions concerning the Chamber's position, I can be reached at 410-730-4111.

Respectfully,



Leonardo McClarty, CCE
President/CEO, Howard County Chamber

CC: Howard County Council
Howard County Chamber Board of Directors
Howard County Chamber Legislative Affairs Committee

WRITTEN TESTIMONY FOR COUNCIL BILL 61

I am currently a resident of a new community in Polygon 147. I was used to live in Dorsey Search area for 8 years and decided to move back to this area as I miss being in this beautiful area. I wanted my kids to grow up in this area which is peaceful, quiet and caring. I have two kids. My son who is 8 years old just started 3rd grade this school year with completing two years in the same school and second will be starting Kindergarten next school year. I am a hard-working parent who worked my way up to make myself establish in USA after moved from India.

I personally find weak APFO has affected us significantly as I just recently purchased brand new property to move back to my beloved community which I have loved to live since I moved to USA from India. I am very concerned that our property taxes will be increased to make up the low fees that developer pay in our county and more developers are building new homes while new schools are not being built in the same pace as new development. I do think that our polygon may be redistricted due to weak APFO as well and our developer took advantage of asking us to pay higher premium because of the good school district.

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.
- I am against the redistricting and want council to provide enough funds to build new schools. Also, we should be building same amount of schools to offset with new development rather than having so much population but not enough schools.

Sincerely,

Deval Bhardwaj
8619 Wellford Drive
Ellicott City MD 21042

Sayers, Margery

From: deval shah <deval12@yahoo.com>
Sent: Monday, September 11, 2017 10:28 AM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61
Attachments: APFO - Testimony.docx

Sayers, Margery

From: no-reply@howardcountymd.gov
Sent: Monday, September 11, 2017 10:18 AM
To: lattimertp@gmail.com
Subject: APFO

First Name: Micaela
Last Name: Lattimer
Email: lattimertp@gmail.com
Street Address: 8452 Each Leaf Court
City: Columbia
Subject: APFO

Message: So what's the big deal with APFO? 4th wealthiest county in the country and some of the lowest fees for developers. That's the big deal! So the tax payers pick up the rest. Developers should be begging to build here and pay more towards our public facilities, including schools, roads, libraries, police stations, fire stations, parks, etc.

Sayers, Margery

From: Tasmia Haider <tas1861@hotmail.com>
Sent: Monday, September 11, 2017 10:13 AM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

Dear Council members and County Executive,

This is a written testimony for Council Bill 61. 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. As a result, citizens of Howard County, like my family, has to endure the stress of the school redistricting process that is currently underway.

Like my family, most families in my community purchased homes based on the school districts. Beazer was given approval to sell the houses in Centennial Overlook community with the advertisement that these will be in Centennial School district. The entire community now feels cheated by the county and its officials, as it seems that the county representatives are working for developers such as Beazer, and not the tax-paying citizens of the county who voted for them.

I am requesting that Council Bill 61 is amended with the following provisions for a more fairly and equitably balanced, 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 consider this testimony. Depending on the outcome of the APFO legislation and the final outcome of school redistricting, I will decide on my vote for the next election.

Thank you,
Tasmia Haider

Address:
8803 Wellford Drive
Ellicott City, MD 21042

Sayers, Margery

From: John Albert Chung <thechung@gmail.com>
Sent: Monday, September 11, 2017 8:16 AM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

As a tax-paying resident of Howard County, 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.

I've got 2 children in elementary school, and am increasingly concerned with the planned redistricting, the overcrowded class sizes, the "temporary" pods where many of their classes take place, the health issues that may arise from spending hours in a school with mold infestation... WHAT IS GOING ON IN OUR COUNTY, AND WHY ARE YOU PERMITTING THIS TO HAPPEN?!

WHY ARE HOME DEVELOPERS NOT PAYING ADEQUATELY TO BUILD IN OUR COUNTY?!

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.

APFO legislation is at the forefront of my mind. If you want my vote come reelection, please work to fixing these problems that can no longer go unaddressed.

From a concerned resident of Howard County,

Albert Chung
4819 Wellstone Way
Elkridge, MD 21075

Sayers, Margery

From: Alexis M. McKenzie <amlaske@gmail.com>
Sent: Monday, September 11, 2017 7:57 AM
To: CouncilMail
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

Dear Council Members,

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.

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.

Also any additional measures you can come up with to fund a much-needed school in the Elkridge area would be appreciated. I know the county has purchased the Mission Road site but please give consideration to the Rockburn Park site as well. Our students need the relief now.

Thank you for taking my concerns into consideration.

Alexis McKenzie
5945 Meadow Rose
Elkridge, MD 21075

Sayers, Margery

From: Shashank Patel <shashankspatel@yahoo.com>
Sent: Thursday, September 07, 2017 9:45 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

I have lived in Howard County for the last 27 years. I moved here when I was 10 years old predominately because my parents wanted to send me to the best schools in Maryland. In 1990 the best schools in Howard County were the centennial schools (CLES, BMMS, CHS). I am now 37 years old and live in the Centennial Overlook Community (Polygon 147). I have a 2 year old son who in 3 years will be attending kindergarten. Due to weak APFO standards beazer homes was allowed to build 80 lots in the centennial overlook community and market these homes to the three centennial schools (CLES, BMMS, CHS). The AAC draft#3 recommends that polygon 147 be shifted to the Wilde lake schools (LFES, WLMS, WLHS) due to overcrowding at CLES, BMMS, CHS). One of the main reasons I moved here is because I wanted my son to go to the same schools I went to as a child because I really enjoyed going to school there. We also live very close to all the schools as well (much closer than the Wilde lake schools). The APFO and beazer homes knew the school conditions and still marketed the homes using the centennial school district.

I am also concerned that our property taxes will be increased to make up for the low fees that developers pay in our county. I am also 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. I'm also 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. Also In the past 10 years my commute to work has increased from 20 minutes to 40 minutes due to increased congestion.

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.

Thanks

Shashank Patel

9835 Tenney Court
Ellicott City, MD 21042

Sayers, Margery

From: pavani adusumilli <drpadusu@gmail.com>
Sent: Monday, September 11, 2017 7:07 AM
To: CouncilMail
Subject: CB61-2017 WRITTEN TESTIMONY

To honorable county 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 including schools, fire, police and emergency services and protect our quality of life. And we certainly should not let our kids suffer because of poor planning to provide sufficient infrastructure , poor regulations and insufficient coordination between city council and board of education. My family and many of our community members are being personally effected by the weak APFO regulations.

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%.

Increase school surcharge fee in par with our neighboring counties

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

Satish Potluri

Pavani Adusumilli

8766 wellford drive

Ellicott city , MD – 21042

Sayers, Margery

From: Cindy Zhao <4chsinfo@gmail.com>
Sent: Monday, September 11, 2017 12:09 AM
To: CouncilMail
Cc: Kittleman, Allan
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: Cindy Zhao <4chsinfo3@gmail.com>
Sent: Monday, September 11, 2017 12:06 AM
To: CouncilMail
Cc: Kittleman, Allan
Subject: APFO Testimony on September 11, 2017

APFO Testimony

September 11, 2017

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Cindy Zhao

9010 Labrador Lane

Ellicott City, MD 21042

Good evening Chairman Weinstein and members of the Council:

My name is Nancy Pitrone and I reside at 9601 Hawk Court, Ellicott City, MD. I have two children, both of whom attend Waverly Elementary. According to the 2017 Feasibility Study, enrollment for our school is 684. It is not. It is 771. Capacity following the completion of the school's addition is 738. Our student population ALREADY exceeds capacity inclusive of the new addition BEFORE it is even completed. That means that when we accept the proposed 143 additional students next year we will open our doors at over 120% capacity on day one. Do you see a problem?

The County Council has done a remarkable job of side stepping responsibility for overcrowded schools. But as is usually the case, in the end one need only "follow the money" to understand that school overcrowding and redistricting are merely symptoms of a much larger problem, in this case an extremely weak APFO.

The Howard County school district is among the best in the nation. It is not surprising that over 50% of our schools exceed State Rated Capacity of 100%. What is surprising is that the county's APFO school capacity threshold of 115% is among the highest in the state. Adding insult to injury, because construction of schools has not kept pace with development, the only option available to address overcrowding is to continually shift students west. Equalizing capacity across the county only further exacerbates the problem by artificially lowering school capacities and once again opening up school districts to development...which inevitably results in more overcrowding and yet another round of redistricting. School capacity limits – including high schools - MUST be set at 100% with school districts closed to development at that level. We also need to increase the maximum wait times while freezing new project developments until adequate infrastructure is in place.

As for mitigation efforts (in the form of funding, additional time or both), they must begin when a school reaches 95% capacity and school capacity thresholds must be unbundled from mitigation fees. Allowing developers to move forward if projected enrollment reaches levels of up to 120% by paying a public school facilities surcharge of double or triple the amount in the current law will do nothing to alleviate overcrowding. Howard County surcharges are ridiculously low in comparison to neighboring counties as well as a pittance of what it costs to add a new seat to a HoCo school. Triple of nominal is still a steal. Taxpayers will continue to subsidize the new residential development that creates overcrowding in schools and then pay again for the solution!

This insanity has got to stop. If Howard County is to remain a desirable place to live and work, the County's APFO must be strengthened to ensure that infrastructure keeps pace with growth. It should also be reviewed every four years.

The County Council is supposed to represent the interests of constituents – not developers. We are watching - and we vote.

Thank you.

Sayers, Margery

From: Anita Davis <grandmaita@gmail.com>
Sent: Sunday, September 10, 2017 11:56 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

Dear Council Members and Executive Kittleman,

We have lived in Howard County since 2000. We moved here from Arizona, as one of us pursued a job in Greenbelt. When we first began exploring places to live, of course we thought about our family's needs, especially those of our daughter, who was in middle school at the time. We examined many communities, talked to people who were to become co-workers, and settled on HOCO because it seemed progressive, had great schools and was not as urban as some of the other areas. HOCO stood out because it looked like a community that really cared about sustaining and promoting a high quality of life – and the schools were strongly supported by the community.

Our daughter has since graduated from Centennial High School, is a mom, and is pursuing a college degree. She and her husband and family also live in HOCO. They moved here from Catonsville in large part to provide better academic and other opportunities for their children. So the legacy lives on.

However, to our great dismay, HOCO seems to be turning into a community that is run by developers, not by the rest of its citizens. Housing and businesses sprout up in places that are already at maximum capacity for infrastructure, such as storm water management or roadways, or in places that degrade the environment. And now, because we don't have enough schools, our community's children are being divided up like they were playing pieces in a board game with rules that no one can understand. How can this be happening in our lovely county? And what will happen to our tax rate and our property values if this continues?

My husband and I work full time. We don't always keep as close of a watch on the inner workings of the county as we probably should. The fundamental role of government, in our view, is to protect its citizens and to manage for the common good. NOT to manage for special interests, individual neighborhoods, or schools, and NOT for any particular business. So, we expect the council and the planning and zoning board and other groups to work for the common good, to look out for all of us, and work to maintain the high standards of this county. It should not require the entire county to be up in arms in order to get the county government to do its fundamental job.

We have been deeply concerned about our current school redistricting issues and learned about the underlying cause of the APFO. And then we learned about what the APFO does not include. The APFO seems so woefully

inadequate at addressing the basic needs for “public facilities” that I call it the IPFO – the *Inadequate* public facilities ordinance. High schools, storm water management, emergency response, sewer lines, water lines, parks, libraries – all are part of what needs to be included in effective and responsible planning for growth. Yet NONE of these is included in our APFO! Surely a community with so many highly educated, prosperous, creative people can do better than this!!

Here is our current situation:

- Flooding as a result of irresponsible growth should never occur in a community like ours, yet we are looking at continued development in and above wetlands, and more impervious surfaces are creating issues where none had previously existed. Basic flood control issues that were raised many years ago have still not been addressed in neighborhoods like Valley Mead, yet additional building is proposed upstream.
- Infill that adds houses to infrastructure that was already at its maximum capacity is not wise land management, but it’s happening in many neighborhoods.
- With development we should reasonably expect more areas set aside for parks, so that open space is preserved for the benefit of the entire community – yet, how much new parkland has been set aside in the last 10 years?
- Our children, teachers and support staff are shoehorned into crowded schools. Nor should they be subjected to ridiculously complicated and convoluted mechanisms for switching geographic boundaries for school attendance, especially when those switches break up long standing communities such as our neighborhood of Dunloggin. But this is what is being proposed, because we have not built enough schools.
- Developers need to carry their fair share of the full cost of development, but under the current APFO, they are a very long way from that. We are not suggesting they carry all of the cost, but the current situation is woeful.

The good news is, we can change this picture! We can improve the quality of life in our community, maintain and improve our public schools, provide open spaces for recreation, and adequately fund our police and fire departments. We can do this if we fix the ordinance: raise the fees that developers pay to make them comparable to communities around us, and include tests for a fuller complement of the infrastructure needed to support growth of any sort. We can start by at a minimum including high schools in the APFO and set the capacity limits for all schools at 100% capacity (NOT anything above 100%). Mitigation should begin when a school reaches 95% capacity, and there should be NO reductions to the current wait time for housing allocations or school tests. And we should definitely include consideration of storm water management – not just for the property being developed, but also for the effects it will have on adjacent and downstream property – taking a watershed approach would be most logical. The costs of the rest of basic public facilities and services should also be addressed.

What we should *not* do is continue on the path we are on now, or in a few short years we will end up with a county that is known as one who’s excellence in schools and high quality of life was destroyed by rampant growth. Then the main reasons for high property values in our county will evaporate, property values will decline, and developers will leave us holding the bag. But, the saddest part of all is that the children will be the

ones who will be hurt the most. Unfortunately they are not yet able to vote, so it's hard for their voices to be heard. But *we* can and do vote, and will be watching to see how our elected officials step up to lead on this matter.

Thank you for taking the time to read our concerns.

Sincerely,

Anita Davis (and Richard Libengood)

3805 MacAlpine Rd

Ellicott City, MD 21042

Sayers, Margery

From: Shari Orszula <shariorszula@comcast.net>
Sent: Sunday, September 10, 2017 11:09 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: APFO Legislation - CB61 & CB62

Hello,

My name is Shari Orszula. I have been a resident of Ellicott City, MD since October 2002 when I married. My husband, after careful consideration, purchased our home in 1999 in the **amazing** neighborhood of Dunloggin. He knew the reputation of the Howard County school system and knew neighborhood children attended school together at Northfield Elementary, Dunloggin Middle, and Centennial High School. Throughout the years, both my husband and I, along with our two children (current middle schools students), met, socialized and bonded with neighbors throughout Dunloggin. Recently, the Howard County Public School System's feasibility study suggested that our county undergo comprehensive high school redistricting after soliciting applicants for the Area Attendance Committee (AAC) for elementary school redistricting. The AAC proposals suggested splitting our cohesive neighborhood in half and sending some kids to their current high school in Ellicott City, while others would travel an extended distance to another high school in Columbia. I just have to say this is an outrageous suggestion! This possibility, along with increasing traffic congestion and hospital emergency room wait time leads me to question the effectiveness of our current APFO regulations.

I am concerned that the current level of development doesn't adequately fund the critical infrastructure necessary to support a growing population and protect the quality of life for which Howard County is recognized. I know failure to strengthen APFO regulations will continually lead to disruptive school redistricting. The cycle will never end. Sadly, I recently suggested to a friend who announced she needed a bigger house than the one she resides in in Anne Arundel County that she should probably not even consider Howard County unless she would like her children redistricted multiple times before they graduate from high school.

I know that as a County Council member or County Executive, school attendance areas do not fall within your purview; however, the local Adequate Public Facilities Ordinance (APFO) does, and this impacts the school system greatly.

I am requesting that Council Bill 61 is amended to more fairly balance well-planned growth and mitigation for our public infrastructure. Specifically, I would like to see:

School capacity limits, including high schools, to be set at 100%, with schools closed to new development at that level. Mitigation (funding, additional time, or both) to 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.

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

Developers should also pay their fair share. Howard County's impact fees/excise taxes are much less than other counties in Maryland.

I live at 4033 Chatham Rd. Ellicott City, MD 21042 in Council District 1, and I **always vote**.

Regards,

Shari Orszula

Sayers, Margery

From: Ramesh Gopalakrishna <ramtax68@yahoo.com>
Sent: Sunday, September 10, 2017 11:08 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

Dear All,

I have been living in Howard County for over 20 years and been floating around different communities until my kids were born. When we decided to settle down for a long term, we started doing our homework regarding the schools. After careful research we found Centennial schools would be ideal to challenge our kids bright minds. We found the community to live and bought our "home". Within two years we hear that our kids are being redistricted to schools which are not comparable in any shape and form. Why ? If there was opposition to the new community from other neighborhoods then why was it ignored and the builder was still allowed to build? Why was the builder advertising the homes were associated with centennial schools?

If county claims all schools are good in howard county then why are the house prices so different? Why are the school rankings so different? Why the programs offered are so different?

This is gross injustice to citizens who work hard, save up money to pay for the homes so that their kids get best of the education and in the end gets redistricted to schools which are less desirable, all due to lack of facilities and infrastructure. Why do we pay our taxes for? The property tax bill states that 60+ % goes towards education. Then why are the schools not being funded to add more room or floors?

The developers who are allowed to build in the overcrowded areas must be liable for more funds to schools per kid rather than a nominal fee. They make millions of dollars from us the common citizens who get squeezed both by the builders as well as the system.

This has to stop. Our votes must count and be meaningful. The system has to recognize the problems of infrastructure and need for schools. We are supposed to be an advanced democratic country with fairness to all. I don't see that happening here.

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...

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.

Thanks,

Ramesh Gopalakrishna

8614 Wellford Drive, Ellicott City, MD 21042

Sayers, Margery

From: no-reply@howardcountymd.gov
Sent: Sunday, September 10, 2017 10:59 PM
To: martin.perrine@verizon.net
Subject: afpo

First Name: martin
Last Name: perrine
Email: martin.perrine@verizon.net
Street Address: 6470 skyward ct
City: columbia
Subject: afpo

Message: I am the president of the OMHS PTSA and I support the position that the PTACHC is taking on the AFPO legislation being considered. I strongly feel that the law must require planning for adequate schools and all infrastructure early in the approval process that allows for any development. School expansion and infrastructure should be paid for well in advance and the developers should pay their fair share. Best Regards
Martin Perrine

Sayers, Margery

From: Charlene Colison Harding <ccolison@hotmail.com>
Sent: Sunday, September 10, 2017 10:43 PM
To: CouncilMail
Subject: Fw: Written Testimony for Council Bill 61

Hello!

My name is Charlene Harding and I am a current resident of Howard County. My husband and I have lived in Elkridge for the past 15 years. We made the decision to move from Silver Spring to Elkridge, in part, because of the housing and traffic congestion that is prevalent in Montgomery County. We felt we could get more for our money in terms of housing, amenities, and school systems without the frustration of all the traffic by moving to Howard County. We purchased a townhouse and later a single family home. Over the last 8 years we've had two children and are expecting our third child in late October. Our oldest is 8 and in the second grade and attends aftercare, our youngest is in pre-k/daycare.

Recently, there has been a lot of talk in our area regarding school redistricting and how it relates to APFO. We are 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. Another concern we have is regarding our increasing commute times. We both work full time, I in Columbia and my husband in Rockville. After putting my oldest on the school bus in the morning, I get stuck in traffic on Rt 103 on my way to drop off my youngest. In the afternoons, I get stuck at multiple points including Rt 175, Rt 100, Rt 108 and Rt 103 just trying to pick up my youngest. It's frustrating and it ends up costing me money if I'm late. Given the age range of our children, at no point will all three of them be in the same school at once and if the traffic congestion in Howard County continues, it will be impossible for my husband and I to maintain our full time work schedules and simply drop off and/or pick up our children on time.

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 for your consideration,

Charlene Harding
5909 Spring Leaf Court
Elkridge, MD 20175

Sayers, Margery

From: Heather Urner <heather.urner@yahoo.com>
Sent: Sunday, September 10, 2017 10:02 PM
To: CouncilMail
Subject: Official Tesitmony

Good Evening All,

My address is 10212 Hickory Ridge Rd, I am a District 4 resident. I am a Running Brook PTA parent. My involvement is for my child, for Howard County's children. Two Bills CB 61-2017 and CB 62-2017 are receiving public testimony on September 11th. With regards to them I support the views of the Board of Education. Where the school system is effected within APFO, it only makes sense to adhere to the school system's policies, keep the consistency with language and definition be it, capacity or open/close designation. CB 62-2017 involves allocations, and those tests given to them should include high schools in order to pass before moving forward in development process. Along with, the testing, an 100% score of capacity should be 100% capacity, developers should be a part of the process to avoid overcrowding. The worry of a longer delay should not be a worry for the county, waiting long than 5 years would not be a taking. The US Supreme Court issued a ruling on a "taking" case where the definition relevant to land in question parcel. School systems need more than less than 5 years to obtain the 30 plus millions it cost for a new elementary school in this day and age, especially with losing 2% of the capital budget per year for 5 years, those rates don't add to funds for the future. Especially with our county ever growing, removing the pool and reducing the Growth and Rehabilitation allocations from 1,200 per year to 1,000 and increasing Established Communities allocations from 400 to 600 per year beginning in 2020. Let's do right by our children, and put in solid structure to

APFO with the school system involved and get off this redistricting roller-coaster. Thank you.

Heather Urner

Sayers, Margery

From: Karla Reynolds <kt.reynolds1@gmail.com>
Sent: Sunday, September 10, 2017 8:56 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: Testimony for the 9/11 Howard County Special Legislative Public Hearing.

I am writing as a very concerned Howard County resident of 14 years. I am concerned that development in this county is under-regulated and does not adequately support growth for schools and infrastructure. I am concerned, as a result of this rapid development, that school redistricting continues to be proposed as a solution, and may further happen multiple times over the years before my children graduate from high school. And I am concerned our property taxes will continue to increase to make up for the criminally low fees that developers pay in this county.

I am requesting the amendment of Council Bill 61 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.

As a concerned Howard County resident I expect this issue to get the full attention it deserves. As a concerned resident I can only support officials who also support a stronger APFO.

Thank you,
Karla Reynolds
6001 Bee Court
Elkridge, MD 21075
410-279-6568

Sayers, Margery

From: stukohn@verizon.net
Sent: Sunday, September 10, 2017 8:35 PM
To: CouncilMail; Kittleman, Allan; Wilson, B Diane; howard-citizen@yahoogroups.com
Subject: Special Legislative Public Hearing -- 11 Sept 2017 at 6PM

ALL,

Perhaps the anticipated compelling Adequate Public Facilities Ordinance (APFO) testimony to be heard tomorrow evening (Monday, September 11) regarding major Citizen's concerns will inspire the County Council. The Howard County Citizens Association, HCCA, hopes our Council will take the necessary initiative to bring some positive changes to the existing APFO. We hope the Council will introduce major amendments to aide in producing a better future for Howard County to ensure our quality of life issues doesn't deteriorate. We can not afford to continue business as usual. HCCA previously testified and you can go to <http://howardcountyhcca.org/member-info/reports-documents-and-testimonies/>.

Below is an Excellent article regarding the importance of APFO which was written by Susan Garber, HCCA Board of Directors. It summarizes the importance of this legislation and needs to be considered when our Council deliberates.

Sincerely,

Stu Kohn
HCCA, Director

-----Original Message-----

From: How Come? <donotreply@wordpress.com>
To: stukohn <stukohn@verizon.net>
Sent: Sun, Sep 10, 2017 2:20 pm
Subject: [New post] Speak NOW or forever.....

Susan Garber posted: "Speak now or forever..... Nope I'm not going to say 'hold your peace'. Because you won't. You'll moan and groan about your child's overcrowded school, the horrific traffic jams you sit in, and the clearing of seemingly every last tree for yet another dev"

New post on How Come?



[Speak NOW or forever.....](#)

by [Susan Garber](#)

Speak now or forever..... Nope I'm not going to say 'hold your peace'. Because you won't. You'll moan and groan about your child's overcrowded school, the horrific traffic jams you sit in, and the clearing of

seemingly every last tree for yet another development. But the stark reality is-- you'll have no one to blame [...]

[Read more of this post](#)

[Susan Garber](#) | September 10, 2017 at 12:12 pm | Categories: [APFO](#) | URL: <http://wp.me/p6O5b5-dS>

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<http://howcome.md/speak-now-or-forever/>

Sayers, Margery

From: Sara Siemers <saraannsiemers@gmail.com>
Sent: Sunday, September 10, 2017 8:08 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: Written Testimony for Council Bill 61

September 10, 2017

Dear County Council-

I know that my family isn't alone in our extreme concern about the HCPSS redistricting plan under consideration and I ask you to please accept the APFO recommendations of the school board and the PTA Council of Howard County. APFO regulations should not allow development, even after a designated waiting period, when elementary, middle, or high schools operate at over 100 percent capacity. Residents who have lived in this neighborhood for decades are the ones who will bear the burden of what appears to be a disconnect between the HCPSS school board and the county council.

Our neighborhood is part of that area proposed to be redistricted from Centennial High School to Wilde Lake High School – despite the fact that there are 3 schools closer to us than Wilde Lake and development in downtown Columbia will almost certainly mean another redistricting for those moved into Wilde Lake HS.

Howard County is reportedly the fourth richest county in the country. How did we get to the point that neighborhoods are unexpectedly being split in half to try to balance the over-crowded school? Residents are testifying to planning boards to argue why an obviously overcrowded area should not be allowed to change plans for 12 single family homes to 115 townhomes despite while also fighting to keep their kids in their currently assigned school district. Even if HCPSS evenly distributed HS students throughout the system with the current redistricting, it is still at 100% capacity with no new HS on the horizon in the next 6 years.

This county thrives not only for the business and development opportunities available here but also because of the county schools' reputation. We bought our house here 12 years ago because we wanted an established, stable neighborhood with good schools. At the time, we knew that our daughter would attend Centennial HS, however, now she could be moved 9 miles across to Columbia to Wilde Lake HS.

The almost unabated rate of development in the eastern and central portions of the county are putting the schools' reputation at risk. The school system can't keep up and now the threat of redistricting looms, not only this year but for all years in the foreseeable future. Do we risk staying in this county knowing that there is a very good possibility that their will be yet another round of redistricting, likely during our daughter's high school years resulting in destabilizing her education? That is not the stability we thought we were going to get by buying in Howard County in an older, established neighborhood.

The situation, as it stands now, lets the school board blame the county council for inadequate school facilities for the number of students it has and lets the county council blame pass the buck to the school board by saying redistricting is

the purview of the school board. For the sake of the residents, particularly parents, students, and those of us with home values tied to the reputation of the schools, please accept the APFO recommendations of the school board and the PTA Council of Howard County.

Thank you,

Sara Siemers

Sayers, Margery

From: Edward Wassell <edwassell@gmail.com>
Sent: Sunday, September 10, 2017 8:06 PM
To: CouncilMail; Kittleman, Allan
Subject: Written Testimony for Special Legislative Session CB61 and CB62 on Monday Sept 11

Written Testimony for Special Legislative Session CB61 and CB62 on Monday Sept 11, 2017

Before last May I had very little interest or knowledge of county affairs. Then the feasibility study came out proposing to change the population of my children's high school by nearly 70%. This would be the third round of redistricting that has affected our community since we moved to the county in 2009. Each time we saw our community splintered and friends moved away to different schools. We have six children in HoCo schools, one at community college, two at Atholton High School, one at Hammond Middle and two at Hammond Elementary. Today, I stand before the council representing the Preserve AHS group that initially garnered 607 signatures for an online petition before we joined forces with a second petition to delay high school redistricting that has garnered over 3700 signatures. We are advocating for a stronger APFO, better stewardship of our taxes, and an appeal for leadership and coordination between the County Council, the County Executive and the Board of Education.

How can it happen that Howard High School be permitted to reach 140% capacity with nearby schools also overcrowded and still no money in the budget for a new high school nor a location determined where to put it? This seems like gross mismanagement. Residents can't understand why developments are in the works across the county, from Pilgrim Street just across the river from PG county to Maple Lawn, to Emerson/Wincopia to the Columbia town center when the schools are overcrowded and there is not sufficient money in the budget for new school construction that keeps pace with residential developments.

Our community is advocating for the following six points that you have likely heard or will hear tonight:

1. A stronger APFO that includes a high school test and lowers the threshold for development to projected school capacity of 100%. Recently the Board of Education endorsed this amendment to council bill 61.
2. Mitigation including school funding and timing of development needs to begin at 95% of school capacity.
3. There should be no reductions to the current wait time for housing allocations or school tests.
4. Impact fees should be raised on developers to be more in line with nearby Montgomery County.
5. The real estate transfer tax should be increased by 1%.
6. The APFO needs to include measures for public safety, emergency services and parks and recreation as well.

Edward Wassell
representing PreserveAHS Social Media page and Online Petition
Laurel, MD 20723

Sayers, Margery

From: Mary McClymonds <mary.lessels@gmail.com>
Sent: Sunday, September 10, 2017 8:04 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

All,

We were born and raised in Howard County and are contacting you to express our frustration with the Howard County's APFO.

We are very concerned by several factors, but the one that bothers us the most is that we are continuing to allow developers to build all over the county, but not adequately preparing the infrastructure necessary to support this increase in population. Not to mention, our quality of life decreases with the increase of traffic, school overcrowding, our emergency services (police, fire, hospital, etc.) are strained, etc..

We are currently in the middle of a huge school redistricting effort that is tearing communities apart and we are concerned that if the county doesn't do a better job of controlling and planning for development, we will be forced to go through this stressful cycle in another few years. On top of that, since the developers only have to pay low fees to build here, our property taxes will most likely increase to help make the difference. Something drastic needs to change here!

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.

We are part of a large family within Howard County and the outcome of the APFO legislation will be a deciding factor as we consider our election options in 2018.

Respectfully submitted,

Mary McClymonds - 9556 Joey Drive, Ellicott City, MD 21042

Ian McClymonds - 9556 Joey Drive, Ellicott City, MD 21042

Sayers, Margery

From: Sasipriya Kantheti <skantheti@biofortis.com>
Sent: Sunday, September 10, 2017 7:34 PM
To: CouncilMail; Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

Dear Sir/Madam

I am Sasipriya Kantheti 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....

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.

Yours Sincerely,

SASIPRIYA KANTHETI
9817 GARDEN RANGES
LAUREL MD 20723.

Sayers, Margery

From: Julie Wargo <juliewargo@gmail.com>
Sent: Sunday, September 10, 2017 7:32 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: written testimony for council bill 61

My family and I have lived in Howard County for the past 16 years. It is a wonderful place to live. We have two children in HCPSS; one in high school and another in middle. My high schooler has been affected by redistricting once in elementary and another time in middle school. This proposed round of redistricting would affect her once again... this time at an even more critical time in her education. While neither the council nor the county executive have direct control over the redistricting process, you do have control over the growth that leads to Howard County's frequent redistricting.

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

Julie Wargo
10319 Winners Circle Way
Laurel, MD 20723

Sayers, Margery

From: Edward Wassell <edwassell@gmail.com>
Sent: Sunday, September 10, 2017 6:24 PM
To: CouncilMail
Subject: testimony at special legislative session

To whom it may concern,

I signed up online to represent a group for oral testimony at the special legislative session on Sept 11 at 6pm for CB61 and CB62 last week but have not heard a reply back if I have been scheduled to testify. Can you please confirm whether or not my request was processed?

Cordially,

Ed Wassell

Sayers, Margery

From: Douglas Bice <douglasbice01@gmail.com>
Sent: Sunday, September 10, 2017 5:27 PM
To: CouncilMail; Kittleman, Allan
Subject: Submitted testimony, for 9/11/2017 hearing, CB61-207

Good Evening,

I am a relatively new Howard County resident, having moved to the Dunloggin neighborhood in District 1 just two years ago. I only learned of the school overcrowding crisis this July, when I was alerted to an impending redistricting plan. It did not take long to figure out that the root of the school overcrowding problem is a failure of the county government to appropriately regulate development. While others are still fighting a futile battle against redistricting, I am urging my fellow citizens to recognize the genesis of the issue: a weak Adequate Public Facilities Ordinance. I urge the following changes be made to CB61-207:

1. Development should cease when a school of any level in the respective region is at or above 100% capacity. This most certainly includes high schools, the phase in schooling which is of most concert to your constituents.
2. Enactment of mitigation strategies (e.g., planning studies, slowed development) when capacity at any school in the region reaches 95%.
3. No reductions in current wait times for housing allocations or school tests.
4. The effectiveness of the APFO should be reviewed at least every four years.
5. Increase real estate transfer tax by 1.0%.
6. Increase impact fees assessed on developers. Our impact fee should be at or near the highest in Maryland, commensurate with the desirability of the location.
7. The APFO must include measures for public safety, emergency services, recreation and other community services.

I will work to get a referendum on the next ballot that ceases all development in Howard County until all schools are below 100% capacity. I think a signal needs to be sent to all involved that this situation will not be allowed to continue. Developers have had the upper hand for far too long.

Douglas Bice, MD
3820 Plum Spring LN
Ellicott City, MD 21042

Sayers, Margery

From: Ying Zha <gegeying@gmail.com>
Sent: Sunday, September 10, 2017 5:11 PM
To: Sigaty, Mary Kay; Kittleman, Allan; CouncilMail
Subject: Tighten APFO !!

Dear County Executive and County Council:

We have huge concerns on the current county bills CB 60 and CB61. We would like these two bills consider the following items:

- 1. Set school capacity limit at 100%.*
- 2. Include high schools in the school capacity limit test*
- 3. Mitigation effort should begin when a school reaches 95% capacity*
- 4. No reduction to the current wait time for housing allocations or school tests*
- 5. APFO needs to be reviewed frequently, maybe every five year.*
- 6. Count medium and low income housing units in the yearly total housing limit . Right now, yearly limit is 2000, but 15% of MLIH is not counted to that limit. That means the total number will be 2300.*

We love living at Howard County, we sincerely hope the county could TRULY consider the citizens' concerns.

Best Regards,
Cindy

Sayers, Margery

From: kim hurst <kjmhurst@msn.com>
Sent: Sunday, September 10, 2017 5:03 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: AMEND CB 61

In 2002, my family moved to Elkridge to take advantage of Howard County's amazing schools. We fell in love with our neighborhood and have great pride in all that Howard County has to offer.

However, we're growing increasingly concerned about the very schools that once drew us to Howard County.

With the displacement, aka "redistricting", of nearly 9,000 students on the horizon, many more questions are arising....Why are we continuing to develop when schools are busting at the seams? 115% capacity? Isn't that already overcapacity? Where is money for a new high school?

Redistricting at the High School level needs to be put on hold! It is a temporary fix. If Howard County doesn't adjust it's APFO policy, we are going to be here again, in a few shorts years, with our children paying the price for overdevelopment. We need to plan first. We need to put our CHILDREN first, and they deserve long-term solutions.

I'm asking that you please make sure there is funding for High School #13 in the 2019 Fiscal Budget. This will significantly ease overcrowding in the Eastern portion of Howard County. A new schoolnot redistricting is a long term solution.

In addition, the APFO needs to be updated. However, the current amendment to the APFO, Council Bill 61, does not go far enough.

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 need to be set at 100%. Schools are closed to new development at that level. (110% is still OVERcapacity!)
- Mitigation (funding, additional time, or both) begins when a school reaches 95% capacity. (Let's be proactive so this doesn't happen again!)
- NO reductions to the current wait time for housing allocations or school tests.
- INCREASE IMPACT FEES! Impact fees should be over \$20,000 like Montgomery and Prince George's County. Howard County, one of the nation's wealthiest counties, has one of the lowest impact fees around. Why are we selling Howard County so cheap and burdening County tax payers?
- The APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Please put our children's needs before the needs of developers and amend Council Bill 61!

Kimberly Hurst

5904 Northern Court

Elkridge, MD 21075

Sayers, Margery

From: Tejas Doshi <tkdoshi@hotmail.com>
Sent: Sunday, September 10, 2017 4:56 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: Written Testimony for Council Bill 61

I have been a resident of Howard County for the last five years, having moved from Charlotte, NC in 2012. My move was motivated by the great schools in Howard County and being closer to my family who reside nearby. Prior to my move to Howard County, my wife and I spent an inordinate amount of time researching exactly which neighborhoods we wanted to live in, and which schools we wanted our children to attend. We settled on River Hill initially, and then eventually moved to Western Howard County. Up to this point, we've felt that our decision has been a fantastic one.

My wife is a small business owner and has been recognized by the county for her service to the children in the community multiple times. Additionally, we have two young boys: one attends West Friendship ES (5th grade) and the other attends Mt View MS (8th grade). As a result of deficiencies in the APFO, my children are currently in the plans to be redistricted to schools that are 3X further than their current neighborhood schools.

I am writing to you because I am concerned that the current level of development does not adequately fund the critical infrastructure needed to support a growing population (fire, police, emergency services and schools). I have personally witnessed the complications of rapid growth in Charlotte and I am very concerned about how it will play out here in Howard County, without action taken by county officials to adequately fund growth. For my children, I am concerned that if the county doesn't do a better job of controlling and planning for the development of schools, my children will be forced to redistrict yet again, or that county service levels will decline, as the county attempts to address shortfalls in funding.

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

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

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

Regards,
Tejas Doshi

12718 Milo Ct.
Sykesville, MD 21784

Tejas Doshi
tkdoshi@hotmail.com

Sayers, Margery

From: peter hurst <pahurst@yahoo.com>
Sent: Sunday, September 10, 2017 4:29 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: Testimony for Council Bill 61 and 62

Re: Written Testimony for Council Bill 61 and 62

Please accept this testimony regarding my concerns with the Adequate Public Facilities Ordinance (APFO) and more specially the proposed redistricting of Howard County public schools as it pertains to Council Bill 61 and 62.

My wife and I have had the pleasure of living in Howard County since 2002. Our children have been educated exclusively in the Howard County public school system.

After moving to Howard County from Baltimore County over 15 years ago it is easy to understand why the County has been frequently recognized as one of the best places to live in the entire United States.

However, there is still plenty of room for improvement.

Since becoming Howard County residents, we have witnessed our children's schools go from adequate to significantly over-capacity. They started at Rockburn Elementary in perfectly sized classrooms with appropriate student-to-teacher ratios and are now students at Howard High School where some of their classes are conducted in temporary construction trailers called "learning villas" because the school is radically over capacity.

According to US Census reports, Howard County has a median household income of \$109,865 making it the 5th wealthiest county in the entire United States. Obviously, this creates a very generous tax base for Howard County government to determine how to fund the many needs of the County and its residents.

Nevertheless, it appears that the APFO has done a less than stellar job in managing the growth of the County as evidenced by the strain of the County's infrastructure, especially our schools.

Admittedly, until recently I turned a blind eye to the overcrowding based on my assumption that our local leaders were aware of the fact that so many schools were over capacity and that a well designed, thoroughly researched plan was in the works. Well, shame on me for that wishful thinking which justified my lack of personal engagement.

As I become a more informed citizen, I am increasingly concerned that our leaders do not necessarily have County residents needs at the top of their decision making process. The growth tests in the current APFO are weak and favor developers, not students.

I am requesting that Council Bill 61 and 62 be amended with the following provisions:

- School capacity limits – including high schools – be set at 100%.
- If projected enrollment exceeds 100%, then there should be no provision to allow developers to proceed, regardless of the amount of the public school facilities surcharge the developer may offer to pay.
- Mitigation (funding, additional time, or both) should begin when a school reaches 95% capacity.
- There should be no school redistricting until a comprehensive assessment of all County schools enrollment is completed. I am confident that assessment will conclude that a new high school (County high school #13) is needed, which I ask be funded in the 2019 budget.
- There should be no reduction to the current wait time for housing allocations or school tests.

- Impact fees should be increased to not only be realistically reflect the cost of adding an additional household to the County, but the fees should be raised to be more in alignment with our neighboring counties.
- APFO testing needs to include fire, police, recreation (quality of life factors). Our fire and police are ready to serve, let's listen to their needs so they can serve effectively.
- The APFO should reviewed every 4 years.

Thank you for considering this feedback.

Respectfully submitted,

Peter Hurst
5904 Northern Court
Elkridge, MD 21075

Sayers, Margery

From: Diana Seybolt <diseybolt@gmail.com>
Sent: Sunday, September 10, 2017 4:27 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

Dear Howard County Council Members and County Executive Kittleman:

Although I was raised in Montgomery County, I have chosen to live in Howard County for the past 18 years. My husband and I moved here because of the positive quality of life, excellent school system, and diverse community. After 18 years, I am actually starting to wonder if we made the right decision. While the community remains diverse, our quality of life has been impacted by increased congestion and the school system has failed to adequately plan so that it now faces an overcrowding crisis. Howard County has the reputation of being one of the wealthiest and most highly educated counties in the United States – so how did this happen?

I am sorry to say that I have come to the following conclusion: Although our motto in Howard County is “Choose Civility” what we do is “Choose Developers Over Children”

I apologize if I sound sarcastic or flippant, but I want you to understand how important the overdevelopment and outdated Adequate Public Facilities Ordinance (APFO) issues are to the residents of Howard County. The continued development the APFO has created an overcrowding crisis in our schools. It has allowed multiple older adult communities to be built with insufficient resources to care for their needs. It has created increased traffic and overall congestion. It just is not working anymore.

As our county leaders, we need you to take a stand and do the right thing for us. We need you to put Howard County citizens first, not developers. We need you to amend Council Bill 61 with the following provisions to more fairly and equitably balance well-planned growth and public infrastructure:

- School capacity limits – INCLUDING HIGH SCHOOLS – should be set at 100%. Schools should be closed to new development once they reach that level
- Mitigation and planning for infrastructure (funds, additional time, or both) should begin when a school reaches 95% capacity
- There should be NO reductions to the current wait time for housing allocations or school tests
- The APFO needs to be reviewed every 4 years
- Increase real estate transfer tax by 1.0%

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

Thank you for your service to our county. I recognize that balancing county growth, business interests, and community needs is a daunting mission. However, the pendulum has been on the side of growth and development for far too long now with negative results. It is time to make the people who live here the top priority.

Sincerely,

Diana C. Seybolt, Ph.D.

6008 Bee Court

Elkridge, MD 21075

Sayers, Margery

From: Joni Nuetzel <joni.nuetzel@gmail.com>
Sent: Sunday, September 10, 2017 2:21 PM
To: CouncilMail; Kittleman, Allan
Subject: Written Testimony For Council Bill 61

My name is Joan Nuetzel, I reside at 3505 Font Hill Drive Ellicott City, MD 21042. I have been a Howard County resident for the last 18 years and a nurse at Mercy Medical Center in Baltimore City for the last 21 years. Over the years, I have seen many changes in Howard County. My concern today is that we are not choosing responsible growth in Howard County and if Howard County were a patient I would say he is dying a slow and painful death as he internally hemorrhages and every major organ is strangled due to lack of oxygen. I commend Mr Kittleman for establishing APFO task force as it has been long overdue but believe it still lacks necessary teeth to be effective.

As I mentioned, I have lived in Ellicott City for the last 18 years and for 21 years I have worked in downtown Baltimore. Initially my commute was an easy 15 mile drive straight down Route 40, 35 minutes door to door. My commute to work remains easy, after all, I leave my house at 6:40am, before many are even out of bed. But in the in the last 5 years, the drive home has become a nightmare. I get off work at 4:40pm and can plan on it taking a solid hour. Leaving Baltimore City is relatively simple and I usually encounter no traffic issues until I approach Howard County, from the intersection of Route 40 and Normandy Shop Center Drive, until I turn left unto St. John's Lane, I can sit in traffic for 15-20 minutes to travel approximately 2 miles. This is ridiculous and yet I see it only getting worse as more developments pop up, adding more cars to already congested highways and byways.

Additionally, My daughters attend Centennial High School and Burleigh Manor Middle School. Both schools suffer from overcrowding, My older daughter states that Centennial is so overcrowded this year, that it's difficult to make it to the next class in the allotted five minute time frame. My younger daughter reports that the middle school is also overcrowded and that school personnel have designated areas as "one way" in order to help alleviate traffic jams in the hallways. Presently BMMS is 200 students over it's originally capacity of 650 students and in 2018, CHS is projected to be at 122.9%. Unfortunately the development does not stop because the schools have met this number....new developments are being planned and delivered as we speak. From a personal experience, this quick a growth for a school is difficult for the administration, the teacher, and the students.

Mr. Kittleman, you have been visiting the various high schools in the previous week, did you happen to walk the hallways at Long Reach High School, present capacity 118%, when the kids were attempting to change class, or did you enter the cafeteria at Howard High school, present capacity 130% while the students were attempting to eat in the allotted 30 minutes. Not only is it uncomfortable to have that may students packed into a school but it is a safety issue. There is a

separate issue related to how the school system responds to development they should know is coming. The answer can't be to just add portables. This a temporary fix. More money needs to be available to the school system and better communication needs to happened between DPZ and HCPSS to understand capacity impacts.

The recommendations from the APFO task force which do not go deep enough are reflected in CB-61. We need to amend CB-61:

- School capacity set at 100%-schools close to new development at that level. mitigation begins when schools reach 95%.
- School capacity must include High Schools. We are telling our 13-18 years olds they don't matter by not including a HS test in APFO.
- No reductions to the wait times.
- Impact fees need to realistically cover the cost of an additional family. School, roads, fire, police, recreation all need some of these funds. Current impact fee does not come close to covering the cost of a school age child in the system.
- Real estate transfer tax needs to increase by at least 1.0%.
- APFO testing needs to include fire, police, recreation (quality of life factors).
- APFO legislation needs to be reviewed on a regular interval, 4-5 years would provide time to see how the county is fairing with current legislation.

I hope you will help saving the patient Howard County by choosing responsible growth instead of allowing him to continue to bleed out his life forces.

Sincerely,

Joan Nuetzel

3505 Font Hill Drive

Ellicott City, MD 21042

Sayers, Margery

From: Barb Krupiarz <barbkrap@verizon.net>
Sent: Sunday, September 10, 2017 11:35 AM
To: CouncilMail
Cc: Barbara Krupiarz
Subject: CB61

Dear Council members,

I write to you in support of the Howard County Board of Education's and the PTA Council of Howard County's recommendations for amendments to APFO. I have heard some of you express concern that there would be a building moratorium if the school test is capped at 100%. In the IAC Guide for Smart Growth (<https://planning.maryland.gov/PDF/OurProducts/Publications/ModelsGuidelines/mg27.pdf>), there is a quote from Margaret Mead which states "The solution to adult problems tomorrow depends on large measure how our children grow up today."

Do you know that teachers are speaking out about the huge number of students on Individualized Education Programs (IEPs) in their general education classroom - to the point that these teachers can not possibly provide the accommodations for all of those student, as required by Federal and State law? Do you know that Howard High School students with disabilities are losing instructional time because teachers excuse them before the bell to protect their safety due to excessively crowded hallways? Howard High also increased the number of minutes for all students in between classes due to the overcrowded hallways. My own son could not go to Howard High School because they did not have a place for him to go to manage his anxiety for a few minutes before returning to class. With Howard, Long Reach, and Centennial High Schools at their current enrollments, it is clear that we need to add high schools to the school test.

Every single school in Howard County has at least one (and many more) class where a teacher has over 50% of his/her students requiring accommodations of some kind (IEP, 504 Plan, Alt Ed). Mt Hebron had an Algebra 2 class last year with 12 students on IEPs and 13 students in alt ed (at risk for failing or dropping out). There is no way the gen ed and special ed teachers could provide the required accommodations, collect the required data, and most importantly, provide all of those students with an adequate education.

When we give developers excessively low impact fees, allow tens of LLCs from a single entity to contribute to elected officials' campaigns, allow the Board of Ed to increase school capacities by hiring an architect to magically increase space without adding a single square foot, keep a school open for development at 115% or even 110% capacity, we are harming our students and decreasing morale of our educators. People move to Howard County for the schools. That will change if we continue down this current path. We need to close schools for development at 100% to stop the hemorrhaging.

People don't want their children educated in a sea of portables that are subject to indoor environmental quality problems impacting their health. People don't want their children taught by teachers who are crying out for help from parents to decrease their caseloads. Ask the school system how many more children with disabilities we have sent to expensive nonpublic schools in the last few years because we cannot (but should be able to) educate them in Howard County schools. HCPSS is one civil rights complaint away from major problems from the US Department of Education. We can fix that through properly managing our growth and strain on our facilities and educators.

I cannot attend the public hearing tomorrow because I will be in back-to-back meetings with HCPSS staff. I am part of the new work group for parent concern (established because many parents are having problems with our schools) and the special education strategic plan (established because parents of students with disabilities are speaking up in record

numbers about the harm to their children in our schools). Teachers enter the profession because they love children. However, we have created situations where our teachers cannot meet all students' needs because of the sheer volume of students they are given each year.

I will leave you with a internet question and answer posted about SimCity, a computer game that allows players to build cities, but has limits on growth if the city does not have enough police stations, fire stations, hospitals, schools, etc.

Q: "Just downloaded this game a few days ago and have been having trouble keeping up with city demands. The radius for fire stations, police depts, parks and the the capacity for power, water sewer are so small and building new ones I can't keep up with demand. It cost so much to build these and the only way to earn any significant money is to upgrade your buildings and place new residences but then that puts a strain on all the above stated. It just seems like a constant fight to have enough money just to sustain happiness, I have no idea how I'm supposed to get to 40k just to build a school. Any tips, tricks, hints?
I'm starting to get frustrated and I'm enjoying the building aspect of the game but I can't keep up. Maybe I start over and slow it down a bit?
I don't know. Anyone else having these troubles?"

A: "Sounds like you are building too quickly. You don't have to plop your residential zones just because you have some available. Just put one down and slowly work up to upgrading it until it levels completely up. Then add another one. Moving slowly will allow you to farm your factories for materials, and craft other materials as needed. The trick is slow, sustainable building."

Please amend CB61 with the recommendations from our BOE, PTACHC, and a computer game.

Thank you.

Barb Krupiarz
7834 Rockburn Dr.
Ellicott City, MD 21043

Sayers, Margery

From: jyoutzgrams@gmail.com on behalf of Jennifer Y. Grams <jygrams@gmail.com>
Sent: Sunday, September 10, 2017 11:05 AM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

I first became aware of APFO while lobbying for temporary relief for the overcrowding situation at Manor Woods Elementary. I started asking questions about why the school was overcrowded and why I was STILL seeing MORE NEW development literally all around me (Turf Valley, Westmount, Orchard Park, etc., etc.) when our school was ALREADY busting at the seams.

All roads led me to APFO. The more I learned, the more appalled I became with the lack of leadership in this county with regard to development.

My professional background is in local government administration and policy. I know firsthand the negotiation power that a local government has with regard to development and I cannot for the life of me understand why you as our elected county officials are being so generous to developers at the expense of taxpayers -- and, worst of all, our kids.

There are several changes that MUST be made to the current APFO legislation. The following provisions are imperative to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure and to ensure that businesses and families continue to find Howard County a desirable place to live and work.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools are closed to new development at that level. The adjustment to the school capacity threshold must be unbundled from the financial mitigation piece and voted on as a stand-alone amendment to CB61. These two issues were artificially paired together as a "compromise" by the APFO committee. As parents we are not willing to compromise for our children. We want the school capacity to be set at 100% at the elementary, middle, AND high school levels NOW. There is no need to wait on lowering the school capacity threshold until fall because that piece does not require state legislature approval.
- 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.

In the past six months, I have become very well informed about the dysfunctional way this county is working and frankly, I wish I could "un-know" it all. But since I can't, I am compelled to act and to educate and encourage as many of my fellow Howard County residents as I can to do the same. Our elected officials may be

beholden to the developers but we as residents are certainly not beholden to you. We vote, and we are watching this VERY closely.

Thank you for your consideration.

Jennifer Youtz Grams

District 1

3050 Terra Maria Way, Ellicott City MD 21042

Sayers, Margery

From: Geoff Pickett <geoffpickett@hotmail.com>
Sent: Sunday, September 10, 2017 10:05 AM
To: CouncilMail; Weinstein, Jon
Subject: CB61-2017 Testimony

Please include my below testimony as I will be unable to testify in person

Thanks
Geoff

From: Geoff Pickett [mailto:geoffpickett@hotmail.com]
Sent: Friday, September 08, 2017 11:21 AM
To: CouncilMail <CouncilMail@howardcountymd.gov>; Kittleman, Allan <AKittleman@howardcountymd.gov>
Cc: Geoff Pickett <geoffpickett@hotmail.com>
Subject: Written testimony against CB61-2017

Dear County Executive and County Council members:

This is my written testimony against the passage of CB61-2017 as it does not do enough to strengthen the Adequate Public Facility Ordinance in Howard County and slow down the residential growth and the enrollment growth that we are experiencing in Howard County.

I am voting against this amendment for two reasons: (1) the Open/Close test in Howard County is too lenient especially compared to our neighboring counties and (2) the Impact/Surcharge fees per new home are too low especially compared to our neighboring counties.

On the Open/Close test, I suggest you move to a model that Montgomery and Frederick utilize in that the threshold is 120% but an additional surcharge is applied when the rate is between 105 and 120. For Howard County, I propose that the limit remains at 115% but that between 100 and 115% there is an additional charge applied. The surcharge should be an escalating charge so if the score is between 100 and 105 then the charge is 2x, between 105 and 110 its 3x and between 110 and 115 its 4x. In addition, the 3 year limit of delaying a project should either be extended to six years like Anne Arundel county does or removed all together like other counties do.

On the matter of the surcharge, it needs to be raised immediately. Howard County currently has some of the lowest Impact/Surcharge fees in the state of Maryland and that needs to change. The 2017 enrollment growth in Howard County was estimated at 1,061 students. If you use the \$1.24 surcharge amount per square foot and assume a 2000 square foot house then Howard County will collect just over \$2.6 million. Had we charged what Montgomery charged, which is \$25,944 per single family detached house then Howard County would have collected \$27.5 million. That type of variance is unacceptable. If we used the same rate that Anne

Arundel County uses, which is \$7,344 for a 2000 square foot house, then Howard County would have collected \$7.8 million. This is money that is desperately needed to build new schools.

Below is a comparison of what nearby Counties in Maryland charge using the estimated 1,061 new students in 2017. As you can see, there is a large discrepancy between what Howard County is collected and what we could be collecting.

Comparison of what Neighboring Counties charge Builders per New Home

	Howard County ²	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

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 8,500

Thank you for your time and consideration of my testimony.

Kind Regards,
 Geoffrey J Pickett
 6480 Abel Street
 Elkridge MD 21075
 443-826-0142 (mobile)

Sayers, Margery

From: RP Singh <rubinpaulsingh@gmail.com>
Sent: Saturday, September 09, 2017 11:02 PM
To: CouncilMail
Subject: Fwd: WRITTEN TESTIMONY FOR COUNCIL BILL 61

I would like to submit this email as my written testimony to be included in the official record.

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

From: **RP Singh** <rubinpaulsingh@gmail.com>
Date: Wed, Sep 6, 2017 at 10:59 PM
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61
To: councilmail@howardcountymd.gov, AKittleman@howardcountymd.gov

My name is Rubin Singh and I've been a resident of Howard County for 22 years. I also own a local consulting business that provides technology services to small and medium-sized nonprofits. I am a product of Howard County Public Schools and am very fortunate to have the opportunity to raise my 2 children (ages 8 & 10) in Howard County and attend the public schools.

I am concerned, however, 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. This also include planning for schools.

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.

I am also requesting that funding for additional school(s) be approved and built as soon as possible, as this is the right way to plan for a growing community rather than uprooting and shifting children based on maps and polygons, pitting communities against one another.

Finally, I am requesting that any and all redistricting is suspended until such amendments are approved and implemented. And also until broader conversation is had directly with the people (not through surveys) about the impact of redistricting.

By leaving things as status-quo and failing to control and plan for development, the schools will be forced to redistrict again in 2-3 years.

I worry that my children will not benefit from the great experience I had attending Howard County Public Schools as a child. Instead, they we will be treated like “polygons”, uprooted from the school community and relationships they’ve built and moved around from school to school, simply because our institutions have failed to plan and control effectively.

As a proud citizen of Howard County, I humbly ask you to consider my requests.

Thank you,

Rubin Singh
8618 Wellford Dr.
Ellicott City, MD 21042

Sayers, Margery

From: Katie Mertz <katiehussey@hotmail.com>
Sent: Saturday, September 09, 2017 9:54 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

From: Katie Mertz <katiehussey@hotmail.com>
Sent: Saturday, September 9, 2017 9:11:10 PM
To: councilmail@howardcountymd.go
Cc: AKittleman@howardcountymd.go
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

Council Members,

My husband and I moved to Howard County last summer from Pennsylvania, drawn by the strong school reputation and proximity to both Baltimore and D.C. We have two school-aged children. We share the concerns of many of our friends and neighbors in Howard County. We are concerned that our property taxes will be increased to make up for the low fees that developers pay in our county, we are 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, and we are concerned about frequent, disruptive school redistricting and school overcrowding.

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.

Thank you for your attention to this important matter and for putting our children first.

Katie Mertz
7104 Collingwood Court
Elkridge, MD 21075

Sayers, Margery

From: George and Mimi Adam <adam10091@verizon.net>
Sent: Saturday, September 09, 2017 4:42 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

Twenty years ago, we bought our first townhouse in Howard County, Maryland. After our first child, we bought our first single family home in the Kings Contrivance area of Columbia. And after second child, we bought our final single family home off of Johns Hopkins/Gorman RD in North Laurel. Currently, we have a sophomore at Atholton High School and a 7th grader at Hammond Middle School. Personally, our family has been affected by Howard County's weak APFO due to the over development of Howard County specifically along route 100 and the upcoming Maple Lawn area which continues to force our schools to redistrict. Our county MUST fund a new high school in the budget 2019. Five years ago, our family experienced the first redistricting of our community schools which started with Hammond Elementary my son's 5th grade year and my daughter's 2nd grade year. We did not protest the redistricting as we understood why it needed to be done, but in return we were told multiple times by the school system that certain academic programs would continue at Hammond Elementary. Within a year of the redistricting, our principal and vice principal left the school and many of our programs that we were told would not change of course did. So our family learn quickly to NOT believe what you are told when it comes to schools NOT changing when there is a redistricting. As a result of the redistricting, my 2nd grader did not have the same opportunities that my 5th grader did through her elementary school years. Again, my son's 7th grade year, Hammond Middle School was redistricted. Again, programs changed, teachers and eventually the principal and vice principal left. We did not protest the redistricting again because we thought we still have Atholton High School which is the whole reason we relocated to our neighborhood. Our family was so looking forward to attending Atholton High School because we found it to be such a strong example to the other high schools in the area as far as diversity, academics, sports, and extra curricular activities. The teens in our neighborhood always said, "there is always a place for everyone at AHS." We loved that motto. Our son who is a sophomore at AHS will tell anyone that high school has been the best part of his academic career. Please remember although our children did not move from their schools the ways their schools changed did affect our families lives drastically in friends leaving, families that volunteered in PTA did not exist anymore, and academic programs. 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 year.

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 for taking the time to read our testimony.

George and Mimi Adam

10520 Hunters Way
Laurel, MD 20723
301 641 5545

Sayers, Margery

From: Robert Miller <robmilfam@gmail.com>
Sent: Saturday, September 09, 2017 3:57 PM
To: CouncilMail
Subject: Testimony Regarding APFO

Dear Howard County Councilmembers,

I will not be able to attend the Public Hearing on September 11, 2017, but I would like to submit my thoughts regarding the APFO legislation. Briefly, at this time, I am in support of the recommendations that will be made at the meeting by the Howard County Public School System Board of Education regarding APFO. I would also encourage examining the protocol that Montgomery County, for example, uses to assess fees for development. I am by no means an expert, but feel that acceptance of the HCPSS recommendations and consideration of a fee structure that is suited to infrastructure and services needs will head our county in a more positive direction, and that having a good match between infrastructure / services and development would, in the long term, be a win-win for our residents as well as developers. On the other hand, having inadequate services (including schools) and infrastructure would be an unfortunate situation for all involved. When residents look back years from now, I hope that they will be enjoying the benefits that will come from appropriate planning being made now, and that they will not look back and say, "What were they thinking?" Your decisions will leave a legacy, and I appreciate your careful consideration of the best actions to take now that will make Howard County the best it can be for its future residents. Thank you very much for your efforts and attention to this matter.

Sincerely,

Robert W. Miller
robmilfam@gmail.com
410-227-8445

Sayers, Margery

From: Song chong <scchong11@gmail.com>
Sent: Saturday, September 09, 2017 10:15 AM
To: CouncilMail
Cc: Kittleman, Allan
Subject: Written Testimony for Council Bill 61

Dear APFO council,

I am writing this testimony because I am concerned 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....

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 for your time.

Sincerely,

Song Chong, Amy Chong
8783 Wellford Dr.
Ellicott City, MD 21042

Sayers, Margery

From: Randy Murbach <randymurbach@gmail.com>
Sent: Saturday, September 09, 2017 9:28 AM
To: CouncilMail
Cc: Randy Murbach; Teresa Murbach
Subject: Written Testimony for Council Bill 61 (Murbach Family - Dunloggin Neighborhood - Ellicott City)

We have been HoCo residents since 1997 and married with two kids that attend HoCo schools & participate in various activities in the community (sports, boy/girl scout, etc.).

We choose to live in this county due to its stellar reputation in Maryland regarding:

- strong “community” connection/mentality,
- being nature/outdoor oriented,
- excellent school system,
- low crime,
- friendly/diversified population,
- good quality of life.

We moved to and have been living in the Dunloggin neighborhood of Ellicott City since 2005 due to its large and vibrant neighborhood along with excellent schools in our district, including Centennial High school.

The current APFO is and will be affecting me in the following areas:

- We are concerned that property tax will increased to make up for the low fees that developers pay in our county.
- We are 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.
- We’re 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.

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 for listening to our concerns and we hope you will make the correct & necessary changes to support the community (lifeblood of county) and keep everyone united.

Note: We will be closely monitoring your actions/decisions related to APFO and redistricting, which will certainly affect our decision whether to re-elect you in the upcoming elections in the future.

Sincerely,

Randy & Teresa Murbach
4010 Macalpine Road
Ellicott City, Maryland 21042

“Keep Dunloggin Neighborhood United”

Sayers, Margery

From: Pankaj Patil <pankaj_patil20@yahoo.com>
Sent: Saturday, September 09, 2017 12:32 AM
To: CouncilMail
Subject: CB61-2017 Testimony

Dear Council Council Members

When I moved to Howard County a couple of years back, I was proud to become a resident of neighborhoods that are often featured in '*Money magazine's best places to live*'.

My family was happy with our move to Columbia, we had great neighbors, trails backing into parks and all amenities within a short driving distance. As my kid got ready for joining school, we made a decision of moving to Ellicott City so my child can attend the '*accomplished schools*' usually highlighted in County's own press briefings sourced from Niche / U.S News sites.

As we are settling down with the move and adjusting to the new school system, we get to know that due to *fundamental flaws within the county's development process and how it interacts with the school system*, our neighborhood is nominated for redistricting.

Our assigned schools had utilization ratios that are concerning to the Board of Education, however under existing Adequate Public Facilities Ordinance (APFO), approval was granted for construction of our neighborhood. The projected student enrollment numbers quoted by developer in seeking approval were based on county guidelines that are no longer practical. Projecting and getting official approval for 4 school going kids in a neighborhood of 50+ houses seems impractical and illogical in an populous and developing county like ours. It almost seems like the county development process expects residents moving in to new communities to bring revenue in terms of home sales and higher taxes to fund various county plans but then subsequently forces them to be in a situation where they are deprived of things they originally moved for.

As a responsible, law abiding, tax paying resident, I am deeply concerned that lack of planning and oversight, collaboration with school system, negatively impacts us and most importantly our faith in the whole county system.

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.
- Make developers pay for School repairs and capacity addition
- 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.
- Revise archaic guidelines to determine projected student enrollment from new developments.

I hope that concerns from residents like me will be heard and acted on to maintain our trust with the County council and its members.

Regards
Pankaj Patil
8795 WELLFORD DR ELLICOTT CITY 21042

Sayers, Margery

From: Amarjot Kaur <amarjotkaur711@yahoo.com>
Sent: Friday, September 08, 2017 10:24 PM
To: CouncilMail; Kittleman, Allan
Subject: Written Testimony for Council Bill 61

Hello. My name is Amarjot Kaur and I've been a resident of Howard County for the last 11 years. I am a hospitalist physician assistant at Howard County General Hospital. I am very fortunate to have the opportunity to raise my 2 children (ages 8 & 10) in Howard County and attend the public schools.

I am concerned, however, 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. This also include planning for schools.

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.

I am also requesting that funding for additional school(s) be approved and built as soon as possible, as this is the right way to plan for a growing community rather than uprooting and shifting children based on maps and polygons, pitting communities against one another.

Finally, I am requesting that any and all redistricting is suspended until such amendments are approved and implemented. And also until broader conversation is had directly with the people (not through surveys) about the impact of redistricting.

By leaving things as status-quo and failing to control and plan for development, the schools will be forced to redistrict again in 2-3 years.

I worry that my children will be treated like "polygons", uprooted from the school community and relationships they've built and moved around from school to school, simply because our institutions have failed to plan and control effectively.

As a proud citizen of Howard County, I humbly ask you to consider my requests.

Thank you,

Amarjot Kaur
8618 Wellford Dr.
Ellicott City, MD 21042

Sayers, Margery

From: Michele Aylaian <msaylaian@aol.com>
Sent: Friday, September 08, 2017 10:08 PM
To: CouncilMail
Subject: CB61 - 2017 Testimony

Dear Howard County Council Members,

I am a taxpayer, property owner, and voter who has lived in Howard County for the past 20 years. I have 3 children in the public school system. Over the years, I have come to see how overdevelopment is hurting families who reside here by leading to overcrowded schools, continuous redistricting, and higher taxes.

The current weak APFOs are not effective and CB61 and 62 do not strengthen them enough. These bills should be amended to make sure that High Schools are specifically included in the school capacity limits and make sure that when capacity exceeds 100%, no new development in that region is allowed. Also the legislation should specify that the wait times for housing allocations or school tests can not be reduced. Furthermore, the real estate transfer tax should be increased so that developers bear more of the financial burden of adding more people to our community. Ensuring that public facilities, including emergency services, are going to be able to accommodate more development is critical to the quality of life in Howard County.

There is no excuse for the weak APFOs to continue. Now is the time strengthen them. Please make the citizens of Howard County a priority by adding these amendments.

Michele Silver Aylaian
9963 Timberknoll Lane
Ellicott City, MD 21042

Sayers, Margery

From: Gary Zimmerman <garyzimmerman@gmail.com>
Sent: Friday, September 08, 2017 7:40 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

Howard County Council Members,

My wife and I were both born and raised in Howard County. We have lived here for almost 50 years now and have one child currently in 9th grade at Howard High School. This is our written testimony against CB-61.

We are very worried 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. You should be making the appropriate changes to APFO since you are ultimately responsible for the safety, health and welfare of your citizens. There is absolutely no reason why the developers aren't paying their fair share of fees to help support a better APFO. Land donations or school development fees should be another requirement from developers, thus eliminating any property acquisition or building costs. Also, there was a building moratorium enforced in 1992 when APFO was formed. Any moratorium is temporary and should be considered at the appropriate time, when needed.

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.

In addition, we are extremely concerned about the massive redistricting that is being proposed across the county. If we are redistricted, our son would be forced to change high schools in his sophomore year. This could cause him some very unnecessary anxiety and stress, especially when high school is already hard enough! We are also 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.

Why hasn't the county planned appropriately and why are the developer's profits more important than our children and public safety?

Concerned citizens,

Gary & Laurie Zimmerman
5907 Clear Ridge Road
Elkridge, MD 21075

Sayers, Margery

From: Michele Aylaian <msaylaian@aol.com>
Sent: Friday, September 08, 2017 4:30 PM
To: CouncilMail
Cc: Kittleman, Allan; Weinstein, Jon
Subject: CB61 and CB62

Dear County Council members,

I am a taxpayer, property owner, and voter who has lived in Howard County for the past 20 years. I have 3 children in the public school system. Over the years, I have come to see how overdevelopment is hurting families who reside here by leading to overcrowded schools, continuous redistricting, and higher taxes.

The current weak APFOs are not effective and CB61 and 62 do not strengthen them enough. These bills should be amended to make sure that High Schools are specifically included in the school capacity limits and make sure that when capacity exceeds 100%, no new development in that region is allowed. Also the legislation should specify that the wait times for housing allocations or school tests can not be reduced. Furthermore, the real estate transfer tax should be increased so that developers bear more of the financial burden of adding more people to our community. Ensuring that public facilities, including emergency services, are going to be able to accommodate more development is critical to the quality of life in Howard County.

There is no excuse for the weak APFOs to continue. Now is the time strengthen them. Please make the citizens of Howard County a priority by adding these amendments.

Michele Silver Aylaian
9963 Timberknoll Lane
Ellicott City, MD 21042

Sayers, Margery

From: Hawkins, Wenjun <whawkins@mtb.com>
Sent: Friday, September 08, 2017 1:50 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY for COUNCIL BILL 61

Date: September 8, 2017
Re: WRITTEN TESTIMONY for COUNCIL BILL 61

Dear Council members,

We moved to Ellicott City, Maryland from Virginia two years ago. I have one son who just turned 11 years old and started middle school this week. It has been tough 2 years. We finally settled down and feel like home again. But our life has been turned upside down because of the pending school redistricting. I am worried that if the county does not change current APFO, the schools will be forced to redistrict again in a couple years. It has been a vicious circle for many years. Huge negative impact on our children and families.

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.

A strong APFO would ensure our children will not go through redistricting every 2-3 years.

Thanks for your attention!

Concerned Howard County resident – **Wenjun Hawkins**
8722 Wellford Dr.
Ellicott City, MD 21042

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Sayers, Margery

From: Jody Zaruba <jezaruba@gmail.com>
Sent: Friday, September 08, 2017 1:05 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: Fwd: VOTE YES FOR 100% APFO CAPACITY

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

From: Jody Zaruba <jezaruba@gmail.com>
Date: Fri, 8 Sep 2017 13:02:04 -0400
Subject: VOTE YES FOR 100% APFO CAPACITY
To: jweinstein@howardcountymd.gov

Mr. Weinstein,

I have lived in Maryland all of my life and have spent the last 10 years in Howard County. I have two children who will attend Howard County Schools - my children are the reason I live in Howard County.

I am concerned that my property taxes will increase to make up for the incredibly low fees developers pay in Howard County (especially compared to other Maryland counties).

I am extremely concerned that although it seems like the county can prioritize to amend or widen roads, add traffic signals, and upgrade village centers to accommodate our growing population - they refuse to prioritize building new schools.

It is my understanding that high school #13 will likely be at capacity when it opens, which means we are already behind and need to budget and plan for high school #14 immediately. Our kids are losing and the developers are winning, which is very unfortunate.

I am requesting that council bill 61 is amended to set ALL school capacity levels at 100% (anything above that is ridiculous), that mitigation begins when a school reaches 95% capacity, that APFO is reviewed periodically every 4 years, that the real estate transfer tax is increased by 1% and that the APFO includes measures for community facilities.

The fate of APFO will absolutely influence my vote for you and Alan Kittleman. I understand you are both up for re-election in 2018. I truly hope the kids of Howard County are more important to you than the developers.

Respectfully,
Jody Zaruba
10084 Century Drive, Ellicott City, MD 21042

Sayers, Margery

From: Kerry Tiffin <kerrytiffin@gmail.com>
Sent: Friday, September 08, 2017 11:43 AM
To: CouncilMail; Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

Dear County Executive and County Council members:

I have been a resident of Howard County for 8 years. We moved here over other options based on the schools. My husband faced a long commute to DC but I kept telling him how much it would be worth it with schools for my son who was then three. My son recently started middle school this year without his two best friends. These boys were two of eleven kids that are going to a different middle school. I am now concerned that he will establish new friendships in middle school only to start over again with high school. I really hope you consider the 13th high school and construction immediately.

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 for taking the time to read this and hope you will take my testimony into consideration.

Kind regards,

Kerry Tiffin

5933 Sandy Ridge Court

Elkridge, MD 21075

kerrytiffin@gmail.com

Sayers, Margery

From: Christine McGrath <chrismmcgrath@yahoo.com>
Sent: Friday, September 08, 2017 11:35 AM
To: CouncilMail; Kittleman, Allan
Subject: Written Testimony for Council Bill 61

Dear County Council and County Executive Kittleman,

I having lived in Howard County for 20 years and have seen this county change immensely. I just recently learned about AFPO and what effects it has on the county and also directly on me and my family. I have two children that are currently in Howard County schools, specifically Howard High, which are currently discussing the largest redistricting this county has ever seen. For that matter, it very well could be the largest the state has ever had. I am deeply concerned at the amount of growth this county is seeing and what our elected officials are doing to control it. As evident by the latest school redistricting plan, we do not have enough room for all the students. I understand that all the growth in the schools is not related to new homes. But the new homes contribute currently around 42% of new students and this the county can control. The county should not allow growth in areas where school are at 100% capacity. As some else mentioned, I would not get in an elevator that was more than 100% full. Redistricting is not the answer to our capacity issue. The children go to schools where they reside and should not have to endure longer commutes so that the school capacity goes below 110% which allows for the builders to continue to build. Along with the schools I am directly effect by the amount of traffic. I will not even go near Columbia in the evening. The commute is to congested and will only get worse with the amount of building being done.

I am requesting that CB61-2017 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.
- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities.

Christine McGrath
5929 Northern Court
Elkridge, MD 21075

Sayers, Margery

From: Geoff Pickett <geoffpickett@hotmail.com>
Sent: Friday, September 08, 2017 11:21 AM
To: CouncilMail; Kittleman, Allan
Cc: Geoff Pickett
Subject: Written testimony against CB61-2017

Dear County Executive and County Council members:

This is my written testimony against the passage of CB61-2017 as it does not do enough to strengthen the Adequate Public Facility Ordinance in Howard County and slow down the residential growth and the enrollment growth that we are experiencing in Howard County.

I am voting against this amendment for two reasons: (1) the Open/Close test in Howard County is too lenient especially compared to our neighboring counties and (2) the Impact/Surcharge fees per new home are too low especially compared to our neighboring counties.

On the Open/Close test, I suggest you move to a model that Montgomery and Frederick utilize in that the threshold is 120% but an additional surcharge is applied when the rate is between 105 and 120. For Howard County, I propose that the limit remains at 115% but that between 100 and 115% there is an additional charge applied. The surcharge should be an escalating charge so if the score is between 100 and 105 then the charge is 2x, between 105 and 110 its 3x and between 110 and 115 its 4x. In addition, the 3 year limit of delaying a project should either be extended to six years like Anne Arundel county does or removed all together like other counties do.

On the matter of the surcharge, it needs to be raised immediately. Howard County currently has some of the lowest Impact/Surcharge fees in the state of Maryland and that needs to change. The 2017 enrollment growth in Howard County was estimated at 1,061 students. If you use the \$1.24 surcharge amount per square foot and assume a 2000 square foot house then Howard County will collect just over \$2.6 million. Had we charged what Montgomery charged, which is \$25,944 per single family detached house then Howard County would have collected \$27.5 million. That type of variance is unacceptable. If we used the same rate that Anne Arundel County uses, which is \$7,344 for a 2000 square foot house, then Howard County would have collected \$7.8 million. This is money that is desperately needed to build new schools.

Below is a comparison of what nearby Counties in Maryland charge using the estimated 1,061 new students in 2017. As you can see, there is a large discrepancy between what Howard County is collected and what we could be collecting.

Comparison of what Neighboring Counties charge Builders per New Home

	Howard County ²	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

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 8,500

Thank you for your time and consideration of my testimony.

Kind Regards,
Geoffrey J Pickett
6480 Abel Street
Elkridge MD 21075
443-826-0142 (mobile)

Sayers, Margery

From: Yi, Xin <yi.sheen@gmail.com>
Sent: Friday, September 08, 2017 8:42 AM
To: CouncilMail; Weinstein, Jon
Subject: APFO TESTIMONY

Dear Councilman Weinstein et. al.:

I have lived in District 1 of Howard County in many years with 2 kids in the public school. I am deeply concerned about the current level of development that doesn't adequately fund the critical infrastructure necessary to support a growing population and protect our quality of life, especially education. With the major school redistricting that's going on right now, I am very disturbed about the scale of the redistricting that had to occur to shift students from closer schools to much further options.

I am requesting 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.

- 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 very much!

Xin Yi
10201 Breconshire Road
Ellicott City, MD 21042

Sayers, Margery

From: Guifang Tan <caroltan1688@gmail.com>
Sent: Friday, September 08, 2017 7:22 AM
To: CouncilMail; Kittleman, Allan
Subject: APFO

Dear County Executive and County Council:

We have concerns on the current county bills CB 60 and CB61. I would like these two bills consider the following items:

1. *Set school capacity limit at 100%.*
2. *Include high schools in the school capacity limit test*
3. *Mitigation effort should begin when a school reaches 95% capacity*
4. *No reduction to the current wait time for housing allocations or school tests*
5. *APFO needs to be reviewed frequently, maybe every five year.*
6. *Count medium and low income housing units in the yearly total housing limit . Right now, yearly limit is 2000, but 15% of MLIH is not counted to that limit. That means the total number will be 2300.*

We want to have a well regulated and planned housing development in our county. Please consider carefully.

All the best,

Guifang Tan

Sayers, Margery

From: pavani adusumilli <drpadusu@gmail.com>
Sent: Friday, September 08, 2017 5:38 AM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

To honorable county 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 including schools, fire, police and emergency services and protect our quality of life. And we certainly should not let our kids suffer because of poor planning to provide sufficient infrastructure , poor regulations and insufficient coordination between city council and board of education. My family and many of our community members are being personally effected by the weak APFO regulations.

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

Satish Potluri
Pavani Adusumilli
8766 wellford drive
Ellicott city , MD – 21042

Sent from [Mail](#) for Windows 10

Sayers, Margery

From: Wenge Ni-Meister <wenge99@gmail.com>
Sent: Thursday, September 07, 2017 11:24 PM
To: CouncilMail; Kittleman, Allan

Hi

My name is Wenge Ni-Meister. I have three kids, one in Centennial Lane Elementary school and two in Centennial High School. We just bought our new house in Centennial Overlook (Polygoin 147) off Old Annapolis Rd. two years ago. It is a brand new community. We are personally affected by HoCo's weak APFO. With the school redistributing, currently we are being redistributed to a Wild Lake schools. We lose our property value. We are redistributed, the weak current APFO allows for new development.

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. Kids are suffering and we are losing our property value.

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 95%. Schools are closed to new development at that level. I request:

- 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.

Wenge Ni-Meister
8653 Wellford Dr.
Ellicott City, MD21042

Sayers, Margery

From: Michael Chicorelli <chicorellis@yahoo.com>
Sent: Thursday, September 07, 2017 9:52 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

My name is Jessica Chicorelli and my family and I live at 6314 Monterey Rd in Elkridge 21075.

Nearly 15 years ago we chose to live in Howard County in order to raise a family. We have four children going through the HoCo school system - two in Rockburn Elementary and two in Elkridge Landing Middle School. Next year, our oldest will be starting her first year at Howard High School.

I'm writing this testimony today because 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 then again 2-3 years after that and so on. There are better ways to manage the population in our county that benefit the citizens that you serve. I'm concerned about the growth in our schools, especially the high schools, and the lack of process or plan to control this. As you know, Howard High is at about 140% capacity. How can our children be provided with a safe and effective learning environment when the school is 40% above maximum capacity, classrooms are overcrowded, and mobile trailers are being used to mitigate the enrollment? Is this the best we can give to our children in Howard County?

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.

This is an important issue, and if we don't take it seriously it will continue to plague our county year over year. Let's move Howard County forward and make sustainable changes to benefit our children. When it comes to our children, the only thing that should be over capacity at 110% or more should be the effort and attention our elected county officials put towards lasting changes towards this bill and the future of Howard County.

Signed,
Jessica Chicorelli
6314 Monterey Rd
Elkridge, MD 21075

Sayers, Margery

From: Lois Steib <steib7@hotmail.com>
Sent: Thursday, September 07, 2017 8:55 PM
To: CouncilMail; Kittleman, Allan
Subject: APFO AMENDMENT

We are contacting you to express our frustration with the Howard County's APFO. I, Lois, was raised in Howard County and with my husband, John, reside in it, too, and most of our 5 adult children live in Howard County. We can't believe the mess our officials have made of the ratio of development to school population, and implore all of you to do the RIGHT thing.

We are very concerned by several factors, but the one that bothers us the most is that we are continuing to allow developers to build all over the county, but not adequately preparing the infrastructure necessary to support this increase in population. Not to mention, our quality of life decreases with the increase of traffic, school overcrowding, our emergency services (police, fire, hospital, etc.) are strained, etc..

We are currently in the middle of a huge school redistricting effort that is tearing communities apart and we are concerned that if the county doesn't do a better job of controlling and planning for development, we will be forced to go through this stressful cycle in another few years. On top of that, since the developers only have to pay low fees to build here, our property taxes will most likely increase to help make the difference. Something drastic needs to change here!

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.

We are part of a large family within Howard County and the outcome of the APFO legislation will be a deciding factor as we consider our election options in 2018.

Respectfully submitted,
John & Lois Steib
5761 Old Landing RD
Elkridge, MD 21075

Sayers, Margery

From: Marisa McCurdy <marisahiggins@hotmail.com>
Sent: Thursday, September 07, 2017 8:11 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: APFO Comments (Council Bill 61)

Council Members,

My husband and I moved our family into Howard County three years ago because of the proximity to work, finding our dream home in a great school district, progressive politics and accessibility to outdoor recreation. We have overall been happy in most aspects however, we are gravely concerned about the cause of the school redistricting currently (and apparently constantly) occurring. We have three school age children and have been redistricted in certain of the plans put forth to the Board of Education. I participated in Area Attendance Meetings, spoke with the Board of Education and have been following these developments with obvious vested interest. I'm not so much concerned about one particular move as I am multiple, **unnecessary** moves (due to poor foresight and planning). 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, which I view as a very realistic probability. I am also concerned that the current level of development (that admittedly brings tax revenue, businesses, and new residents to our county) doesn't adequately fund the critical infrastructure necessary to support a growing population (fire, police and emergency services) and protect the recreational aspects of Howard County that we moved here to enjoy.

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.

- 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,
Marisa McCurdy
6802 Norris Lane
Elkridge, MD 21075

Sayers, Margery

From: pilla radha <dr_radha34@yahoo.com>
Sent: Thursday, September 07, 2017 8:00 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

To,
The council man
Howard county.

We are living in howard county since last 6 years, I am a doctor and work as a hospitalist in a famous hospital nearby. A year back, We bought a house Centennial overlook Community, (Polygon 147) at Old Annapolis Rd, Ellicott City because the schools are very nearby and are bikable for my child.

Very recently, a redistricting proposal without any reasonable reasons made our polygon students to travel 4 miles for their education instead of 1 mile for which I feel very bad and not a good thing for my children.

We are personally affected by HoCo's weak APFO as the

1. The proposed school is farther than the existing school.

2. This not only increases commute time, my kid will have to wake up earlier, and come late from school. this reduces their quality time at home and also reduces their sleep hour

3. Safety issue as our kids have travel in longer distance and cross major highway 108.

4. I'm worried that if county doesn't do a better job controlling and planning for development the schools will be forced to redistrict again in 2-3 years.

My child had made good friends, he will be ripped off them again, which is not fair for young kids.

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.

Dr. Radhika Pilla,
8714 well ford drive
elliott city
MD 21042

(Polygon 147)

Sayers, Margery

From: Chandra <chandra009@yahoo.com>
Sent: Thursday, September 07, 2017 7:28 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

To,
The council man
Howard county.

We are living in howard county since last 6 years, I am an Engineer and work ACA related field. A year back, We bought a house Centennial overlook Community, (Polygon 147) at Old Annapolis Rd, Ellicott City because the schools are very nearby and are bikable for my child.

Very recently, a redistricting proposal without any reasonable reasons made our polygon students to travel 4 miles for their education instead of 1 mile for which I feel very bad and not a good thing for my children.

We are personally affected by HoCo's weak APFO as the

1. The proposed school is farther than the existing school.

2. This not only increases commute time, my kid will have to wake up earlier, and come late from school. This reduces their quality time at home and also reduces their sleep hour

3. Safety issue as our kids have travel in longer distance and cross major highway 108.

4. I'm worried that if county doesn't do a better job controlling and planning for development the schools will be forced to redistrict again in 2-3 years. My child had made good friends, he will be ripped off them again, which is not fair for young kids.

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.

Chandra Chintaparthi
8714 well ford drive
elliott city
MD 21042

(Polygon 147)

Sayers, Margery

From: Christopher Gross <cogross@gmail.com>
Sent: Thursday, September 07, 2017 6:34 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: Written Testimony for Council Bill 61

My family has been living in Howard County for 2.5 years. We have 2 daughters - one is attending Manor Woods Elementary School and the other is still in pre-school. We moved to Howard County for the schools. My daughter's school is severely overcrowded and she now has classes in portables. I am concerned about the current level of development in my area that does not fund the critical infrastructure necessary to support a growing population and protect our quality of life. I'm worried that if the county does not do a better job controlling and planning for development, our schools will grow even more overcrowded and will no longer be among the best in Maryland.

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 for taking the time to consider my input. I hope you will do what is best for the residents of Howard County and protect our students and the quality of our schools as well as provide for our safety.

-- Christopher Gross
3058 Terra Maria Way
Ellicott City, MD 21042

Sayers, Margery

From: Rachael Gross <rkbrick@gmail.com>
Sent: Thursday, September 07, 2017 5:55 PM
To: CouncilMail
Cc: AKittleman@howardcountymd.go
Subject: Written Testimony for Council Bill 61

My family has been living in Howard County for 2.5 years. We have 2 daughters - one is attending Manor Woods Elementary School and the other is still in pre-school. We moved to Howard County for the schools. My daughter's school is severely overcrowded and she now has classes in portables. I am concerned about the current level of development in my area that does not fund the critical infrastructure necessary to support a growing population and protect our quality of life. I'm worried that if the county does not do a better job controlling and planning for development, our schools will grow even more overcrowded and will no longer be among the best in Maryland.

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.
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- 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 for taking the time to consider my input. I hope you will do what is best for the residents of Howard County and protect our students and the quality of our schools as well as provide for our safety.

Sincerely,

Rachael Gross
3058 Terra Maria Way
Ellicott City, MD 21042

Sayers, Margery

From: Denise Riordan Eblen <dcrre1@gmail.com>
Sent: Thursday, September 07, 2017 2:54 PM
To: CouncilMail
Subject: Re: written testimony for Council Bill 61

Post Script:
my address -

Denise R. Eblen, PhD
6317 Saddle Drive,
Columbia MD 21045

On Thu, Sep 7, 2017 at 2:50 PM, Denise Riordan Eblen <dcrre1@gmail.com> wrote:
Testimony on "Adequate Public Facilities Ordinance"

I plan on attending the session on Monday evening; here is what I'll be testifying -

I testify today as a 15-year resident of Howard County, a tax payer, with 2 kids in the public school system. When I moved to Howard County I came here to settle and build a family, as many thousands have before and since, excited to be part of a community that prizes economic and social diversity. In the years since I've often thanked my stars for the good fortune that led me here. Columbia has just celebrated its 50th anniversary and we look forward to 50 more great years. Elected officials come and go, and each are charged with shepherding this community, this county of ours, through inevitable **economic** and **social** changes. Over the past several years Howard County has fared well in terms of **economic** progress, particularly in comparison to the rest of the country in the wake of the Great Recession. However we are now facing a significant **social** upheaval with, again, with school overcrowding and discussions on school redistricting - for the second time in less than five years.

Recall what it is that makes Howard County a great place to live, an attractive destination for families that regularly ranks at the top of nationwide *Best Places To Live* lists. It's our schools, our parks, our public facilities. Our low unemployment, healthy home prices, and economic opportunities. Bills like APFO are central to assuring the continued vibrancy of Howard Country, so long as they strive to **strike the balance** between economic gains and social concerns, with as much foresight as possible. Setting the parameters of APFO may seem like minutiae and bureaucracy - but it can have very significant repercussions on whole communities.

I leave you with this one 'ask' – **put the concerns of Howard County families front and center when setting the parameters for APFO**. Create a vision to include the capacity for schools, roads, and other infrastructure – to meet the likely need over the coming decade. Balance this against the economic health of the community. Do what's right for taxpayers, voters, and for our children and grandchildren.

Thank you

Sayers, Margery

From: Denise Riordan Eblen <dcrre1@gmail.com>
Sent: Thursday, September 07, 2017 2:51 PM
To: CouncilMail
Subject: written testimony for Council Bill 61

Testimony on "Adequate Public Facilities Ordinance"

I plan on attending the session on Monday evening; here is what I'll be testifying -

I testify today as a 15-year resident of Howard County, a tax payer, with 2 kids in the public school system. When I moved to Howard County I came here to settle and build a family, as many thousands have before and since, excited to be part of a community that prizes economic and social diversity. In the years since I've often thanked my stars for the good fortune that led me here. Columbia has just celebrated its 50th anniversary and we look forward to 50 more great years. Elected officials come and go, and each are charged with shepherding this community, this county of ours, through inevitable **economic** and **social** changes. Over the past several years Howard County has fared well in terms of **economic** progress, particularly in comparison to the rest of the country in the wake of the Great Recession. However we are now facing a significant **social** upheaval with, again, with school overcrowding and discussions on school redistricting - for the second time in less than five years.

Recall what it is that makes Howard County a great place to live, an attractive destination for families that regularly ranks at the top of nationwide *Best Places To Live* lists. It's our schools, our parks, our public facilities. Our low unemployment, healthy home prices, and economic opportunities. Bills like APFO are central to assuring the continued vibrancy of Howard Country, so long as they strive to **strike the balance** between economic gains and social concerns, with as much foresight as possible. Setting the parameters of APFO may seem like minutiae and bureaucracy - but it can have very significant repercussions on whole communities.

I leave you with this one 'ask' – **put the concerns of Howard County families front and center when setting the parameters for APFO**. Create a vision to include the capacity for schools, roads, and other infrastructure – to meet the likely need over the coming decade. Balance this against the economic health of the community. Do what's right for taxpayers, voters, and for our children and grandchildren.

Thank you

Denise R. Eblen, Ph.D.

Sayers, Margery

From: Premal Bhardwaj <premalbhardwaj@yahoo.com>
Sent: Thursday, September 07, 2017 2:03 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61
Attachments: APFO - Testimony.docx

WRITTEN TESTIMONY FOR COUNCIL BILL 61

I am currently a resident of a new community in Polygon 147. I was used to live in Dorsey Search area for 8 years and decided to move back to this area as I miss being in this beautiful area. I wanted my kids to grow up in this area which is peaceful, quiet and caring. I have two kids. My son who is 8 years old just started 3rd grade this school year with completing two years in the same school and second will be starting Kindergarten next school year. I am a hard-working parent who worked my way up to make myself establish in USA after moved from India.

I personally find weak APFO has affected us significantly as I just recently purchased brand new property to move back to my beloved community which I have loved to live since I moved to USA from India. I am very concerned that our property taxes will be increased to make up the low fees that developer pay in our county and more developers are building new homes while new schools are not being built in the same pace as new development. I do think that our polygon may be redistricted due to weak APFO as well and our developer took advantage of asking us to pay higher premium because of the good school district.

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.
- I am against the redistricting and want council to provide enough funds to build new schools. Also, we should be building same amount of schools to offset with new development rather than having so much population but not enough schools.

Sincerely,

Premal Bhardwaj
8619 Wellford Drive
Ellicott City MD 21042

Sayers, Margery

From: Jennifer Meckes <Jennifer.Meckes@LongandFoster.com>
Sent: Thursday, September 07, 2017 1:34 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

Good afternoon,

My name is Jennifer Meckes and I've been a Howard County resident for 4 years. My husband just retired from the United States Air Force and we have spent the past 21 years living in various states and as such our children have attended several different school districts.

As a Howard County based Realtor, I am concerned about the low fees that developers pay to build in our county. I am not anti-development, but rather support smart financial decisions for the county. Families relocate to Howard County from all over the world specifically for the schools. With overcrowded schools and constant redistricting, this County is lacking what the majority of families want for their children: STABILITY. Quite simply: We need more schools built, we need money to do it and we must have developers pay their share. If not the developers, who? The tax-payers? This instability within the school system directly correlates with the weak APFO laws and it is affecting my business as a Realtor in this county.

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.

- School capacity limits -- INCLUDING high schools -- to be set at 100%. Schools should be 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 realize that many of you have spent your lives in Maryland (and perhaps Howard County) and this is just business as usual. But as military family, I've seen local governments at work throughout the United States. Colorado Springs, for example, experienced rapid growth and development and yet the schools, public safety, emergency services and other community facilities remained well supported. I urge you to rethink the future of Howard County APFO laws and the legacy you're leaving behind.

With regards,
Jennifer Meckes
3005 Brookwood Road
Ellicott City, MD 21042

Jennifer Meckes, Realtor
Long & Foster Real Estate - The Legal Team

10805 Hickory Ridge Road
Columbia, MD 21044
cell: (937) 829-8418
office: (410) 715-2748
www.LEGALHOMES.com



The Legal Team

The #1 Real Estate Team for over 10 Years in the #1 Long & Foster Office in the Region.

Sayers, Margery

From: Sunnie Kim <sunniejang@gmail.com>
Sent: Thursday, September 07, 2017 1:33 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

My name is Lydia Sunnie Kim and I have lived in Howard County for two years. My oldest son, Elliot, began first grade this week at Northfield Elementary School. My husband is in the military and we moved to Howard County when he was stationed in Silver Spring. We chose this place because of the excellent schools, diversity, and family-friendliness.

My son has special needs and we specifically chose where to live based on the schools I wanted him to attend. I had done extensive research before moving here in order to make sure he had the services he needed in the environment we wanted. We have definitely found exactly that at Northfield.

My concern, or rather outrage, with the current state of affairs which results in redistricting every 2-3 years is that the continuity for kids is disrupted for the sake of development. Because of my son's special needs, continuity and strong community are vital for his success. Right now, he is known by the school staff and by friends in the community. It really feels like a village is helping us raise our children. I want him to continue on to middle and high school with the friends and peers he establishes now because that will help him with transitioning and he will already be understood and accepted.

Redistricting so frequently and so arbitrarily is NOT OKAY. I have not heard of this being done with such frequency anywhere else. Development is good, but not at the expense of our kids and those already living here.

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 for your time and consideration. I am confident you will do what is in the best interest of our children and community.

Lydia Sunnie Kim
4707 Hallowed Stream
Ellicott City, MD 21042

Sayers, Margery

From: Janine Sircus <janinesircus@gmail.com>
Sent: Thursday, September 07, 2017 1:22 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: Written testimony for Council Bill 61

Janine Sircus
Stay at home mom, RES PTA immediate past president, RES PTA Delegate to PTACHC
6071 Avalon Drive, Elkridge, MD 21075

September 7, 2017
CB 61-2017-Support with amendments testimony

Dear County Council members,

I am concerned about rate of development in our area and how it's impacting my family's future.

I can remember as far back as my own high school years, growing up in the PG county school system, that Howard County was the place to be. When we were old enough to move out of our parent's house, my friend told me she was renting an apartment in Howard County and we all felt that jealousy seep into our veins. It became the central first home for my husband (studying at the Dental School at UMD), and myself (working around the DC beltway) almost 20 years ago. We have 3 children in the HCPSS, 2 at Elkridge Landing MS, and 1 at Rockburn. We are also in the process of adopting a 9 year old Latvian to introduce her to the much acclaimed special needs, ESL program in the school system. We applaud all the support we've had thus far from the school system in the arduous process of parenting!

All this acclaim is great, but rumor has it that Howard County government hasn't planned adequately for the trickle effect bearing too large a burden in our communities at large (our fire departments, our schools, our roads, etc.). The greatest current evidence of the problem has been all the talk of redistricting (signs posted throughout my neighborhood, and posts asking me to be supportive with t-shirts, surveys, etc.). At first, my family didn't put up a fuss, we knew it was always a possibility to be redistricted. We looked at the glass half full. We would be teaching our kids flexibility, creating friendships beyond school and enhancing diversity. BUT, when I hear that this shift is going to happen repeatedly, that tells me a different story. I call it the "crAPFOR" story. Who's this crap for? We need adequate infrastructure, not at the hands of the developers to pour money into their pockets, but for our children. My kids love our neighbors, our neighborhood, and have told me on more than one occasion that they want to live in a suburb like Howard County. I hope so too. As it is now, we have seen more of our friends homeschool, teach online, or pay for private school, even move out of state, than ever before. We're losing school friends one way or another, but it doesn't have to be this way. We really do have the best people in play all across the county to make this a wonderful place to live. Let's slow down development so we can catch up, let's find a way to pay for a new high school in the east sooner than later. Let's keep our schools safe! Please make decisions that will benefit our children in the long run.

We have to be able to handle our own success, so I support the Board of Education's proposed amendments from the August 29, 2017 meeting to the CB61 APFO legislation and request that Council Bill 61 is amended with the following provisions, based on BOE suggestions and others, to more fairly and equitably balance well-planned growth and effective mitigation for our public infrastructure. These include:

- 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
- All development must pass the school's test.
- Maintain the current open/close designation language.
- The open/close chart capacity utilization needs to be at 100 percent

Sincerely and gratefully,

Janine Sircus

Stay at home mom, RES PTA immediate past president, Ranine Sircus
 Stay at home mom, RES PTA immediate past president, RES PTA Delegate to PTACHC
 6071 Avalon Drive, Elkridge, MD 21075

September 7, 2017

CB 61-2017-Support with amendments testimony

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All this acclaim is great, but rumor has it that Howard County government hasn't planned adequately for the trickle effect bearing too large a burden in our communities at large (our fire departments, our schools, our roads, etc.). The greatest current evidence of the problem has been all the talk of redistricting (signs posted throughout my neighborhood, and posts asking me to be supportive with t-shirts, surveys, etc.). At first, my family didn't put up a fuss, we knew it was always a possibility to be redistricted. We looked at the glass half full. We would be teaching our kids flexibility, creating friendships beyond school and enhancing diversity. BUT, when I hear that this shift is going to happen repeatedly, that tells me a different story. I call it the "crAPFO" story. Who's this crap for? We need adequate infrastructure, not at the hands of the developers to pour money into their pockets, but for our children. My kids love our neighbors, our neighborhood, and have told me on more than one occasion that they want to live in a suburb like Howard County. I hope so too. As it is now, we have seen more of our friends homeschool, teach online, or pay for private school, even move out of state, than ever before. We're losing school friends one way or another, but it doesn't have to be this way. We really do have the best people in play all across the county to make this a wonderful place to live. Let's slow down development so we can catch up, let's find a way to pay for a new high school in the east sooner than later. Let's keep our schools safe! Please make decisions that will benefit our children in the long run.

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- APFO needs to be reviewed every 4 years.
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- APFO needs to include measures for public safety, emergency services, recreation, and other community facilities
- All development must pass the school's test.
- Maintain the current open/close designation language.
- The open/close chart capacity utilization needs to be at 100 percent

Sincerely and gratefully,

Janine Sircus

Stay at home mom, RES PTA immediate past president, RES PTA Delegate to PTACHCES PTA Delegate to PTACHC

6071 Avalon Drive, Elkridge, MD 21075

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Smile, Janine

Sayers, Margery

From: Erika Schreiber <easchreiber@msn.com>
Sent: Thursday, September 07, 2017 1:01 PM
To: CouncilMail; Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

My husband and I moved to Howard County a year ago because we wanted to enroll our two children in the quality public schools the county is known for. Now, as we face possible redistricting, we are learning about the APFO and why it needs to be strengthened. The current APFO has failed in controlling school overcrowding. Now the school system is undergoing a disruptive redistricting process to equalize student enrollment across the county. Personally, my children are looking at being redistricted to schools that are over two times the distance they travel now. This would mean longer bus rides and commutes to and from school. It would add risk for teen drivers on dangerous Rt. 32 and limit the time they have after school for homework and activities. I know we are not the only parents facing difficult conversations with our kids about why they are being taken away from the community of teachers and friends they have developed. It doesn't make sense to them and it doesn't make sense to us.

Had the APFO favored our children and families instead of developers, this situation could have been avoided. It is baffling to understand how developers can be given the okay to build new homes in areas where schools will be stressed by additional students. When my husband and I moved to Howard County, we understood that our taxes would be high but we were okay with that because we believed we'd be experiencing a high quality of living. Now we question the future of Howard County. Will the county continue to favor developers and hope that the citizens living in Howard County will not need the important services provided by the APFO? Or that we will not care if we are asked to put our kids on a bus for an hour when there is a school just 3 miles away? Or that our commutes continue to grow because of increased traffic? I assure you, WE CARE.

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 for taking the time to consider my testimony. My name is Erika Schreiber and I live at 845 Windriver Dr., Sykesville, MD 21784. I will be paying attention to the way our County Government chooses to govern our community and voting accordingly in the next election. Help us be the great community that families want it to be...not the community that gets overwhelmed by development it cannot support.

Sincerely,

Erika Schreiber

Sayers, Margery

From: sumit rawat <sumit.rawat@gmail.com>
Sent: Thursday, September 07, 2017 11:33 AM
To: Weinstein, Jon; Ball, Calvin B; CouncilMail; Kittleman, Allan
Subject: Re: Written Testimony for Concil Bill 61

Dear HOCO Council members,

Let me start by saying that my family has been residing in Howard County for long time, about 15 years. I am writing this letter under great distress, which of all places comes county poor planning and developer favoritism.

My wife and i moved to Columbia in 2003 both fresh out of college with masters degree. We had opportunity to live in city, but for our lifestyle we found Columbia was a great place. Years passed and we came to love the city, parks, trails and villages. Now we have two kids - 7 and 4 years old. Previously we owned a townhome in Hobbits Glen community which falls under Wilde HS, Wilde MS and Longfellow ES. My daughter joined the public school system last year. As a family we decided to move to new home with education as primary reason in our mind. One year into our new home APFO policies has become biggest disaster for our family. I live in Centennial Overlook community (school polygon 147).

Our assigned schools had utilization ratios that are concerning to the Board of Education, however under existing Adequate Public Facilities Ordinance (APFO), approval was granted for construction of our neighborhood. How projected student enrollment numbers quoted by developer seeking approval to council and then getting approved is one of the biggest puzzle? Blaming new residents that you bring more kids than projected, in a popular school area, to short-sighted planning and favoritism to the developers. We are kicked out of our designated school in 1 yr after our community is formed. **I haven't seen such a blatant disregard of public interest.** We are kicked out of the school quoting utilization and same school is advertised by the new development (I am talking about new community that just started in Westmount that puts Burleigh Manor MS as the designated school). County development process expects residents in new communities to bring revenue in terms of home sales and higher taxes but then forces them to be in a situation to leave or settle with less than what buyers paid the price for.

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.
- Make developers pay for School repairs and capacity addition
- 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.
- Revise archaic guidelines to determine projected student enrollment from new developments.

As long time residence of the Howard County, if our voice is not heard, there is no sense to live in this county. For my family it will be taxation without representation. It is your chance to show some leadership!!

Best of luck,

Sumit Rawat
8802 Wellford Dr, Ellicott City 21042

Sayers, Margery

From: Beena Mathew <babraham80@gmail.com>
Sent: Thursday, September 07, 2017 11:15 AM
To: CouncilMail
Cc: Kittleman, Allan
Subject: Written Testimony for Council Bill 61

Greetings,

We have lived in Howard County for 7 years and moved to Ellicott City after our second child was born. We have researched and looked for the best community with award-winning school to provide the best education for our two children. When we saw the new community arise, we took a risk and decided to pay the premium price of our home because of its proximity to the elementary school. Howard County has recently introduced a proposal to redistrict the schools for majority of its residents and for us we are greatly affected. One reason for the redistricting is APFO's current policy of maintaining capacity at 115%.

I am concerned about the current level of development that brings tax revenue, businesses and new residents to your 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 crime rates are increasing, we are not seeing the appropriate ratio of security and hospital care. Within the last year the ER room in Howard County General has been overcrowded with lack of timely care. There are too many patients with little staff and rooms in the ER yet more condos are being built? Being in the medical field, lack of patient care is concerning. How long will this be overlooked?

I am requesting that Council Bill 61 be amended with the following provisions of 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 of 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.

In conclusion, this poor infrastructure of APFO will weigh greatly in my vote for a councilman or woman in 2018. It is essential we need someone who will ensure a change in APFO. Please consider to remodel the policy and infrastructure of APFO, otherwise this will be a continual vicious cycle in which our children (who are our future) will constantly be affected.

Beena Mathew
8732 Wellford Drive

Sayers, Margery

From: Karen Beck <beckfamilyis1@verizon.net>
Sent: Thursday, September 07, 2017 10:37 AM
To: CouncilMail
Cc: Kittleman, Allan
Subject: WRITTEN TESTIMONY FOR COUNCIL BILL 61

I am writing you today to provide feedback regarding Council Bill 61 and to respectfully urge you to keep Atholton High School largely intact during upcoming redistricting moves. The quality and consistency of the high school experience is paramount to our students' success, and I fear that proposed changes, that will dismantle this successful institution, will negatively impact so many of our youth.

I have lived in Hunters Creek (North Laurel) and paid taxes in Howard County since 2000. I have two kids, one who just graduated from Atholton High School earlier this year and another that will (hopefully) enter Atholton High School next year.

I was impressed with the quality of education at Atholton High School. I was also impressed with the development of academic and non-academic extracurricular activities that are important to the development of the "whole" student. But, I was most impressed with the respectful, peaceful balance that existed there among students and faculty of different backgrounds, ethnicities, interests and pursuits. It was undoubtedly a balance that had been achieved over many years. And it's a balance that will no longer exist by shipping out hundreds of kids and shipping in hundreds of others. It will take years to recreate.

I understand the overcrowding issue that exists in eastern Howard County. I also understand your need to rectify the situation and play catch up on sound planning that should have occurred before. However, I'm worried that if the county doesn't do a better job controlling and planning for development the schools, **you will be forced to redistrict again in 2-3 years.** There will be serious collateral damage among our youth. You've got to implement a plan that does not allow that to occur, period.

As an aside, I am also a small business owner in Howard County. I understand the importance of development in the county for our future success. However, 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.

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 for your time in reading my letter. Thank you in advance for the hard work you will need to put in to devise a solid plan that serves the tax-paying residents in Howard County, **WITHOUT COMPROMISING THE QUALITY OF EDUCATION TO OUR CHILDREN!!!**

Sincerely,

Karen Beck
10300 Winners Circle Way
Laurel, MD 20723
301-490-1013

Sayers, Margery

From: Kristin Yakas <kristinesq@gmail.com>
Sent: Thursday, September 07, 2017 9:56 AM
To: CouncilMail
Subject: APFO reform

I support APFO and the need to slow development. Why does Howard county still only have one hospital? Why are schools not being built, yet developments are popping up all over? It is not fair to our kids if the solution is to redistrict them, and if there is no protection that this will not happen to them every few years. It's not healthy to have an education system that is ok moving our kids like puzzle pieces every few years. The law should mandate that kids only be redistricted once in their 12 year career. If parents choose to stay in a home for stability, then why is it ok for government officials to decide they can be moved to schools all over?
Kristin Yakas, Esq.

Sayers, Margery

From: Greta Bock <greta.bock@gmail.com>
Sent: Thursday, September 07, 2017 8:50 AM
To: CouncilMail
Cc: Ryan B.
Subject: Testimony for CB60 and CB61

Dear County Executive and County Council:

We have concerns on the current county bills CB60 and CB61. We would like these two bills to consider the following items:

1. Set school capacity limit at 100% and include high schools in the capacity limit test. For the past several years, a number of HCPSS schools have been consistently and significantly over capacity, and thus closed for development. Many have portable classroom "cities" outside the main buildings. Staggered lunch times starting early and extending to nearly the end of the school day are required in some schools in order to fit all the students in. Daytime awards events and after school events like concerts nearly break the fire code for all parents to attend. While the proposed 2018 HCPSS redistricting seeks to alleviate these population pressures, any such gains would be quickly offset if not reversed by the predictable influx of new development that lower capacity rates would generate. This would greatly exacerbate the existing student population strains at these schools, potentially resulting in more portable classrooms and staggered lunch times extending to the end of the school day.
2. Mitigation efforts should begin when a school reaches 95% capacity and developers should have to pay more to help fund new schools. When citizens attend meetings about zoning changes or new developments, the developers tell them not to worry, that the County will pay for and build a new school. That is not happening, and the result is overcrowding and poorly maintained schools. In many cases in the East, there is no land left to build a school to alleviate the overcrowding.
3. No reduction to the current wait time for housing allocations or school tests, and consider whether the County can legally require a school to be "open" for development before the new building proceeds. It makes no sense that a school is "closed" for development and yet builders can just add housing anyhow.
4. APFO needs to be reviewed more frequently, maybe every five years. Changes need to be considered more often than the current plan.
5. Adequate Public Facilities should legitimately address such concerns as traffic, fire, police and other emergency services like hospitals. The standards that developers must meet for roads are abysmal. Please listen to your constituents and ensure that we actually have facilities for all the development. We understand that development needs to happen; we just want it to be consistent with the neighborhood and that everyone has access to schools that aren't overcrowded.

Thank you for your consideration.

-Ryan and Greta Bock

2921 Greenlow Ct.

Ellicott City, MD 21042



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

TECHNICAL STAFF REPORT – February 2, 2017

Adequate Public Facilities Task Force Recommendations

Background

The 2015 Department of Planning and Zoning Transition Team Report recommended that County Executive Kittleman review Howard County's Adequate Public Facilities Ordinance (APFO). The County Executive signed Executive Order 2015-05 on May 26, 2015, establishing a 23 member Adequate Public Facilities Review Task Force, appointed by the County Executive and the County Council. The task force met 22 times over the course of 10 months, from June 2015 through March 2016. A final Task Force Report, submitted to the County Executive on April 1, 2016, outlined 17 recommended APFO changes. For more information on task force membership and the process, as well as a history of APFO, refer to the April 1, 2016, Adequate Public Facilities Review Task Force Report.

There were 62 motions that were voted on by the task force. This staff report analyzes and makes recommendations on the 17 that passed. Many of the 62 motions that did not pass were variations on a motion that passed, as discussed in this report, or variations on a motion that ultimately did not pass. DPZ also considered the motions that did not pass and has recommended approval of one. Details on all motions, discussions, and vote tallies are in Appendix B of the Task Force Report.

Task Force Recommendations

The task force divided the study and report into eight categories, as does this staff report: A) Administration, B) Fiscal, C) Allocations Test, D) Schools Test, E) Roads Test, F) New Metrics, G) Downtown Columbia, and H) Non-APFO Action Items. The one motion that did not pass which DPZ recommends approval of is in part I.

A) Administration

- 1. Approved Task Force Motion:** Convene an APFO review committee at a minimum at the conclusion of every General Plan cycle.

DPZ Analysis: It is important that APFO be periodically reviewed as the amount, pace, patterns, and capacity for development can change over time; as can infrastructure needs and capacities. A periodic evaluation of how APFO is working in relation to such changes is clearly a best practice.

Since Howard County adopts a new general plan approximately every 10 years, an APFO review committee was initially established nearly a decade after APFO's initial passage. This occurred in 2000, around the time *General Plan 2000* was adopted. However, following the most recent general plan, *PlanHoward 2030*, APFO was not reviewed. Consequently, the task force wanted to make sure that APFO was in fact reviewed at least at the conclusion of every General Plan cycle.

While there have been periodic changes to APFO adopted by the Administration and County Council outside the post general plan review process, this motion would mandate a review at least once every General Plan cycle. It would not preclude convening a review committee more often, if deemed appropriate by County leadership.

DPZ Recommendation: Yes

- 2. Approved Task Force Motion:** Add definition of ‘minor’ using definition in subdivision recommendation.

DPZ Analysis: Minor subdivisions are not defined in the APFO regulations (Sec. 16.1110), yet they refer to minor subdivisions in several places. For example, minor subdivisions in the Rural West that create the potential for only one additional lot are exempt from APFO. When administering APFO, the Department of Planning and Zoning (DPZ) uses the definition for minor in the Subdivision Regulations (Sec. 16.108): *Minor subdivision means the division of a residential or agricultural parcel that has not been part of a previously recorded subdivision, into four or few residential lots (including buildable preservation parcels but excluding open space and nonbuildable preservation parcels, either all at one time or lot by lot.* For clarity, the minor subdivision definition in the subdivision regulations should be added to Sec. 16.1110 of the APFO regulations.

DPZ Recommendation: Yes

B) Fiscal

Two main revenue sources fund county capital infrastructure: the building excise tax for roads and the public schools facilities surcharge (both are excise taxes on new development). Portions of a 1% real estate transfer tax also go toward capital facilities—a quarter to acquire land for public schools and their construction, a quarter to develop and construct parks, and an eighth for fire and rescue capital equipment. A quarter also goes to the Agriculture Land Preservation Program and an eighth to Housing and Community Development.

The task force discussed whether these revenues were adequate or if they needed to be supplemented. The task force learned that current revenues are not adequate to address all of the Howard County Public School System’s (HCPSS) capital needs, particularly given the growing need to renovate or replace older schools. The task force discussed the FY2016 Spending Affordability Committee report, which recommended the transfer tax be increased by 50 basis points and dedicated to school capital needs.

Ultimately, the task force passed a recommendation regarding the county’s current fee structure for new development. This was done in conjunction with a recommended change to the school program capacity, APFO requirements, and project wait time. Several different amendments were combined into one motion and are discussed under the “Schools Test” category on page 6 of this report.

C) Allocations Test

- 3. Approved Task Force Motion:** Exempt moderate income housing units (MIHU) from the allocations test. The schools and roads test would still apply. This exemption does not apply in Downtown Columbia. The exemption would be capped at the amount of required MIHUs per the zoning regulations.

DPZ Analysis: The task force reached consensus that a continued need for affordable housing exists in Howard County. Therefore, the task force passed the MIHU exemption, believing that it would allow affordable units to be built faster than otherwise possible. However, DPZ believes potential consequences, beneficial or not, should be more fully discussed:

- Rather than concentrating affordable housing in a single development, MIHU goals advocate integrating them into mixed income housing projects. Given this goal, for any mixed income project that includes MIHUs the market rate units would still require housing allocations. If allocations were not available then the entire project would stall, including MIHUs. Despite the exemption, affordable units may not necessarily be delivered any faster.
- Taking a longer view, since MIHUs would not require allocations it could free up housing allocations for market rate units, thus speeding the pace of all residential development, including MIHUs. The unintended consequence could be a rate of residential development that exceeds *PlanHoward 2030* goals.
- Instead of providing MIHUs, many townhouse and single family developers choose to pay a fee. An increase in the pace of development, due to an MIHU exemption, could generate fee in lieu payments sooner, allowing the Housing Commission to provide affordable housing more quickly. While this would be beneficial, the overall pace of residential development could exceed that envisioned in *PlanHoward 2030*.
- The Downtown Columbia Plan establishes a 6,244 unit allocation cap, which includes all required MIHUs. Because it has its own pool of allocations, including required MIHUs, the task force chose not to exempt downtown Columbia from allocations. Sec. 16.1101(b)(6)(v) currently allows allocations to be borrowed from the future anyway, thereby addressing any downtown MIHU allocation concerns. If downtown MIHU allocations were to be exempt, more residential units could be developed than planned for in the Downtown Columbia Plan.
- If adopted, the MIHU exemption should be capped at the amount required by zoning regulations, otherwise an unlimited number of MIHUs could be built. However, given demand for other types of market rate housing units in Howard County this is highly unlikely.

DPZ Recommendation: Yes. An overarching goal of providing affordable housing has been expressed by affordable housing proponents and evidenced by past actions of the Administration and the County Council. These include expanding affordable housing requirements to all residential zones during the last comprehensive rezoning. These actions suggest that, despite potential risks, this recommendation should be included.

4) Approved Task Force Motion: Apply APFO tests at Environmental Concept Plan (ECP) stage rather than at the sketch plan stage of the subdivision regulations.

DPZ Analysis: APFO was adopted in 1992 and established that residential allocations are granted upon initial plan approval, as defined in the Howard County Subdivision and Land Development Regulations. This is generally at the Sketch Plan (S) or Preliminary Equivalent Sketch Plan (SP) phase. For plans not requiring subdivision allocations are granted at the Site Development Plan (SDP) stage and for minor subdivisions (4 lots or less) at Final Plan (F). After allocations are granted the Open/Closed Schools test is then taken.

The Maryland Department of the Environment (MDE) stormwater management requirements became effective in May 2009. Shortly after, in 2010, Howard County began requiring an Environmental Concept Plan (ECP). An ECP is a concept plan depicting the general location of stormwater management, water/sewer connections, forest conservation, and environmental areas, such as wetlands and floodplains. Rather than adding the ECP process and requirements to the Subdivision and Land Development regulations they were incorporated into the Howard County Design Manual, which details engineering specifications and requirements. As a result, allocations are not granted upon ECP approval since, per the Subdivision and Land Development Regulations, an ECP is not the initial plan submission. An argument can be made that testing and granting allocations at the ECP stage begins the APFO process sooner, thus providing time savings if allocations are not currently available and/or the schools test is not passed. This is especially true for minor subdivisions, which do not receive allocations until the Final Plan is deemed technically complete.

To test for APFO at the ECP stage would require moving ECP requirements from the Design Manual to the Subdivision and Land Development Regulations (see related recommendation—Task Force Motion 12, page 11). However, a number of issues arise:

- Since ECPs are at a concept level, full development details and final residential unit counts may be unknown and housing unit allocations may be just estimates.
- Since ECPs may be submitted concurrently with initial subdivision plans the result could be little to no time savings.
- Presubmission community meetings are required before an initial plan can be submitted to the county, which would require a public meeting prior to ECP submission. Since plan details may not be known at this stage the information presented to the public could be incomplete.
- MDE requires a three-step review so any changes to the ECP process, such as combining ECPs with S or SP plans, must ensure that a three-step process is maintained. Making such changes could have a ripple effect, requiring other changes to subdivision regulations.
- Testing APFO at the ECP stage would apply key milestone dates to ECP submissions that currently apply to initial plan submissions. This issue was not discussed by the task force and could have unintended consequences.

Given its complexity and because the task force did not discuss many of the potential issues, additional study is necessary before such a change is made. DPZ is embarking on a full rewrite of county land development regulations and this recommendation could be assessed at that time. Should it be a more pressing issue, DPZ could look at it sooner and initiate a change following a more public process.

DPZ Recommendation: This issue requires further review with two possible options:

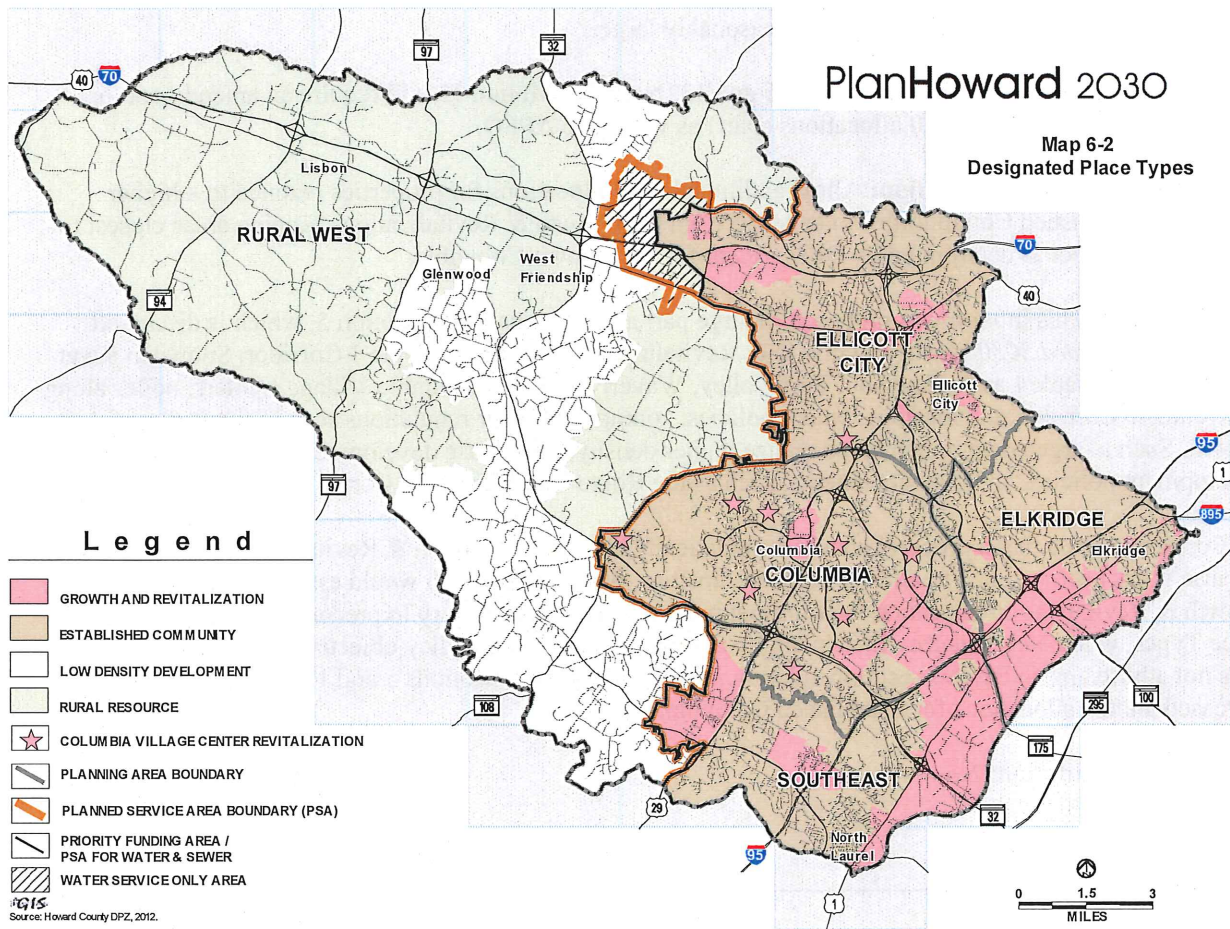
- Wait to incorporate changes into the broader comprehensive review and update of the Zoning and Subdivision and Land Development Regulations.
- Convene a small technical work group to evaluate the proposed changes and adopt them sooner.

5) Approved Task Force Motion: Remove the allowance to share allocations across the Established Communities and the Growth & Revitalization allocation areas.

DPZ Analysis: Housing unit allocations are currently distributed among five categories: Growth & Revitalization, Established Communities, Rural West, Downtown Columbia, and Green Neighborhood. The map shown on page 5 below, Map 6-2 from *PlanHoward 2030*, depicts the geography of these categories. The Growth and Revitalization and Established Communities areas were first established when *PlanHoward 2030* was adopted to incorporate Designated Place Types as called for in the 2011 State Development Plan, known as *PlanMaryland*. The Rural West area consists of 60% of the county lying outside the Planned Service Area (PSA) and it includes two Designated Place Types—Low Density Development and Rural Resources. The Downtown Columbia area is defined by the Downtown Columbia Plan. Green Neighborhood allocations can be applied anywhere in the county as long as the project qualifies as a Green Neighborhood project, as defined in the Howard County Subdivision and Land Development Regulations.

When APFO was revised in early 2013 the new allocation categories from *PlanHoward 2030* were incorporated and housing unit allocations are currently distributed among them. However, the County Council added a late amendment that allowed a shared Established Communities and Growth & Revitalization allocation category. This was done because some had argued that the annual Established Communities allocations were insufficient. The *PlanHoward 2030* allocations chart includes 400 annual Established Communities allocations and 1,200 annual Growth & Revitalization allocations. Proponents of the change asserted that given current and expected development, 400 annual allocations in Established Communities was too little and the shared pool was added to remedy this. However, the shared pool has grown over time and continues to grow because many of the 1,200 Growth & Revitalization allocations are

not being used. An ever-increasing shared pool that can be used in either the Established Communities or the Growth & Revitalization area—essentially anywhere in the eastern portion of the county—renders the geographic distribution and intended phasing meaningless.



The 400 annual units in the *PlanHoward 2030* allocations chart for Established Communities was based on an estimated new residential unit capacity, measured at that time to 2030. It recognized instances where projects in the Established Communities area could be delayed a year or two if more than 400 units were to come forward annually. However, to provide a more even pace of new development over the life of *PlanHoward 2030*, the 400 annual allocations were adopted.

While APFO anticipates that some projects may have to wait a year or two before moving forward, the shared pool potentially allows development to occur faster than proposed in *PlanHoward 2030*. Furthermore, the shared pool could allow large numbers of units to be concentrated, rather than geographically spread out. Of the 1,200 annual Growth & Revitalization allocations, APFO stipulates that no more than 35% can be built in a single Planning Area (see Map 6-2 for the eastern planning areas—ElkrIDGE, Southeast, Columbia, and Ellicott City). There is no such restriction for the shared pool.

The task force recommended increasing the annual Established Communities allocations from 400 to 600 and reducing the annual Growth & Revitalization allocations from 1,200 to 1,000 (see approved Motion 13 on page 11, categorized as a “Non-APFO Action Item” because it amends the *PlanHoward 2030* allocations chart, not APFO). The changes to the allocations chart in Motion 13 were, however, contingent on

eliminating the shared pool. By increasing the annual Established Communities allocations by 200 and eliminating the shared pool the task force thought it would remedy the perception that 400 annual allocations was too limiting. Some on the task force thought that development capacity in the Established Communities area would also increase over time due to piecemeal rezoning, as evidenced by recent, relatively large projects rezoned to CEF. The task force felt this was not an unreasonable assertion and the compromise was fair. It would not unduly hinder new development in the Established Communities area and would eliminate the shared pool, which is likely to grow unreasonably large.

DPZ Recommendation: Yes, for Motions 5 and 13. Note that Motion 13 will require an amendment to *PlanHoward 2030* (Figure 6-10 allocations chart) as well as to APFO.

6) Approved Task Force Motion: Allow additional new allocations for properties rezoned to a higher density in Established Communities to be taken from the Growth & Revitalization planning areas closest to the rezoned project as determined by DPZ, except for Downtown Columbia.

DPZ Analysis: This motion was proposed in large part as an alternative to Motion 5, which is discussed above. *PlanHoward 2030* identifies Growth & Revitalization areas in the Route 1 Corridor, Snowden River Parkway area, Maple Lawn, Emerson, Turf Valley, Waverly Woods, Columbia Village Centers, nodes along the Route 40 Corridor, and locations where policies, zoning, and other regulations seek to focus most future growth. Such a targeted approach helps realize higher density, mixed-use development based on zoning, development policies, and plan documents, such as the Route 1 and Route 40 Corridor Design Manuals.

DPZ does not agree that a property should automatically qualify for Growth & Revitalization allocations just because it has been rezoned to allow increased densities. Such an approach would essentially create a new Growth & Revitalization allocation area for that property, which is contrary to predetermined Designated Place Types, where targeted growth is in alignment with General Plan policy objectives. Furthermore, DPZ does not advise approving this recommendation in conjunction with Motions 5 and 13, which already allow increased annual allocations for Established Communities.

DPZ Recommendation: No

D) Schools Test

7) Approved Task Force Motion:

- (1) Change program capacity at which a school is deemed to open to 110%;
- (2) If projected enrollment lies between 110% and 115% of program capacity then developer can move forward if it pays a public school facilities surcharge double the amount in current law; if projected enrollment is over 115% and up to 120% of program capacity then developer can move forward if it pays a public school facilities surcharge triple the amount in current law;
- (3) The developer's wait time for the allocations and schools test combined shall not exceed 5 years contingent on the receipt of allocations within the 5-year time period; the last development plan shall be allowed to be processed at the developer's risk;
- (4) All existing Howard County dwelling units excluding MIHU and age-restricted dwelling units shall pay an annual fee (\$25 for apartment/condominium, \$50 for townhouse, \$75 for single family) detached that is dedicated to public school capital budget;
- (5) In an effort to identify efficiencies and better utilize existing space, HCPSS shall reduce its capital budget request by 2% per year for the next 5 fiscal years excluding revenue from the surcharge and the household fee in this motion.

DPZ Analysis: This is the most complex and comprehensive motion approved by the task force. They spent a lot of time deliberating and crafting this motion and many alternatives were considered before the final version was approved. The overall intent in approving this motion was for all parties to contribute their fair share toward a common solution. Consensus was achieved only because it included all components deemed by the task force to be associated with school crowding and capital funding issues. These include:

- a) Student population growth due to new construction.
- b) Student population growth due to the resale of existing homes in some districts and neighborhoods, and concerns that an increasingly large portion of the school capital budget is going toward renovating and replacing existing schools that are near the end of their useful lives.
- c) School construction costs that have increased at a relatively rapid rate over the last decade and which are expected to continue to increase.

Motion items (1) and (2) are related to points (a) and (b) above. Motion item (3) is also related to (a) and (b). Motion item (4) is related to (b) only, and motion item (5) is related to (c) only. These are discussed below:

Motion Items (1) and (2)

The task force concluded that increased school capital funding needs are not solely caused by new development, and they also believed it was appropriate to lower the school capacity threshold from the current 115% to 110%. The task force further recognized that developers should have the ability to move forward with a project (at the higher school capacity threshold) if they paid a higher school facility surcharge. This would provide flexibility for developers willing to pay to move forward and it could generate additional funds for school capital projects. However, it is difficult to estimate how much additional revenue would be generated because of the following:

- The number of schools at various capacity thresholds can change from year to year.
- The amount of development in each district can vary.
- The number of developers who choose the surcharge option is unknown.

DPZ Recommendation: Since more revenue could potentially be generated for capital projects by lowering capacity thresholds, DPZ believes the approach to be rational and supports the task force recommendation. Note that that state enabling legislation is required to collect a higher amount of school facility surcharge fees.

Motion Item (3)

Part One

The first part of this recommendation indicates that it is unfair for developers to wait several years for allocations and then wait again, for up to four more years, because schools are closed. Under APFO, there is a maximum wait time of 4 years due to closed schools, but there is no maximum wait time for allocations. There have been occasions, particularly during the time of strong housing growth in the mid-2000s, where a project would have to wait several years for allocations and then again for several more years due to closed schools. Given current development trends and the number of available housing allocations, such a wait scenario is unlikely in the near term. However, if the pace of development were to increase, then projects could be held up for more than one year in the allocations waiting bin once again. And then if schools were to also be closed, the total wait time could exceed 4 years. DPZ supports this recommendation of a total wait time of up to 5 years contingent on the receipt of allocations within the 5-year time period. This will allow for better predictability for developers and homebuilders while also allowing for ample time for planning and implementation of necessary public infrastructure.

DPZ Recommendation: Yes, for the first part of Item (3).

Part Two

The second part of this recommendation would enable a developer to submit final project plans for DPZ to review, even while a project is in the APFO waiting bin. Under APFO, projects are tested and put on hold if they fail the APFO allocations or the APFO schools test at *initial plan* stage. Plan processing beyond this stage, which is a sketch plan (S) or preliminary-equivalent sketch plan (SP) for major subdivisions, or a final plan (F) for minor subdivisions or a site development plan (SDP) for plans that do not undergo subdivision, cannot resume until the plan receives allocations and passes the school test. Implementing this clause would allow a developer to resume processing a plan even when the project has failed APFO. Allowing continued processing, as this recommendation suggests, opens a developer to “risk” in that significant engineering/planning costs could be incurred up to that point, but the project could still be on hold.

DPZ Recommendation: DPZ does not support this recommendation as it impacts the fundamental design of APFO. APFO is designed and works well in terms of predictability by testing and delaying development progress, if necessary, at the initial plan stage. Allocations that are granted are always three years out; for example, the first allocation year in the most recent chart adopted in July 2016 is for 2019. This is because it takes about three years for a project to move from the initial plan stage to when the development is fully built. Allowing a development to move through the review process sooner (while still in a hold bin) would allow projects to be built sooner than intended and it could alter the fundamental design and pacing of APFO.

Motion Item (4)

The task force acknowledged that in addition to students coming from new construction, student growth is also generated by the resale of existing homes in some neighborhoods. They also recognized that increasing capital dollars are being spent on major renovations and to replace those schools that are approaching or exceeding their useful life. (See Appendix, page 15, for details on student growth and HCPSS capital spending trends.). The task force concluded that every household in Howard County should share in addressing this reality by contributing an annual fee to raise capital funds.

DPZ discussed this annual fee option with the Howard County Office of Law which indicated that it is not clear if such a fee would be legal, since it would seem to be an impact fee charged to every household in the county without having a direct impact nexus required for the funding of capital infrastructure. Impact fees are typically charged to new construction only at time of building permit, as new growth creates a demand for new public infrastructure. Another option, instead of the proposed countywide fee for capital funding, would be to raise property taxes to generate additional revenues. Such an approach would be aligned with the goal of having all property owners participate—not just the developers of new homes. However, a property tax increase would not necessarily have to be dedicated to school capital funding, and the task force had envisioned a dedicated funding source. Furthermore, the administration is not amenable to raising taxes or instituting new fees at this time.

DPZ Recommendation: No.

Motion Item (5)

The task force recognized school construction costs have increased significantly over the last decade. This is evident when costs for the most recent high school, Marriotts Ridge, built in 2005 for \$46.1 million, are compared to the estimated \$138.5 million proposed in the FY18 HCPSS capital budget for the next high school, to be completed in 2023.

School design and facility standards and material and construction labor costs all continue to increase, which is not unique to Howard County. As a statewide issue, the 21st Century School Facilities Commission was recently appointed and asked to convene by the General Assembly in April 2016. A report is due back to the General Assembly by December 2016. Among other things, this commission has been charged with looking for efficiencies and cost savings in school construction and maintenance costs.

Recognizing that costs continue to increase, the task force added to this overall motion a stipulation that HCPSS reduce its capital budget request by 2% per year for the next 5 fiscal years. While this is a laudable goal, it is not entirely clear how it could be mandated and implemented.

DPZ Recommendation: DPZ recommends that the county and the HCPSS together come up with innovative ways to reduce costs. The results of the 21st Century Schools Facilities Commission should be a starting point for those discussions.

8) Approved Task Force Motion: Refer to ‘Open/Closed Chart’ as ‘School Capacity Chart’, use the term ‘constrained’ for those schools above the threshold percentage, and ‘adequate’ for those schools below the threshold.

DPZ Analysis: The task force found that the terms ‘open’ and ‘closed’ were confusing. It was indicated that some residents thought that a ‘closed’ school district, for example, meant that the school was closed to new students. They believed that calling the chart a ‘School Capacity Chart’ is better than an ‘Open/Closed Chart’. Likewise, referring to schools that are over the capacity threshold as ‘constrained’ and those below as ‘adequate’ are more accurate descriptions.

DPZ Recommendation: Yes

E) Roads Test

9) Approved Task Force Motion: Amend the following provision: “A facility owned by Howard County or any agency thereof where essential County Government services are provided, ~~including~~ LIMITED TO police services, fire prevention and suppression services, emergency medical services, highway maintenance, detention facilities, water treatment and supply, sewage disposal and treatment and solid waste disposal.

DPZ Analysis: The goal was to clarify the definition for exempt governmental facilities. The full definition from the code is:

(i) *Exempt governmental facility* means:

- (1) A facility to be owned or operated by the Federal Government, State Government, Howard County Public Schools, or any agency thereof;
- (2) A facility owned by Howard County or any agency thereof where essential County Government services are provided, including police services, fire prevention and suppression services, emergency medical services, highway maintenance, detention facilities, water treatment and supply, sewage disposal and treatment and solid waste disposal.

Changing the word “including” to “limited to” in (2) above clarifies that the term ‘*exempt governmental facility*’ only applies to the listed essential services. For example, park and library facilities, which are not listed in the above definition, are not considered essential in terms of APFO and are therefore not exempt. These non-essential county-owned facilities have always been subject to APFO, and the proposed change helps clarify this.

DPZ Recommendation: Yes

F) New Metrics

10) Approved Task Force Motion: Exempt age-restricted projects that incorporate continuing care and/or intermediate care services from the allocation test as these projects help our elderly population and reduce the need for other medical facilities.

DPZ Analysis: The task force referred to the newly built Lutheran Village at Miller's Grant, located adjacent to the Miller Library, as an example of a continuing care facility. These types of facilities accommodate independent living, as well as providing continuing care, ranging from assisted living to skilled nursing care.

Currently, age-restricted units are not required to take the Open/Closed Schools test and allocations are only required for new senior units with kitchens. This was the case for Lutheran Village at Miller's Grant, where allocations were required only for independent living units with kitchens, while assisted living and nursing home units without kitchens did not require any. The task force concluded that exempting continuing care facilities from the allocations test would "...help our elderly population and reduce the need for other medical facilities." Since allocations are currently not required for assisted living and nursing home units—those without kitchens—then this goal is already met for a significant portion of continuing care facilities.

Applying such an exemption to independent living units that are exclusively part of a continuing care facility raises equity concerns. Should not other age-restricted units (that are not part of a continuing care facility) qualify, since they also serve an elderly population? About one in five units built in Howard County since 2004 have been age-restricted and they have all required allocations. In addition, such units count toward the growth targets established by *PlanHoward 2030*.

DPZ Recommendation: DPZ does not recommend exempting independent living units in continuing care facilities from the allocation test. Senior populations do have an impact on public infrastructure other than just medical facilities. By not requiring allocations *PlanHoward 2030* growth targets could be exceeded. However, DPZ believes the biggest issue is one of equity and consistency. It is best to maintain consistency by treating all independent living units the same under APFO and in alignment with General Plan projections.

G) Downtown Columbia

11) Approved Task Force Motion: Exempt Downtown Columbia from the 300 unit annual allocation limit for a single elementary school district if the school region within which the school district resides is over 100% capacity.

DPZ Analysis: This motion was recommended because the Downtown Columbia Plan already has mechanisms in place to address school infrastructure. These include the initial and subsequent joint DPZ and HCPSS feasibility reports to address school crowding and the Community Enhancement, Programs, and Public Amenities (CEPPA). CEPPAs are development obligations specified in the Downtown Columbia Plan and CEPPA 17 states that before the 1,375th new residential unit can be approved, the developer has to reserve an adequate school site, or provide an equivalent location within downtown Columbia, if the Board of Education so determines.

These current requirements already ensure that adequate school infrastructure will be available in downtown through redistricting and by constructing new school capacity within the region. Consequently, a regional cap is not necessary and would potentially hinder planned downtown development. The 300 unit annual cap is not appropriate given that large residential buildings are planned in downtown, many with more units than the annual cap would allow. This could force a single building with more than 300 units to split development between two years—which is not feasible for a single building. It is important to note that units in downtown would still require allocations. They would also have to pass the Open/Closed Schools test, and the

development phasing chart in the Downtown Plan would also apply. This amendment was proposed as part of the Joint Recommendations for Affordable Housing for the same reasons and was recently approved by the County Council as part of CB55-2016.

DPZ Recommendation: Yes

H) Non-APFO Action Items

12) Approved Task Force Motion: Include ECP in subdivision regulations.

DPZ Analysis: See related Motion 4 on page 3.

DPZ Recommendation: This issue requires further review with two possible options:

- Wait to incorporate changes into the broader comprehensive review and update of the Zoning and Subdivision and Land Development Regulations.
- Convene a small technical work group to evaluate the proposed changes and adopt them sooner.

13) Approved Task Force Motion: Increase Established Communities annual allocations from 400 to 600 and decrease Growth and Revitalization annual allocations from 1,200 to 1,000—contingent on elimination of shared allocation pool (Task Force Motion 5).

DPZ Analysis: The task force considered this a non-APFO item because it is not in the APFO regulations and would require an amendment to the General Plan (Figure 6-10, the Howard County APFO Allocation Chart, would need to be amended). This motion is directly related to Motion 5 on page 4 of this report, which eliminates the shared allocation pool. Please refer to that motion for a further discussion.

DPZ Recommendation: Yes, for both Task Force Motions 5 and 13. Note that Motion 13 will require an amendment to *PlanHoward 2030* (Figure 6-10 allocations chart) as well as to APFO.

14) Approved Task Force Motion: Require the county to develop a plan of action to address the Department of Fire and Rescue Service's (DFRS) public water supply/cistern needs in the western portion of the county.

DPZ Analysis: The motion was adopted after a presentation by and further discussions with Fire Chief Butler. The task force determined that while it was not appropriate to address under APFO, further attention was warranted. The following summarizes the history and current state of the county's Rural Water Supply program, based on information from DFRS:

In FY2008 a capital project to install 100 underground cisterns in areas not served by public water and, therefore, without hydrants, was approved. It fulfilled a strategic need to provide reliable public water sources for fire suppression in areas outside the Planned Service Area (PSA) that had experienced residential development before 2012, after which sprinklers were required in all new single family homes. However, sprinklers are not feasible or required in all parts of a home, nor do they fully extinguish fires in all cases. Sprinklers can certainly reduce the spread of fire and ultimate loss of property and life, but other water sources are still required to terminate a fire and fight fires in a non-sprinklered area, such as the exterior of a home, barns, outbuildings, and brush fires. The Rural Water Supply program remains an important strategic initiative for DFRS.

DFRS utilized several GIS maps to organize western Howard County into one square mile grids to prioritize cistern needs and locations based on population density, existing alternate private water sources, and locations of dependable natural water supplies. To date, \$6.6 million has been allocated to the project, which has provided 24 cisterns with another 10 in progress. The plan is reviewed annually,

or as new demographic information becomes available, to ensure that site selection priorities are up to date. At this point funding has come from a hybrid of fire and rescue tax funds and DFRS's 12.5% share of the county's transfer tax. Because it can take some time to identify a site, acquire land if a purchase is necessary, and bid the project, funds and installations can typically carry over from one fiscal year to the next. In partnership with the Department of Public Works, new funding requests are made only if it is deemed likely that additional sites will move to action in an upcoming year.

Although there is a sound plan and funding stream in place, DFRS has welcomed DPZ's help in identifying sources outside APFO to provide land for cisterns in new developments where there is a need. Dedicated water sources for fire suppression is one of the more important criteria used by the Insurance Services Office to establish the county's Public Protection Classification rating, which impacts property insurance premiums.

DPZ Recommendation: DPZ will review this issue with DFRS and work together during the subdivision review process to help enable potential cistern installations where they are most needed.

15) Approved Task Force Motion: Raise critical lane volume (CLV) from 1500 to 1600 for Downtown Columbia in the Design Manual to be consistent with APFO.

DPZ Analysis: Section 16.1101(f)(1) of APFO states: "For all final development plan applications proposing downtown revitalization and all subdivision and site development plan applications in Downtown Columbia, the intersection standard is up to 1600 CLV for all intersections as specified in the Howard County Design Manual."

The Howard County Design Manual Volume III, Chapter 4.9.1(B)(3)(A) states: "The intersection standard within the cordon line, as defined in Section 4.9.5 shall not exceed CLV 1600 for the overall intersection. This standard is subject to a transitional CLV requirement. During this transition phase to CLV 1600, all downtown intersection testing and mitigation will be subject to the following: (A) All Downtown intersections must be evaluated and, if necessary, mitigated per Section 4.9.2 using an initial CLV of 1500. (1) In the event the sum of existing and projected background traffic volumes (total projected background traffic) results in a CLV exceeding 1500 before the addition of site generated net peak hour trips, then the acceptable CLV standard for mitigation at the subject intersection will be the CLV as determined by total projected background traffic. (2) If it is determined by DPZ/DPW that: (I) an intersection cannot be improved to the applicable CLV standard as described above or, (II) the proposed improvement to attain the applicable CLV standard does not satisfy the design balance as further discussed in section 4.9.2 or, (III) mitigation of the intersection to the applicable CLV standard would require the construction of an improvement which DPZ, in consultation with DPW, finds not to be necessary to maintain an intersection CLV of no more than 1600 at the time of full buildout of the Downtown Columbia Plan, then the applicable CLV standard will increase by increments of 50 until the conditions identified in both (I) and (II) above are no longer true. Therefore, the adjusted intersection CLV will then become the new accepted CLV standard for that intersection and will be used as the initial CLV for subsequent evaluations of that intersection under paragraphs (A)(1) and (2) of this subsection, 4.9.1(B)(3)."

Based on the above APFO and Design Manual regulations it is clear that there is no inconsistency. APFO regulations take the Design Manual into account by indicating that the standard can go up to CLV 1600. The CLV standard starts at 1500, but if this cannot be achieved for the reasons given, then the CLV may increase by increments of 50, from 1500 to 1600, with 1600 being the maximum. As a result, the task force motion is unnecessary because while the two regulations may appear to be inconsistent, they are crafted as intended. The goal for downtown is to achieve CLVs as close to 1500 as possible, while recognizing there may be a need, as well as a logical rationale, to go higher when necessary. However, in no case would CVLs be higher than 1600.

DPZ Recommendation: No

16) Approved Task Force Motion*: Request the County to review the feasibility of a public infrastructure test that contains a mitigation requirement based on optimal cost-to-efficiency ratios.

** The above 16th motion is the one that passed; however, it is different than the 16th approved motion in the April 1, 2016, Adequate Public Facilities Review Task Force Report submitted to the County Executive. After reviewing task force deliberations, that one was found to be incorrect.*

DPZ Analysis: This motion is focused on measuring an optimal cost-to-efficiency ratio for new capital infrastructure investments. The task force discussed an example—installing solar facilities on schools and school sites. While the initial investment may be relatively large, the long term cost savings could more than offset it.

DPZ Recommendation: Yes, worth exploring such cost/benefit analyses during the county’s capital budget process.

17) Approved Task Force Motion: Support DPZ’s process to review infill regulations that include such things as stormwater management and the density exchange program; urge that process is complete in 2016; fast track this motion if the County Council considers legislation on the subject prior to submission of the APF Task Force Report.

DPZ Analysis: This motion reflects two efforts that were in process while the task force met. Zoning Regulation Amendment (ZRA 158), submitted by Councilmember Jon Weinstein, proposed amending Section 128.0.K. of the Supplementary Zoning District Regulations related to the Neighborhood Preservation Density Exchange Program option. ZRA 158 was heard by the Planning Board on May 19, 2016, and both DPZ and the Planning Board recommended approval. To date, the Council has not introduced a bill related to this ZRA.

Amendments to Section 12.127 of the Subdivision and Land Development Regulations related to infill development were also underway during the APFO study. Changes to infill development regulations were reflected in Council Bill 15-2016, adopted by the County Council on April 14, 2016, and it went into effect on June 14, 2016. For more information and the adopted legislation refer to this link on the County Council website: <https://apps.howardcountymd.gov/olis/PrintSummary.aspx?LegislationID=1633>.

DPZ Recommendation: Infill Regulations—completed. Neighborhood Density Exchange Program—DPZ’s role in the process has been completed and the legislation is pending.

I) Motion that Did Not Pass Task Force – DPZ Recommends Approval

18) Task Force Motion: Require that a planned traffic remediation project must be in construction before being able to be used as a remediation of a failed traffic test at or near its location.

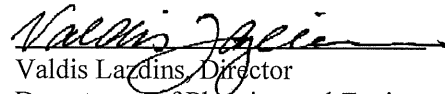
DPZ Analysis: The intent of this motion is to ensure that road mitigation projects required under APFO are complete or substantially complete before the development has been completely built. There have been instances when required road mitigation projects are not finished until after the development is fully built and occupied.

The county does have leverage through secured surety bonds that developers must acquire through the developer’s agreement process before final plans are recorded. The county has the option to default on the bonds and use the money to pay for the mitigation project if the developer fails to do so. However, if the default option is used, which is rare, the process often takes much time, and it does not solve the problem of ensuring that the road mitigation project is complete before the development project is built. Furthermore, the county would prefer not to have to use the default option unless absolutely necessary—the county prefers not to have to manage and build capital mitigation projects that are the responsibility of a developer and

agreed to by the developer through the developer's agreement process. The surety bond process is really intended to safeguard the county in cases of developer bankruptcies or other significant financial or managerial problems.

Ensuring the timely construction of road mitigation projects cannot be addressed directly in the APFO regulations. This is because the APFO regulations only apply at the initial plan stage and are associated with how traffic studies are conducted and what projects need to be added to traffic studies to ensure adequate traffic. This is all done several years before the project construction even begins.

DPZ Recommendation: Add language to the APFO and/or other appropriate place in the subdivision regulations to ensure that developers agreements include language specifying that road mitigation projects need to be complete at a time before the development project is complete, and furthermore tie such requirements to the issuance of building permits.


Valdis Lazdins, Director
Department of Planning and Zoning

2/2/17
Date

APPENDIX

Howard County Public School System Capital Spending & New Student Enrollments

The task force recognized that a significant number of new students in the HCPSS were generated by the resale of existing homes (see page 6 under the discussion of Task Force Motion 7). Many well-established neighborhoods in Howard County are aging, and as empty nesters retire and move away new families with children are coming in. This natural turnover of existing housing is adding more students and this will continue as neighborhoods continue to age. Much of Howard County is moving into “middle age” and neighborhoods built in the 1960s and 70s are experiencing this change. The table below is based on data provided by the HCPSS summarizing net new student growth from new construction versus from home resales. For the past 10 years an average of 42% of new students came from newly constructed housing, while 58% came from resales. This same ratio is expected in the decade ahead, based on projected new housing growth and assuming similar historical resale patterns.

**New Students added to the Howard County Public School System
From New Construction & Resales (September enrollments)**

Year	New Construction		Resales		Total	
	Number	Percent	Number	Percent	Number	Percent
2006	601	47%	682	53%	1,283	100%
2007	370	34%	725	66%	1,095	100%
2008	430	47%	482	53%	912	100%
2009	332	42%	452	58%	784	100%
2010	384	42%	530	58%	914	100%
2011	464	38%	763	62%	1,227	100%
2012	396	37%	685	63%	1,081	100%
2013	518	42%	715	58%	1,233	100%
2014	677	50%	670	50%	1,347	100%
2015	590	42%	806	58%	1,396	100%
Subtotal Past	4,762	42%	6,510	58%	11,272	100%
2016	640	46%	749	54%	1,389	100%
2017	770	50%	760	50%	1,530	100%
2018	785	50%	772	50%	1,558	100%
2019	679	46%	785	54%	1,464	100%
2020	696	47%	796	53%	1,492	100%
2021	629	44%	808	56%	1,437	100%
2022	552	40%	819	60%	1,371	100%
2023	524	39%	829	61%	1,353	100%
2024	417	33%	838	67%	1,254	100%
2025	370	30%	845	70%	1,216	100%
2026	354	29%	851	71%	1,205	100%
Subtotal Projected	6,416	42%	8,853	58%	15,268	100%
Grand Total	11,178	42%	15,363	58%	26,540	100%

Source: HCPSS, Office of Planning, September 2016

The task force also recognized that much of the recent and expected future capital spending has been and will continue to be for renovations and the replacement of existing schools. The average school in Howard County is about 34 years old and the useful life of such a capital facility is typically 40 years. Money for future renovations will need to be allocated as schools and other facilities continue to age. At the same time funding for new schools must be maintained. Both are recognized challenges facing the HCPSS.

The tables below summarize past and projected school capital costs by category. The first table summarizes dollar amounts and the second percentages by category. For the past 10 years 57% has been spent on renovations, another 12% on renovations with additions, and 4% on replacement schools with seats added. A total of 18% was spent on new schools and 9% on additions. Similar renovation percentages are projected into the next decade as well. The new school percentage is higher in the coming decade compared to the past at 34%. This is in large part because a new high school is needed—with a big price tag.

The charts below the tables show the percentages by year graphically. It is clear from these charts that renovations (along with renovations/additions) have been and will continue to be a significant percentage of the HCPSS capital budget.

Howard County Public School System Capital Funding (X \$1,000) (1)

Fiscal Year (2)	Replacement		Renovation/			Total
	New	+ Seats	Addition	Addition	Renovation	
2007	37,797	0	10,669	11,901	19,633	80,000
2008	8,419	0	9,631	14,352	31,598	64,000
2009	1,191	0	9,574	8,349	27,887	47,000
2010	11	0	2,791	13,526	34,672	51,000
2011	836	0	4,380	8,527	35,257	49,000
2012	2,366	0	1,212	1,019	48,403	53,000
2013	23,035	0	3,897	420	59,648	87,000
2014	28,695	775	4,764	1,016	39,751	75,000
2015	8,629	2,303	8,916	9,428	42,724	72,000
2016	3,691	22,952	3,198	10,683	31,475	72,000
Total	114,670	26,030	59,031	79,221	371,048	650,000
2017	14,526	14,285	0	20,311	20,834	69,956
2018	23,958	2,000	0	23,303	34,250	83,511
2019	17,082	0	0	1,500	62,928	81,510
2020	40,630	0	0	3,557	32,200	76,387
2021	47,366	0	0	25,703	17,000	90,069
2022	58,625	0	0	7,136	21,686	87,447
2023	33,449	0	544	0	50,575	84,568
2024	5,380	0	5,404	0	71,409	82,193
2025	23,099	0	0	0	64,793	87,892
2026	23,286	0	0	0	64,927	88,213
2027	24,576	0	0	0	63,169	87,745
Total	311,977	16,285	5,948	81,510	503,771	919,491
Grand Total	426,647	42,315	64,979	160,731	874,819	1,569,491

(1) Capital dollars include individual project lines (renovations, additions, new schools, replacement schools renovations/additions), roofs, systemic renovations, Full Day K. Does not include projects grouped by type (barrier free, playgrounds, relocatables, site technology, parking lots, planning/design etc.), specific needs (MBR, etc.) special schools (Cedar Lane, etc.)

(2) FY 2007 through FY 2016 are actual expenditures, FY 2007 is funded amount and FY 2018 through FY2027 are funds requested in the Proposed FY2018 Capital Budget.

Source: Howard County Public School System, September, 2016

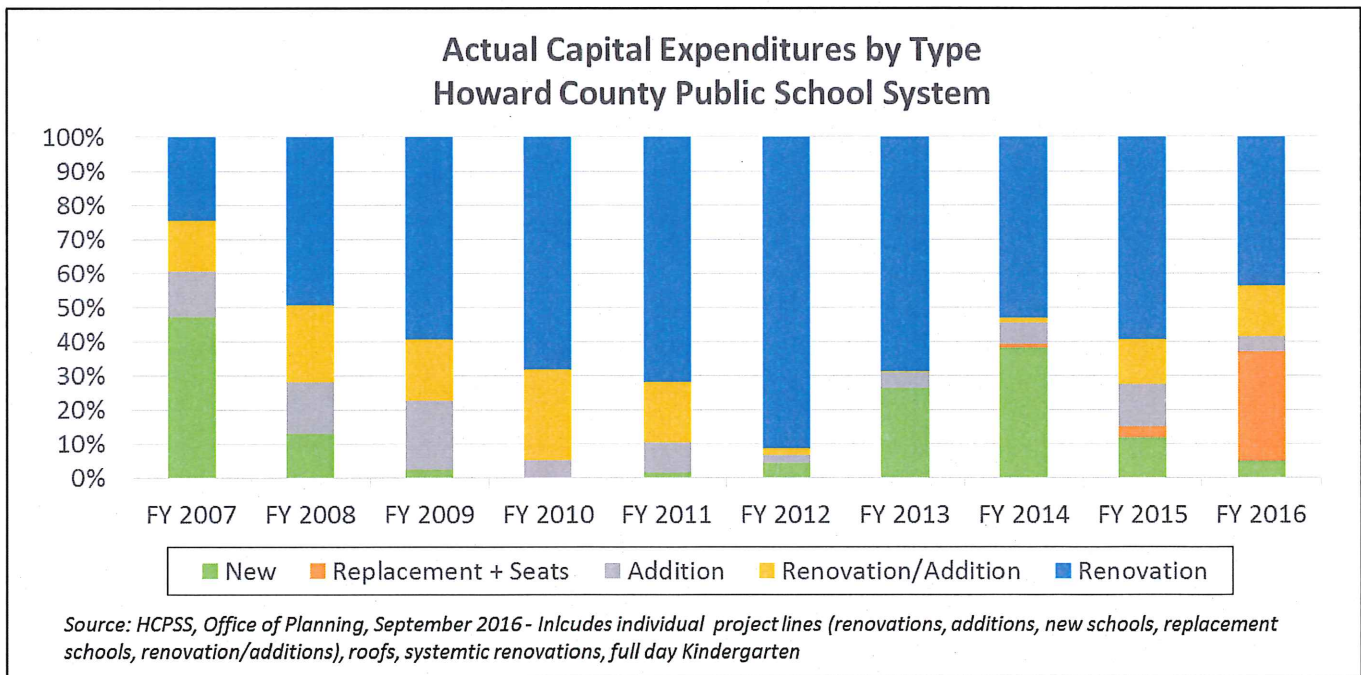
Howard County Public School System Capital Funding (X \$1,000) - PERCENTAGES (1)

Fiscal Year (2)	Replacement		Renovation/			Total
	New	+ Seats	Addition	Addition	Renovation	
2007	47%	0%	13%	15%	25%	100%
2008	13%	0%	15%	22%	49%	100%
2009	3%	0%	20%	18%	59%	100%
2010	0%	0%	5%	27%	68%	100%
2011	2%	0%	9%	17%	72%	100%
2012	4%	0%	2%	2%	91%	100%
2013	26%	0%	4%	0%	69%	100%
2014	38%	1%	6%	1%	53%	100%
2015	12%	3%	12%	13%	59%	100%
2016	5%	32%	4%	15%	44%	100%
Total	18%	4%	9%	12%	57%	100%
2017	21%	20%	0%	29%	30%	100%
2018	29%	2%	0%	28%	41%	100%
2019	21%	0%	0%	2%	77%	100%
2020	53%	0%	0%	5%	42%	100%
2021	53%	0%	0%	29%	19%	100%
2022	67%	0%	0%	8%	25%	100%
2023	40%	0%	1%	0%	60%	100%
2024	7%	0%	7%	0%	87%	100%
2025	26%	0%	0%	0%	74%	100%
2026	26%	0%	0%	0%	74%	100%
2027	28%	0%	0%	0%	72%	100%
Total	34%	2%	1%	9%	55%	100%
Grand Total	27%	3%	4%	10%	56%	100%

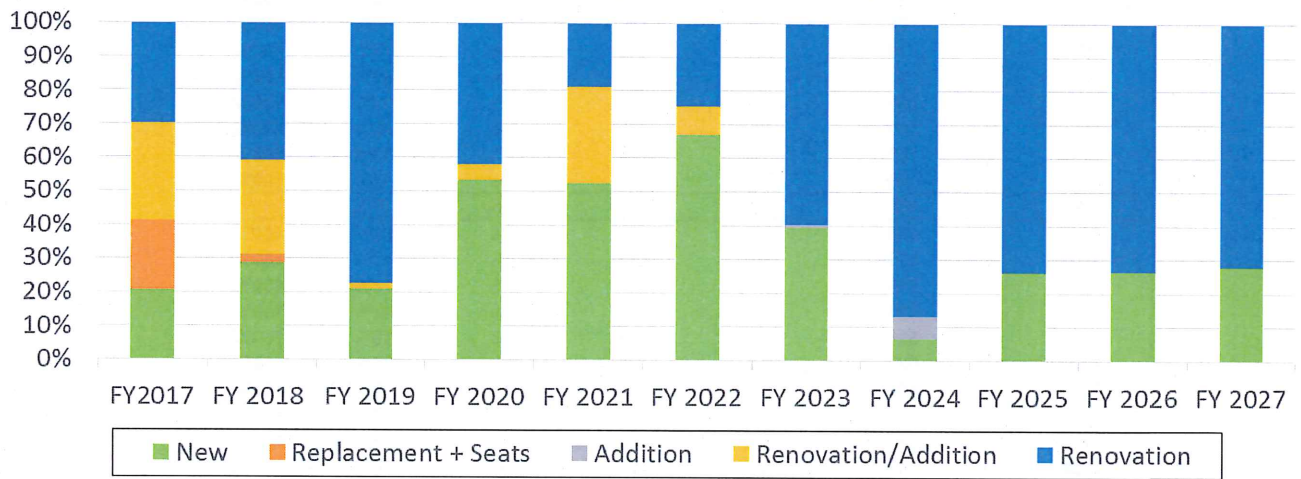
(1) Capital dollars include individual project lines (renovations, additions, new schools, replacement schools renovations/additions), roofs, systemic renovations, Full Day K. Does not include projects grouped by type (barrier free, playgrounds, relocatables, site technology, parking lots, planning/design etc.), specific needs (MBR, etc.) special schools (Cedar Lane, etc.)

(2) FY 2007 through FY 2016 are actual expenditures, FY 2007 is funded amount and FY 2018 through FY2027 are funds requested in the Proposed FY2018 Capital Budget.

Source: Howard County Public School System, September, 2016



FY 2017 Capital Budget by Type Howard County Public School System



Source: HCPSS, Office of Planning, September 2016 - Includes individual project lines (renovations, additions, new schools, replacement schools, renovation/additions), roofs, systemic renovations, full day Kindergarten



Howard County

Internal Memorandum

Subject: Testimony on Council Bill No. 61-2017, a Bill amending the Adequate Public Facilities Act; and Council Bill No. 62-2017, a Bill amending *PlanHoward 2030* housing unit allocations

To: Lonnie R. Robbins,
Chief Administrative Officer

From: Carl DeLorenzo,
Director of Policy and Programs

Date: July 11, 2017

The Administration has filed to Council Bills reflecting recommendations made by the Adequate Public Facilities Task Force. The Task Force, established by County Executive Kittleman by Executive Order, met 22 times over a 10-month period in 2015 and 2016. The Task Force's actions culminated in a series of recommendations for amendments to Howard County's Adequate Public Facilities Ordinance. The Task Force's makeup, process, and recommendations are documented in a report presented to the County Executive in April 2016. After the Task Force report's completion, the County Executive instructed the Department of Planning and Zoning (DPZ) to analyze the recommendations and produce a Technical Staff Report (TSR) on them. The Administration drafted legislation based on the Task Force report and the TSR.

Council Bill No. 61-2017 reflects recommendations for amendments to the Adequate Public Facilities Ordinance, including:

- Convene an APFO review committee at a minimum at the conclusion of every General Plan cycle;

- Add definition of 'minor' using definition in subdivision regulations;
- Exempt MIHU units from allocations test; schools and roads test still applies; exemption does not apply in Downtown Columbia; cap exemption at the amount of required MIHUs per zoning district;
- Remove the allowance of shared allocations across Established Communities and Growth & Revitalization allocation areas;
- The developer's wait time for the allocations and schools test combined shall not exceed 5 years contingent on the receipt of allocations within the 5-year time period;
- Refer to 'Open/Closed Chart' as 'School Capacity Chart', use the term 'constrained' for those schools above the threshold percentage, and 'adequate' for those schools below the threshold;
- Amend the following provision: "A facility owned by Howard County or any agency thereof where essential County Government services are provided, including LIMITED TO police services, fire prevention and suppression services, emergency medical services, highway maintenance, detention facilities, water treatment and supply, sewage disposal and treatment and solid waste disposal."; and,
- Require that a planned traffic remediation project must be in construction before being able to be used as remediation of a failed traffic test at or near its location.

The Administration is holding two additional recommendations made to the Adequate Public Facilities Ordinance pending state-enabling legislation authorizing the County to adjust the Public School Facilities Surcharge. The County will pursue the state-enabling legislation with the Howard County Delegation and Maryland General Assembly during its 2018 legislative session. These recommendations are as follows:

- Change program capacity at which a school is deemed open to 110%; and,
- If projected enrollment lies between 110% and 115% of program capacity then developer can move forward if it pays a public school facilities surcharge double the amount in current law; if projected enrollment is over 115% and up to 120% of program capacity then developer can move forward if it pays a public school facilities surcharge triple the amount in current law.

Council Bill No. 62-2017 reflects a recommendation made by the Task Force to the County's General Plan, *PlanHoward 2030*. The recommendation adjusts the number of housing unit allocations to the Established Communities and Growth and Revitalization allocation areas and

was made by the Task Force as a companion measure to the recommendation eliminating the shared Growth and Revitalization and Established Communities allocation pool.

The Task Force's work was presented to the County Council at its monthly meeting on April 10, 2017, and to the Howard County Board of Education on June 8, 2017. Council Bill No. 62-2017 was submitted to the Planning Board for a recommendation on March 30, 2017.

The Administration looks forward to working with the County Council on Council Bill No. 61-2017 and Council Bill No. 62-2017.

Howard County

Internal Memorandum

Subject: *Planning Board Recommendation for GPA 2017-01*

To: *Jon Weinstein, Council Chairperson*
Dr. Calvin Ball, Council Vice-Chairperson
Greg Fox, Councilperson
Mary Kay Sigaty, Councilperson
Jen Terrasa, Councilperson

From: *Phil Engelman, Chairperson* *PE/ers*
Howard County Planning Board

Date: *July 5, 2017*

On April 20, 2017, the Planning Board held a public hearing to consider General Plan Amendment 2017-01 to *PlanHoward 2030*; submitted by the Department of Planning and Zoning. The General Plan Amendment, if approved, would revise Figure 6-10 by reducing the Growth and Revitalization allocations from 1,200 per year to 1,000 per year and increase the Established Communities allocations from 400 per year to 600 per year beginning in 2020. The Adequate Public Facilities Task Force recommended this redistribution of allocations contingent on a separate recommendation to remove the shared allocation pool.

According to Section 16.900(i) of the Howard County Code, a 30-day notice of the time and place of the original hearing was published in two newspapers of general circulation in the County. An agenda and technical staff report were posted on the Board's webpage two weeks in advance of the hearing.

Written and oral testimony was presented to the Board on this proposal. The sign-in sheet, an audio recording of the proceedings, and copies of any written input are on file at the Department of Planning and Zoning.

Recommendation

Based on public input and Board discussion at the public hearing, the Planning Board supported eliminating the Shared Growth and Revitalization and Established Communities allocation area. However, the Board was not in favor of altering Figure 6-10 to redistribute allocations within the Growth and Revitalization and Established Communities categories, which had been put forth as a companion measure by the Task Force. The Planning Board recommended denial of the proposed General Plan amendment altering Figure 6-10 of *PlanHoward 2023*. The motion passed 5-0.



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

TECHNICAL STAFF REPORT

March 16, 2017

Planning Board Meeting of March 30, 2017
County Council Hearing to be scheduled

Case No./Petitioner: GPA 2017-01/Valdis Lazdins, Director, Department of Planning and Zoning

Request: 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.

Department of Planning and Zoning Recommendation: Approval with Condition

I. BACKGROUND

The 2015 Department of Planning and Zoning Transition Team Report recommended County Executive Kittleman review Howard County's Adequate Public Facilities Ordinance (APFO). Executive Order 2015-05 signed May 2015, established a 23 member Adequate Public Facilities Review Task Force, appointed by the County Executive and the County Council. The task force met over the course of 10 months, from June 2015 through March 2016. A final Task Force Report, submitted to the County Executive in April 2016, outlines recommendations which were passed by the APFO Task Force. The report contains additional information on task force membership and the process, as well as a history of APFO.

DPZ's technical analysis of each task force recommendation was presented as an informational item to the Planning Board in February 2017. For more information, refer to the Department of Planning and Zoning's January 18, 2017 [Technical Staff Report](#). Task Force Motion #5 recommended "removing the allowance to share allocations across the Established Communities and the Growth & Revitalization allocation areas." However, the recommendation was contingent on approval of Task Force Motion # 13- "Increase Established Communities annual allocations from 400 to 600 and decrease Growth and Revitalization annual allocations from 1,200 to 1,000." The staff report noted that Motion 13 will require an amendment to *PlanHoward 2030* (Figure 6-10 allocations chart) as well as to APFO. Pursuant to Title 16, Subtitle 9, Section 16.900, the Planning Board shall hold a public hearing prior to making recommendations to the County Council on the general plan.

II. DESCRIPTION

The following summarizes GPA 2017-01 revisions to PlanHoward 2030.:

1. PlanHoward 2030, Chapter 6. Growth
Figure 6-10 Howard County APFO Allocation Chart

APFO controls the annual pace of residential development to ensure adequacy of school and road capacity in relation to growth. The pace of growth is set through the APFO Housing Allocation Chart, which distributes housing allocations among five categories: Growth and Revitalization, Established Communities, Rural West, Downtown Columbia, and Green Neighborhood. GPA 2017-01 modifies the allocations chart by shifting 200 allocations from Growth and Revitalization to Established Communities. The adjustment would take effect in 2020, the next allocation year to be voted on by the County Council. The following excerpt chart provides the proposed changes to Figure 6-10:

Year	Growth and Revitalization	Established Communities
2015	1,200	400
2016	1,200	400
2017	1,200	400
2018	1,200	400
2019	1,200	400
2020	1,200 1,000	400 600
2021	1,200 1,000	400 600
2022	1,200 1,000	400 600
2023	1,200 1,000	400 600
2024	1,200 1,000	400 600
2025	1,200 1,000	400 600
2026	1,200 1,000	400 600
2027	1,200 1,000	400 600
2028	1,200 1,000	400 600
2029	1,200 1,000	400 600
2030	1,200 1,000	400 600
20 Year Totals	19,200 17,000	6,400 8,600

Source: Howard County DPZ

2. PlanHoward 2030, Chapter 6. Growth Amount and Phasing of Future Residential Development

This section of the Plan describes the five categories of the allocation chart. GPA 2017-01 modifies the descriptions for the Growth and Revitalization and Established Communities categories to reflect changes in the chart. Modified text is indicated in CAPS.

Targeted Growth and Revitalization.

These areas are defined on Map 6-2 and include the Route 1 Corridor, the Snowden River Parkway area, Maple Lawn, Emerson, Turf Valley, Waverly Woods, Columbia Village Centers, nodes along the Route 40 Corridor, and other locations. These are areas where current policies, zoning, and other regulations, as well as policies suggested in PlanHoward 2030, seek to focus most future County growth. Allocations for the entire Targeted Growth and Revitalization area are set at 1,200 housing units per year. BEGINNING IN 2020, THE ALLOCATIONS FOR THIS ARE SET AT 1,000 PER YEAR.

Established Communities.

These areas are also defined on Map 6-2 and consist of already established residential and commercial areas in the eastern portion of the County where limited growth is expected, primarily through residential infill development. This entire area is much larger than the entire Targeted Growth and Revitalization area, but has much less growth capacity and ~~at IS SET AT 400 units per year contains only a third of the phased growth compared to the Targeted Growth and Revitalization area.~~ BEGINNING IN 2020, THE ALLOCATIONS FOR THIS AREA ARE SET AT 600 PER YEAR.

EVALUATION and CONCLUSIONS

GPA 2017-01 is consistent with and implements the following PlanHoward 2030 policies:

Chapter 6. Growth

POLICY 6.1 Maintain adequate facilities and services to accommodate growth.

- c. Revise APF Regulations. Amend the current Adequate Public Facilities regulations to reduce allocation categories and reflect designated places.
- d. APF Housing Allocations. Incorporate the PlanHoward 2030 housing forecasts into the Adequate Public Facilities Housing Allocation Chart.

The proposed revisions to the housing allocation chart maintain the five allocation categories and the same proportionate amount of targeted growth over the life of the Plan. However, the distribution between Growth and Revitalization areas and Established Communities is modified.

Upon revising APFO in 2013 to reflect the Plan’s allocation categories and distribution, the County Council added an amendment allowing a shared Growth and Revitalization and Established Communities allocation pool. The following chart excerpt provides a summary of the adopted 2016 allocation chart which includes the shared pool category:

Allocation Chart

Region	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Growth and Revitalization	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
Established Communities	341	366	378	400	400	400	400	400	400	400
Green Neighborhood	283	255	203	150	150	150	150	150	150	150
Rural West	128	125	129	100	100	100	100	100	100	100
Shared G & R and Est.Comm (1)	366	320	96	0	0	0	0	0	0	0
Total	2,318	2,266	2,006	1,850	1,850	1,850	1,850	1,850	1,850	1,850


(1) Per Sec. 16.1110(o)(4) of APFO any unused allocations from the Growth & Revitalization and the Established Communities areas may be combined and redistributed using the rolling average into a single allocation category that may be used by development projects in either geographic area.

Source: Howard County DPZ

While not the subject of GPA 2017-01, the task force recommendation to redistribute allocations between the Growth and Revitalization and Established Communities categories was contingent on a separate recommendation to remove the shared allocation provision in the APFO regulations. Over time, the shared pool has grown as a result of unused Growth and Revitalization allocations. A growing shared pool could allow larger numbers of units to be concentrated in one area of the county and built in a short time-frame. This outcome would be inconsistent with PlanHoward 2030 land use and growth policies and the intent of APFO to allow for the planning and construction of adequate infrastructure by distributing units over time in different planning areas. As recommended by the task force, approval of GPA 2017-01 should be conditional based on removal of APFO’s shared allocation provision.

III. RECOMMENDATION

The Department of Planning and Zoning recommends approval of GPA 2017-01 with the condition that the shared allocation pool be eliminated from the Adequate Public Facilities Ordinance.


son:
3-16-17

Valdis Lazdins, Director
Date



HOWARD COUNTY OFFICE OF COUNTY EXECUTIVE

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Howard County Executive
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Subject: Amendment to the General Plan (*PlanHoward 2030*) to Amend the Allocations Chart, Figure 6.10

To: Howard County Planning Board

From: Allan H. Kittleman
Howard County Executive

Date: April 5, 2017

Purpose

This memorandum serves as a request to amend *PlanHoward 2030*, which is scheduled before the Planning Board on April 20, 2017. The Department of Planning and Zoning (DPZ) prepared and posted a Technical Staff Report (TSR) detailing this amendment on the Howard County government's website. The proposed amendment is consistent with the Adequate Public Facilities Task Force (APFO Task Force) item presented at the February 16, 2017 Planning Board meeting. The proposed amendment revises the allocations chart, Figure 6.10, to implement one of the APFO Task Force recommendations made in 2015.

Allan H. Kittleman, County Executive

Good evening Chairman Weinstein and members of the Council:

My name is Kelly Balchunas and I am a resident of District 5. I am here tonight not just on behalf of myself and my family, but also in my role as PTA President of Waverly Elementary, to speak out against CB61 and CB62. I urge you all to vote no to these bills in their current form, as they do not adequately address critical updates needed to Howard County's Adequate Public Facilities Ordinance (APFO). While all updates to APFO are necessary and overdue, I will specifically address changes to APFO that are needed as it relates to schools.

It is important to note both of these bills give FAR too much unnecessary consideration to developers and not enough to the students, families, and taxpayers of Howard County. WE as your constituents are the ones who matter.

It also needs to be noted changes to the school capacity threshold are not even included in CB61. Our elected officials have made the choice to link school capacity to financial mitigation by developers. In linking these two together, you are deferring necessary reductions in school capacity thresholds until the fall because the financial mitigation piece requires state legislature approval. Changes to capacity thresholds do not, and they need to be addressed NOW. Because of this alone, these proposed bills should be tabled until school capacity concerns be added as an amendment to CB61.

The primary interest of the taxpayers in this county is the stellar reputation of the Howard County Public School System. Development is negatively impacting this well-deserved reputation. You can see it in schools that are bursting at the seams. You can see it in students attempting to learn in portable

classrooms. You can see it in teachers who are doing their professional best to teach 30 second-grade students in a single class. The signs of overdevelopment are evident everywhere and they are not good. When the school system begins to show this continued pressure of overcrowding, all of us will feel the effects, which includes the very real potential for lower property values. Every county resident cares about this, and it is intricately linked to the success of HCPSS.

It is because of the county's incredibly weak and outdated APFO guidelines, guidelines that heavily favor developers, that HCPSS is experiencing a dire overcrowding crisis.

First, our current APFO guidelines state that schools are not closed to neighboring development until they reach 115% of capacity. Worse, high school capacity is not even included in APFO.

Let me proffer some simple math for the people in this room. Council members: when was the last time you could spend 115% of the funds in your bank account? When was the last time you could use 115% of the fuel in your car before running out of gas? Or eat 115% of a pizza? Or fill 115% of the seats with passengers on an airplane?

It's a ridiculous notion. 100% is 100%. It is for me, it is for your constituents in this room, and it should be for each and every one of you and developers too. Every elementary, middle, and high school should reach maximum capacity at 100%.

In addition to eliminating these inflated capacity thresholds, developers need to be accountable for their actions in this process. They need to pay their fair share of funds toward public

infrastructure. That means we need to stop allowing them to build using fancy tax incentives and TIFs. To ensure the necessary funds are available to construct schools from continued residential growth, developer mitigation fees should be increased to reflect the actual per student cost required to build a school. Right now, hard-working taxpayers are subsidizing these costs for developers while developers are maximizing their profits, and children in overcrowded schools are paying the price.

With all of these conditions being favorable for development, it's no wonder developers can't wait to build here.

Do not think for one moment that school overcrowding rests solely on the shoulders of HCPSS. All parties and officials owe it to the taxpayers and students of this county to do their part to strengthen APFO, and that includes the County Council, County Executive, Planning & Zoning.

Let me remind you what Mr. Michael Harrison, VP for Government Affairs with the Maryland Building Industry Association (MBIA) thinks is appropriate for developers:

1. He is lobbying the County Council and County Executive to raise the capacity threshold to 120%!
2. He is lobbying the County Council and County Executive to decrease the amount of time a developer has to wait to build in a closed school district to only 1 year, because in his words, "1 year is enough time to make redistricting decisions and plan for growth, despite the Board's unwillingness to do so."
3. He says that growth from within the county, rather than new growth to the county, is the real problem. That is quite the notion when you look at the explosion of growth along the Route 1 corridor and in sprawling developments like Turf

Valley. And it is the schools in these areas that are the most overcrowded.

My guess is that developers are here in this room tonight as are representatives from MBIA. But who do you represent? Do you represent their interests? Or do you represent ours?

You see before you a packed room of constituents who have the means and confidence to participate in this process. The people here tonight represent the enormous amount of others who couldn't be here. WE are your constituents. Not developers. Not the MBIA. WE voted for you to represent our interests, and our interests are not paying for overcrowded schools. Our interests are not the development of every available blade of grass.

In summary:

1. Each and every one of you were elected by us, the voters, to represent the best interests of us, your constituents.
2. Your constituents are telling you the current APFO is totally inadequate and need to be strengthened in favor of students and schools.
3. Your constituents want schools that are not overcrowded, which means 100% capacity, not the magic math put forth by developers of 115% or 120%.
4. Your constituents want developers to stop maximizing their profits on the backs of the taxpayers of this county. This means that developers need to pay fees that actually match the costs of adding new seats to schools when their actions create overcrowding.

It's time that you, as our elected officials, do the right thing by us.

Thank you for your time and consideration.

Good evening, my name is Danylo Leshchyshyn, and I shall be speaking on CB-61 and CB-62. I would like to begin by reaffirming the respect I have for the honourable members of this Council, and express my gratitude for allowing residents to share their opinion on matters affecting them. I side with my honourable friends in arguing for the strengthening of the Adequate Public Facilities Ordinance out of logic. To be frank, it is my humble opinion that allowing developers to build new residences until schools reach over 110% capacity is misguided, and allowing that threshold to increase to 120%, as developers argued in the 2014 Maryland Business Industry Association letter (attached in your packet), is plainly irresponsible.

The developers who want to build here are not investing in Howard County because they have some interest in its continuing prosperity. They are businesses, and they seek to increase their profits, which is purely logical. But their profit does not equal our benefit. We can see this in the MBIA letter in your packet. It blithely argues that raising our school capacity threshold to 120% would result in an increased capacity of 1235 students at the elementary school level "without making any capital improvements" - as if those 1235 students were mere numbers on a page, and not actual children who need physical space to occupy. Our schools were

not designed to be overcrowded. The elementary, middle, and high schools were built for 100% capacity, not 110%, and certainly not 120%.

These developers may argue that the new developments will be good for everyone, but think about this logically. If we do not reform the proposed APFO legislation, schools will not have the resources to provide the high quality education HCPSS is famous for to the vastly increased number of students in our county. Our students, as a consequence, will graduate as less skilled and less valuable economic contributors. Over the years, the quality of graduates will tarnish the reputation of Howard County schools, one of Howard County's greatest sources of economic prosperity. Ultimately the local economy will deteriorate, as Howard County will no longer be a desirable place to resettle and raise a family. To put it simply, *it does not bode well.*

Please amend the proposed APFO legislation to a 100% capacity threshold, and include high schools in these considerations. Do what is best for your constituents, not for outside developers.

Thank you.

November 20, 2014

Dear County Council Members:

Thank you for the opportunity to present on the 'Adequacy of Facilities' Panel at the Council Retreat. We appreciate being included in your retreat agenda and allowing our voice to be heard with the Council-elect and other panelists. With a new County Executive promising a review of the APF law, this is a timely and important discussion to be having now. We look forward to working with the new council and county executive to improve this ordinance. Although APF has 3 components: Roads, Schools, and Housing Allocations, our comments will focus on the school open/ closed chart and housing allocations.

As with any planning tool, APF works best when it is consistent, reliable, accurate and predictable. In the early 1990's when APF was introduced, growth in the county looked much different than it does now. Large plans and new communities brought many new homes and people to the county, in search of good schools and resources. There was concern that new development would bring congestion to the roads, overcrowding to the schools, and strain county resources. APF has been used to guide growth and its impacts for the better part of 20 years, but the county is now facing a new type of growth, a growth from within.

School Overcrowding From Resales of Existing Homes vs New Homes

More young families with children are moving into existing homes rather than into new, more expensive homes. People want to live in Howard County because of the schools and resources, but the prices of new homes are driving many of these new residents to the existing housing stock. For instance, the county has added roughly 1,000 new housing units a year (a 1% increase) for the past 5 years, while resale's in 2013 totaled 3,441 units and in 2012 totaled 3,128 units. With new housing, planners can estimate the number of new school aged children based on past experience, however, growth in the existing housing stock proves to be much more difficult to forecast. Because of this, we see wild swings in the open/ closed school chart year after year, and APF is becoming less and less predictable, useful and relevant as a planning tool.

Open/ Closed Chart Not Predictable

To be relevant as a planning tool, APF needs to adapt to the changing growth patterns facing Howard County, with the first priority making the open/ closed school chart predictable and consistent. This annual chart, produced by the School Board based on DPZ projections, controls

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the fate of new applications and can hold them up for 4 years. In the time it takes a new development to submit concept plans, hold community input meetings, then take the school's APP test at sketch plan submittal, a new chart can be released that has a school going from open to closed – effectively putting the brakes on a project application that was moving forward. A case in point is a new community in the Centennial Elementary School district. In the chart passed by the Council in 2013, the school was projected to be open for 10 years, yet the chart that passed in 2014 had the same school projected to be closed for the next 10 years. Development plans submitted in 2013 with the expectation that Centennial BS would be open were suddenly and expectantly held up when the new chart came out. Now the applicant must wait 4 years, not only adding carrying costs but confounding the infrastructure planning efforts which is the basis for APP.

Recommendations to Provide Flexibility to Open/ Closed Chart

Several potential options are available to provide consistency and predictability to the APP process in dependent of the School Board redistricting. First, the Council could change the school capacity threshold from 11.5% to 12.0%. The state of Maryland sets capacity at 12.0%, yet Howard County lowered the threshold to 11.5% in the late 1990's, bringing class size from 30 (state rated capacity) to 28. Taking Centennial Lane BS as an example, with a capacity of 628 students, 11.5% of capacity is 722 students and 12.0% of capacity is 754, a difference of 32 students. On a county wide scale where capacity is 24,700 BS students, 11.5% of capacity is 28,405 and 12.0% of capacity is 29,640. A difference of 1,235. Without making any capital improvements and just adopting the state standard, the county could increase capacity by 1,235 students, the equivalent of two Centennial Lane schools.

Second, the county could adopt the Baltimore County model, where if a development is proposed in a closed school district but the adjoining school is open, then the project can move forward. This model provides consistency and predictability and projects in Baltimore County are not held up because of school over-crowding.

Third, projects that have to wait 4 years in a closed district, which is really 6 years as it takes a year to develop the property and a year or more to build and sell the new homes, should only have to wait one year – enough time for the School Board to redistrict. APP does not require redistricting, and in fact of the eleven factors that go into redistricting decisions APP is not one of them, however, one year is enough time to make redistricting decisions and plan for growth, despite the Boards unwillingness to do so. For example, during the last redistricting process, Ellicott Mills MS was not redistricted despite capacity in the Region, and is projected to be closed for the next 10 years. Adopting these recommendations could alleviate pressure on the Board to redistrict and provide predictability for APP, but the real solution is for the Council to relieve the Board of growth management responsibilities which they have demonstrated a reluctance to undertake any ways.

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Housing Unit Allocations

Although very little time has passed since the Housing Unit Allocations chart was changed and updated in the last General Plan, our comments from then are still relevant today. Namely, the County did not set aside enough allocations in the Established Communities (EC) district, and set aside too many in the Growth and Revitalization (G&R) district, and we are already seeing the negative effect of this now. Surplus allocations from G&R are placed in a shared use pool for EC projects to use, a provision established in the General Plan to address this specific issue, but even with these surplus allocations the county is running woefully short of demand. To further compound this problem, EC projects in the pipeline not on DPZ's official radar (BCP projects and Community Meeting's) yet are going to consume all available allocations within 2-3 years, effectively creating a moratorium.

In Howard County as in most counties, roughly 80% of the projects create just 10% of the units, and 10% of the projects create 80% of the units. This is especially true in the EC district, where most new developments are minor subdivisions and single lot developments, most often mom and pop landowner who want to subdivide for their retirement or child's college fund. These landowners will soon realize they may have to wait up to 5 years to get an allocation, then to compound the problem, once they get an allocation they could be in a closed school district and have to wait another 4 years. This uncertainty could be largely avoided with an increase in EC allocations along with a corresponding decrease in G&R allocations as to not increase the total available as permitted in the General Plan.

Again, thank you for the opportunity to present on the panel at your retreat. If you have any questions about these issues, please feel free to contact me at MHarrison@marylandbuilders.org or (410) 960-9232.

Thank You,

Michael Harrison
VP, Government Affairs
Maryland Building Industry Association

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Lada Onyshkevych

Howard County Council Meeting – July 17, 2017

Testimony regarding CB-61 and CB-62

Members of the County Council:

I am testifying tonight regarding CB-61 and CB-62, and I hope you will table these bills till fall so that more people may testify.

There is nothing more important to Howard County parents than our schools. But, as you are aware, we are currently facing a massive school redistricting of nearly 9000 students at every level, throughout the county. Many students who currently walk to their neighborhood schools will be bussed further away, as HCPSS struggles to cope with rapid population growth. Schools such as Atholton High, which my children attend, face a turnover of 2/3 of their student body.

The reason why thousands of Howard County families will have their lives disrupted is, of course, rampant overdevelopment. Since there is even more development already in the pipeline, we are sure to see more and more extensive redistricting in the coming years. Is this the legacy you wish to leave behind from your years of public service here?

In CB-61, you have the opportunity to at least limit the damage that has been done. Both the current APFO law and its proposed replacement are much too weak. APFO should protect citizens rather than developers.

Our school capacity threshold should be set at **100%**, not 115%, not 110% - we teach our children that 100% means "full", after all. **High school capacities** should be included in APFO too, not just elementary and middle schools. No new development should be allowed in areas

where schools are over 100% until new schools can be built there – we cannot keep redistricting our way out of this rapid population growth.

Yes, building new schools is expensive and takes time – this is why the burden for paying for these new schools should fall on the developers, not on the rest of us. Current financial mitigation measures come nowhere close to covering the true cost of new seats in our schools. The proposed **public school facilities surcharges** are also insufficient, and should be sharply increased.

We should not be trading reduced capacity thresholds for increased **allocations** in established neighborhoods in CB-62. Schools in those established neighborhoods are already strained – thus the radical redistricting we are facing. Our guiding principle should be what's good for our schools and our children, not what's easier for developers.

Please listen to the citizens who elected you, not the developers. Please limit the damage being done to our schools and our communities. Strengthen the APFO legislation that is before you in CB-61, and do not allow the trading or increase in allocations in our General Plan in CB-62. Our future, and your own legacy, is in your hands.

Thank you.