

County Council of Howard County, Maryland

2018 Legislative Session

Legislative Day No. 8

Resolution No. 82 -2018

Introduced by: The Chairperson at the request of the County Executive

A RESOLUTION adopting the Housing Unit Allocation Chart for Fiscal Year 2019 pursuant to the Adequate Public Facilities Act of Howard County.

Introduced and read first time June 4, 2018.

By order Jessica Feldmark
Jessica Feldmark, Administrator

Read for a second time at a public hearing on June 18, 2018.
Tabled 7/2/18

By order Jessica Feldmark
Jessica Feldmark, Administrator

This Resolution was read the third time and was Adopted___, Adopted with amendments , Failed___, Withdrawn___, by the County Council on July 27, 2018.

Certified By Jessica Feldmark
Jessica Feldmark, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; ~~Strike-out~~ indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **WHEREAS**, Section 16.1102(b) of the Howard County Code, the Adequate
2 Public Facilities Act of Howard County, requires the Department of Planning and Zoning
3 to prepare and update a Housing Unit Allocation Chart that incorporates General Plan
4 projections for the number of housing unit allocations available to be granted in the
5 County each year; and

6
7 **WHEREAS**, Section 16.1102(b) also provides that the Housing Unit Allocation
8 Chart shall be adopted by Resolution of the County Council; and

9
10 **WHEREAS**, the Department of Planning and Zoning has prepared the Housing
11 Unit Allocation Chart, attached to this Resolution as Exhibit A, and has submitted it to
12 the Council for adoption.

13
14 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard
15 County, Maryland, this 27th day of July, 2018 that the County Council
16 adopts the Housing Unit Allocation Chart attached to this Resolution as Exhibit A and
17 incorporated herein.

**HOWARD COUNTY HOUSING UNIT ALLOCATION CHART
SUMMARY OF PLANNING REGIONS**

Allocation Chart

Region	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Growth and Revitalization	1,567	1,542	1,445	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Established Communities	767	588	604	600	600	600	600	600	600	600
Green Neighborhood	297	244	200	150	150	150	150	150	150	150
Rural West	162	132	122	100	100	100	100	100	100	100
Total	2,793	2,506	2,371	1,850	1,850	1,850	1,850	1,850	1,850	1,850

DOWNTOWN COLUMBIA ALLOCATIONS BASED ON GENERAL PLAN AND ZONING REQUIREMENTS**

	Phase II										Phase III	Phase IV
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030		
Downtown Columbia	514	347	257	225	200	200	200	179	175	175	800	744

**Implementation of the residential component of the Downtown Columbia Plan extends beyond the horizon of this housing unit allocation chart. It includes the rolling average from previously adopted allocation charts to maintain downtown revitalization phasing progression as adopted in the Downtown Columbia Plan.

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Region	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Growth and Revitalization	1,479	1,582	1,345	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Established Communities	767	588	604	600	600	600	600	600	600	600
Green Neighborhood	297	244	200	150	150	150	150	150	150	150
Rural West	162	132	122	100	100	100	100	100	100	100
Total	2,705	2,546	2,271	1,850	1,850	1,850	1,850	1,850	1,850	1,850

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Amendment 1 to Council Resolution No. 82-2018

BY: The Chairperson at the request
of the County Executive

Legislative Day 10
Date: July 2, 2018

Amendment No. 1

(This amendment corrects an error in the calculation of Growth and Revitalization allocations.)

- 1 Remove the Exhibit A from the Resolution as filed and substitute a revised Exhibit A as attached
- 2 to this amendment.

ADOPTED 7/27/18
PASSED _____
SIGNATURE Jessica Feldmark

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APFO Chart Methodology (generalized)

1. The Allocation Chart is derived from Figure 6-10 in PlanHoward 2030. The first allocation chart adopted after the adoption of *PlanHoward 2030* in 2012 matched Figure 6-10.¹ All annual allocation charts adopted thereafter are adjusted based on the “rolling average.” The rolling average affects the first 3 years of each chart.

**Figure 6-10
Howard County APFO Allocations Chart**

Year	Downtown Columbia	Growth and Revitalization	Established Communities	Green Neighborhood	Rural West	Total County
2015	400	1,200	400	150	100	2,250
2016	350	1,200	400	150	100	2,200
2017	300	1,200	400	150	100	2,150
2018	100	1,200	400	150	100	1,950
2019	100	1,200	400	150	100	1,950
2020	96	1,200	400	150	100	1,946
2021	400	1,200	400	150	100	2,250
2022	350	1,200	400	150	100	2,200
2023	300	1,200	400	150	100	2,150
2024	225	1,200	400	150	100	2,075
2025	200	1,200	400	150	100	2,050
2026	200	1,200	400	150	100	2,050
2027	200	1,200	400	150	100	2,050
2028	179	1,200	400	150	100	2,029
2029	175	1,200	400	150	100	2,025
2030	175	1,200	400	150	100	2,025
20 Year Totals	3,750	19,200	6,400	2,400	1,600	33,350

Source: Howard County DPZ

2. If *less* allocations were granted than available, then these *unused* allocations are divided by 3 and *added* to the first 3 years of the newly adopted chart. If *more* allocations were granted than available, then these *excess* allocations are divided by 3 and subtracted from the first 3 years of the newly adopted chart.²
3. Step 2 is spelled out in the APFO code and is conducted iteratively each year and ensures that the totals in Figure 6-10 of *PlanHoward 2030* are fulfilled over time.
4. The values resulting from the rolling average process are not discretionary and can only change with an Amendment to *PlanHoward 2030*.

¹ Exact match for all allocation regions except for DT Columbia which incorporated a rolling average into this initial chart given the DT Columbia Plan had been adopted earlier in 2010.

² Per the APFO regulations, up to 120% of available allocations may be granted in the current allocation year. Also, for Downtown Columbia more allocations may be granted than available. In both cases, future year allocations are reduced by the same amount per the rolling average process to maintain the General Plan totals.

APFO Chart Methodology (further details)

1. Begin with the current Allocation Chart (adopted July 2017) (lines 14 thru 19) from which all adjustments are made.
2. Determine how many allocations were granted in previous year for each allocation region. (lines 27 thru 32)
3. If *less* allocations were granted than available last year then “roll up” over the first 3 years in the new chart. Take the amount that was under-allocated and divide by 3 (line 22, derived from lines 28 and 15) and then subtract that resulting amount from each of the first 3 years of the new chart. (result is shown in line 8)

If *more* allocations were granted than available last year then “roll down” over the first 3 years in the new chart. Take the amount that was over-allocated and divide by 3 (line 25, derived from lines 31 and 18) and then subtract that resulting amount from each of the first 3 years of the new chart. (result is shown in line 11) ¹

4. For this current year rollover only, given CB 1 (amendments to APFO) effective April 16, 2018, also added the Shared Growth & Revitalization and Established Community allocation region back into the Growth & Revitalization allocation region. This is because all of the unused allocations in the Shared allocation region came from the Growth & Revitalization allocation region. These numbers need to remain in the adopted chart in order to maintain the totals in the APFO Allocations Chart, Figure 6-10 of PlanHoward 2030. (line 7 is added to line 12, combined in line 1)
5. Also for this current year rollover only, given CB 2 (amendment to PlanHoward 2030) effective April 16, 2018, increased the Established Community allocations by 200 for each year in the chart (2021 thru 2030) and reduced the Growth & Revitalization allocations by 200 for each year in the chart. Furthermore, for the 2021 year only increased the Established Community allocations by an additional 200 given CB 2 adjustment begins in 2020 and needs to be accounted for. Similarly, for the 2021 only year decreased the Growth & Revitalization allocations by an additional 200 given CB 2 adjustment begins in 2020 and needs to be accounted for. (these adjustments are accounted for in lines 1 and 2)

- 1 *PlanHoward2030, as amended by Council Bill No. 25-2017, is hereby amended as follows:*
- 2 *1. Amend page 74 as shown in the attached; and*
- 3 *2. Amend the Growth and Revitalization column and the Established Communities*
- 4 *column in figure 6-10, Howard County APFO Allocations Chart, as follows:*
- 5

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

Source: Howard County DPZ

¹ Per the APFO regulations, up to 120% of available allocations may be granted in the current allocation year. Also, for Downtown Columbia more allocations may be granted than available. In both cases, future year allocations are reduced by the same amount per the rolling average process to maintain the General Plan totals.

WORKSHEET FOR PROPOSED ALLOCATION CHART - MAY 2018

ROLLING AVERAGE - POTENTIAL CHART FOR ADOPTION 2018

Region	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1 Growth and Revitalization (1)	1,479	1,582	1,345	1,000	1,000	1,000	1,000	1,000	1,000	1,000
2 Established Communities (2)	767	588	604	600	600	600	600	600	600	600
3 Green Neighborhood	297	244	200	150	150	150	150	150	150	150
4 Rural West	162	132	122	100	100	100	100	100	100	100
5 Downtown Columbia	511	347	257	225	200	200	200	179	175	175
6 Total	3,216	2,893	2,528	2,075	2,050	2,050	2,050	2,029	2,025	2,025

(1) Placed all unused shared pool allocations into G & R given they all came from G & R in all past years. Reduced G & R by 200 allocations for 2021 through 2030 per CB 2.

Also reduced G & R by a additional 200 in 2021 given CB 2-2018 adjustment begins in 2020 and needs to be accounted for.

(2) Increased Est. Comm. by 200 allocations for 2021 through 2030 per CB2. Also increased Est. Comm. allocations by an additional 200 in 2021 given CB 2 adjustment begins in 2020 and needs to be accounted for.

ROLLING AVERAGE - POTENTIAL CHART FOR ADOPTION 2018 BEFORE ELIMINATION OF SHARED POOL AND G & R AND EST. COMM ADJUSTMENT PER APFO AMENDMENTS

Region	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
7 Growth and Revitalization	1,408	1,408	1,408	1,200	1,200	1,200	1,200	1,200	1,200	1,200
8 Established Communities	367	388	404	400	400	400	400	400	400	400
9 Green Neighborhood	297	244	200	150	150	150	150	150	150	150
10 Rural West	162	132	122	100	100	100	100	100	100	100
11 Downtown Columbia	511	347	257	225	200	200	200	179	175	175
12 Shared G & R and Est.Comm (1)	471	374	137	0	0	0	0	0	0	0
13 Total	3,216	2,893	2,528	2,075	2,050	2,050	2,050	2,029	2,025	2,025

(1) For this transition year due to CB 1-2018 APFO amendments eliminating shared pool, did not put unused allocations from Est. Comm. and G & R into shared pool. Did adjust shared pool values, however, per rolling average like all other allocation categories.

Current Adopted 2017 Allocation Chart:

Region	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
14 Growth and Revitalization	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
15 Established Communities	350	362	383	400	400	400	400	400	400	400
16 Green Neighborhood	300	247	194	150	150	150	150	150	150	150
17 Rural West	135	139	109	100	100	100	100	100	100	100
18 Downtown Columbia	477	563	390	300	225	200	200	200	179	175
19 Shared G & R and Est. Comm	539	334	237	0	0	0	0	0	0	0
20 Total	3,021	2,835	2,518	2,150	2,075	2,050	2,050	2,050	2,029	2,025

Rolling Average Worksheet

To Calculate:

2021 Rolling Average = 2021 Allocations on the current Allocation Chart - 1/3[2020 Tent. Alloc. Granted + 2019 Tent. Alloc. Granted after 4/30/17 + exempt recorded lots recorded after 4/30/17 - previous year voids not already captured - 2020 adopted allocations]

Region	2021	2022	2023
21 Growth and Revitalization	(624)	(208)	(208)
22 Established Communities	(14)	(5)	(4)
23 Green Neighborhood	(150)	(50)	(50)
24 Rural West	(68)	(23)	(22)
25 Downtown Columbia	128	42	43
26 Shared G & R and Est. Comm	(411)	(137)	(137)

Region	Tentative Allocations			Exempt	
	5/1/2017 to 4/30/2018	2019 (1) after 4/30/17	2020 (1) thru 4/30/18	Recorded Lots 5/1/17 to 4/30/18	Previous Year Voids (2)
27 Growth and Revitalization	576	211	365	0	0
28 Established Communities	335	0	335	1	0
29 Green Neighborhood	150	0	150	0	0
30 Rural West	67	8	59	0	0
31 Downtown Columbia	605	0	605	0	0
32 Shared G & R and Est. Comm	148	148	0	0	0
Total	1,881	367	1,514	1	0

(1) Includes all voids to date for this range.

(2) Recent voids not captured in previous rolling average charts. Only includes voids for allocation year 2015 and beyond in new areas when first chart based on PlanHoward 2030 was adopted. For this rolling average includes year 2015, 2016, 2017 and 2018 voids after 4/30/17. (Next year will be 2015, 2016, 2017, 2018, and 2019 voids after 4/30/18, etc.)

APFO Chart Methodology (generalized)

1. The Allocation Chart is derived from Figure 6-10 in PlanHoward 2030. The first allocation chart adopted after the adoption of *PlanHoward 2030* in 2012 matched Figure 6-10.¹ All annual allocation charts adopted thereafter are adjusted based on the “rolling average.” The rolling average affects the first 3 years of each chart.

**Figure 6-10
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2018	100	1,200	400	150	100	1,950
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2020	96	1,200	400	150	100	1,946
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Source: Howard County DPZ

2. If *less* allocations were granted than available, then these *unused* allocations are divided by 3 and *added* to the first 3 years of the newly adopted chart. If *more* allocations were granted than available, then these *excess* allocations are divided by 3 and subtracted from the first 3 years of the newly adopted chart.²
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¹ Exact match for all allocation regions except for DT Columbia which incorporated a rolling average into this initial chart given the DT Columbia Plan had been adopted earlier in 2010.

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2022	[[1,200]] 1,000	[[400]] 600
2023	[[1,200]] 1,000	[[400]] 600
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2025	[[1,200]] 1,000	[[400]] 600
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(1) Placed all unused shared pool allocations into G & R given they all came from G & R in all past years. Reduced G & R by 200 allocations for 2021 through 2030 per CB 2. Also reduced G & R by an additional 200 in 2021 given CB 2-2018 adjustment begins in 2020 and needs to be accounted for.

(2) Increased Est. Comm. by 200 allocations for 2021 through 2030 per CB2. Also increased Est. Comm. allocations by an additional 200 in 2021 given CB 2 adjustment begins in 2020 and needs to be accounted for.

ROLLING AVERAGE - POTENTIAL CHART FOR ADOPTION 2018 BEFORE ELIMINATION OF SHARED POOL AND G & R AND EST. COMM ADJUSTMENT PER APFO AMENDMENTS

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8 Established Communities	367	388	404	400	400	400	400	400	400	400
9 Green Neighborhood	297	244	200	150	150	150	150	150	150	150
10 Rural West	162	132	122	100	100	100	100	100	100	100
11 Downtown Columbia	511	347	257	225	200	200	200	179	175	175
12 Shared G & R and Est. Comm (1)	471	374	137	0	0	0	0	0	0	0
13 Total	3,216	2,893	2,528	2,075	2,050	2,050	2,050	2,029	2,025	2,025

(1) For this transition year due to CB 1-2018 ARFO amendments eliminating shared pool, did not put unused allocations from Est. Comm. and G & R into shared pool. Did adjust shared pool values, however, per rolling average like all other allocation categories.

Current Adopted 2017 Allocation Chart:

Region	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
14 Growth and Revitalization	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200
15 Established Communities	350	362	383	400	400	400	400	400	400	400
16 Green Neighborhood	300	247	194	150	150	150	150	150	150	150
17 Rural West	135	139	109	100	100	100	100	100	100	100
18 Downtown Columbia	477	553	390	300	225	200	200	200	179	175
19 Shared G & R and Est. Comm	539	334	237	0	0	0	0	0	0	0
20 Total	3,021	2,835	2,513	2,150	2,075	2,050	2,050	2,050	2,029	2,025

Rolling Average Worksheet

To Calculate:

2021 Rolling Average = 2021 Allocations on the current Allocation Chart - 1/3[2020 Tent. Alloc. Granted + 2019 Tent. Alloc. Granted after 4/30/17 + exempt recorded lots recorded after 4/30/17 - previous year voids not already captured - 2020 adopted allocations]

Region	2021	2022	2023
21 Growth and Revitalization	(624)	(208)	(208)
22 Established Communities	(14)	(5)	(4)
23 Green Neighborhood	(150)	(50)	(50)
24 Rural West	(68)	(23)	(22)
25 Downtown Columbia	128	42	43
26 Shared G & R and Est. Comm	(411)	(137)	(137)

Region	Tentative Allocations			Exempt Recorded Lots Previous	
	5/1/2017 to 4/30/2018	2019 (1) after 4/30/17	2020 (1) thru 4/30/18	5/1/17 to 4/30/18	Year Voids (2)
27 Growth and Revitalization	576	211	365	0	0
28 Established Communities	335	0	335	1	0
29 Green Neighborhood	150	0	150	0	0
30 Rural West	67	8	59	0	0
31 Downtown Columbia	605	0	605	0	0
32 Shared G & R and Est. Comm	148	148	0	0	0
Total	1,881	367	1,514	1	0

(1) Includes all voids to date for this range.

(2) Recent voids not captured in previous rolling average charts. Only includes voids for allocation year 2015 and beyond in new areas when first chart based on PlanHoward 2030 was adopted. For this rolling average includes year 2015, 2016, 2017 and 2018 voids after 4/30/17. (Next year will be 2015, 2016, 2017, 2018, and 2019 voids after 4/30/18, etc.)

Sayers, Margery

From: Karina Fisher <kf321jump@verizon.net>
Sent: Monday, June 18, 2018 5:18 PM
To: CouncilMail
Cc: Kittleman, Allan
Subject: Written Testimony for CR82-2018 - Housing Unit Allocation Chart

Afternoon,

Please take this opportunity to use the Housing Unit Allocation Chart for planning each year and not just automatically approve it as the same.

Actively reviewing it every 10 years with the General Plan is way too long. It would also make sense if the allocations in the East also reflected the progression of growth. They are hurting because development plans shifted and the protections for adequate infrastructure did not.

Please do your very best with the tools that you have before you. Look at them differently and please use them to advocate for the infrastructure needs of this county.

Karina Fisher
4053 High Point Road
Ellicott City, MD 21042

Thank-you to each and every one of you that is working on the flood relief efforts for Downtown Ellicott City!

Sayers, Margery

From: Susan Garber <buzysusan23@yahoo.com>
Sent: Monday, June 18, 2018 5:50 PM
To: CouncilMail; Kittleman, Allan
Subject: CR 82-2018

Dear Council Chair Sigaty and Council members,

Please take this opportunity to use the Housing Unit Allocation Chart for planning each year and not just automatically approve it as the same.

Actively reviewing it every 10 years with the General Plan is way too long. It would also make sense if the allocations in the East also reflected the progression of growth. We are hurting because development plans shifted and the protections for adequate infrastructure did not.

Please do your very best with the tools that you have before you. Look at them differently and please use them to advocate for the infrastructure needs of this county.

Susan Garber

Sayers, Margery

From: Lisa Markovitz <lmarkovitz@comcast.net>
Sent: Monday, June 18, 2018 9:24 PM
To: CouncilMail
Subject: People's Voice positions on Bills June 2018

The People's Voice

Positions on current legislation:

CB40 - Support - glad to see these additions to requirements of pre-submission meetings.

CB 44 - Support with amendment - We would like to see a longer term than one year for the prohibition of representing a party for compensation that was a subject of legislation. The "subject" of legislation should also be more strongly defined to include an entity that financially benefits from legislation.

CR 82 - Oppose - seek significant amendment - The allocation chart could be used to plan development by region. When things are crowded in a certain area, allocations could be lowered. When there is room to grow in another area they could be raised. Instead of leaving it to APFO which has limited wait times, to pace growth with infrastructure, allocation waits are unlimited, and therefore, this could be used as a real tool for planning and not just countywide but with regional oversight and analysis.

I also believe new regions should be created for watersheds, with small numbers of units allowed That way there is more time between developments to make sure adequate runoff planning is taking place between changes, without too many affects at once.

We do realize that changing the General Plan requires a ballot question, but even having this tool for bi-annual use could be helpful to analyze what DPZ says is being used, if there are any wait times for allocations, and if not, then if an area is crowded and there is no allocation wait, they should be lowered.

**HOWARD COUNTY HOUSING UNIT ALLOCATION CHART
SUMMARY OF PLANNING REGIONS**

Allocation Chart

Region	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Growth and Revitalization	1,479	1,582	1,345	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Established Communities	767	588	604	600	600	600	600	600	600	600
Green Neighborhood	297	244	200	150	150	150	150	150	150	150
Rural West	162	132	122	100	100	100	100	100	100	100
Total	2,705	2,546	2,271	1,850	1,850	1,850	1,850	1,850	1,850	1,850

DOWNTOWN COLUMBIA ALLOCATIONS BASED ON GENERAL PLAN AND ZONING REQUIREMENTS**

	Phase II										Phase III	Phase IV
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030		
Downtown Columbia	511	347	257	225	200	200	200	179	175	175	800	744

**Implementation of the residential component of the Downtown Columbia Plan extends beyond the horizon of this housing unit allocation chart. It includes the rolling average from previously adopted allocation charts to maintain downtown revitalization phasing progression as adopted in the Downtown Columbia Plan.

6/18/18

The People's Voice Testimony – Lisa Markovitz

CR 82 - Oppose - seek significant amendment - The allocation chart could be used to plan development by region. When things are crowded in a certain area, allocations could be lowered. When there is room to grow in another area they could be raised. Instead of leaving it to APFO which has limited wait times, to pace growth with infrastructure, allocation waits are unlimited, and therefore, this could be used as a real tool for planning and not just countywide but with regional oversight and analysis.

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We do realize that changing the General Plan requires a ballot question, but even having this tool for bi-annual use could be helpful to analyze what DPZ says is being used, if there are any wait times for allocations, and if not, then if an area is crowded and there is no allocation wait, they should be lowered.



**HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION**

I, Lisa Markovitz, have been duly authorized by
(name of individual)

The People's Voice to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB 82-2018 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: Lisa M. MARKOVITZ

Signature: [Handwritten Signature]

Date: 6/18/18

Organization: The People's Voice

Organization Address: 3205 B Corporate Court

Ellizott City MD 21042

Chair/President: [Handwritten Name], James Hodson Secretary