

## Sayers, Margery

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**From:** Lauren Weis <laurenweis1@gmail.com>  
**Sent:** Tuesday, January 30, 2018 12:16 AM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** Testimony for CB1 & CB2

Dear County Council,

I implore you to **vote for APFO** on February 5th, 2018 as you did on November 6th, 2017. Councilman Weinstein, my fellow residents of District 1 are counting on your vote. Please support APFO with **no exemptions**. Everyone in this county deserves adequate safety and education protections, especially our children!

Lauren E. Weis  
2641 Orchard Ave.  
Ellicott City, MD  
21043

Lauren E. Weis, Ph.D.  
Director, Women's, Gender, and Sexuality Studies Program  
Assistant Professor, Philosophy and Religion  
American University  
Phone: 202-885-2926  
[weis@american.edu](mailto:weis@american.edu)

## Sayers, Margery

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**From:** qu haiou <quhaiou@gmail.com>  
**Sent:** Thursday, January 25, 2018 5:37 PM  
**To:** Kittleman, Allan; CouncilMail  
**Subject:** TESTIMONY FOR CB1 & CB2; Haiou Qu 8508 Springway Rd, Ellicott City, MD 21043

Dear County Executive and County Council:

My name is Haiou Qu. I am an Howard County resident. My home address is 8508 Springway Rd, Ellicott City, MD 21043.

I am providing my testimony on the current county bill CB 1 & CB 2.

As pointed out by the "2017 Feasibility Study" published by Howard County Public School System, many of our schools are already above 100% capacity. And overcrowding will only get worse if APFO thresholds are not strengthened. I am fully agree with the Board of Education's testimony that our goal is 100% capacity in our schools. All children deserve a seat inside of their schools versus sitting in temporary trailers on cinder blocks.

The "economic and fiscal impacts report" released by the Howard County Economic Development Authority (HCEDA) is completely biased and meant to serve only as a hit-piece on the APFO bill to scuttle the progress made to strengthen the County's ability to manage growth.

As a Howard County resident who advocate for a healthy growth of our county, I respectfully request the council members to consider the following points when voting for CB1 and CB2.

- 1 - Vote for APFO on February 5th, 2018 as you did on November 6th, 2017
- 2 - No exemptions as everyone in this county deserves adequate safety and education protections.

Name: Haiou Qu  
Address: 8508 Springway Rd. Ellicott City, MD 21043

## Sayers, Margery

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**From:** Beth Webb <bethwebb3333@gmail.com>  
**Sent:** Wednesday, January 24, 2018 9:55 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** CB1 & CB 2 - APFO TESTIMONY

Dear Council Members,

Every child deserves a seat *inside* of a school that is reasonably near where they live. They also deserve to have continuity in their education and to NOT be continuously re-districted at every stage of their education. To achieve these goals, adequate facilities have to be built as development occurs.

While I believe that the test thresholds should be set at 100%, I recognize that the current proposed thresholds of 115% for High Schools, 110% for Middle Schools and 105% for Elementary Schools are a vast improvement over the current thresholds and ask that you vote to put this in place and to put in place other measures as necessary to ensure adequate school and other public facilities.

My family lives in Howard County for the school system. I have a daughter in 2nd grade and one in 6th grade. Both are being re-districted next year and while I understand this is some times necessary, this should a rare occurrence, NOT a regular occurrence.

I believe that strengthening APFO is critical to maintaining their quality and continuity of education in this county throughout the rest of their school years. I feel so strongly about this that the November 6th meeting was the first Council meeting I had ever attended and I sat through hours of mulching discussion waiting for this issue to come to the floor.

I thank Dr. Ball, Ms. Terrasa and Mr. Weinstein for their votes to strengthen APFO that evening and am disappointed that the representative for my district did not vote the same way. I was even more disappointed when the vote was overturned on a technicality but I fully expect that Dr. Ball, Ms. Terrasa and Mr. Weinstein will honor the votes they made that evening and vote the same way once again.

Respectfully,

Beth Webb

10606 Vista Rd

Columbia, MD 21044

## Sayers, Margery

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**From:** Paul Halvorsen <pmghalvorsen@gmail.com>  
**Sent:** Wednesday, January 24, 2018 9:58 AM  
**To:** Kittleman, Allan; CouncilMail  
**Subject:** TESTIMONY FOR CB1

Good Morning,

I would like to put my voice toward passing the current CB1 (CB61 from 2017) which lowers schools tests from 115% for ES and MS (no current test for HS), to 105% ES, 110%MS, 115%HS.

Please vote YES for CB1.

Paul Halvorsen  
Representing a household of 5  
3265 Ramblewood Rd  
Ellicott City, MD 21042

I have three kids, the oldest of which will be entering Elementary school within the next two years. Keeping classroom sizes small and having dedicated school space has been shown to increase test scores and academic achievement ([Center for Public Education Class Size and Student Achievement](#)). According to these studies, minority students benefit even more. Diversity also helps to boost tolerance among the community (note: we are Caucasian).

Keeping crowding low will help our county achieve common core standards and keep us among the top in MD and the country.

I would love to see a push toward lowering the tests even further to 100% across the board.

Beyond schools, development takes up land that is better utilized for natural landscapes. Having a nature preserve/park is much more beneficial for the community for reducing stress, encourage physical activity, increase social interaction, and even help with mental health ([Time's What Green Spaces Can Do](#)).

In addition, traffic in the Baltimore/Washington corridor is already horrible. My sister and my spouses sister (along with several friends) have moved out of state specifically because of traffic. Increasing development will only make this worse.

For our kids education, mental and physical health, and traffic, please vote to reduce development.

Sincerely,  
Paul Halvorsen

Representing a household of 5

3265 Ramblewood Rd  
Ellicott City, MD 21042

## Sayers, Margery

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**From:** Patricia Lins <patricia.lins@yahoo.com>  
**Sent:** Tuesday, January 23, 2018 5:24 PM  
**To:** CouncilMail  
**Subject:** Concerned Resident Supporting Council Bill 1

Dear Council Members:

I am a resident of district 1 and I am writing to voice my support for Council Bill 1.

Council Bill 1 strengthens APFO in Howard County in a way that is long overdue.

Even though it feel short from initial community demands, it has key components that significantly improve current APFO legislation such as the introduction of the High School test and the lowering of the utilization threshold for Elementary schools.

I urge you to vote to pass CB1 honoring the vote of November 6th that was declared invalid due to a technical error. This legislation has been evaluated for a long time and the passing of the bill cannot be postponed.

I understand new information has been provided but I question the validity of the economic analysis provided by the Howard County Economic Development Authority. The APFO review task force requested an impact fiscal analysis and the administration chose not to complete such analysis. It is now too late and you are expected to honor the vote of November 6th.

Respectfully,

Patricia Silva

## Sayers, Margery

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**From:** Nicklas, Barbara <Barbara.Nicklas@generalgrowth.com>  
**Sent:** Tuesday, January 23, 2018 12:56 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** CB1-2018, CB2-2018 Letter from The Mall in Columbia  
**Attachments:** TMIC Letter CB1-2018 CB2-2018.pdf

Good Afternoon,

Attached please find a letter from The Mall in Columbia relative to the current APFO Legislation under consideration by the County Council.

Thank you.

Barb

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**Barbara Nicklas**  
Senior General Manager

**GGP** A RETAIL REAL ESTATE COMPANY  
THE MALL IN COLUMBIA  
10300 Little Patuxent Parkway  
Columbia, Maryland 21044  
Barbara.Nicklas@ggp.com  
(O) 410.730.3300 (M) 312.282.3845

WHERE CULTURE MATTERS /// HUMILITY / ATTITUDE / DO THE RIGHT THING / TOGETHER / OWN IT

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A RETAIL REAL ESTATE COMPANY

January 22, 2018

Mary Kay Sigaty, Chair, Howard County Council  
Dr. Calvin Ball, Councilperson, Howard County Council  
Greg Fox, Councilperson, Howard County Council  
Jen Teresa, Councilperson, Howard County Council  
Jon Weinstein, Councilperson, Howard County Council  
George Howard Building  
3430 Court House Drive  
Ellicott City, MD 21043

RE: Adequate Public Facilities Ordinance

Dear Chair Sigaty and Council Members:

The Mall in Columbia is a strong supporter of the Howard County Public School System and is proud of our many programs and partnerships with our local schools. We've hosted the Howard County Public Schools Art Exhibit for the past 45 years; we've had musical performances by Howard County schools during the holiday season; we are the site for a high school's post-prom event; we provide up to 750 parking spaces in our garage for the graduations that take place at Merriweather Post Pavilion; and we've started working closely with the principal of Wilde Lake High School on issues of mutual community interest. There can be no question that we value the Howard County Public School System.

We are also supportive of efforts to ensure positive economic development and growth of our great County. Currently, the Council has before it two pieces of legislation addressing the County's Adequate Public Facilities Ordinance - CB1-2018 and CB2-2018 ("APFO Legislation"). As proposed, the APFO Legislation could have unintended consequences, including having a dampening effect on the future growth of the economy in Howard County.

The Howard County Chamber of Commerce proposed an amendment to the APFO Legislation that we believe would strike a balance between providing for the schools and supporting the future economic growth of the County. We support this amendment and request that the County Council consider it in its deliberations of CB1 and CB2.

Respectfully,

A handwritten signature in cursive script that reads "Barbara Nicklas".

Barbara Nicklas  
Senior General Manager, The Mall in Columbia

CC: Alan Kittleman, Howard County Executive

## Sayers, Margery

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**From:** Ginna Rodriguez <rodriguez.ginna@gmail.com>  
**Sent:** Tuesday, January 23, 2018 11:06 AM  
**To:** CouncilMail; Kittleman, Allan  
**Cc:** Karina Fisher -DHMH-; Vlad Patrangenaru  
**Subject:** APFO Testimony

Dear Council Members:

Thank you for working to strengthen APFO in Howard County. I understand you are dedicating significant amount of time to study this issue. I am concerned, however, about the numbers that you are using to evaluate this CB-1.

I would like to understand why we are using the impact analysis conducted by Valbridge Property Advisors. According to their website, Valbridge Advisors is one of the largest national commercial real estate appraisal and advisory firms in the U.S. with 200 MAI-designated appraisers in 70 offices. It is hard for me to believe that they would have an objective view as they provide feedback on CB-1.

It concerns me significantly that if you consider a fiscal analysis important, this analysis was not done earlier in the process as it was recommended by the APFO review taskforce. (Link to report: <https://www.howardcountymd.gov/LinkClick.aspx?fileticket=Ju96uYYgC1A%3D&portalid=0>) On page 12 of the report, the APFO review taskforce was recommended the completion of a fiscal impact study on the school tests recommendations they provided. I reached out to representatives of the Administration to understand if there were any plans to conduct this fiscal impact analysis. I was informed this analysis was complex and could not be completed. Yet, yesterday you had the time to evaluate the report provided by an organization that has an interest in having weak APFO regulation.

I am highly disappointed in Kittleman's administration for not listening to the advice of the APFO review task force when they requested a fiscal impact analysis. I am sorry but it is a little too late. Your job is to ensure the vote of November 6th is honored. The community is demanding that you ensure APFO is strong.

I am also having a hard time finding the report that was referenced in the working session yesterday. Please send me a link to the report so that I can further evaluate the assumptions that were used in the analysis. Unfortunately, there was not much discussion about the assumptions yesterday.

Thank you,

Ginna Rodriguez  
4053 Pebble Branch Road Ellicott City MD 21042



## Sayers, Margery

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**From:** Sarah Roogow <sroogow@gmail.com>  
**Sent:** Tuesday, January 23, 2018 10:51 AM  
**To:** CouncilMail  
**Cc:** CouncilMail; Kittleman, Allan  
**Subject:** Re: CB1 & CB 2 - APFO TESTIMONY

Dear County Executive Kittleman and Council members,

I am writing in support of CB1 and CB2. I expect these bills to pass as they did in November. The APFO will greatly affect our county's future and the future of our schools. There is no excuse for Howard County to have such weak APFO laws when other Maryland counties don't!

Thank you,  
Sarah Roogow

District 1  
6300 Patuxent Quarter Rd.  
Hanover, MD 21076

## Sayers, Margery

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**From:** Niki McGuigan <mcniki1@gmail.com>  
**Sent:** Tuesday, January 23, 2018 10:50 AM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** CB1 & CB 2 - APFO TESTIMONY

Dear County Executive Kittleman and Council members,

I am writing in support of CB1 and CB2. I expect these bills to pass as they did in November. The APFO will greatly affect our county's future and the future of our schools. There is no excuse for Howard County to have such weak APFO laws when other Maryland counties don't!

Thank you,  
Niki McGuigan

District 1  
6209 Patuxent Quarter Rd.Hanover

**Sayers, Margery**

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**From:** Douglas Bice <douglasbice01@gmail.com>  
**Sent:** Tuesday, January 23, 2018 5:41 AM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** TESTIMONY FOR CB1

Dear County Council:

I urge the county council to pass the APFO legislation as originally passed on 06 Nov 2017, although invalidated by a technicality. The great difficulty finding a parcel of land on which to build a new high school highlights the need for greater attention to planning. Even with a new high school, overcrowding will not be completely relieved.

Douglas Bice, MD  
3820 Plum Spring LN  
District 1

## Sayers, Margery

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**From:** Sunnie Kim <sunniejang@gmail.com>  
**Sent:** Monday, January 22, 2018 9:28 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** TESTIMONY FOR CB1

I would like to remind our council members with all due respect that they represent the people living in their jurisdictions. As such, it is egregious that our kids are paying the price for over development and business interests as a result of your decisions. This is has got to end.

I live in DISTRICT ONE and I will not vote for anyone who does not put the interest of our children before the interests of developers. Your vote on CB-1 and your stance on APFO will be very telling.

Please make your choices on behalf of the people whom you represent and who actually live here.

Thank you,  
L. Sunnie Kim  
3907 Spring Meadow Drive  
Ellicott City, MD 21042  
District One

## Sayers, Margery

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**From:** S. Fergie <ec21042@gmail.com>  
**Sent:** Monday, January 22, 2018 8:13 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** CB1 & CB2 - APFO TESTIMONY

I can't believe I have to again express exactly how important setting the school thresholds is. I expect the votes that were cast in November to be honored and not change from the 11/6/ vote. I would have expected the Council to have more on the ball than to miss a technical time deadline. We expect student to get their homework completed on time. Howard County expects their bills to be paid by residents on time. But a group of professionals who I expect to be serving Howard County Residents inadvertently missed the voting deadline?

This voting should exactly match what was cast at that November meeting. I feel that Dr. Calvin Ball, Jen Terrasa and Jon Weinstein should honor their votes for the school thresholds of 115% for High Schools, 110% for Middle Schools and 105% for Elementary Schools as they were previously voted on. Not to change their minds and let the developers continue to have their way.

I am still concerned about the level of development. Other counties have set High School thresholds. We have to start thinking about providing critical infrastructure such as schools, fire and police services to the residents that are already here. I have seen increases in our taxes and no increases in benefits. In fact less benefits. We pay more taxes and developers pay less than they do in other counties. Why?

I have a much longer commute to work due to congestion on Rt 29, Rt100 and just out of my own neighborhood where numerous lots are sold and subdivided. The roads are no longer adequate for the growing population. Yet Howard County keeps allowing more development without fixing the infrastructure.

Obviously the APFO needs to step up and set higher standards. The overcrowding has been going on for over 25 years that I know of. I can remember when I had to bring paper to my son's elementary school because they didn't have any blank paper. I can remember looking at outdated pcs in their classrooms. I can remember my son's Spanish teacher using a cart for his classroom material and having to shift from one free temporary classroom to another. And my son having one class that was inside another classroom with a partition separating them. They literally could not leave from their desks without climbing over other students. There was no room to walk behind the other's chair. And Desks were parked touching each other so they would all fit. And the council continues to allow this overcrowding.

Enough is enough. Stop worrying about developers. If you don't keep the standards of Howard County high – you won't have to worry about it. People will see the quality is not there and start looking at other counties.

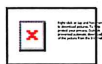
I have already expressed to my son who is looking for a house, to take a serious look at other counties. What we pay in taxes is not being returned in safety and education.

I was appalled by the way this whole redistricting was handled and especially the invalidation of the vote. What profession group would overlook such glaring and needed requirements? APFO needs to include measures for public safety, emergency services, recreation, and other community facilities

Sincerely,

Sharon Ferguson

3922 Chatham Road, Ellicott City, MD 21042



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**Sayers, Margery**

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**From:** Wendy Lessels <wlessels@gmail.com>  
**Sent:** Monday, January 22, 2018 7:01 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** CB1 & CB2 - APFO TESTIMONY

Hello,

We would like to express our support to pass the reintroduction of APFO bill, CB-1, as it was voted on November 6th.

I agree with the Board of Education's testimony that our goal should be 100% capacity in our schools. All children deserve a seat inside of a school building - not in a trailer.

If APFO is not modified, overcrowding will only get worse - we do not have the capacity to continue at this current rate. We cannot control kids entering a school system from someone selling their home (resale). The only thing we can control is APFO.

Respectfully,

Wendy Lessels  
10040 Waterford Drive  
Ellicott City, MD 21042

Title your email: CB1 - APFO TESTIMONY

To: councilmail@howardcountymd.gov

Cc: Akittleman@howardcountymd.gov

1/22/2018

My name is Laura Forrest and reside at 10305 Greenbriar Ct, Ellicott City 21042. I am writing to you today regarding CB-1.

Many members of the community have been involved in the APFO process. Many of us stumbled onto these proposed changes as part of redistricting. I live in Turf Valley so much of our issues related to overcrowding and traffic are not impacted by APFO because of a poorly grandfathered development that is not APFO tested. As we are already not protected from overgrowth due to this grandfathered development, we need a stronger APFO for future development in the area.

I expect that Dr. Ball, Mrs. Terrassa and Mr. Weinstein will honor their votes for school thresholds of 115% for High Schools, 110% for Middle Schools and 105% for Elementary Schools as they were previously voted on. The County Council has publicly stated that the November 6th vote was invalidated due to a technical issue with timing. Many of us feel that this was done with malice and question the integrity of the process. Please help restore our faith in the process and keep your votes. Mr. Fox, as my representative I am extremely disappointed that you have not heard the people you represent. The Turf Valley community has been asking you to support a stronger APFO. Our schools and our roads need your support.

Lastly, I was appalled last week with support to not include Affordable Housing as part of APFO testing. I 100% support affordable housing for this community. But I do not agree that the needs of those in affordable housing are any less than those that can afford the housing in Howard County. These children deserve a seat in a school, not a portable. I plead with you to give a voice to those in need of affordable housing and make sure that not only housing exists, but a school seat also exists for them.

Sincerely

Laura Forrest



## Sayers, Margery

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**From:** Joanne Heckman <joanne.heckman@mdsierra.org>  
**Sent:** Monday, January 22, 2018 4:05 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** CB1 and CB2: please vte to pass these bills  
**Attachments:** CC re CB1, CB2 Jan. 22 2018.docx

To the Howard County Executive and Council  
From the Howard County Sierra Club  
an entity of the Maryland Sierra Club, 7336 Baltimore Ave. Suite 102, College Park, MD 20740  
Re: CB1 ad CB2

Date: January 22, 2018

The passage of the final versions of CB60 and CB61 in 2017 represented the conclusion of untold hours of research and negotiation, all to effect a compromise between development and infrastructure. Our elected officials should be able to occupy the middle ground between these two imperatives. After all, developments are worth more if they are supported by adequate infrastructure: house prices depend on school quality, businesses require adequate roads, and so forth. We expect our elected officials to recognize the value of infrastructure to developers and tax-payers alike, and to equitably assign the cost of providing infrastructure to developers and tax-payers alike.

The accident of taking a vote on CB60 and CB61 after the bill expired gives the Council the opportunity to demonstrate respect for the process that led to the final versions of both bills. The process of revision and re-negotiation should be over. Extending that process further is granting an advantage to those who get paid to promote special interests, and a disadvantage to those who spend their time as private citizens engaging in advocacy for the public good.

The delivery of a report from the Howard County Economic Authority just hours before the public hearing on January 16, 2018 is especially suspect. Reports relevant to the bills must be available to the public -- and the council -- well before the hearing on those bills, or they must be excluded from testimony. In this case, even a cursory reading of the report reveals major flaws with the information presented.

A respect for public engagement explains having another hearing for bills that were already passed. Nothing can explain the apparently coordinated testimony claiming that slowing development would affect affordable housing more than the rest of the housing of which it is a percentage...a percentage that is often not built anyway. The implication -- that overcrowded schools, inadequate roads, and insufficient health and safety facilities -- should be acceptable to our least affluent residents, is also reprehensible.

The Sierra Club opposes sprawl development because of its irreversible damage to the environment and to society. The version of APFO and PlanHoward 2030 that were passed in November 2017 took steps to address the disparity between development and infrastructure in the county. Adding exemptions or revisions to the bills would diminish the effectiveness of the bills as well as the credibility of the County Council as public servants. It would be a violation

of your contract with the public to prolong the decision-making process by tabling the bill, calling for more hearings or work-sessions, or procrastinating in any other way.

More than 1000 members of the Sierra Club are represented in this request to the County Council to pass these bills without further alterations or delays.

Thank you for your attention.

Joanne Heckman  
Chair, Howard County Sierra Club  
[joane.heckman@msierra.org](mailto:joane.heckman@msierra.org)

To the Howard County Executive and Council  
From the Howard County Sierra Club  
an entity of the Maryland Sierra Club, 7336 Baltimore Ave. Suite 102, College Park, MD 20740  
Re: CB1 ad CB2  
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More than 1000 members of the Sierra Club are represented in this request to the County Council to pass these bills without further alterations or delays.

Thank you for your attention.

Joanne Heckman  
Chair, Howard County Sierra Club  
joane.heckman@mdsierra.org

## Sayers, Margery

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**From:** Wayne Miller <wmmiller@outlook.com>  
**Sent:** Monday, January 22, 2018 3:40 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** TESTIMONY FOR CB1  
**Attachments:** APFO - 9-11 Testimony Template.docx

Wayne Miller  
5665 LightSpun Lane  
Columbia, MD 21045

I am troubled by the fact that the count council voted last year to change APFO. At the time they said it was an honest mistake by the county. But now that they can fix the issues, they are being bombarded with people who chose not to speak out at the time. Not that I don't feel people have a right to voice their concerns, I just don't think it is fair that they are sighting preliminary studies that back up their position (of doom and gloom for any changes to APFO) as soon as they are published. Last year residents took the time to testify and get involved and research the numbers and provide personal testimonies as to the problems with the portable.

If the funding was enough from the developers, then we would not have overcrowded schools with many students in portables which are not safe nor environmentally friendly. I believe if you look at the number of portable that exists now and have existed for the past 30 years are proof that there is not adequate revenue to pay for a school seat.

A seat for a high school cost the county 35k. So, the taxes from the house will pay for that seat. However, to pay for that 32,500 difference the property taxes collected would have to make up for that difference. I only think it is far that the developers reimburse the county for a somewhat reasonable portion of the costs of development like the adjacent counties.

So, I have a great idea lets quit doing the same thing over and over and expecting different results. Further development without adequately funding the cost of the development is an increased burden on taxpayers and more importantly the children that are residents of Howard County.

See attached my stestimony from 9/11.

**TO:** councilmail@howardcountymd.gov (Reaches all County Council members)  
**CC:** AKittleman@howardcountymd.gov (Reaches County Executive Allan Kittleman)

**SUBJECT LINE OF YOUR EMAIL: WRITTEN TESTIMONY FOR COUNCIL BILL 61**

My Name is Wayne Miller I live at 5665 Lightspun Lane, Columbia MD. I am in district 1. My wife and I have lived in Howard county for six years and like many others were attracted to the area by the open spaces and great schools. I commute to Northern VA every day, so my child can attend HCPSS and doesn't have to change school.

Strategies for living in Howard County with Kids.

1. Buy your home in the cheapest area and roll the dice that you get a better school when redistricting comes around every 3 - 5 years
2. Buy the home you like, in the neighborhood you love, with the schools that you feel are best suited for your children and pray that they don't redistrict.

The reason for the constant redistricting is a weak APFO which does not adequately fund the schools that are required by the additional homes. We are trying to pay for the schools we already need by building more homes.

This Reminds me of the old retail joke. "We lose money on every sale, but make it up on volume"

In HOCO (10-15%) of houses must meet MIHU with range 322 townhome.  
In MoCO 10-15% MPDU 12.5%-15% townhome approx. 165k

So if anything Howard County is allowing for more money on funding for less costly housing.

Let me share some statistic with you.

Between 2006 – 2016

- Howard County based on 2,000 square foot home the developer fees have increased from 3660 to 4840. (Schools 2060 to 2500)
- Montgomery County the fees have increased from 16,250 to 40,793. Since 2008 the fees have been over \$ 30,000.

Since you have heard testimony last week, some information has come out about the new high school. According to an article in the Baltimore Sun, Kittleman the counties responsibility for the new high school will be approx. \$35,318 per seat and have a capacity of 1615 seats.

Let's examine if we were to fund the school in Montgomery county vs Howard county

- In Montgomery county you would need to only sell 1.6 house per a seat (assuming 50% of the money goes to schools) or 2,584 homes.

- In Howard county you would need to sell 14 houses per seat or 22,610 homes.

Since we can't legislate that only 1 in 14 of the newly built homes can have kids in the school system we still have a big problem with funding for schools.

I realize that other fees pay for the high school, but I can't imagine the tax structure being that different between Howard or Montgomery county. We desperately need money to fund the infrastructure so that people continue to move to Howard County for the open spaces and great schools.

In closing, I'm not against responsible development. What I am against is the careless development that puts unfunded burdens on our roads, schools and hospitals. Maybe we should only allow development in areas where new schools can be rebuilt without requiring redistricting and or busing kids all over the place.

Did you notice that the only people that testified for this APFO were developers? This is a great deal for them and a horrible deal for our children and the residences of the county.

Additionally, I do not want this item tabled. I want a vote. Let's not act like congress and continue to kick the can down the road. The sooner we start to collect fees the better off our children and community will be.

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.
- Increase in development fees to more closely match Montgomery county

Remember there are only two sites that are in the running for a high school where we need them.

Remember HOCO Parents vote.

## Sayers, Margery

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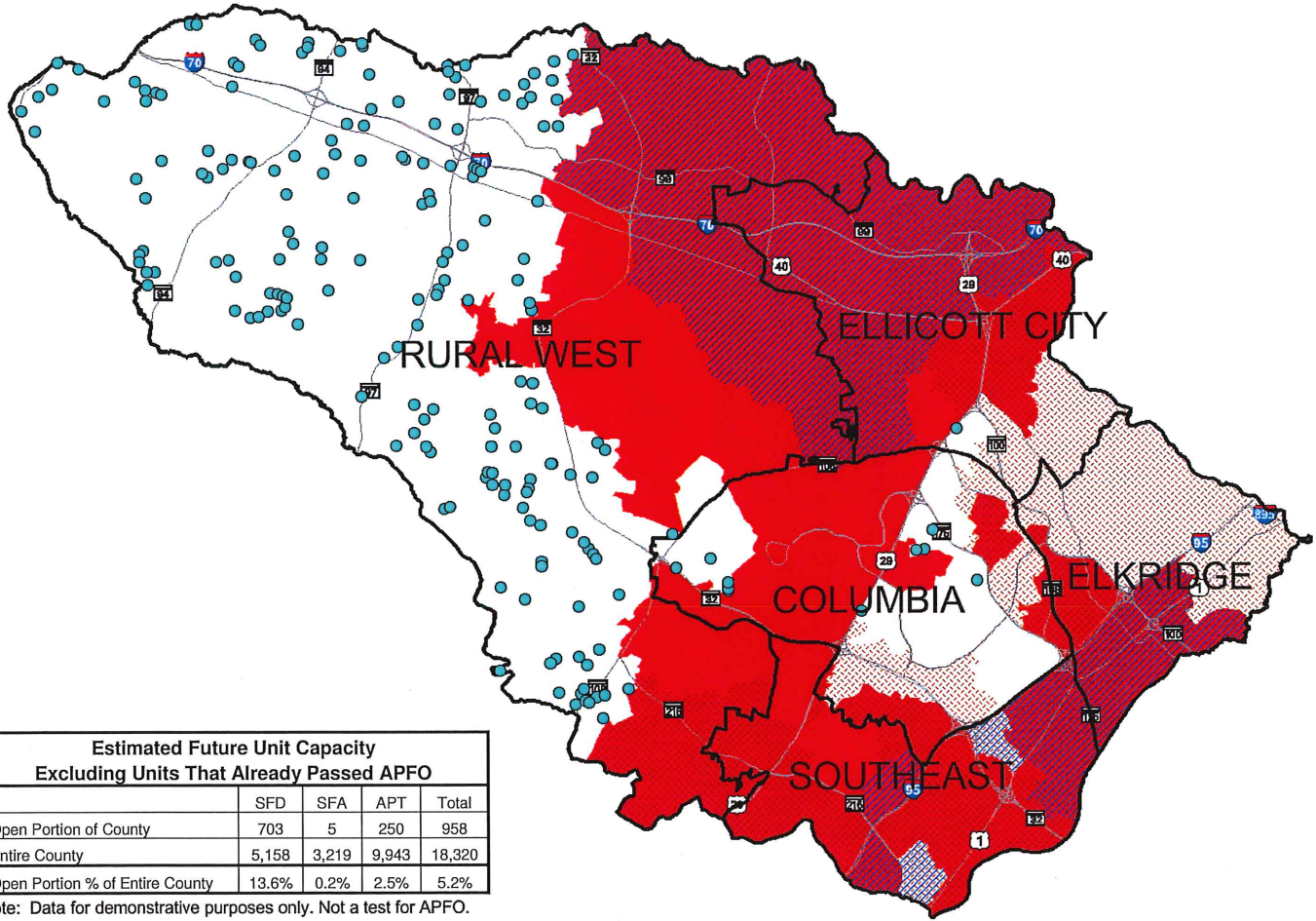
**From:** Feldmark, Jessica  
**Sent:** Monday, January 22, 2018 3:36 PM  
**To:** Ball, Calvin B; Calvin Ball (philosopherpoet2@yahoo.com); CouncilmanJon@gmail.com; Fox, Greg; Greg Fox (Greg.Fox@Constellation.com); Weinstein, Jon; Sigaty, Mary Kay; Terrasa, Jen  
**Cc:** Wimberly, Theo; Sayers, Margery  
**Subject:** CB1 Map  
**Attachments:** 2022 Elementary 105% Middle 110% High 115% with Land Use - Post Redist May 2017 Proj FY2019 BOE Cap Bud.pdf

All,

Please see attached map from DPZ depicting the estimated impact of CB1 as drafted based on the updated charts from HCPSS.

Thanks,  
Jess






Jessica Feldmark  
Administrator  
Howard County Council  
410-313-3111  
[jfeldmark@howardcountymd.gov](mailto:jfeldmark@howardcountymd.gov)



Estimated Future Unit Capacity Excluding Units That Already Passed APFO				
	SFD	SFA	APT	Total
Open Portion of County	703	5	250	958
Entire County	5,158	3,219	9,943	18,320
Open Portion % of Entire County	13.6%	0.2%	2.5%	5.2%

Note: Data for demonstrative purposes only. Not a test for APFO.



-  Open portion of the county
-  Closed elementary district
-  Closed middle district
-  Closed high district
-  Future Unit Capacity Location In Open Portion

**Closed Elementary & Middle & High School Districts (2022)**  
**Elementary Districts Closed at 105% capacity (with region test),**  
**Middle at 110% capacity & High at 115% capacity**

Department of Planning and Zoning  
 Division of Research  
 Scale: 1 in = 14,000 ft  
 January 22, 2018



## Sayers, Margery

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**From:** Frances O'Connor <chettyoak@yahoo.com>  
**Sent:** Monday, January 22, 2018 3:12 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** CB1 & CB2 - APFO TESTIMON&

Dear elected officials,

I am writing to express to support and expectation that CB1 & CB2 will pass as they were previously voted on during the November 6th meeting. Any other changes or obstructions to this will cause me to greatly question the ethics surrounding the procedural errors for the previous vote.

It is critical that this bill pass as drafted, with no exemptions. APFO is the mechanism that manages growth in our county and therefore we need to be able to deliver adequate infrastructure to our community. Any exemption from this would defeat the basic purpose of APFO. There should be no exemptions so all in our community receive adequate safety and educational protections. We cannot continue to build new homes when our infrastructure cannot support the homes/families that are already in our county. Capacity means capacity! No one in Howard County should be in a portable classroom!!

Regarding concerns raised in the recent report from the Howard County Economic Authority, it is very one sided as it does nothing to assess or compare the economic and fiscal impacts of not implementing lower thresholds. What happens to everyone's property values when our national school reputation continues to take hit after hit? (We ALL lose.) We need to slow down development and allow infrastructure and planning to catch up. We need an AFPO that supports all of Howard County's growth -- not just developers profits.

Thank you.

Frances Keenan  
5463 Autumn Field Court  
Ellicott City, MD 21043

## Sayers, Margery

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**From:** Mary McClymonds <mary.lessels@gmail.com>  
**Sent:** Monday, January 22, 2018 2:41 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** CB1 & CB2 - APFO TESTIMONY

Greetings,

We would like to express our support to pass the reintroduction of APFO bill, CB-1, as it was voted on November 6th.

I agree with the Board of Education's testimony that our goal should be 100% capacity in our schools. All children deserve a seat inside of a school building - not in a trailer.

If APFO is not modified, overcrowding will only get worse - we do not have the capacity to continue at this current rate. We cannot control kids entering a school system from someone selling their home (resale). The only thing we can control is APFO.

Respectfully,

Mary McClymonds  
9556 Joey Drive  
Ellicott City, MD 21042

Ian McClymonds  
9556 Joey Drive  
Ellicott City, MD 21042

## Sayers, Margery

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**From:** Leila Scott <mrknomerocks@gmail.com>  
**Sent:** Monday, January 22, 2018 2:24 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** CB1 and CB2 APFO Testimony

Leila Scott  
5080 Bucketpost Court  
Columbia, MD 21045

Dear Howard County Council-persons,

I am writing to ask you to put our children and community first by honoring the November 6th vote on CB1 and CB2. The County Council have publicly stated that the November 6th vote was invalidated due to a technical issue with timing. Many feel that this was done with malice and question the integrity of the process. This will restore our faith in our process.

### NO EXEMPTIONS

APFO is the mechanism that manages growth in our county and therefore we need to be able to deliver adequate infrastructure to our community. Any exemption from this would defeat the basic purpose of APFO. There should be no exemptions so all in our community receive adequate public services.

### WHY?

#### - A FUTURE WITHOUT PORTABLES

Yes, there is capacity in the west but let's really talk about about capacity. We agree with the Board of Education's testimony that our goal is 100% capacity in our schools. All children deserve a seat inside of their schools versus sitting in temporary trailers on cinder blocks. And until all 6,000+ students are emptied from the 224 trailers that are dropped on the green space of our school grounds, we are nowhere near discussing having capacity as a county! Many businesses on Tuesday night tried to marginalize safety concerns of these portables by saying that they themselves were educated in portables and maintained great grades. Children's learning aptitude is not the issue, their safety is! Our PTACHC President testified of the horror stories of rampant mold, kids are being denied water or bathroom breaks because there are not enough staff to escort them back and forth, trailers are also not equipped with sprinkler systems in case of a fire and a Howard County teacher said that the police is to lockdown in place during an emergency. Do we want our children in their brick and mortar school building or isolated in a temporary trailer during an emergency?

#### - OVERCROWDING WILL ONLY GET WORSE

There was a report that was released at 2:57pm from the Howard County Economic Authority "in preparation for tonight's Public Hearing". The businesses seemed to have had it in advance but thanks to facebook, a Mobilize HOCO Schools leader saw it and shared at 3:19pm. It is 36 pages that assesses the economic and fiscal impacts regarding the proposed School thresholds. There are several points to be made about this report.

\* It is very one sided as it does nothing to assess or compare the economic and fiscal impacts of not implementing lower thresholds. Please see attached.

\* Page 2 of the report is meant to measure how many units will not be built (representing a loss of developer revenue) but what the community can use those figures for is to calculate the number of students that will need a seat if those units were to be built.

"6,854 HOUSING UNITS, consisting of 1,764 single family detached houses; 1,147 townhouse units; 659 condominiums; and 3,284 apartments". Using the HCPSS/student generation rate for each housing unit type, that would mean that a 2,629 students generated from new development would need seats.....keep in mind that this does not include students from resales. We simply DO NOT have the capacity!

Of those 2,629 students, 1,523 would be Elementary School students. So where would these kids go? Let's put this in perspective.

Hanover Hills (ES#42) that opens this fall has 788 seats.

ES#43 is slotted for the Turf Valley area that is about to get swallowed up by development verified to be in the pipeline since that area is exempt from APFO! So that is 1,600 seats that will help with overcrowding from the EXISTING population and will have to handle natural population increase from resale turnover and the developments that are already in the approved pipeline. We are already playing catch up and this will only set us back further.

#### - RESALES

Believe it or not, the developers still want to mention that the majority of student growth comes from resales. While that is true (about half), it makes no valid point as nothing can stop or slow the process of people selling their own homes when they desire. New development is the only thing that we can control and that is why a current APFO that is paced with an accurate rate of population growth is absolutely crucial.

It's a must that council members honor the original vote and implement stronger APFO, our kids and community have the right to these services and standards and we as the taxpayers shouldn't be footing the bill for developer profit while our community suffers.

Thank you,

Leila Scott  
5080 Bucketpost Court  
Columbia, MD 21045  
410-215-0418

## Sayers, Margery

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**From:** Angie Boyce <aboyce@jhu.edu>  
**Sent:** Monday, January 22, 2018 2:20 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** CB1 & CB2 - APFO Testimony

My name is Angie Boyce and I live at 6260 Audubon Drive, Columbia MD 21044. I write to express my view that Dr. Calvin Ball, Jen Terrasa, and Jon Weinsten should honor their November 6th votes for the school thresholds of 115% for High Schools, 110% for Middle Schools and 105% for Elementary Schools. Since the November 6th vote was invalidated because of a technical error, the principle of procedural fairness should obligate our council members to ensure that the APFO rules as put forth on November 6th are not changed or weakened. Correct administrative procedures are a cornerstone of democracy, and Howard County constituents deserve trustworthy governance practices. Since health, safety, and quality of life and education in Howard County depend on adequate public facilities, our regulations must be designed to ensure that new residential development does not exacerbate school overcrowding, and that developers pay their fair share for infrastructure.

## Sayers, Margery

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**From:** cpixiew@verizon.net  
**Sent:** Monday, January 22, 2018 2:02 PM  
**To:** CouncilMail; Weinstein, Jon; Ball, Calvin B; Terrasa, Jen; Fox, Greg; Sigaty, Mary Kay  
**Subject:** APFO bill CB-1 - Looking at how Anne Arundel County handles school capacity

Good afternoon, Mr. Weinstein, Dr. Ball, Ms. Terrasa, Mr. Fox, and Ms. Sigaty,

I am in support of CB-1, 2018, as I was in support of CB-61, 2017.

An article in the Anne Arundel County section of the 1/21/18 Baltimore Sun talks about a school capacity bill that restricts development based on population. The bill was passed requiring a freeze on development near schools that are at greater than 95%; the previous threshold was 100% capacity. Also, this bill allows developers to donate land to the BOE for future school construction.

My question is if Anne Arundel County can update their APFO regulations to handle school overcrowding, why can't Howard County do the same? It is a known fact that builders do not pay their fair share for new school construction in Howard County because of the outdated APFO regulations. It should not fall on the taxpayers! To have children in trailers is outrageous and shows how our BOE and County priorities over the last 20 years are not in sync.

This needs to change or the outstanding reputation of Howard County schools and our quality of life will no longer be a reason to live, work, or raise a family in Howard County.

Sincerely,

Carolyn D. Weibel  
9802 Longview Drive  
Valley Mede  
Ellicott City, MD 21042

## Sayers, Margery

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**From:** JENNIFER SPIEGEL <jenallenspiegel@gmail.com>  
**Sent:** Monday, January 22, 2018 1:04 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** CB1 - APFO Testimony

Dear Council Members:

I am writing to you in response to recent hearings on CB1.

We expect council members to honor their votes for the school capacity thresholds of 115% for High Schools, 110% for Middle Schools and 105% for Elementary Schools as they were previously voted on. The County Council have publicly stated that the November 6th APFO vote was invalidated due to a technical issue with timing. Many feel that this was done with malice and question the integrity of the process. This will restore our faith in our process.

APFO is the mechanism that manages growth in our county and therefore we need to be able to deliver adequate infrastructure to our community. Any exemption from this would defeat the purpose of APFO. There should be no exemptions so all in our community receive adequate safety and educational protections.

Those seeking to increase the supply of affordable housing should look to regulations that will do so, in the present time, over time, such as requiring it, and reducing fee-in-lieu projects. That will provide for more specific and on-going need fulfillment, without changing regulations that are supposed to just be about infrastructure balancing against any and all those served, not to overcrowd. Pitting one need against another is wrong. Serving low-income, special needs, and affordable housing shouldn't be forced to be "chosen over" student needs. I agree that affordable housing needs should be met with regulations on requiring it and addressing fees to pay out of it, which are far more direct, relevant solutions than handing over more developer benefits in APFO.

Sincerely,  
Jen Spiegel  
12475 Triadelphia Road  
Ellicott City, MD 21042

## Sayers, Margery

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**From:** Lauren Oviatt <lauren.oviatt@gmail.com>  
**Sent:** Monday, January 22, 2018 11:59 AM  
**To:** CouncilMail; Weinstein, Jon  
**Cc:** Kittleman, Allan  
**Subject:** CB1 & CB2 - APFO TESTIMONY

Dear County Council, and especially Mr. Weinstein, my representative,  
I am writing to request that you HONOR NOVEMBER 6TH's VOTE!

I expect that Dr. Calvin Ball, Jen Terrasa and Jon Weinstein will honor their votes for the school thresholds of 115% for High Schools, 110% for Middle Schools and 105% for Elementary Schools as they were previously voted on. The County Council have publicly stated that the November 6th vote was invalidated due to a technical issue with timing. Many, including myself, feel that this was done with malice and question the integrity of the process. This will go some way towards restoring our faith in our process.

Further, there should be NO EXEMPTIONS. The APFO is the mechanism that manages growth in our county and therefore we need to be able to deliver adequate infrastructure to our community. Any exemption from this would defeat the basic purpose of APFO. There should be no exemptions so all in our community receive adequate safety and educational protections.

My children, and my neighbors' children county-wide, should be able to attend school in a safe environment, in uncrowded classrooms located within school building. Portable classrooms, except when used temporarily during renovations or construction, are not conducive to learning.

Due to planned development, OVERCROWDING WILL ONLY GET WORSE.

Some parties blame RESALES for over crowding, but *continued construction simply adds to the housing stock that become resales*. Also, we can't control resales, but we can control construction of new housing.

I ask Dr. Ball, Ms. Terrasa, and Mr. Weinstein to honor the November vote, and for Ms. Sigaty and Mr. Fox to consider changing theirs.

Thank you,  
Lauren Oviatt  
8399 Autumn Rust Rd  
Ellicott City, MD 21043



## Sayers, Margery

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**From:** C Steib <steibs@gmail.com>  
**Sent:** Monday, January 22, 2018 11:38 AM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** CB1 & CB2 - APFO TESTIMONY

Greetings,

We would like to express our support to pass the reintroduction of APFO bill, CB-1, as it was voted on November 6th.

I agree with the Board of Education's testimony that our goal should be 100% capacity in our schools. All children deserve a seat inside of a school building - not in a trailer.

If APFO is not modified, overcrowding will only get worse - we do not have the capacity to continue at this current rate. We cannot control kids entering a school system from someone selling their home (resale). The only thing we can control is APFO.

Respectfully,

Cara Steib  
3602 Underoak Drive  
Ellicott City, MD 21042

Christopher Steib  
3602 Underoak Drive  
Ellicott City, MD 21042

## Sayers, Margery

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**From:** Geoff Pickett <geoffpickett@hotmail.com>  
**Sent:** Monday, January 22, 2018 11:26 AM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** CB1 & CB 2 - APFO TESTIMONY

Dear Council,

I'm writing to express my support of CB1 & CB2 and to request that you honor the November 6th vote. Our schools in the east are massively overcrowded as evidenced by the fact that there are over 200 portable units being utilized (Howard High School has 15 of them). We are where we are today because of the extremely lenient APFO and the abysmally low impact fees that are charged to developers. Our kids deserve better than that. We need a stronger APFO so that our schools can catch up.

Thank you,  
Geoff Pickett  
6480 Abel St  
Elkridge MD 21075

**Sayers, Margery**

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**From:** Anthony Genovese <afgenovese@gmail.com>  
**Sent:** Monday, January 22, 2018 11:18 AM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** TESTIMONY FOR CB1

Vote YES on APFO without any new amendments!

Howard County needs responsible growth. Howard County schools are already overcrowded and demand to enter the school system is only get stronger over the next decade. There must be an opportunity for the infrastructure to catch up to the needs of the community.

Anthony Genovese  
9712 Natalies Way  
Ellicott City, MD, 21042  
DISTRICT ONE

## Sayers, Margery

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**From:** BVivrette <bvivrette@gmail.com>  
**Sent:** Monday, January 22, 2018 10:56 AM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan; Baybee  
**Subject:** Re: CB1 & CB 2 - APFO TESTIMONY

I second my wife's statements below. Months of effort has been spent from public testimony and votes before the council to decide on the future of our county. Please honor the previous vote and continue with the APFO guidelines as planned. We cannot afford to maintain the trajectory of overcrowding that we are currently on, without the strengthening of fees levied and appropriate space allocations. Lack of land for HS13 and the safety issues we are exposed to in school portables today are direct examples of this much needed strengthening of HoCo's APFO.

Again, we take these concerns very seriously in District 1, and our votes in November will reflect the choices made in February and beyond. Please continue to put the community and children's safety and education first and stop the overdevelopment TODAY.

Brian Vivrette

> On Jan 21, 2018, at 15:11, Becki Vivrette <rvivrette@gmail.com> wrote:

>

> Rebecca Vivrette

> 6722 Burnbridge Hunt Ct.

> Elkridge MD 21075

> As a resident of District 1, I am writing to urge you to honor the previous 11/6 vote to establish school thresholds of 115% for High Schools, 110% for Middle Schools and 105% for Elementary Schools. The County Council have publicly stated that the November 6th vote was invalidated due to a technical issue with timing. Many members of the community feel that this was done with malice and question the integrity of the process. Voting for these thresholds will restore our faith in our government process.

>

> Relatedly, APFO is the mechanism that manages growth in our county, and any exemption from APFO would defeat its basic purpose. There should be NO exemptions to APFO, so that all in our community receive adequate safety and educational protections. I agree with the Board of Education's testimony that our goal is 100% capacity in our schools. All children deserve a seat inside of their schools versus sitting in temporary trailers on cinder blocks. Many businesses have tried to marginalize safety concerns of these portables by saying that they themselves were educated in portables and maintained great grades. Children's learning aptitude is not the sole issue, their physical safety is. The PTACHC President testified of the horror stories of rampant mold and students being denied water or bathroom breaks because there are not enough staff to escort them back and forth. Trailers are also not equipped with sprinkler systems in case of a fire. Similarly, shelter in place procedures during an emergency create concerns about children being isolated in a temporary trailer without adequate safety protections.

>

> According to the numbers provided in the analysis report, 6,854 new housing units, consisting of 1,764 single family detached houses; 1,147 townhouse units; 659 condominiums; and 3,284 apartments would be built, and using standard calculations, would result in 2,629 students generated from new development. These students would need seats. This does not even include students from resales. We simply DO NOT have the capacity! Of those 2,629 students, 1,523 would be Elementary School students. Where would these kids go? For perspective, Hanover Hills (ES#42) has 788 seats. ES#43 is slotted for the Turf Valley area, but that area is in danger of being swallowed up by NEW development (verified to be in the pipeline), since it falls under exemption from APFO. We are already playing catch up and this will only set us back further.

- >
- > Additionally, developers still want to mention that the majority of student growth comes from resales. While that is true (about half), this point is irrelevant, as nothing can stop or slow the process of people selling their homes when they desire. New development is the only thing that we can control, and that is why a current APFO that is paced with an accurate rate of population growth is absolutely crucial.
- >
- > We take these concerns in District 1 very seriously, and our votes in November will reflect the choices you make in February and beyond. Put our kids' safety and education first and stop the overdevelopment and overcrowding NOW.
- >
- > Rebecca Vivrette
- >

## Sayers, Margery

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**From:** Meg Ricks <capizziricks@gmail.com>  
**Sent:** Monday, January 22, 2018 10:08 AM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** APFO

Good morning

I'm writing once again to reaffirm my support for the stronger APFO as voted on last November. This issue is at the root of so much division and ugliness in our county. Frequent redistricting leads to regular battles between communities, our school system, and even the people who volunteer for the advisory committees. It disrupts the lives of our children for a temporary fix. It seems in recent years, it hasn't even been much of a fix, as our schools in the Eastern part of the county remain over capacity. Ignoring the high school population has led to bitter fights over how to relieve the alarming overcrowding and where to build a desperately needed new school. We need our leaders to act in the best interest of our children and our community and not to be swayed by those looking to keep their profits high at our expense. Please pass these bills as you voted to in November.

Thank you,

Meg Ricks

6225 Summer Home Terrace

Elkridge

## Sayers, Margery

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**From:** Cathy Nagle <cathy.nagle1@gmail.com>  
**Sent:** Monday, January 22, 2018 7:46 AM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** TESTIMONY FOR CB1

Mr. Weinstein and Mr. Kittleman,

As a voter in District 1 in Howard County, I urge you to pass APFO bill, CB-1, as it was already voted on November 6, 2017, before a timing technicality later invalidated the vote. I expect you to honor your vote of school thresholds at 115% for High Schools, 110% for Middle Schools, and 105% for Elementary Schools as they were previously voted on.

I have read testimony from last week's meeting regarding the purported affect these changes may have on affordable housing. Although I recognize the need for affordable housing, those looking to increase the supply of affordable housing should look to regulations that will directly affect this need, and that will provide more specific and on-going need fulfillment. APFO is meant to balance infrastructure and to prevent overcrowding for all. There should be no further changes or exceptions made to what should already have been passed.

Since the original vote was invalidated through the irresponsibility of this council, it is my belief that this reintroduction is simply supposed to correct the unbelievable timing technicality. Some have suggested that allowing the technicality was purposeful. I choose to believe that is not the case. However, maintaining the vote, as it was passed on November 6, will certainly restore my faith in this council.

Sincerely,

Catherine Nagle  
9872 Fox Hill Court  
Ellicott City, MD 21042

## Sayers, Margery

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**From:** Chao Wu <superbwu@gmail.com>  
**Sent:** Sunday, January 21, 2018 11:13 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** Please enhance APFO

Dear County Council and County Executive,

I believe all county residents are watching now how both of you handling the APFO. Last year's failed vote is an alarm to the residents. Last years' school redistricting awoken many, many parents who usually do not pay attention to it at all even then have concerns over the so many new housing developments in our county.

We expect that Dr. Calvin Ball, Jen Terrasa and Jon Weinstein will honor their votes for the school thresholds of 115% for High Schools, 110% for Middle Schools and 105% for Elementary Schools as they were previously voted on. The County Council have publicly stated that the November 6th vote was invalidated due to a technical issue with timing. Many feel that this was done with malice and question the integrity of the process. This will restore our faith in our process.

We are relying on you to restore the planned development in our county. This is the time you should show us your leadership.

Thanks.

Chao Wu  
Clarksville, MD

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Chao Wu, *PhD*  
Council Representative and Board of Director  
Columbia Association  
Tel: 240-481-9637, Website: <http://chaowu.org>

Note: The opinion in the email does not represent the opinion of the Board of Columbia Association unless it is clearly stated.



## Sayers, Margery

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**From:** Melissa Metz <melissametz725@gmail.com>  
**Sent:** Sunday, January 21, 2018 11:05 PM  
**To:** CouncilMail; Weinstein, Jon; Ball, Calvin B; Terrasa, Jen; Fox, Greg; Sigaty, Mary Kay  
**Cc:** Kittleman, Allan  
**Subject:** APFO Testimony  
**Attachments:** APFO Testimony\_Jan 2018.docx

Dear County Council Members,

For your consideration prior to the upcoming work session of the County Council on adjustments to the Adequate Public Facilities Ordinance and development allocations, please find attached my testimony.

I apologize for the late submission and hope that you can take this into account as you continue your crucial work of establishing legislation that directly impacts the quality of life in our county.

Kind regards,  
Melissa

Melissa Metz  
3101 Chatham Rd.  
Ellicott City, MD 21042

## Testimony on Adequate Public Facilities Ordinance

January 21, 2018

Testimony by: Melissa Metz

Dear members of the Howard County Council,

My name is Melissa Metz, and I live at 3101 Chatham Road, in Ellicott City. I would like to submit this testimony in favor of approving the amendments to the Adequate Public Facilities Ordinance (CB-61 and CB-62 of 2017) as they were approved on November 6, 2017 and introduced as CB-1 and CB-2 of 2018.

You heard much testimony from the community, including myself, about the importance of APFO for our quality of lives, including schools, roads, and other core issues such as stormwater management.

I grew up in Ellicott City/Columbia, and graduated from Centennial High School. My husband and I got married not too long ago, and decided to move back home to have our family here. Howard County is consistently in the top 10 counties in the country in terms of quality of life. *We should focus on maintaining and increasing the quality of life here*, which is not directly proportionate to the quantity of people and housing.

A recent study commissioned by the Howard County Economic Development Authority (The Economic and Fiscal Impacts of the Proposed Adequate Public Facilities Ordinance on Howard County, "HCEDA study") has indicated that CB-61 (of 2017) as passed, would have a negative impact on development and the growth of the county's economy. This report has three major drawbacks:

*First*, The HCEDA study does not assess or compare the economic and fiscal impacts of not implementing thresholds lower than those approved through CB-61 of 2017.

*Second*, the HCEDA study, through omission, assumes that the additional 6,854 housing units that would be maintained under the status quo would place no additional costs on the County's budget. The costs of maintaining the status quo would come in the form of overcrowding in our schools, on our roads, and other stresses on public infrastructure – the very public infrastructure whose quality APFO aims to maintain. These costs will directly impact the County's budget. The 6,854 housing units that the study concludes would be built under the status quo but not under CB-61 as passed would bring with them costs in terms of additional students in schools, vehicles on roads, demand for emergency services, stormwater runoff from turf and impermeable surfaces built, and others.

*There is a point in development at which the costs to the county outweigh the benefits from bringing new developments in.* The cost-benefit calculation must have inflection points at which diminishing marginal returns – and negative returns – set in. These costs need to be fully calculated and considered in making decisions about new development. Considering these costs is necessary to achieve the stated objectives of the HCEDA study

– an analysis of the potential economic and fiscal impacts of the proposed APFO legislation. It is incomplete, and misleading, without consideration of the costs.

These aspects are crucial in assessing the likely impact of CB-1 of 2018 on overall well-being in our County. Maintaining and improving this well-being should be the overarching goal of policy. The Spending Affordability Advisory Committee report for Fiscal Year 2018 that found that moderate revenue growth will require fiscal discipline to keep up with the county’s increasing financial demands. From the County’s press release on the report: “The report expressed concerns on potentially higher service demands and slower tax revenues associated with the changing demographics and housing development patterns in the County. Moreover, uncertainties at the Federal level, including potential reductions in federal spending, will likely impact income, spending and job growth in the region.”<sup>1</sup> Thus, any additional costs associated with the 6,854 housing units cited in the HCEDA report must be considered.

*Third*, the study’s results are preliminary and “[do] not substitute for the more thorough economic and fiscal impact analysis warranted by this... legislative proposal.” The study itself states that it is “preliminary, high-level,” “prepared on a quick turnaround basis to provide a high-level, initial analysis,” “based on preliminary data”. Further, “critical simplifying assumptions were made” (HCEDA study, page 1). This, combined with the observations above, does not give comfort that the study should be the basis of critical decisions regarding the APFO legislation.

Finally, it is warranted to take a broader view of economic benefit and quality of life.

I have worked on economic development for my whole career to date. Economic growth should be seen not only in terms of benefits – jobs, economic activity, tax revenue, etc. – but also the costs that are required to sustain that growth (as stated above). Furthermore, quality of life outcomes go beyond economic outcomes, and also include measures of health, education, and others. This is why, in 1990, the United Nations Development Programme (UNDP) launched the Human Development Index (HDI) – to broaden the criteria used for assessing a country’s level of development from economic criteria alone to also include considerations regarding the population and its capabilities. The HDI recognizes that two countries with the same level of per-capita income can have very different human development outcomes (see <http://hdr.undp.org/en/content/human-development-index-hdi>). The HDI incorporates three dimensions, as follows:

- Dimension: Long and happy life
  - Indicator: Life expectancy at birth
- Dimension: Knowledge
  - Indicator: Expected years of schooling
  - Indicator: Mean years of schooling
- Dimension: A decent standard of living

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<sup>1</sup> Sources: <https://www.howardcountymd.gov/News/ArticleID/818/News030317b> and <https://www.howardcountymd.gov/Departments/County-Administration/Budget/Spending-Affordability-FY-2018>

- Indicator: Gross National Income per capita

These indicators can be applied to life in Howard County as follows.

- Life expectancy reflects:
  - Safety on our roads, which is impacted by the quality of transportation infrastructure, law enforcement and others;
  - The quality and availability of emergency services;
  - The quality and reliability of stormwater infrastructure; and others.
- Knowledge reflects:
  - The quality of education at our schools, including:
    - Quality of instruction and its availability in sufficient quantity;
    - Quality of physical infrastructure at our schools so that it does not attract from students' learning;
    - Others
- Income per capita reflects the income generated by each resident of working age – not the overall total, but rather the economic contribution on a *per capita* basis.

Therefore, I urge you to pass CB-1 of 2018 as it is consistent with CB-61 of 2017. This bill is the result of a tremendous amount of effort put forth by the APFO task force, County government, individual citizens and citizens' groups, and the County Council. It reflects County Council's tremendous dedication to hearing hours of citizen testimony and thoughtfully addressing alternative points of view and trade-offs. As such, it is the result of the sort of policy-making process designed by our County's institutions. It is unfortunate that a simple mistake on the calendar has invalidated the vote. But the work of all who contributed should not be invalidated.

Please pass CB-1 and CB-2 of 2018 to be equivalent to CB-61 and CB-62 of 2017. While there may be some imperfections in the bill, they represent the best chance to maintain the quality of life in our beloved county, which is recognized as an example across our country.

Thank you for your time and consideration.

## Sayers, Margery

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**From:** Richard Libengood <rilibeng@gmail.com>  
**Sent:** Sunday, January 21, 2018 10:30 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** CB1 & CB2 - APFO TESTIMONY

Dear Council and County Executive: Please show us that integrity matters and that Howard County can do better than the poor excuse for governing currently going on in Washington DC by voting on February 2 for the APFO exactly as you did on November 6th.

With nearly 7,000 new housing units coming online generating about 2,600 additional students (plus resales, but resales are part of the free market and not within the scope of the APFO) plus all the students in portables, we're approaching a runaway train situation.

You either care about the quality of life in Howard count or you don't. You care about the quality of education in Howard County or you don't. You care about the children of Howard County or you don't.

Economics favoring developers a little too much over our children got us into this mess. Economics favoring developers over our children will not get us out of this mess. Re-balancing the equation on behalf of our children will.

The thresholds of 115% for high schools, 110% for middle schools, and 105% for elementary schools are reasonable (the current ones are unbelievable from any rational point of view) and civic-minded developers will work with us to fund the needed infrastructure we and they need. Things will be tight for a while but improve as we actually solve the issue instead of kicking the can down the road as before.

Let's make a better tomorrow by doing this. Washington has no idea how to lead. Let's show Washington that in Howard County, we do know how to lead, we do know what's important in life, and we do know how put our children first and create a real community worth living in.

Richard Libengood  
3805 Macalpine Road  
Ellicott City, MD 21042  
[rilibeng@gmail.com](mailto:rilibeng@gmail.com)

## Sayers, Margery

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**From:** Anita Davis <grandmaita@gmail.com>  
**Sent:** Sunday, January 21, 2018 10:28 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** CB1 & CB2 - APFO TESTIMONY

Dear Council Members and Executive Kittleman,

Since I last wrote, these bills were voted on by the County Council, but unfortunately, those votes were declared invalid due to scheduling errors/technicalities. I remain as concerned about the outcome of these bills as I was previously. That is why, as a resident of District One, I am writing to urge you to keep your votes on CB1 and CB2 exactly as they were originally cast on Nov 6, 2017. The bills must also remain unaltered from what was being voted on, on that date. To do differently would be to break the public trust.

I remind you of promises that were made after the Council's invalid vote on Nov 6, 2017, about CB1 and CB2 -- promises that the Council would honor the original votes that were cast and that the process would be carried out to correct this technicality. The Council clearly stated in November of 2017 that the invalid voting was nothing more than a technical error, and assured residents that this was a simple mistake. For many in our community this technical error looked like a delay tactic worked out with (and in favor of) developers so they would have more time to inundate the Council with additional testimony. In my view, although testimony was allowed for the reintroduced bills, none of that testimony should have any bearing on your voting, because the singular purpose of the reintroduction is simply to rectify the technical error, which would in effect allow those original votes to stand.

Please show us all that our trust in you and the process is not misplaced!

Much work remains to be done in better planning for Howard County, and completing the process for these bills exactly as passed on Nov 6 is a good step toward that end. I look forward to a brighter future for our community as the complex issues about responsible growth continue to be worked on and resolved in a manner that preserves and improves the quality of life in our county, including maintaining and improving our schools, infrastructure and park lands, and keeping our neighborhoods intact.

Thank you very much for listening, and for your public service.

Sincerely,

Anita L Davis  
3805 MacAlpine Rd  
Ellicott City, MD 21042

## Sayers, Margery

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**From:** Star and Todd <STARNTODD@hotmail.com>  
**Sent:** Sunday, January 21, 2018 10:18 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** CB1 & CB2 - APFO TESTIMONY

Dear Howard County Council,

As a county resident, I am writing to provide testimony of my concerns regarding the APFO vote. I was very disappointed in the November APFO vote being disqualified based on a technical issue. I am concerned that my voice is being overlooked in favor developers who may or may not even reside in the county. The process seems dishonest and has led me to question its integrity. I will be watching the next vote with great interest.

It is shocking that Howard County is in the position we currently find ourselves with growth allowed to exceed important infrastructure like schools. The upheaval we've experienced over the past year+ regarding school overcrowding and unpopular proposals to bus kids outside their neighborhoods could have been averted if the county simply practiced reasonable decision making regarding growth in the past. There should be NO EXEMPTIONS to the APFO...they will only provide mechanisms to ignore agreed upon growth limits that ensure adequate safety and educational protections.

Honestly, the limits voted on during the 6 November session are not enough. Allowing developers to build where schools are already over capacity seems ridiculous. We can not control the resale of homes, but we can control adding new development to areas where schools are over capacity. Why is Anne Arundel County able to limit new development in school zones that are at 95%, but Howard County feels it must allow schools to get to 115% before stopping new development? We have 3 high schools in the western part of the county that are under capacity. If schools were capped at 95% or 100%, the new growth would move west and fill those schools that have room. Continued use of portable classrooms is not the answer. How can they be considered adequate and safe during extreme weather events and school lock downs? Portables are temporary structures and don't provide restrooms or adequate shelter during emergencies.

We live in Dunloggin and our schools are over capacity, but there will be a new development near the Long Gate Shopping Center, which will add more students to our over crowded schools. Why is this allowed? Not to mention the traffic at rush hour is very congested in that area and adding more residents will only add to an already big problem. I hope council members will consider their votes and future actions on managing county growth very carefully as the outcome is sure to impact how residents decide to vote in the future. I know my family and neighbors are watching.

Star Dolbier  
9119 Northfield Road  
Ellicott City, MD 21042

## Sayers, Margery

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**From:** Angela Katenkamp <akatenkamp@gmail.com>  
**Sent:** Sunday, January 21, 2018 10:03 PM  
**To:** CouncilMail  
**Subject:** CB1&2 Testimony

Dear Councilmember,

I have been a Howard County Resident for just under 15 years now and have only provided testimony to the council twice. The first time was less than 6 months ago, now I find myself needing to write again in support of the Adequate Public Facilities Ordinance that was passed last council session. Although I felt the bill originally passed late this fall was a step in the right direction I felt it could have been stronger. Now after sitting through the testimony last Monday when the bill was reintroduced I feel that our community once again is faced with having to fighting to a bill that protects the residents of Howard County instead of serving business interests.

When my husband and I first started looking for houses we looked in several different counties. We were very happy to have settled in Elkridge. We are beginning to question that decision because of the overdevelopment that has been allowed to occur. When we first moved to Elkridge many people reassured us that by the time our kids were in High School there would be a thirteenth high school in the east that our kids would likely go to. Since we have moved here we have seen all the available land taken up to build more and more houses- and we still have no high school. If high schools would have been included in the AFPO test earlier perhaps we would have had our school in the east by now. We at least would have had more land available for a high school.

I see the effects of overcrowding on a daily basis. My two oldest children are at Elkridge Elementary and my youngest will be there next year. We are second in population only to Veterans (which has a larger capacity). The year my son started the school had gone from 5 kindergarten classrooms to 6. This year they had to add another kindergarten classroom to bring it up to 7. When Ducketts Lane Elementary opened a few years ago it opened up above capacity. Even with the opening of Hanover Hills in the fall schools are still busting at the seams. We have approximately 940 students enrolled in EES this year and will still have over 900 next year as we did not lose any students in the redistricting process. The school system needs time to catch up to serve the students already living in the community. This is not possible if development is allowed to occur without the seats available in schools these kids are assigned to. No child should be educated in a portable and children should not have to be bussed passed a school they could walk to.

If there are problems with the bill passed previously it is not in being too strong as the builders testifying would like to you believe, it is in the bill not being strong enough.

Sincerely,



Angela Shiplet

6250 Summer Home Terrace

Elkridge MD

## Sayers, Margery

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**From:** kim Marrah <kim305@gmail.com>  
**Sent:** Sunday, January 21, 2018 9:42 PM  
**To:** CouncilMail  
**Subject:** Testimony CB-1

Dear Mr. Weinstein,

We want to prevent frequent redistricting, give our county a chance to catch up to its booming student population, BUILD SCHOOLS and support better infrastructure, we need a stronger APFO. Please vote to pass the APFO bill, CB-1.

As a teacher and parent in the county. I'm already appalled by the class sizes that have pushed our schools and teachers to the brink. We have watered down our system enough. We can't take any more. Our kids, and teachers don't deserve it! We need time to strengthen what we already have before growing too large to not keep up. This is way more than a developer's pocketbook. These are real lives of children in our established communities who deserve a stronger school system. As a teacher in our elementary schools, I find it close to impossible to reach the needs of 30 students in a secondary classroom. The fact that our kindergarten teachers are forced to have 25 or even more 5 year olds in their room is unacceptable. Nothing good is going to come from more homes being built in areas where we can't fit children in our schools.

Thank you for taking the time to read this, and again, vote to continue to strengthen our APFO.

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Kimberly Dean  
3971 Ducks Foot Lane  
Ellicott City, MD 21042

## Sayers, Margery

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**From:** E Kato <euk369@gmail.com>  
**Sent:** Sunday, January 21, 2018 9:31 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** CB 1- PLEASE HONOR NOVEMBER 6TH's VOTE

My children go to Lake Elkhorn Middle School and Oakland Mills High School. They are good schools - great teachers, good curricula, opportunities to excel - but at athletic events and academic competitions they are constantly reminded that they go to the "ghetto" schools. The inequality in financing and resources across Howard County schools is very clear. A fair APFO could help redress this inequity. I expect council members to honor their votes for the school capacity thresholds of 115% for High Schools, 110% for Middle Schools and 105% for Elementary Schools as they were previously voted on. The County Council have publicly stated that the November 6th APFO vote was invalidated due to a technical issue with timing. Many feel that this was done with malice and question the integrity of the process. This will restore our faith in our process.

Sincerely,  
Liz Kato  
7335 Carved Stone

**Sayers, Margery**

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**From:** Deborah <deborah.rush2@gmail.com>  
**Sent:** Sunday, January 21, 2018 7:13 PM  
**To:** CouncilMail  
**Subject:** Support to pass the APFO bill, CB-1, as it was already voted on November 6th

Support to pass the APFO bill, CB-1, as it was already voted on November 6th

Deborah Rush  
3734 Chateau Ridge Dr  
Ellicott City, M.D. 21042

## Sayers, Margery

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**From:** Todd Dolbier <todd.dolbier@gmail.com>  
**Sent:** Sunday, January 21, 2018 6:52 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** CB1 & CB2 - APFO TESTIMONY

Dear Howard County Council,

As a county resident, I am writing to provide testimony of my concerns regarding the APFO vote. While I did not attend the 6 November meeting, I was very disappointed to hear about how the vote was disqualified based on a technical issue. I am one of the county residents who are concerned that the voice of the individual citizen is being overlooked because of unreasonable influence of developers in the county. I'm not immediately aware of how many council members take campaign donations from developers, but the way the vote was disqualified on the 6th has certainly led me to question the integrity of the process. It also increased my interest in whether council members are more concerned with individual county residents or the desires of developers who may not even live in the county. I certainly hope you will honor your votes previously cast on in November and I will be watching the vote with great interest.

It is amazing to me that Howard County is in the position we currently find ourselves...with growth allowed to exceed important infrastructure like schools. The upheaval we've experienced over the past year+ regarding school overcrowding and unpopular proposals to bus kids outside their neighborhoods could have been averted if the county simply practiced reasonable decision making regarding growth. Why are we approving overcrowded schools? Because we can't find a way to manage growth. There should be NO EXEMPTIONS to the APFO...they will only provide mechanisms to ignore agreed upon growth limits that ensure adequate safety and educational protections.

Even with the limits voted on during the 6 November session, overcrowding will only get worse. Older residents will continue to sell their property to families with school age children who covet access to Howard County Schools. We need to carefully control the factor we can influence, which is new growth! I'm sure you're aware how our neighbors in Anne Arundel County recently voted (by a 6-1 board margin) to limit new housing development to school zones at 95% capacity. If we did the same in Howard County, we would actually be encouraging growth in zones that can support it, instead of exacerbating already crowded schools. Continued use of portable classrooms is not the answer. How can they be considered adequate and safe during extreme weather events and school lock downs? Portables are temporary structures and don't provide restrooms or adequate shelter during emergencies.

We live near the Long Gate Shopping Center, where a developer has managed to wait out the rules and is about to build additional living units that will undoubtedly add more students to our overcrowded neighborhood schools and make the US29/Rt103/Rt100 interchange near Long Gate practically impassable during rush hour. I'm curious how this happens! I hope council members will consider their votes and future actions on managing county growth very carefully as the outcome is sure to impact how residents decide to vote in the future. I know my family and neighbors are watching.

Todd Dolbier  
9119 Northfield Road  
Ellicott City, MD 21042

## Sayers, Margery

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**From:** Becki Vivrette <rvivrette@gmail.com>  
**Sent:** Sunday, January 21, 2018 3:11 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan; Brian Vivrette  
**Subject:** CB1 & CB 2 - APFO TESTIMONY

Rebecca Vivrette  
6722 Burnbridge Hunt Ct.  
Elkridge MD 21075

As a resident of District 1, I am writing to urge you to honor the previous 11/6 vote to establish school thresholds of 115% for High Schools, 110% for Middle Schools and 105% for Elementary Schools. The County Council have publicly stated that the November 6th vote was invalidated due to a technical issue with timing. Many members of the community feel that this was done with malice and question the integrity of the process. Voting for these thresholds will restore our faith in our government process.

Relatedly, APFO is the mechanism that manages growth in our county, and any exemption from APFO would defeat its basic purpose. There should be NO exemptions to APFO, so that all in our community receive adequate safety and educational protections. I agree with the Board of Education's testimony that our goal is 100% capacity in our schools. All children deserve a seat inside of their schools versus sitting in temporary trailers on cinder blocks. Many businesses have tried to marginalize safety concerns of these portables by saying that they themselves were educated in portables and maintained great grades. Children's learning aptitude is not the sole issue, their physical safety is. The PTACHC President testified of the horror stories of rampant mold and students being denied water or bathroom breaks because there are not enough staff to escort them back and forth. Trailers are also not equipped with sprinkler systems in case of a fire. Similarly, shelter in place procedures during an emergency create concerns about children being isolated in a temporary trailer without adequate safety protections.

According to the numbers provided in the analysis report, 6,854 new housing units, consisting of 1,764 single family detached houses; 1,147 townhouse units; 659 condominiums; and 3,284 apartments would be built, and using standard calculations, would result in 2,629 students generated from new development. These students would need seats. This does not even include students from resales. We simply DO NOT have the capacity! Of those 2,629 students, 1,523 would be Elementary School students. Where would these kids go? For perspective, Hanover Hills (ES#42) has 788 seats. ES#43 is slotted for the Turf Valley area, but that area is in danger of being swallowed up by NEW development (verified to be in the pipeline), since it falls under exemption from APFO. We are already playing catch up and this will only set us back further.

Additionally, developers still want to mention that the majority of student growth comes from resales. While that is true (about half), this point is irrelevant, as nothing can stop or slow the process of people selling their homes when they desire. New development is the only thing that we can control, and that is why a current APFO that is paced with an accurate rate of population growth is absolutely crucial.

We take these concerns in District 1 very seriously, and our votes in November will reflect the choices you make in February and beyond. Put our kids' safety and education first and stop the overdevelopment and overcrowding NOW.

Rebecca Vivrette

## Sayers, Margery

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**From:** Shari Orszula <shariorszula@comcast.net>  
**Sent:** Sunday, January 21, 2018 2:45 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** CB1 & CB2 - APFO TESTIMONY

County Council Members,

Once again, I am writing to you to implore you to consider the needs and quality of life of the citizens of Howard County. I wrote to you last fall to request that you strengthen the APFO legislation before you to lower school capacity thresholds as requested by the Howard County Board of Education and to provide mitigation when school capacity reaches 95%. A high school test **must** be added. There should also be no reductions in wait time for housing allocations or school tests and developer impact fees/excise taxes should be increased to levels on par with what other neighboring Maryland counties require.

In addition, there should be no exemptions so all in our community receive adequate safety and educational protections.

I was disappointed that last fall's legislation was invalidated due to a technicality. I request that you honor your November 6th vote.

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

Regards,

Shari Orszula

## Sayers, Margery

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**From:** Susan Imbach <susanimbach@comcast.net>  
**Sent:** Sunday, January 21, 2018 2:40 PM  
**To:** CouncilMail  
**Subject:** CB 1- APFO Testimony

Hello,

I've been a resident of Howard County since 1994, both of my sons received an excellent education through HCPSS. I was not happy when the November 6th APFO vote was invalidated due to a technical issue with timing. I write to you today to request that you honor the November 6th vote to keep the school capacity thresholds of 115% for High Schools, 110% for Middle Schools and 105% for Elementary Schools with NO EXEMPTIONS. Any exemption from this would defeat the purpose of APFO. There should be no exemptions so all in our community receive adequate safety and educational protections. Howard County public schools have been revered for many years, let's keep it that way!

Susan Imbach

3894 Paul Mill Rd

Ellicott City, MD 21042



## Sayers, Margery

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**From:** Courtney Skinner <courtneyskinner35@gmail.com>  
**Sent:** Sunday, January 21, 2018 9:45 AM  
**To:** CouncilMail  
**Subject:** APFO

Dear Members of the County Council,

I am a HCPSS teacher and a mother of two HCPSS students. As you can imagine, I was deeply concerned that the previous APFO vote was found invalid due to a timing error. I am writing to you today to ensure that the previous voting decision is upheld: 115% for High Schools, 110% for Middle Schools and 105% for Elementary Schools. Many feel that this was done with malice and question the integrity of the process. This will restore our faith in our process. Even with the redistricting plan in place, our schools are still overcrowded and many issues weren't addressed. My older son attends Burleigh Manor and still have one way hallways due to massive overcrowding. My younger son attends Manor Woods and spends most of his day in a portable classroom.

Yes, there is capacity in the west but let's really talk about about capacity. We agree with the Board of Education's testimony that our goal is 100% capacity in our schools. All children deserve a seat inside of their schools versus sitting in temporary trailers on cinder blocks. And until all 6,000+ students are emptied from the 224 trailers that are dropped on the green space of our school grounds, we are nowhere near discussing having capacity as a county!

Many businesses on Tuesday night tried to marginalize safety concerns of these portables by saying that they themselves were educated in portables and maintained great grades. Children's learning aptitude is not the issue, their safety is! Our PTACHC President testified of the horror stories of rampant mold, kids are being denied water or bathroom breaks because there are not enough staff to escort them back and forth, trailers are also not equipped with sprinkler systems in case of a fire and a Howard County teacher said that the police is to lockdown in place during an emergency. Do we want our children in their brick and mortar school building or isolated in a temporary trailer during an emergency?

APFO is the mechanism that manages growth in our county and therefore we need to be able to deliver adequate infrastructure to our community. Any exemption from this would defeat the basic purpose of APFO. There should be no exemptions so all in our community receive adequate safety and educational protections.

Thank you

Courtney Skinner

Dear County Council Members:

As very concerned voters in Howard County, we ask you to honor the November 6<sup>th</sup> APFO Vote. We fully support the school thresholds of 115% for High Schools, 110% for Middle Schools and 105% for Elementary Schools.

We all know that development goes hand in hand with school capacity. Out-dated APFO policies are causing overcrowding in our schools and driving the need for redistricting every few years. This is unacceptable to us as parents and as voters.

In our own neighborhood of Cedar Acres in Hickory Ridge, we are currently watching the destruction of a beautiful wooded area to make way for development of 7 (!) houses on small parcel of land. In addition, our village center is very close to closing a deal with Kimco to destroy more green space to build a high rise (MORE high-density housing in Columbia!) That will surely lead to overcrowding and traffic congestion in an already vibrant and successful village center. The reasons we moved to Columbia are rapidly disappearing with the seemingly unchecked development allowed by current APFO policies.

Thank you for your consideration. We hope you will do the right thing by upholding the November 6<sup>th</sup> vote on APFO.

Sincerely,

Denise and Paul Giuliano  
Columbia, MD 21044

## Sayers, Margery

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**From:** Carolan <cbstansky@comcast.net>  
**Sent:** Saturday, January 20, 2018 6:50 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** CB1 and CB2 testimony  
**Attachments:** HC Prelim analysis.docx

Dear Howard County Councilpersons,

I urge you to vote FOR CB1. I attended the ill-timed vote on the night of November 6, 2017. Although far from perfect, the APFO bill that was passed and is before you again strengthens APFO provisions that have not been modified since 2003--that is, when my children (now college graduates) were ES students and I was the PTA President!

Since we continue to have overcapacity schools and bottlenecks on many of Howard's roads, evidence clearly suggests that the 15 year-old APFO provisions have not been sufficient and many aspects of "public facilities" are deemed "NOT adequate" by many citizens. Thus, I see any attempt to weaken CB1, as approved in November, as a grave error.

On CB2, I think you should vote as you did November 6. However, I do not like this bill as I see it as a tool to nullify the stronger APFO safeguards contained in CB1--so I would accept a veto of CB2. I will be writing to the State Delegation urging them NOT to approve the "enabling legislation" (as written) that has been introduced (Ho.Co. 12-18) and to delay the matter for further study. The key issue is the development fee amounts currently charged by Howard County are far too low. This legislation does not speak to that. It only seeks to allow the county to grant permission for developers to "buy in" to already "closed" school districts by paying a "higher fee". (I do realize the "open/closed" school chart will be renamed, but I choose to "call it what it is." And, this is not "mitigation"; it is creating a LOOPHOLE!) As a further insult, this bill requires 2% reductions in the school budget. How is this fiscally responsible, given that we have NOT built seats as needed in the past, as demonstrated by 200+ portable classrooms over many years and when, by definition, all schools "age" and thus need yearly maintenance and periodic structural repairs? A new school seat now costs \$46,000 built! (1)

IF the economics were of significant benefit to Howard County AND would enable rapid construction of new school seats, I could support this concept. Yet, with the relatively low fees now charged by Howard County (2), collecting three times our low fee may not even produce the revenue that is the "baseline development fee" of neighboring counties. (See my attached Prelim Analysis). Why this striking discrepancy? Why is Howard County "on sale" to developers? Neighboring Montgomery County charges EIGHT TIMES the Howard school fee! I now believe Howard has left tens of millions of dollars "on the table!" each year for multiple years! And, although Delegate Flanagan's additional/alternate proposal (Ho.Co.15-18) to increase the percentage of Transfer Taxes dedicated to school construction could help fund school construction more rapidly in any scenario (but while raiding the funds from their current uses), if adopted, it does not by itself cure Howard County's over-reliance on relocatable classrooms, lack of available school sites, and the number of schools operating beyond the BOE's target capacity of 90-110%. Other counties' APFO limits are now at 105%! (3) I also do not think it wise to make MIHU exceptions until the whole issue of

appropriate fees is studied further. If higher base fees are adopted for Howard County, then perhaps a certain credit amount could be applied to MIHUs, and a larger credit to any LIHUs.

Additionally, I feel DPZ and the County Council **MUST** assume more responsibility to see that school sites are identified before development is approved. PTACHC said this 15 years ago! Why the aversion? Please work WITH the BOE; don't point fingers! Sadly, I think James Rouse may have done the county a disservice: by providing school sites with his village plans (free or \$1, in many cases), as Howard County got complacent and "forgot" to acquire school sites in advance of planned residential development. This implies new development has NOT paid its "marginal cost" for many years; the numbers on the attached page hint at the magnitude of the issue.

Thank you for your consideration and for trying to keep Howard County a good place to live. (Note: I'm worried!)

Carolan Stansky

3826 Plum Meadow Dr.

Ellicott City, MD 21042

## PRELIM ANALYSIS Development Fee Comparison

Here is some basic math to begin to help model and discuss the situation facing Howard County (as I have NOT seen or found any "real numbers" related to the questions "Does development pay for itself?", "What do other MD counties charge?", and how the "mitigation" fees as proposed would help reduce overcapacity and thus provide Adequate Public Facilities in a timely manner). This analysis assumes all units are the same size and that 2000 units are built per year; it is a "first pass" to begin a conversation regarding cashflow that might be available to Howard if development fees are modified. A November 2017 school construction report shows \$46,000 per seat as current cost statewide. I believe revenue amounts alone are not useful without considering associated expenses; I have indicated recent actual school construction costs below.

Marginal Revenue > Marginal Cost should be the criteria Howard Co. uses in any critical analysis of development proposal.

(1) The referenced construction report and average seat cost:

<http://schoolconstructionnews.com/2017/11/21/maryland-public-school-construction/>

(2) A FY2015 State legislative summary regarding impact fees (see especially exhibits 4,5,6):

<http://mgaleg.maryland.gov/Pubs/BudgetFiscal/2014-Impact-Fees-excise-taxes.pdf>

(3) A 2015 State education report re APFO in counties (see especially p. 11 for an APFO summary)

<http://marylandpublicschools.org/Documents/adequacystudy/PreliminaryImpactofSchoolSize.pdf>

### Howard County:

Based on a 2500 sq. ft. home using 2015 rates, a developer would pay \$3125 school facility surcharge (so 2x=6250 and 3x=9375 as proposed "mitigation") in Howard County, plus a Transportation Excise Tax of \$2875 for a "regular" total of \$6000; current APFO restrictions at 115%

### By comparison:

-In AA, the same size home would incur a \$8132 schools fee plus transportation and public safety fees, or \$12825 thus DOUBLE the current HC charge; APFO restrictions at 105%;

- In Montgomery, a detached home of this size would pay \$25944 for schools plus \$6-20K for transportation tax (depending on location); SIX-EIGHT TIMES the current HC fee (lower fees apply to other types of units but ALL appear to exceed the HC regular, and the lowest fee would only match the highest fee under the new HC proposals), APFO at 105% (there is a fee option for 105-120% [not sure how it applies])

-In PG, \$15489 outside the beltway (\$9035 inside-near mass transit), so more than DOUBLE the HC rate; APFO at 105%

### Estimates:

- Approx. 2000 new units/yr. allowed by HC likely produces 800-1000 new students (0.4-0.5/unit for new construction), so the equivalent of one new ES or MS school per year IS needed to service new construction (regardless of fees collected!) given there is no excess capacity system wide based on 90-110% BOE capacity utilization targets (so HC needs \$36-46 million per year at \$46000 /seat to serve new homes)

-Howard County average fee \$6000 for 2000 units generates \$12,000,000/year for schools and roads; so only \$6.25M for schools alone is collected now (w/b \$12.5M-\$18.75M at 2x or 3x fee on ALL new units) (yet cost of ES42-Hanover Hills-\$44M in Cap Budget)

-Using Montgomery average fee \$26000 on 2000 HC units would generate \$52,000,000/year (about the cost ES43 \$55M in CapBudget); thus it appears to me that current MC fees are actually very appropriate when compared to the actual cost of required school seats!

-Triple the Montgomery fee \$78000 on 2000 units generates \$156,000,000/year (HS13 in Cap Budget at \$112M, plus an ES)

-Raising fees towards nearby counties' levels can generate significant new revenues and allow HC to build NOW and build MULTIPLE schools to reduce the backlog--but this only works IF WE HAVE SCHOOL SITES!

-Accepting higher fees off a higher base would demonstrate how real is the "need" to "build now" and how high demand for HCPSS really is! Very unlikely that all new units would be in areas requiring the double or triple fees, thus actual "mitigation" revenue would be significantly less. State construction matching funds towards school construction costs are not considered here, but more "forward funding" would be possible without significant new Howard County debt and future debt service.

-As the recent woes of Balt. City schools' maintenance show, taxpayers need to fund not only new seats, but also maintain the buildings, and then build new schools when they become functionally obsolete. Hence, collecting adequate fees for school/road construction up front when new units are built really matters!

-Since 1994, HC has torn down/rebuilt WLHS ('94), EMMS('01), WLMS('17), with current plans to replace TSES. Thus, HC periodically incurs market-rate construction costs (less land) with only minor increase in new capacity. Fear of "not building to peak" and possible lower student yields in resales can be managed through replacement/repair decisions of schools that are 30+ years old once the county is at "buildout" as expected in 2030.

-Since 2003, HC has added capacity at many schools at the expense of prior "ideal" school size targets. Research tends to support smaller overall school size. Yet, Howard's targets have grown from 544ES/662MS/1332HS in 2002 to the size school we are currently building: 788ES/752MS/1615HS. It is unclear to me if there is available land at existing sites or even any desire on the part of the BOE to build still larger schools. (Note: Page 12 of (3) above shows Maryland Maximum School Size Policies as 750ES/1200MS/2000HS, thus Howard now exceeds the ES maximum size with the size of the most newly built schools.)

-In 1991 my former company built-out 26,000 sq.ft. in Gateway (when almost no one else was building due to the mini-recession). Using the 2015 fees from above, it appears Montgomery would collect \$114,296 versus \$15,340 in Howard in fees on that size building!

-Again, why is Howard County "on sale" now?

## Sayers, Margery

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**From:** Amy Grutzik <agrutzik@gmail.com>  
**Sent:** Saturday, January 20, 2018 3:06 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** CB1 & CB2 - APFO TESTIMONY

PLEASE HONOR NOVEMBER 6TH's VOTE

I expect that Dr. Calvin Ball, Jen Terrasa and Jon Weinstein will honor their votes for the school thresholds of 115% for High Schools, 110% for Middle Schools and 105% for Elementary Schools as they were previously voted on.

Many community members spent several months in 2017 advocating for their children and communities. I myself spent our family summer vacation at the beach working on letters and emails to help the community.

This should not have to happen. We need a sufficient APFO to protect our community. You were elected by the community with the understanding that you would vote in good faith for all of us and not for special interest of select groups.

APFO is the mechanism that manages growth in our county and therefore we need to be able to deliver adequate infrastructure to our community.

Any exemption from this would defeat the basic purpose of APFO.

There should be no exemptions so all in our community receive adequate safety and educational protections.

Thank you.

Amy Grutzik  
1990 Saint James Road  
Marriottsville, MD 21104

## Sayers, Margery

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**From:** Paul Hottle <phottle46@verizon.net>  
**Sent:** Saturday, January 20, 2018 2:30 PM  
**To:** CouncilMail  
**Subject:** CB-1 and CB-2 APFO TESTIMONY

My wife and I (34 year HOCO residents) trust that the council will do the right thing, represent the electorate and not developers by honoring the November 6 vote. Frankly, we've HAD it with elected officials kowtowing to special interests and not representing the PEOPLE who elected them!

Thank You,

Paul M. and Lynn P. Hottle  
10210 Blandford Way  
Ellicott City  
410-465-7425

Sent from AOL Mobile Mail

## Sayers, Margery

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**From:** Ronald Mutchnik <rjm262@gmail.com>  
**Sent:** Saturday, January 20, 2018 2:01 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** CB1 & CB2- APFO TESTIMONY

To Our Councilpersons and our County Executive:

The report that was released recently from the Howard County Economic Authority "in preparation for tonight's Public Hearing" is very one-sided as it does nothing to assess or compare the economic and fiscal impacts of not implementing lower thresholds.

Page 2 of the report is meant to measure how many units will not be built (representing a loss of developer revenue) but what the community can use those figures for is to calculate the number of students that will need a seat if those units were to be built.

"6,854 HOUSING UNITS, consisting of 1,764 single family detached houses; 1,147 townhouse units; 659 condominiums; and 3,284 apartments". Using the HCPSS/student generation rate for each housing unit type, that would mean that 2,629 students generated from new development would need seats. This does not include students from resales. We simply DO NOT have the capacity!

Of those 2,629 students, 1,523 would be Elementary School students. So where would these kids go? Let's put this in perspective. Hanover Hills (ES#42) that opens this fall has 788 seats. ES#43 is slotted for the Turf Valley and is about to get swallowed up by development verified to be in the pipeline since it is exempt from APFO! So that represents 1,600 seats that will help with overcrowding from the EXISTING population and we will still have to handle natural population increase from resale turnover and the developments that are already in the approved pipeline. We are already playing catch up and this will only set us back further.

Developers continue to mention that the majority of student growth comes from resales. While that is true (about half), it is not a very valid point as nothing can stop or slow the process of people selling their own homes when they desire to do so. New development is the only thing that we can control and that is why **a current APFO that is paced with an accurate rate of population growth is absolutely crucial.**

Finally, the environmental impact must be considered seriously. Every time land is paved over, you run the risk of water not being able to be absorbed. Clearing a lot and planting a few trees, often left unattended to by developers, is not the answer. You can't keep building forever. It should be clear that we are facing increasing environmental stresses and challenges and we do not want a Houston to develop here. Development must be controlled. There really is no solution for future generations than to reign in zealous and greedy development.

Listen to your constituents who voted you in. We are mostly not developers but honest hardworking citizens who want our county to remain environmentally sustainable and with good schools in uncrowded and safe conditions.

Thank you,  
Ronald Mutchnik



**Sayers, Margery**

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**From:** Renee Stern <renees21042@verizon.net>  
**Sent:** Saturday, January 20, 2018 12:46 PM  
**To:** CouncilMail  
**Subject:** CB1 AND CB2 APFO TESTIMONY

Dear Sir/Madam:

I strongly support APFO. Failing to pass this measure will seriously overcrowd Howard County public schools, threaten the quality of our children's education, increase traffic, and strain our public safety services, e.g., police and fire departments. Please thwart developers' plans to build over 6800 new homes, condos, apartments, etc. Howard County infrastructure simply cannot sustain this huge explosion of growth in such a short time. Thank you.

Respectfully,

--Dr. Sam Stern

10213 Lawnmarket Ct.

Ellicott City, MD 21042

## Sayers, Margery

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**From:** Jim Reynolds <jb.reynolds32@gmail.com>  
**Sent:** Saturday, January 20, 2018 8:15 AM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** CB1 & CB2 - APFO TESTIMONY

Dear Council and Executive,

Enough! That is what residents are saying about this. You are failing our community by not fixing APFO. Honor the Nov 6th vote (which is still less than desirable).

A moratorium on new residential construction (less than 55) is needed. It will be a healthy pause for the county as it was in the early 2000's.

The one thing you are not able to measure at this point in time is the stress you are causing on this community living under the constant threat of redistricting.

The sleeping giant has awoken and will vote.

If a glass is already full you can't keep pouring water into it. Our school system is full. New construction is the only part of that you can control. I for one didn't sign up for my children to spend their school years in portables and having to be redistricted over and over.

James Reynolds  
6001 Bee Court  
Elkridge, MD 21075

**Sayers, Margery**

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**From:** Georgette McLean <georgettemmc@gmail.com>  
**Sent:** Friday, January 19, 2018 11:25 PM  
**To:** Kittleman, Allan; CouncilMail  
**Subject:** Honor the Nov 6 th vote APFO bill CB 1; CB2

Honor APFO bill, CB-1, as it was voted on November 6th.

Thank you.  
Georgette McLean  
8115 Yellow Pine Drive  
Unit N  
Ellicott Coty, MD 21043  
district One

## Sayers, Margery

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**From:** T Makaravage <t.makaravage@gmail.com>  
**Sent:** Friday, January 19, 2018 9:47 PM  
**To:** CouncilMail  
**Subject:** APFO

Dear County Council and Executive,

I am writing to ask you to keep your word and pass APFO as it was passed in November. The vote, since it was taken after the bill expired, was declared invalid but it should be passed as it was voted that night!

The county is suffering because of weaknesses in the current APFO. The eastern county high schools are overcrowded because developers have no vested interest in making sure there are adequate schools at the high school level. The high school test must be added.

Developers are not adequately supporting the infrastructure needed to support the influx of new residents that are a result of all the new development. The developers are against the APFO amendments because it will mean they make less money. They are reaping the benefits of irresponsible growth.

The APFO amendments, as passed, support responsible, controlled development. The county needs the schools, roads, parks, fire/police, and hospitals to support the new growth. These amendments will allow [Howard County](#) to remain a strong and vibrant county.

Thank you,

Tracy Makaravage,  
Elkridge, MD  
District 1

Sent from my iPhone

## **Sayers, Margery**

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**From:** Melissa Whipkey <melissawhipkey@verizon.net>  
**Sent:** Friday, January 19, 2018 6:21 PM  
**To:** CouncilMail  
**Cc:** Kittleman, Allan  
**Subject:** Testimony for CB1

Dear Council Members/County Executive Kittleman:

I'm writing to ask that you pass APFO bill, CB-1, as it was voted on November 6. Please don't give into scare tactics. Support the children of Howard County and require developers to pay their fair share of the steep cost of unchecked and improperly planned for development. Our children are currently paying the price. In fact, all of the residents of the County ultimately pay the price as we must all pick up the cost of development that is unpaid for by developers.

My husband and I are business owners in the County and don't discount legitimate concerns of the business community. But developers have been subsidized by County residents for way too long. Properly planned and paid for development will only make our school system and County tax base stronger. Way more damage will be done if the status quo is maintained.

Melissa Whipkey  
4010 Chatham Rd.  
Ellicott City, MD 21042

Residents and County Business Owners - District 1

## Sayers, Margery

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**From:** Pamela Schafer Rayne <pamela.s.rayne@gmail.com>  
**Sent:** Friday, January 19, 2018 4:44 PM  
**To:** CouncilMail; Kittleman, Allan  
**Subject:** Testimony for APFO - CB -1

Dear County Council,

I am writing today to express my very strong support for the council to pass APFO CB-1 as it was already passed on November 6th. As the mother of two HCPSS children, education and our schools is paramount. It is the main reason my family moved here 7 years ago.

Since that time, we've seen a huge increase in traffic, large delays in the emergency department at our hospital, and the potential need to redistrict over 8,000 students due to the overwhelming and un-managed growth and development in our county.

Houses have popped up in people's backyards and very large, dense housing developments have been going up everywhere, including in areas where there are not adequate schools. All while no additional high schools have been built or any real attention being paid to our county's facilities.

CB-1 as passed in November, while not a panacea, would be an amazing step forward to getting some of this development under control. Without some thought given to how development affects our public facilities, the Howard County that we have all grown to love will be no longer. We all have an interest in keeping Howard County a wonderful place to live.

I am a resident of District 1, so I will be paying particular attention to how Jon Weinstein votes on this bill, and my vote in the future will be 100% based on his decision on this issue. I know I am not alone in feeling this way, so I urge the council to do the right thing for our kids, not what is best for developers. The bill was already passed in November. Let's not let a technicality feed the rumors that the technicality was intentional.

Thank you for your consideration.  
Pamela Rayne  
3629 Chatham Rd.

## **Sayers, Margery**

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**From:** Brian Esker <brian.esker@gmail.com>  
**Sent:** Friday, January 19, 2018 2:23 PM  
**To:** Kittleman, Allan; CouncilMail  
**Subject:** Council Bill 1- APFO

Dear County Council and Executive,

I am writing to ask you to keep your word and pass APFO as it was passed in November. The vote, since it was taken after the bill expired, was declared invalid but it should be passed as it was voted that night!

The county is suffering because of weaknesses in the current APFO. The eastern county high schools are overcrowded because developers have no vested interest in making sure there are adequate schools at the high school level. The high school test must be added.

Developers are not adequately supporting the infrastructure needed to support the influx of new residents that are a result of all the new development. The developers are against the APFO amendments because it will mean they make less money. They are reaping the benefits of irresponsible growth.

You absolutely should NOT put off the high school test until the next high school is built. That will exasperate the overcrowding problem for the next 5 years.

The APFO amendments, as passed, support responsible, controlled development. The county needs the schools, roads, parks, fire/police, and hospitals to support the new growth. These amendments will allow Howard County to remain a strong and vibrant county.

Thank you,

Brian Esker,  
Elkridge, MD  
District 1