

Sayers, Margery

From: Melissa Metz <melissametz725@gmail.com>
Sent: Thursday, September 19, 2019 10:18 PM
To: CouncilMail
Subject: CB42 Testimony

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Members of the County Council,

I would like to express my strong support for CB42, to increase the school facilities surcharge. This will bring much needed revenue to increase our schools' capacity, which have fallen behind growth in the student body that has been fueled by development. The bill will bring Howard County school surcharge fees in line with the similar levels of surrounding counties and is very necessary to support our school system. We consider our school system a crowning jewel of our county, but currently there are too many overcrowded schools, and budget pressures risk reducing the quality of education.

I am very concerned about the lack of adequate school and other infrastructure to support the development that has taken place in the county in recent years. Development is complying with regulations, but the regulations are allowing development where there are not adequate public facilities. Passing CB42 is one step in the right direction, but other steps are also needed: first, doing away with exemptions and fees-in-lieu, and doing away with other loopholes so that the laws and regulations on the books are followed. Second, continuing to improve the Adequate Public Facilities Ordinance (APFO) and development allocations charts to manage development in a responsible way. And third, taking action that increases the ratio of commercial development to residential development and the positive net income that brings.

Related to schools, I would also like to highlight the urgent need for construction of an elementary school for Turf Valley. This elementary school has been delayed numerous times. With close to 1000 homes going into Turf Valley and already overcrowded neighboring schools, we cannot wait any longer for action. What is the status of this project?

Further, the recent news that the capital budgets for rebuilding Talbot Springs Elementary School, the Hammond High School addition, and High School 14 are being delayed for several years is very concerning. We need relief for overcrowding now. We need adequate school capacity in the right places now. With an APFO that allows development to proceed even when schools are closed (after a project has waited 4 years), we don't have the tools to adequately address development. Thus we need to make sure we plan for our school system's future - and more importantly, our children's future - now.

Thank you for your consideration.

Best,
Melissa Metz
Woodstock, MD
District 5



dedicated to excellence and service

September 17, 2019

RE: Council Bill 42-2019

Dear Howard County Council:

Trinity Homes is a successful Family-Owned Home Builder/Developer in Howard County.

Since 1987, (over 30 years) My wife Mary, and I have raised our 5 children and 13 grandchildren here; our children attend school and church, we contribute to our community, contribute to local charities and support local politicians, pay our taxes.

I have built over 1000 homes in Howard County, and have invested heavily into the future of Howard County, evidenced by the fact that we have under contract an additional 130 homesites in the Howard County Department of Planning and Zoning plan review.

Hearing the testimony last night, I agree that something must be done to fix the school problems. Providing the numbers are accurate, \$6.80 is an acceptable increase, however I strongly disagree with imposing this increased on existing developments that are in plan review process.

Grandfathering must be an essential element of Council Bill 42-2019; which has been the practice of Howard County on all of my projects over the last 20 years. Please take this into consideration

I have two projects that I would like to share with you:

Both projects are in an affordable market area (Laurel), for which I am contributing MIHU and LIHU Townhomes to Howard County. I pay the fee-in-lieu on the single-family detached homes, however, in addition, I also build Townhomes to be sold at a loss of \$107,000 per Townhome.

The Moderate and Low-income program is fantastic for Howard County; however, it does take a huge bite out of the profits, which is something we are aware of, and plan for in the purchase price of the property.

1). Magnolia Manor is a 59-lot subdivision on Old Scaggsville Road in Laurel. The F-plan is approved, and we are starting construction on the Roads, Water, Sewer, Storm Drain, etc. This property was put under contract 3-1/2 years ago. An increase of \$21,000 per unit will make this job unfeasible to complete, leaving me with no profit in the job to continue to operate my business.

2). Beechwood Manor, a 31-lot subdivision in Laurel as well. This project has been in a school Moratorium for two (2) years and will continue to be in the school moratorium for another two (2) years. I do not have profit in this job to withstand the MIHU fee and new School Surcharge fee of \$21,000.

I strongly urge this Council to include moratorium language, to protect projects that are Preliminary Plan Approved, and projects that are Sketch Approved waiting in a school moratorium for 2 years or more. I have put all current land purchases on hold, in order to add the New School Surcharge Fees into my proforma to operate my business in a responsible manner.

Respectfully



Michael Pfau, Owner

410-977-3032

Trinity Homes: School Surcharge Impact Analysis

LOT	ADDRESS			Building Permit #	Grading Permit #	MIHU Fee	School Surcharge Fee	Excise Tax	Bld. Permit Fee	Tech Fee	Total Current Fees	School Surcharge Increase	Total Projected Fees	Square Feet	House Type
						\$2.65	\$1.35	\$1.50	\$0.18	\$0.018		\$5.50			
Joseph's Courtyard Lot 7	8231 Jeremiah Lane	Columbia	21044	B17003039	G16000139	\$ 4,674.74	\$ 2,453.22	\$2,681.91	\$ 374.22	\$ 37.42	\$ 10,221.51	\$ 11,434.50	\$ 21,656.01	2079	1 Car, 3 Bedroom Townhome
			Sales Price	Cost	LOSS	Loss per Town Home									
			\$252,637.00	\$(360,155.93)	\$(107,518.93)	\$(4,674.74)									
Note: Joseph's Courtyard a development of 24 Townhomes for which a LIHU was SOLD to satisfy the Howard County Moderate Income Housing Unit Requirement															
Note: In addition to the LIHU Unit a School Surcharge Fee of \$2,453.22 was also paid															
Dorsey Glen Lot 10	7034 Mount Holly Way	Elkridge	21075	B19000916	G18000095	\$ 9,669.85	\$ 4,926.15	\$5,473.50	\$ 656.82	\$ 65.68	\$ 20,792.00	\$ 21,131.00	\$ 41,923.00	3,842	2 Car, 4 Bedroom, Single Family Detached
Estates at River Hill Lot 10	13514 Allnut Lane	Highland	20777	B19002370	G19000135	\$ 15,256.05	\$ 7,771.95	\$8,635.50	\$1,036.26	\$ 103.63	\$ 32,803.39	\$ 31,663.50	\$ 64,466.89	5,757	3 Car, 5 Bedroom Single Family Detached

MEMO

Date: August 14, 2019

To: Jeff Bronow
Chief, Research Division, Howard County Department of Planning and Zoning

Holly Sun, Ph.D.
Budget Administrator, Howard County Office of Budget

From: Dean D. Bellas, Ph.D.
Urban Analytics, Inc.

Richard P. Clinch, Ph.D.
Jacob France Institute at the University of Baltimore

Agnès Artemel
Artemel & Associates Inc.

UAI #: P-180821-HC

Pages: 13 (including this page)

Re: School Surcharge Tax (SST) Rate Sensitivity Analysis
Fiscal Impact Analysis Consultant Services, Howard County, Maryland

Direct: 410.313.4370

Main: 410.313.2350

410.313.3190

410.313.2077

703.780.8200

703.780.8200

410.837.4729

410.837.4727

703.683.2788

703.683.2788

Dear Mr. Bronow and Dr. Sun:

On behalf of my colleagues, Dr. Richard Clinch and Ms. Agnès Artemel, please find attached to this memo our findings of the school surcharge tax rate sensitivity analysis. If you should have any questions, please do not hesitate to call or write.

Most respectfully,

Dean D. Bellas

Dean D. Bellas, Ph.D.
President



Urban Analytics, Inc.

Mailing Address: Post Office Box 877 Alexandria, Virginia 22313-0877
(Office) 703.780.8200 • (Fax) 703.780.8201

DBellas101@aol.com • DrDeanBellas@gmail.com • UrbanAnalytics@hotmail.com

School Surcharge Tax (SST) Sensitivity Analysis

Fiscal Impact Analysis Consultant Services Howard County, Maryland

Table of Contents

Question 1: <i>Are there any potential implications to the overall County budget from increasing the school surcharge tax rate?</i>	2
Question 2: <i>To what extent (if any) does home builder behavior change when local regulatory action is inserted into local land development Do real estate developers build fewer housing units or do they build a different mix of product types?</i>	4
Question 3: <i>What effect (if any) will an increase in the school surcharge tax rate have on housing affordability in Howard County?</i>	5
Question 4: <i>Will an increase in the school surcharge tax rate further dampen the annual supply of new housing above and beyond the reduced supply of new housing created by the implementation of the amended APFO legislation?</i>	5
Appendix 1: Consultant Firm Descriptions	7
Appendix 2: SST Tax Scenarios Analysis by Planning Area	8

Urban Analytics has been asked to prepare a memo discussing the potential fiscal impacts of raising the school surcharge tax. These potential impacts are discussed below in a question and answer format. Based on our experience around the country, the questions posed are commonly asked in jurisdictions that are contemplating new or increased excise taxes or impact fees to pay for new capital infrastructure.

Question 1: *Are there any potential implications to the overall County budget from increasing the school surcharge tax rate?*

The proposed increase in the SST will impact the cost of developing new residential properties in Howard County. While some of these costs may be absorbed by the developer/builder, some are likely to be passed on to the purchaser in the form of higher dwelling unit costs. As a result, the increases in the SST tax are likely to increase the cost of housing in the County.

As presented in Table 1, the current SST accounts for less than 1 percent of the current per unit value of new property development in the County. Under the four proposed SST rates, this will increase to between 1.7 percent of the value of a condo Countywide to 3.0 percent of the value of a Single Family

Detached unit in the Rural West with the proposed \$4.00 rate to between 4.3 percent and 7.4 percent respectively with the \$10 rate. For a Single Family Detached unit, the cost per unit will increase from \$9,891 in the Rural West and \$6,445 in the East under the current rate; to \$29,308 and \$19,096 respectively under the \$4 rate to \$73,270 and \$47,740 respectively under the \$10 rate. With Howard County already one of the highest housing cost locations in the State and region, this can be expected to have significant impacts on new development activity.

Table 1
 Howard County School Surcharge Tax Rate Sensitivity Analysis
 Estimated Countywide SST Per Unit Revenues
 Compared to Unit Costs
 Under the Four Proposed Tax Rates

	SFD - Two Regions ¹		Countywide ²		
	SFD-Rural West	SFD -East	SFA	Rental APT	Condo APT
Avg. Sq. Ft. Size Per Unit	7,327	4,774	2,586	1,458	1,458

SST Revenues Per Unit Type Under the Four Proposed Tax Rates

School Surcharge Tax Rate

\$1.35	\$9,891	\$6,445	\$3,491	\$1,968	\$1,968
\$4.00	\$29,308	\$19,096	\$10,344	\$5,832	\$5,832
\$6.00	\$43,962	\$28,644	\$15,516	\$8,748	\$8,748
\$8.00	\$58,616	\$38,192	\$20,688	\$11,664	\$11,664
\$10.00	\$73,270	\$47,740	\$25,860	\$14,580	\$14,580

SST as a % of Unit Value Under the Four Proposed Tax Rates

Estimated Housing Value Per Unit

	\$983,527	\$690,247	\$511,429	\$198,000	\$340,671
\$1.35	1.0%	0.9%	0.7%	1.0%	0.6%
\$4.00	3.0%	2.8%	2.0%	2.9%	1.7%
\$6.00	4.5%	4.1%	3.0%	4.4%	2.6%
\$8.00	6.0%	5.5%	4.0%	5.9%	3.4%
\$10.00	7.4%	6.9%	5.1%	7.4%	4.3%

Source: Urban Analytics and Jacob France Institute analysis of report data.

Notes: (1) SFD was analyzed for two areas - The Rural West and East - for this analysis using updated sales and sq. ft. figures from the Howard County Planning Department. (2) Analysis based on unit values used in the fiscal impact report prepared by Urban Analytics dated July 10, 2019. Actual unit costs can be expected to be impacted by SST tax rates.

As a result of the proposed SST rate increases, several economic outcomes are likely to occur. These include:

1. While the countywide level elasticity of demand for new housing is not known, increases of the magnitude proposed are likely to result in decreased development activity. As a result, any revenue estimates for the SST based on current development projections are

likely to be overestimates, and in the case of the larger SST rate increases, *significant overestimates*, of the actual revenues likely to result from the SST rate increases.

2. Howard County remains a popular destination for incoming population, gaining from both domestic and international in-migration. New residents are attracted to a combination of benefits, most importantly a high quality of life and high-quality schools. Increases in the costs of single family detached and attached housing may “push” incoming residents, including those with families that still desire the quality of life and educational amenities offered by the County into lower cost apartments and condos. These units generate less one-time SST and ongoing property taxes per unit. Thus, the proposed SST increases may do little to reduce the growth in demand for County services and capital needs, while limiting both SST and potential property tax revenue.

The findings shown in Table 1 above are for the SST analysis countywide. We have also conducted this analysis of SST revenues for each of the five planning areas. These findings are shown in Appendix 2, Tables 1-5.

Question 2: *To what extent (if any) does home builder behavior change when local regulatory action is inserted into local land development Do real estate developers build fewer housing units or do they build a different mix of product types?*

When proposing a project, developers weigh many risks, and go forward only when they can determine that their potential return is worth the risks. According to the Urban Land Institute’s April 2019 report “Increasing Housing Supply and Attainability”, “the developer manages time, money, and risk with the objective of delivering a project that meets market demand and generates an acceptable return to the investors and lenders”. Increasing the cost of building a housing unit through increases in mandated surcharges will affect the marketability of housing units in the jurisdiction, as the unit prices will be forced to increase (i.e., the developer will be unable to absorb the full cost of the increased cost of development and still generate the return due to the capital sources he is using).

As a result, developers could avoid building in the county entirely, build only high-end units that are less price-sensitive than townhouse or multifamily units, or seek to reduce development costs in other ways, for example providing fewer amenities, lower quality materials, or avoiding to the greatest extent possible contributions to community benefits (the particular mix of measures depends on what market demand requires of the developer). The impact will be felt mostly in the production of units geared to the median income and lower segments of the market.

The proposed SST increases of \$4, \$6, \$8, and \$10 can be expected to increase both the costs to develop new housing and, as a result, the cost of new housing to the final purchaser. It is highly likely that the increase in SST, especially at the higher rates proposed will impact both builder activity and housing costs, with a resulting decrease in new housing development activity. An increase in SST rates will act as an artificial lever to further reduce projected unit development in the amended APFO scenario beyond the intended purpose of APFO. In other words, if the amended APFO legislation is intended to ensure that adequate public facilities are available to the residents of Howard County at the current County rate

of \$1.35, then the higher rates will artificially constrain additional unit growth for reasons other than the amended APFO's intended purpose.

Question 3: *What effect (if any) will an increase in the school surcharge tax rate have on housing affordability in Howard County?*

The increases proposed for the SST rate are likely to at least partially be passed onto home buyers in the form of increased housing costs. This is likely to not only increase the price of new homes, but of existing homes as well, as the demand from potential new in-migrants is shifted to existing homes. Howard County housing costs are already the second highest in the State.¹ According to U.S. Bureau of the Census, American Community Survey data, 24 percent of County homeowners with a mortgage and 47 percent of renters are already cost burdened, spending more than 30 percent of income on housing. By simultaneously decreasing the supply and increasing the cost of new housing, the proposed SST rate increases can be expected to negatively impact housing affordability in the County.

There is another impact from increasing the school surcharge tax rate that will adversely affect housing affordability; the increased down-payment amount (the dollar amount, not the down-payment percentage) required by home buyers to qualify for mortgage financing. This impact will adversely affect first-time home buyers to a greater extent than existing homeowners. Existing homeowners generally use the equity accumulated in their housing units when the time comes to either trade-up or trade-down when purchasing their next home. New first-time home buyers, on the other hand, have not yet had the opportunity to accumulate savings. If the increased SST rates are passed onto homebuyers, then the amount of the down-payment will increase as the value of new housing has been artificially raised to absorb these new capital surcharges. In a series of economic and fiscal impact analyses conducted to study the effect of first-time home buyer incentive legislation conducted in the states of New York, Mississippi, Iowa, and Oregon, Dr. Bellas and his colleague Dr. Lisa Sturtevant found that first-time home buyers would benefit from income tax *deductions* that would allow first-time homebuyers to save for a down-payment. Raising the school surcharge tax rate in Howard County will only serve to further constrain the availability of affordable housing to the neediest home buyers; lower-income, low-saving first-time homebuyers.

Question 4: *Will an increase in the school surcharge tax rate further dampen the annual supply of new housing above and beyond the reduced supply of new housing created by the implementation of the amended APFO legislation?*

An increase in development cost will result in most or all of the higher cost being passed on to the eventual purchaser. If that results in a housing price that is higher than what market demand will bear, the developer will not be able to sell units. When a developer conducts his pre-project pro forma analyses and goes to the capital markets for financing, he must demonstrate that the project "pencils

¹ "Behind Montgomery County, 2018 Maryland Realtor data,"
http://www.mdrealtor.org/Portals/0/adam/Page%20Elements/xnRmV1hirkKM6G_VCIr4_Q/YearEnd/2018%20Year%20End_020419.pdf

Jeff Bronow and Holly Sun, Ph.D.
Howard County, Maryland
August 14, 2019
Page 6 of 13

out” – that development costs and anticipated timing and price level of sales produce a project that meets the lender’s target returns.

If market demand for homes in Howard County weakens, or the surcharge levels increase the housing sales price to unsustainable levels, developers will no longer be interested in developing in Howard County. The Rural West would still probably see development activity, as housing prices in that area are relatively high and could potentially absorb increases of \$19,417 to \$63,379 per housing unit.² It is the single-family attached and multi-family condominium unit production that is likely to suffer, thereby having a negative impact on housing affordability in Howard County.

²Computed as the change in estimated average SST revenues per unit at the \$4.00 and \$10.00 rates as compared to the current rate of \$1.35.

Appendix 1: Consultant Firm Descriptions

Urban Analytics, Inc. - From the Latin word “Urbanus” which means of or relating to the city and from the classical Greek “Analytikos” which means of or relating to analysis, Urban Analytics, Inc., is a real estate and urban planning consulting firm providing high-level urban development analytical services. Now in its twenty-third year of operations, Urban Analytics has provided specialized real estate financial analyses, market research studies, economic and fiscal impact studies, portfolio analyses, and analyses of public policy decisions to private, public and institutional sector clients. Urban Analytics is committed to providing its clients with the most effective analytical techniques available. These techniques include building models for almost any kind of economic, fiscal, financial, and econometric analysis.

Examples of the Company’s public-sector and institutional-sector assignments include: a study of housing conditions in Charles County, Maryland for the Charles County Board of County Commissioners; a countywide fiscal impact and economic study for the Prince William County, Virginia Planning and Finance Departments; a citywide and countywide fiscal impact study (with multiple school districts) for the City of Topeka and Shawnee County, Kansas; an analysis of the economic and fiscal impacts of proposed first-time home buyer down payment savings legislation statewide in the states of Iowa, Mississippi, New York, and Oregon; a countywide fiscal impact study with long-term growth scenarios (including a no-growth scenario) for the Queen Anne’s County, Maryland Economic Development Authority; a town-wide fiscal, economic, and capital asset impact study for the eastern shore towns of Trappe, Denton and Vienna, Maryland; an economic and fiscal impact analysis of a proposed video lottery terminal (slots) gaming facility in Cecil County, Maryland and the Town of Perryville, Maryland; a fiscal impact analysis of the U.S. Government Department of Defense spending statewide in the State of Virginia; application review services for the U.S. Government Department of the Treasury Community Development Financial Institutions Fund; a fiscal and economic impact analysis of a proposed training facility for foreign service personnel for the U.S. Government Department of State, Bureau of Diplomatic Affairs in Queen Anne’s County, Maryland; a social and economic impact analysis of the Joint Base Lewis-McChord Forestry Program in Washington State for the Department of the Army; a fiscal impact analysis for the Government of the District of Columbia for hosting the federal government; and revenue enhancement analyses of the relocation of the National Science Foundation (NSF) and Transportation Security Administration (TSA) headquarters buildings to the City of Alexandria, Virginia.

The **Jacob France Institute** (JFI) is the sponsored research unit of the Merrick School of Business at the University of Baltimore. The Institute has a 30 year history of providing topical and actionable research and analysis of issues important to the City, State and regional economy in the areas of: economic and workforce development planning and evaluation; economic policy research; economic modeling, forecasting and trend analysis; neighborhood and community planning and evaluation; housing analysis; neighborhood level socio-economic dynamics; and real estate analytics. The JFI has provided an annual economic and fiscal conditions report to the Howard County Spending Affordability

Committee for the last six years and has prepared economic and fiscal impact analyses for the County on the Ellicott City Flood, the HCEDA and the County’s APFO Legislation.

Artemel and Associates, Inc. is a woman-owned firm founded in 1995 and based in Alexandria, Virginia, specializing in planning and economic development projects for the public and private sectors. Artemel and Associates is active throughout the Washington Metropolitan area and the Mid-Atlantic States. It has a unique depth of experience in the Washington Metropolitan area, where it has conducted over 350 projects. For the public sector, the firm offers services in neighborhood planning, public outreach, economic development strategic planning, economic and fiscal impact analysis, and implementation planning. The principals of the firm participate as technical experts in Technical Assistance Panels for municipalities provided by the Urban Land Institute.

Appendix 2: SST Tax Scenarios Analysis by Planning Area

Appendix Table 1

Howard County School Surcharge Tax Rate Sensitivity Analysis
 Estimated Columbia Planning Area SST Per Unit Revenues
 Compared to Unit Costs

Under the Four Proposed Tax Rates¹

	SFD	SFA	Rental APT	Condo APT
Avg. Sq. Ft. Size Per Unit	5,030	2,913	1,208	1,208

SST Revenues Per Unit Type Under the Four Proposed Tax Rates

School Surcharge Tax Rate

\$1.35	\$6,791	\$3,933	\$1,631	\$1,631
\$4.00	\$20,120	\$11,652	\$4,832	\$4,832
\$6.00	\$30,180	\$17,478	\$7,248	\$7,248
\$8.00	\$40,240	\$23,304	\$9,664	\$9,664
\$10.00	\$50,300	\$29,130	\$12,080	\$12,080

SST as a % of Unit Value Under the Four Proposed Tax Rates

Estimated Housing Value Per Unit	\$959,282	\$560,928	\$237,000	\$406,195
\$1.35	0.7%	0.7%	0.7%	0.4%
\$4.00	2.1%	2.1%	2.0%	1.2%
\$6.00	3.1%	3.1%	3.1%	1.8%
\$8.00	4.2%	4.2%	4.1%	2.4%
\$10.00	5.2%	5.2%	5.1%	3.0%

Source: Urban Analytics and Jacob France Institute analysis of report data.

Notes: (1) Analysis based on unit values used in the fiscal impact report prepared by Urban Analytics dated July 10, 2019. Actual unit costs can be expected to be impacted by SST Tax Rates.

Appendix Table 2
 Howard County School Surcharge Tax Rate Sensitivity Analysis
 Estimated Elkrige Planning Area SST Per Unit Revenues
 Compared to Unit Costs
 Under the Four Proposed Tax Rates¹

	SFD	SFA	Rental APT	Condo APT
Avg. Sq. Ft. Size Per Unit	4,112	2,274	1,339	1,339

SST Revenues Per Unit Type Under the Four Proposed Tax Rates

School Surcharge Tax Rate

\$1.35	\$5,551	\$3,070	\$1,808	\$1,808
\$4.00	\$16,448	\$9,096	\$5,356	\$5,356
\$6.00	\$24,672	\$13,644	\$8,034	\$8,034
\$8.00	\$32,896	\$18,192	\$10,712	\$10,712
\$10.00	\$41,120	\$22,740	\$13,390	\$13,390

SST as a % of Unit Value Under the Four Proposed Tax Rates

Estimated Housing Value Per Unit	\$550,839	\$443,165	\$182,000	\$465,380
\$1.35	1.0%	0.7%	1.0%	0.4%
\$4.00	3.0%	2.1%	2.9%	1.2%
\$6.00	4.5%	3.1%	4.4%	1.7%
\$8.00	6.0%	4.1%	5.9%	2.3%
\$10.00	7.5%	5.1%	7.4%	2.9%

Source: Urban Analytics and Jacob France Institute analysis of report data.

Notes: (1) Analysis based on unit values used in the fiscal impact report prepared by Urban Analytics dated July 10, 2019. Actual unit costs can be expected to be impacted by SST Tax Rates.

Appendix Table 3
 Howard County School Surcharge Tax Rate Sensitivity Analysis
 Estimated Ellicott City Planning Area SST Per Unit Revenues
 Compared to Unit Costs
 Under the Four Proposed Tax Rates¹

	SFD	SFA	Rental APT	Condo APT
Avg. Sq. Ft. Size Per Unit	4,795	2,945	1,582	1,582

SST Revenues Per Unit Type Under the Four Proposed Tax Rates

School Surcharge Tax Rate	SFD	SFA	Rental APT	Condo APT
\$1.35	\$6,473	\$3,976	\$2,136	\$2,136
\$4.00	\$19,180	\$11,780	\$6,328	\$6,328
\$6.00	\$28,770	\$17,670	\$9,492	\$9,492
\$8.00	\$38,360	\$23,560	\$12,656	\$12,656
\$10.00	\$47,950	\$29,450	\$15,820	\$15,820

SST as a % of Unit Value Under the Four Proposed Tax Rates

Estimated Housing Value Per Unit	SFD	SFA	Rental APT	Condo APT
	\$763,727	\$511,432	\$162,000	\$313,592
\$1.35	0.8%	0.8%	1.3%	0.7%
\$4.00	2.5%	2.3%	3.9%	2.0%
\$6.00	3.8%	3.5%	5.9%	3.0%
\$8.00	5.0%	4.6%	7.8%	4.0%
\$10.00	6.3%	5.8%	9.8%	5.0%

Source: Urban Analytics and Jacob France Institute analysis of report data.

Notes: (1) Analysis based on unit values used in the fiscal impact report prepared by Urban Analytics dated July 10, 2019. Actual unit costs can be expected to be impacted by SST Tax Rates.

Appendix Table 4
 Howard County School Surcharge Tax Rate Sensitivity Analysis
 Estimated Rural West Planning Area SST Per Unit Revenues
 Compared to Unit Costs
 Under the Four Proposed Tax Rates¹

	SFD	SFA	Rental APT	Condo APT
Avg. Sq. Ft. Size Per Unit	7,327	No New Units Projected		

SST Revenues Per Unit Type Under the Four Proposed Tax Rates

School Surcharge Tax Rate

\$1.35	\$9,891	
\$4.00	\$29,308	
\$6.00	\$43,962	No New Units of this type projected.
\$8.00	\$58,616	
\$10.00	\$73,270	

SST as a % of Unit Value Under the Four Proposed Tax Rates

Estimated Housing Value Per Unit

	\$983,527	
\$1.35	1.0%	
\$4.00	3.0%	
\$6.00	4.5%	No New Units of this type projected.
\$8.00	6.0%	
\$10.00	7.4%	

Source: Urban Analytics and Jacob France Institute analysis of report data.

Notes: (1) Analysis based on unit values used in the fiscal impact report prepared by Urban Analytics dated July 10, 2019. Actual unit costs can be expected to be impacted by SST Tax Rates.

Appendix Table 5
 Howard County School Surcharge Tax Rate Sensitivity Analysis
 Estimated Southeast Planning Area SST Per Unit Revenues
 Compared to Unit Costs
 Under the Four Proposed Tax Rates¹

	SFD	SFA	Rental APT	Condo APT
Avg. Sq. Ft. Size Per Unit	4,936	3,053	1,398	1,398

SST Revenues Per Unit Type Under the Four Proposed Tax Rates

School Surcharge Tax Rate

\$1.35	\$6,664	\$4,122	\$1,887	\$1,887
\$4.00	\$19,744	\$12,212	\$5,592	\$5,592
\$6.00	\$29,616	\$18,318	\$8,388	\$8,388
\$8.00	\$39,488	\$24,424	\$11,184	\$11,184
\$10.00	\$49,360	\$30,530	\$13,980	\$13,980

SST as a % of Unit Value Under the Four Proposed Tax Rates

Estimated Housing Value Per Unit	\$771,914	\$620,762	\$142,000	\$297,293
\$1.35	0.9%	0.7%	1.3%	0.6%
\$4.00	2.6%	2.0%	3.9%	1.9%
\$6.00	3.8%	3.0%	5.9%	2.8%
\$8.00	5.1%	3.9%	7.9%	3.8%
\$10.00	6.4%	4.9%	9.8%	4.7%

Source: Urban Analytics and Jacob France Institute analysis of report data.

Notes: (1) Analysis based on unit values used in the fiscal impact report prepared by Urban Analytics dated July 10, 2019. Actual unit costs can be expected to be impacted by SST Tax Rates.

Jeff Bronow and Holly Sun, Ph.D.
Howard County, Maryland
August 14, 2019
Page **13** of **13**

This page intentionally left blank.

Sayers, Margery

From: Laura <elandria@gmail.com>
Sent: Thursday, September 19, 2019 10:04 AM
To: CouncilMail
Subject: CB42-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Members of the Howard County Council,

I am writing in support of CB42-2119. Howard County's highly rated school system is one of the leading factors that draws in new residents. Developers tout our amazing schools to prospective customers, and in order to support growth and remain a school system worth advertising we need the funds that CB42 will provide to Howard County. There is no reason to continue to short change our county when our neighboring counties have allowed their impact fees to keep pace with the need for school infrastructure growth. Waiting any longer to enact a fee change will only put more of a burden on the school system, and make a future, steeper impact fee raise direly necessary. I truly believe this legislation is in the best interest of the current residents of our county, and in the best interest of those hoping to move here as well.

Thank you for your consideration,

Laura Jones DiCarlo

Sayers, Margery

From: Jennifer Y. Grams <jygrams@gmail.com>
Sent: Thursday, September 19, 2019 7:51 AM
To: CouncilMail
Subject: Testimony in support of CB42
Attachments: CB42_Grams_9-18-19.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Attached please find a written copy of the testimony I shared at the 9-18-19 legislative hearing.

Thanks,
Jennifer Grams

TESTIMONY on CB42-2019

Jennifer Y. Grams

Ellicott City, MD / District 1

9-18-19

I am very happy to be here testifying in support of CB42. Thank you Council members Mercer Rigby, Jung, Jones, and Walsh for bringing forward this legislation. I'd also like to thank Delegate Atterbeary for sponsoring the state enabling legislation, and the citizen advocates who have been working for this change for many years.

As you know, getting here has been a long road, starting with former County Executive Kittleman's APFO Task Force. Since the launch of the Task Force in June 2015, **more than 5,500 new students have enrolled in our school system**¹. And in that same amount of time, we have opened just **ONE** additional school in the county: Hanover Hills Elementary in 2018². Our school system is falling behind in its ability to build and maintain our infrastructure. The recent announcement by Dr. Martirano to postpone capital projects underscores the absolute necessity of increasing this fee.

The County's Spending Affordability Committee included a statement of support for raising the school surcharge fee³ in its FY2020 report. The Committee noted: "Not only are the combined public schools facilities surcharge and building excise tax insufficient to support any new capital projects in the next 20 years, they are insufficient to support existing debt issued years ago⁴."

The APFO Task Force also studied and discussed the county's school surcharge fee and concluded in its April 2016 final report, "The link between student growth and the construction of new school facilities is growing in significance...⁵". The Task Force voted to approve a motion by which higher fees would be charged for development in areas where projected school enrollment is above program capacity.

¹ June 2015 enrollment, Total All Schools: 52,800

<https://www.hcpss.org/f/schools/monthly-enrollment-june-1.pdf>

June 2019 enrollment, Total All Schools: 58,284

<https://www.hcpss.org/f/schools/monthly-enrollment-2019-06-28.pdf>

² Thomas Viaduct MS (new school) opened in September 2014 prior to the Task Force establishment. Wilde Lake MS re-opened in 2018 as a replacement of an existing school, not an additional new school.

³ Spending Affordability Advisory Committee Report, FY2020, pg. 7

<https://www.howardcountymd.gov/LinkClick.aspx?fileticket=BE0JFBVqnOY%3d&tabid=2892&portalid=0>

⁴ Spending Affordability Advisory Committee Report, FY2020, pg. 4

<https://www.howardcountymd.gov/LinkClick.aspx?fileticket=BE0JFBVqnOY%3d&tabid=2892&portalid=0>

⁵ Adequate Public Facilities Review Task Force, April 1, 2016, pg. 6

<https://www.howardcountymd.gov/LinkClick.aspx?fileticket=Ju96uYYgC1A%3d&portalid=0>

I'd like to share a couple additional comments about this proposed increased fee:

1. Homes priced under approximately \$250,000 are exempt from the fee so affordable units should not be affected. In addition, the fee is calculated per square foot, so the smaller the size of the home, the lower the fee.
2. The business and development sectors were well represented on both the 2015 APFO Task Force and the FY2020 Spending Affordability Committee that recommended increasing the fee.
3. Any suggestion that home prices will increase and/or new housing will slow because of the increased fee is an oversimplification of the market forces that determine housing supply and pricing. Looking at the housing trends of neighboring counties with higher fees we see nothing to suggest that a higher fee in Howard County will stifle development.

I stand in alliance with the Board of Education and the PTA Council of Howard County, representing 74 schools, who voted in strong support of this bill and look forward to a favorable vote with no additional exemptions and no grandfathering. Thank you.

###

Sayers, Margery

From: LINDA Wengel <lwengel@msn.com>
Sent: Wednesday, September 18, 2019 9:43 PM
To: CouncilMail
Cc: jleng1747@gmail.com
Subject: CB 42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am writing for myself. As an affordable housing advocate I am surprised and disappointed that all affordable housing is not exempt from the proposed increase in the school surcharge. Tonight you heard from several housing advocates who have volunteered years of their lives to promoting affordable housing and several housing professionals who have worked tirelessly to get Howard County to finally recognize the importance of increasing its affordable housing supply. Peter Engel's success with obtaining tax credit funding for the "Artists Flats" housing was an extraordinary feat. Please heed their warnings and exempt affordable housing from the steep school surcharge increase. Thank you. Linda Wengel

Sayers, Margery

From: Terri Fenlon <terrifenlon@yahoo.com>
Sent: Wednesday, September 18, 2019 9:17 PM
To: CouncilMail
Subject: CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

My name is Terri Fenlon and my children are students at Mount View Middle School and Marriotts Ridge High School. I am writing to urge the County Council to approve CB42-2019.

Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area.

The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 does exactly that.

Please support CB42. Our schools and children cannot wait.

Sincerely,
Terri Fenlon
District 5 resident

Sayers, Margery

From: Don Mu <donaldmu@gmail.com>
Sent: Wednesday, September 18, 2019 9:09 PM
To: CouncilMail
Subject: Strong Support of Bill CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Sir or Madam:

I am writing to you to strongly support Bill CB 42. The development fees need to be increased drastically to reflect the true cost of adding new constructions to the county's infrastructure, especially schools, public safety and transportation.

It is long over due. I can say it is the only bill that would meaningfully help offsetting some part of the cost of the effects of new constructions to the county.

It should be increased 50 % more than the proposed level as the real cost are even higher.

Thanks again for considering passing this important bill.

Regards,

Donald Mu
Dayton, Maryland 21036

Sayers, Margery

From: Ellie Paczkowski <ptellie@aol.com>
Sent: Wednesday, September 18, 2019 7:58 PM
To: CouncilMail
Subject: CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

My name is Ellie Paczkowski and my children are students at Waverly Elementary and Patapsco Middle schools. I am writing to urge the County Council to approve CB42-2019.

Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area.

The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 does exactly that.

Please support CB42. Our schools and children cannot wait.

Sincerely,
Ellie Paczkowski
District 5 resident

Sent from AOL Mobile Mail
Get the new AOL app: mail.mobile.aol.com

Sayers, Margery

From: Kali Biagioli <kdb1110@gmail.com>
Sent: Wednesday, September 18, 2019 7:56 PM
To: CouncilMail
Subject: CB42 Support

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

My name is Kalomira Biagioli and my children are students at Mount View Middle and Marriotts Ridge High Schools. Both of my children attended Waverly Elementary. I am writing to urge the County Council to approve CB42-2019.

Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area. My family has watched our local schools grow and grow. My daughter's third grade class spent a year in portables while Waverly was expanded to accommodate overcrowding.

The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 does exactly that.

Please support CB42. Our schools and children cannot wait.

Sincerely,
Kalomira Biagioli
District 5 resident

Sayers, Margery

From: Donald Carter <dcarter@bhbcmd.com>
Sent: Wednesday, September 18, 2019 6:50 PM
To: CouncilMail
Subject: Donald Carter would like to testify tonight for CB42-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hi,

Please allow me to testify tonight against the CB42-2019. Thanks.

With Much Respect,

Donald Carter
BHBC
6030 Daybreak Circle, Suite A150-103
Clarksville, MD 21029
443-681-2400

Sayers, Margery

From: Willow Maldonado <layne199@verizon.net>
Sent: Wednesday, September 18, 2019 6:32 PM
To: CouncilMail
Subject: support CB42-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Council Members,

Please vote in support of CB42-2019.

For too long, this county has levied incredibly low impact fees on developers who are building new houses in our county. Without adequate impact fees, our county cannot support and sustain the infrastructure needed for our ever-increasing population.

I am concerned about the cost of mitigating storm water run-off from new construction sites and the impact of this on the environment.

I am concerned about the overcrowding in our schools and the constant need for redistricting in our county, leading our kids to lose their sense of community and belonging.

I am saddened that our schools and teachers don't have access to all of the supplies and supports necessary to give our kids the best education possible, due to overcrowding and underfunding.

I am annoyed about the increasing traffic that makes getting across town a nightmare.

Please vote in favor of CB42-2019 to help keep Howard County the "best place to live in America".

Thank you,
The Maldonado's

Sent from my iPhone

Sayers, Margery

From: Patrick Harvey <pharvey83@gmail.com>
Sent: Wednesday, September 18, 2019 6:24 PM
To: CouncilMail

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To the County Council:

I am writing to express my qualified opposition to CB42-2019 regarding the School Facilities surcharge rates. While I support an increase in the charges developers pay to fund the capital costs for construction of new public schools, I believe a quintupling of the current fee is excessive and potentially counter-productive.

Given the current over-capacity of the public schools, it appears plain to me that the County must raise additional revenue to fund the construction of additional public schools. However, I think it is equally clear that the failure to raise revenue adequate to support school construction is not a problem that arose overnight.

Accordingly, I believe it is inequitable to place the burden of paying for future schools solely on those individuals buying new homes. The need to fund the construction of new schools should fall on both new and current Howard County residents alike. Insofar as Howard County residents were “undertaxed” (*i.e.*, revenue was not sufficient to fund capital projects for school) in prior years, then current residents (like myself) should also be called upon now to fund the construction of new schools.

I also fear such a substantial increase may reduce long-term tax revenue. Such a substantial increase in the fee may discourage potential homeowners from settling in Howard County. (My understanding is that given the way the County calculated square footage for purposes of the developer fee, it would make Howard County’s fees the largest in the state). Discouraging the construction of new homes—especially homes with larger square footage that will pay substantial property taxes on an ongoing basis—will ultimately impair the County’s fiscal picture in the future. In short, I’m concerned the proposed fee will sacrifice long-term tax revenue for a short-term revenue burst.

For these reasons, I would urge the Council to consider a more moderate increase in the developer surcharge.

Patrick Harvey
Fulton, MD

Patrick Harvey
pharvey83@gmail.com

Sayers, Margery

From: Robyn Peters <robyn.peters@me.com>
Sent: Wednesday, September 18, 2019 6:16 PM
To: CouncilMail
Subject: Enthusiastic support for CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

My name is Robyn Peters and my children are students at Mount View Middle and Marriotts Ridge High. **I am writing to urge the County Council to approve CB42-2019.**

Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area.

The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 does exactly that.

Please support CB42. Our schools and children cannot wait. Thank you for your consideration.

Robyn Peters
H: (410) 480-1911

Sayers, Margery

From: Nancy Rockel <nancyrockel@yahoo.com>
Sent: Wednesday, September 18, 2019 6:11 PM
To: CouncilMail
Subject: Support for CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

My name is Nancy Pitrone and my children are students at Waverly Elementary and Patapsco Middle schools. I am writing to urge the County Council to approve CB42-2019.

Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area.

The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 does exactly that.

Please support CB42. Our schools and children cannot wait.

Sincerely,
Nancy Pitrone
District 5 resident

Sayers, Margery

From: David Dempster <dempsterdave@gmail.com>
Sent: Wednesday, September 18, 2019 5:45 PM
To: Walsh, Elizabeth; CouncilMail
Subject: Please Vote YES on CB42-2019
Attachments: County Council Development fees CB42.odt

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please see my attached Testimony
Thank you,

--
David Dempster

Dear County Council Members I am here tonight to urge you to **Vote YES ...on CB42**

Our schools are overcrowded,
CB42 will provide the funding our schools need.

Parents are currently facing long bus rides, when what we really need is more capacity at overcrowded schools,...not longer bus rides for our children.

New multi-story classrooms can be built quickly while the schools are still in session.
Satellite magnet schools can be built in converted office buildings in a single summer.

But.....Where will the money to come from?

And..... Why are we in this position in the first place?

In Howard County, Average new home building fees for 2019 are :\$ 5,400

Howard County has the second lowest Development impact fees in the state.

All other counties, save one, make the Developers pay more for the infrastructure, we need to accommodate our new residents.....Much more

On average almost 4 times more for

Calvert,

Anne Arundel,

Frederick,

Charles,

Montgomery,

and Prince George's, County

All have significantly higher, Development Impact Fees.

PG County has Impact Fees that are more than 4-times higher than ours.

Really..... Is PG County 4-times better than we are.....Or just 4-times smarter than us?

How do we get by?

We under invest in our schools and other vital public services.

We also raise our Property Taxes, which raises our Rents, which raises the prices of Everything we buy in Howard County.

This make life here Less Affordable for us all.

We all pay more so developers can get this sweetheart deal right here in Howard County.

End School Overcrowding ! Keep Schools Local! Expand School Capacity.

Vote Yes on CB42

Invest in a bright future for ALL of our children. Vote Yes on CB42

Thank You.

(see Exhibit 4.9) along with average development fees per house below.

\$12,950 in Calvert,

\$13,390 in Anne Arundel,

\$15,515 in Frederick,

\$17,385 in Charles,

\$45,159 in Montgomery,

\$24,094 in Prince George's!

Sayers, Margery

From: JENNIFER SPIEGEL <jenallenspiegel@gmail.com>
Sent: Wednesday, September 18, 2019 5:12 PM
To: CouncilMail
Subject: CB42 - support

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Attached is a written copy of the testimony I plan to give at the September 18, 2019 County Council hearing in support of CB42:

I am here today to say thank you to Council members Mercer Rigby, Jones, Walsh, and Jung who have co sponsored CB42. Additionally I'd like to thank Delegate Atterbeary for her tireless work to enable this legislation at the state level. We as a county have been debating the topic of increased impact fees for several years. Our school system is facing budget shortfalls and rising deferred maintenance costs. We are all aware of the numbers. We know how many new children are coming into the schools each year. We know Howard County has the lowest impact fees compared to our neighboring counties. It's time to act to financially support our schools and our children. No additional exemptions. We cannot wait any longer and we shouldn't.

Thank you.
Sincerely,
Jen Spiegel
12475 Triadelphia Road
Ellicott City, MD 21042
Council District 5

Sayers, Margery

From: JENNIFER SPIEGEL <jenallenspiegel@gmail.com>
Sent: Wednesday, September 18, 2019 5:12 PM
To: CouncilMail
Subject: CB42 - support

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Attached is a written copy of the testimony I plan to give at the September 18, 2019 County Council hearing in support of CB42:

I am here today to say thank you to Council members Mercer Rigby, Jones, Walsh, and Jung who have co sponsored CB42. Additionally I'd like to thank Delegate Atterbeary for her tireless work to enable this legislation at the state level. We as a county have been debating the topic of increased impact fees for several years. Our school system is facing budget shortfalls and rising deferred maintenance costs. We are all aware of the numbers. We know how many new children are coming into the schools each year. We know Howard County has the lowest impact fees compared to our neighboring counties. It's time to act to financially support our schools and our children. No additional exemptions. We cannot wait any longer and we shouldn't.

Thank you.
Sincerely,
Jen Spiegel
12475 Triadelphia Road
Ellicott City, MD 21042
Council District 5

Sayers, Margery

From: Angelica Bailey <abailey@marylandbuilders.org>
Sent: Wednesday, September 18, 2019 4:47 PM
To: Ball, Calvin; Sidh, Sameer; 'Opel Jones'; Harris, Michael; Rigby, Christiana; Facchine, Felix; Yungmann, David; Kittleman, Mary; Walsh, Elizabeth; Dvorak, Nicole; Jung, Deb; 'China Williams'; CouncilMail
Cc: Lori Graf; Jason Van Kirk
Subject: MBIA Letter in Opposition to CB42-2019
Attachments: MBIA Opposition Letter re. CB42 – Housing Tax.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good evening,

Please find MBIA's letter in opposition to Council Bill 42-2019 attached.

Best,
Angelica Bailey

Angelica Bailey, Esq.
Vice President of Government Affairs
abailey@marylandbuilders.org
Maryland Building Industry Association
11825 W. Market Place
Fulton, MD 20759
Dir: 301-776-6205
Cell: 202-815-4445
Ph: 301-776-MBIA

 MARYLAND
BUILDING
INDUSTRY
ASSOCIATION
Advocate | Educate | Network | Build

September 18, 2019

Re: OPPOSITION OF Increasing the School Facilities Surcharge (CB42-2019)

Dear Chairwoman Mercer Rigby and Members of the Howard County Council:

The Howard County Chapter of the Maryland Building Industry Association (MBIA) writes in strong opposition of Council Bill 42, which increases the School Facilities Surcharge 500% from \$1.32/square foot to \$6.80/square foot.

This is a regressive tax which will have significant negative implications for housing affordability and general development across the County. If such an increase is implemented, the cost of homebuilding will increase, which will be passed on to homebuyers. Buyers at the highest price points will have the easiest time absorbing the cost, so builders will be incentivized to build larger homes in the West instead of more affordable homes in more urbanized and walkable areas. Middle- and lower-income markets will have the hardest time absorbing the rise in cost. Moreover, as the high demand for Howard County homes continues, available housing stock at all price points will be unable to meet the demand and prices for homes at all price points will escalate. This will hurt overall housing affordability throughout the County.

If the Council passes such an impactful increase, there should be a data-driven basis for doing so. However, there seems to be no nexus between this increase and the actual cost of development. An increase should be equitable and supported with fiscal analysis.

Howard County needs development. New development is vital to the financial health of Howard County; the County needs to keep and continue to strengthen its tax base to continue to provide quality services.

With its substantial impact on housing affordability and the lack of transparency concerning how the increased fee amount was derived, we respectfully request the Council to vote no this housing tax and no on Council Bill 42.

If you have any questions about these comments and would like to discuss MBIA's position further, please do not hesitate to contact me at abailey@marylandbuilders.org or (202) 815-4445.

Best regards,



Angelica Bailey, Esq., Vice President of Government Affairs

Cc: Councilman David Yungmann County Executive Calvin Ball
Councilman Opel Jones Sameer Sidh, Chief of Staff to the County Executive
Councilmember Elizabeth Walsh
Councilmember Deb Jung

Sayers, Margery

From: Laurie Cooper <lauriecooper21@gmail.com>
Sent: Wednesday, September 18, 2019 4:39 PM
To: CouncilMail
Subject: CB42-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

My name is Laurie Cooper and my children are students at Waverly Elementary School. I am writing to urge the County Council to approve CB42-2019.

Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area.

The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 does exactly that.

Please support CB42. Our schools and children cannot wait.

Sincerely,
Laurie Cooper

Sayers, Margery

From: Neil Seitchik <nseitchik@yahoo.com>
Sent: Wednesday, September 18, 2019 4:39 PM
To: CouncilMail
Subject: CB42-2019 Support

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

My name is Neil Seitchik and my children are students at Marriot's Ridge High School and Mount View Middle schools. I am writing to urge the County Council to approve CB42-2019.

Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area.

The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 does exactly that.

Please support CB42. Our schools and children can't wait.

Sincerely,
Neil Seitchik
District 5 resident

Sayers, Margery

From: Irem Demirkan <iremdemirkan@gmail.com>
Sent: Wednesday, September 18, 2019 4:37 PM
To: CouncilMail
Subject: Enthusiastic support for CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

>>>> My name is Irem Demirkan and my children are students at Waverly Elementary and Mount View Middle schools. I am writing to urge the County Council to approve CB42-2019.

>>>>

>>>> Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area.

>>>>

>>>> The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 does exactly that.

>>>>

>>>> Please support CB42. Our schools and children cannot wait.

>>>>

>>>> Sincerely,

>>>> Irem Demirkan, PHD

>>>> District 5 resident

Sayers, Margery

From: Megan Mackey <Megan_Mackey@hotmail.com>
Sent: Wednesday, September 18, 2019 4:34 PM
To: CouncilMail
Subject: CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

My name is Megan Mackey and my children are students at Waverly Elementary, Patapsco Middle School, and Mt. Hebron High School. I am writing to urge the County Council to approve CB42-2019.

Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area.

The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 does exactly that.

Please support CB42. Our schools and children cannot wait.

Sincerely,
Megan Mackey

Sent from [Outlook](#)

Sayers, Margery

From: Jen Bavaro <jenbavaro@hotmail.com>
Sent: Wednesday, September 18, 2019 4:30 PM
To: CouncilMail
Subject: CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

My name is Jen Bavaro and my children are students at Waverly Elementary and Mount View Middle schools. I am writing to urge the County Council to approve CB42-2019.

Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area.

The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 does exactly that.

Please support CB42. Our schools and children cannot wait.

Sincerely,
Jen Bavaro
District 5 resident

Sayers, Margery

From: robynlupo@aol.com
Sent: Wednesday, September 18, 2019 4:22 PM
To: CouncilMail
Subject: Re: Make builders pay

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

People believe the reason we have our problems now with "ghettoized" neighborhoods because past County Executives pocketed money from builders at the expense of our community.

We need money to make the changes that a vibrant community requires. Motivated builders will pay increased fees. We can't have our student's educations hijacked anymore.

Robyn Lupo

Sayers, Margery

From: Kelly Green <green0923@gmail.com>
Sent: Wednesday, September 18, 2019 4:13 PM
To: CouncilMail
Subject: Enthusiastic support for CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

My name is Kelly Green and my children are students at Bonnie Branch Middle school. I am writing to urge the County Council to approve CB42-2019.

Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area.

The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 does exactly that.

Please support CB42. Our schools and children cannot wait.

Sincerely,
Kelly Green
District 1 resident

Sayers, Margery

From: Sharon and Hume Peabody <swaleans@gmail.com>
Sent: Wednesday, September 18, 2019 4:09 PM
To: CouncilMail
Subject: Support CB 42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

My name is Sharon Peabody and my children are students at Waverly Elementary, Patapsco Middle School, and Mt. Hebron High School. I am writing to urge the County Council to approve CB42-2019.

Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area.

The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 would ensure that as growth in the county continues, so will adequate school funding - as so many of the neighboring counties show.

Please support CB42. Our schools and children cannot wait.

Sincerely,
Sharon Peabody
District 5 resident

Sayers, Margery

From: Sharon and Hume Peabody <swaleans@gmail.com>
Sent: Wednesday, September 18, 2019 4:08 PM
To: CouncilMail
Subject: Support CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

My name is Kelly Balchunas and my children are students at Waverly Elementary, Patapsco Middle School, and Mt. Hebron High School. I am writing to urge the County Council to approve CB42-2019.

Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area.

The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 would ensure that as growth in the county continues, so will adequate school funding - as so many of the neighboring counties show.

Please support CB42. Our schools and children cannot wait.

Sincerely,
Sharon Peabody
District 5 resident

Sayers, Margery

From: Jaime Fine <jaimefine1@gmail.com>
Sent: Wednesday, September 18, 2019 3:41 PM
To: CouncilMail
Subject: Support for CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

>>>
>>> My name is Jaime Fine and my children are students at Waverly Elementary. I am writing to urge the County Council to approve CB42-2019.
>>>
>>> Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area.
>>>
>>> The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 does exactly that.
>>>
>>> Please support CB42. Our schools and children cannot wait.
>>>
>>> Sincerely,
>>> Jaime Fine
>>> District 5 resident

Sayers, Margery

From: Joanna Paterson <jmpaterson@gmail.com>
Sent: Wednesday, September 18, 2019 3:37 PM
To: CouncilMail
Subject: CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

My name is Joanna Paterson and my children are students at Waverly Elementary school. I am writing to urge the County Council to approve CB42-2019.

Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. To the point where my husband and I opted to send our middle schooler to a private school, rather than face overcrowding at Patapsco Middle and Mt Hebron High. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area.

The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 does exactly that.

Please support CB42. Our schools and children cannot wait.

Sincerely,
Joanna Paterson

Sayers, Margery

From: MikeandJamie Moyer <marylandmoyers@gmail.com>
Sent: Wednesday, September 18, 2019 3:28 PM
To: CouncilMail
Subject: Support for CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello,

My name is Jamie Moyer and my children are students at Patapsco Middle School and Mt. Hebron High School. I am writing to urge the County Council to approve CB42-2019.

Lack of adequate funding for school infrastructure has created serious overcrowding in our schools and thus the need for the potential for disruptive redistricting. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 does exactly that! It is my understanding that other counties have had a similar surcharge in place and that has allowed the schools to grow alongside the residential communities they support.

I urge you to support CB42. Our schools and children cannot wait any longer!

Regards,
Jamie Moyer

Sayers, Margery

From: Sandhya Mathur <smathur581@gmail.com>
Sent: Wednesday, September 18, 2019 3:26 PM
To: CouncilMail
Subject: Support for CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

My name is Sandhya Mathur and my children are students at Mount View Middle and Marriotsridge High schools. I am writing to urge the County Council to approve CB42-2019.

Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students. The elementary school children will soon overcrowd the middle and middle to high school. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area.

The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 does exactly that.

Please support CB42. Our schools and children cannot wait.

--

Sandhya Mathur
Cell ~ 443-415-6912
Home ~ 410-750-1893

Sayers, Margery

From: Surajit Sengupta <surajit@ntechsol.com>
Sent: Wednesday, September 18, 2019 3:24 PM
To: CouncilMail
Subject: Enthusiastic support for CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

My name is Surajit Sengupta and my children are students at Waverly Elementary and Mount View Middle schools. I am writing to urge the County Council to approve CB42-2019.

Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area.

The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 does exactly that.

Please support CB42. Our schools and children cannot wait.

Sincerely,
Surajit Sengupta
District 5 resident

Surajit Sengupta / 410-988-3828 (d) / 443-224-7556 (c)



Introducing smRTpass | Your partner for workforce management. [Learn more at smRTpass.com](https://www.smRTpass.com)



Sayers, Margery

From: Sara Hammer <hammersa@gmail.com>
Sent: Wednesday, September 18, 2019 3:21 PM
To: CouncilMail
Subject: CB42-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

My name is Sara Hammer and my children are students at Waverly Elementary and Mount View Middle schools. I am writing to urge the County Council to approve CB42-2019.

Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area.

The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 does exactly that.

Please support CB42. Our schools and children cannot wait.

Sincerely,
Sara Hammer
District 5 resident

Sent from my iPhone

Sayers, Margery

From: Mike Fleming <michaelkfleming@msn.com>
Sent: Wednesday, September 18, 2019 3:16 PM
To: CouncilMail
Subject: Yes to CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

My name is Mike Fleming and my children are students at Mount View Middle sc. I am writing to urge the County Council to approve CB42-2019.

Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area.

The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 does exactly that.

Please support CB42. Our schools and children cannot wait.

Thank you,
Mike Fleming
District 5 resident

Sayers, Margery

From: Silvia Rocca <silvia.rocca@gmail.com>
Sent: Wednesday, September 18, 2019 3:13 PM
To: CouncilMail
Subject: In support of CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello,

My name is Silvia Rocca and my child is a student at Mount View Middle school (and previously attended Waverly Elementary). I am writing to urge the County Council to approve CB42-2019.

Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. The amount of development in the northern region of the county and a county-designated growth area have overburdened our schools. The developer of Turf Valley is building a total of over 2,000 housing units and there is no elementary school in the surrounding area that can accommodate these students. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area.

The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 does exactly that.

Please support CB42. Our schools and children cannot wait.

Sincerely,
Silvia Rocca
District 5 resident

Sayers, Margery

From: Tammie Sloper <sloper@intersocietal.org>
Sent: Wednesday, September 18, 2019 2:55 PM
To: CouncilMail
Subject: Support of CB42-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

My name is Tamara Sloper and my four children are students at Mount View Middle and Marriotts Ridge High schools. I am writing to urge the County Council to approve CB42-2019.

The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools and is of huge concern. I understand that the developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students, let alone the burden on the existing middle and high schools.

Please support CB42. Enough damage has already been done to our beautiful county and nationally-renowned school system. Please act on this and let's not let the developers forever change the Howard County that we love and have chosen to raise our families in.

Concerned Citizen, Parent and Property-Owner,
Tamara Sloper
District 5 resident

Sayers, Margery

From: AMEND, LESLEY <LA3764@att.com>
Sent: Wednesday, September 18, 2019 2:49 PM
To: CouncilMail
Subject: Support for CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

My name is Lesley Amend, I live in the Taylor Farm neighborhood. I am writing to urge the County Council to approve CB42-2019.

Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area.

The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 does exactly that.

Please support CB42. Our schools and children cannot wait.

Sincerely,
Lesley Amend
District 5 resident

Sayers, Margery

From: Jerry Mauck <jerry.mauck@outlook.com>
Sent: Wednesday, September 18, 2019 2:45 PM
To: CouncilMail
Subject: FW: school tax/CB 42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

From: Jerry Mauck <jerry.mauck@outlook.com>
Sent: Wednesday, September 18, 2019 1:26 PM
To: councilmail@howardcountymd.gov
Subject: school tax

We are very dismayed at your new tax proposal. It would seem that with the high rate of income tax (both county and state), the high rate of property tax, the sales tax, the gasoline tax, the portion of the casino money that is intended for school use; the last thing we would need is another tax to aid schools. It seems that the Democrats (which I am one), need to assess the incoming tax dollars and eliminate some of the excessive expenditures This should lead to a trimming of taxes, not an increase.

The result from this new tax could eventually lead to an exodus from Howard County into cheaper counties such as Carroll County. Gov O'Malley tried similar tax increase schemes such as the rain tax and look where it got him. I doubt if he could get elected for any governmental position whether it be Federal or State. The Council needs to take advice from the current Republican Governor Hogan (re-elected by a wide margin due to his low tax positions) who has a goal to reduce taxes for the taxpayer. Afterall, this new tax would be placed on county residents buying new homes in the County as the builders would certainly pass the tax on to them.

Jerry Mauck and Janet Burke

Sayers, Margery

From: Scott Armiger <Scott@orcharddevelopment.com>
Sent: Wednesday, September 18, 2019 2:33 PM
To: CouncilMail
Subject: CB42-2019
Attachments: CB42-2019.docx

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please see attached Testimony.

Regards,
Scott Armiger

L. Scott Armiger
President
Orchard Development Corporation
5032 Dorsey Hall Drive
Ellicott City, Maryland 21042
Office: 410-964-2334
Cell: 443-506-7050
www.orcharddevelopment.com

Howard County Council
George Howard Building
3430 Court house Drive
Ellicott City, MD 21043

RE: CB42-2019

Dear Council Members:

I want to express my sincere opposition to CB42-2019. This bill increases the cost of building a 2,400 sq. ft. home by more than \$15,000. Making building so expensive is bad for the County. If it's too expensive to build in Howard County, we will either have to move to friendlier counties or stop building. That's bad for people who want to live here, and bad for employees of businesses that work to build houses (contractors, bankers, plumbers, etc.). It is Bad for the County: The cost of homes will have to increase to make up for the tax increase. Housing across the County will get much more expensive.

Predictability. Business needs predictability and transparency from government; this is anything but predictable. It is unfair to change the rules once substantial investments have been made.

Transparency. There is no basis for the \$6.80 amount. The amount should have a relationship to the actual cost of development – there is no evidence that this is the case. There is No publicly released assessment.

This won't solve the problem of school construction or school capacity. New development isn't the only contributor to school capacity. Resales and new births in existing homes far outnumber students generated from new home sales. If the tax is too high, we can't build. If we can't build, the bill won't generate funds.

This increase hurts housing affordability. The tax will raise the cost of homes...period. It will be hard for the middle- and lower-income markets to absorb the increase. The bill Encourages mansions, etc. because that market can more easily absorb the increase. It is a Regressive tax – which hurts lower-income and middle class more than anyone else. Developers will not be able to afford to build below market-rate; the availability of affordable and workforce housing will suffer.

The increase will have a negative impact for the County. It is simply Anti-business. Families that can afford middle-market homes right now will only be able to buy smaller, lower-priced homes after this passes. That means less property tax for the County. If families cannot afford to live in Howard County, they will move to competing counties and that means less income tax for the County. Howard County needs development. New development is vital to the financial health of Howard County and the county needs to keep its tax base to continue to provide quality services.

Sincerely,

Scott Armiger
12108 Serenity Lane
Marriottsville, MD 21104

Sayers, Margery

From: Francesca Galbani <frankiegalbani@netscape.net>
Sent: Wednesday, September 18, 2019 2:29 PM
To: CouncilMail
Subject: CB-42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Members of the County Council:

Developers find it profitable to build homes in Howard County because of its school system. For 15 years, developers have not only profited from building homes, they have also profited from low school surcharge fees.

School surcharge fees are used to partially cover the cost of new school construction. In Howard County this fee was set at an arbitrary value of \$1.00 per square foot and pegged to inflation.

The fee in 2019 is \$1.32 per square foot- a mere 1.7% increase since 2004. This allows for the developers to get rich to expense of the citizens and the students of Howard County. It is now time for the council to correct this mistake and have developers a higher fee to cover the costs and be aligned to the fees developers pay in other counties - i.e. Montgomery. I think an \$8.00 per square foot should be adequate. I would also urge the council not to introduce into the bill some

loop-hole amendment to allow the developers to get out of paying the fee, or to allow grandfathering of project. Howard County is so proud of having one of the best school system of the United States, but that will not be for long if we will continue to have overcrowded schools.

Raise the fee now so our school system can get the funding it needs to build schools and students can find the resources they need.

Thank you to Councilpersons Christiana Mercer-Rigby and Deb Jung for introducing this legislation.

*Sincerely,
Francesca Galbani*

Sayers, Margery

From: Fred Leong <leong.fred@gmail.com>
Sent: Wednesday, September 18, 2019 2:23 PM
To: CouncilMail
Subject: Testimony in Support of CB42-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

I am writing to express my support for CB42-2019, which raises the school impact fees for new developments from its current \$1/square foot to \$6.80/square foot.

Howard County is fortunate to enjoy a high quality of life anchored in no small part by our excellent public school system.

But those same schools have a disproportionate impact on the County's finances and have left us with an unsustainable backlog for new school construction, as well as ongoing operational costs and required health and retirement benefits for the school system's staff.

In fact, my primary concern with the proposed fee is that it was calculated without accounting for the likelihood that construction costs will continue to rise over the 10 year period that was forecast in the Capital Improvement Plan.

- I believe that for us to be able to sustain and continue the necessary investment in the schools that makes Howard County attractive to both residents (and ultimately businesses as well), we need to account for inflation.
- If we don't want to have to continually revisit this issue each year, we should either set the fees high enough to allow some margin for increase in costs, or else index the fee to inflation. As it is, even the increased fee is still lower than our peer neighboring counties.

It's particularly important that we look ahead on financial matters because failing to accurately estimate the real costs of the system is exactly what led to our major shortfalls today.

And since residential development is so expensive on a long-term, annual basis for Howard County — with the cost of services provided, most notably including the schools, driving well over half of the County's budget — fiscal prudence is a matter of concern for all Howard County residents, whether they have children in the schools or not.

I value and support the schools but believe strongly we must always pay for the services we want.

And especially given the heavy cost burden that residential development places on Howard County, an appropriate level of fees should simply be regarded as a not unreasonable part of the cost of doing business.

Respectfully submitted,

Fred Leong
9854 Garden Ranges
Laurel, MD

Sayers, Margery

From: Kelly Balchunas <usf1998@me.com>
Sent: Wednesday, September 18, 2019 2:15 PM
To: CouncilMail
Subject: Enthusiastic support for CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

My name is Kelly Balchunas and my children are students at Waverly Elementary and Mount View Middle schools. I am writing to urge the County Council to approve CB42-2019.

Lack of adequate funding for school infrastructure has created serious overcrowding in our schools. The amount of development in the northern region of the county, a county-designated growth area, has overburdened our schools. The developer of Turf Valley is building a total of over 2000 housing units and there is no elementary school that can accommodate these students. Overcrowded classrooms and the reliance on portables in place of permanent infrastructure negatively impacts the learning environment for thousands of students in our area.

The recent announcement of delays to much-needed school capital projects underscores the urgency of increasing the school surcharge fees on new residential construction to be closer to the actual cost of adding a new student seat to a brick and mortar classroom. CB42 does exactly that.

Please support CB42. Our schools and children cannot wait.

Sincerely,
Kelly Balchunas
District 5 resident

Sayers, Margery

From: beverlylittle@dorseyfamilyhomes.com
Sent: Wednesday, September 18, 2019 2:13 PM
To: CouncilMail
Subject: Bill # CB42-2019
Attachments: My name is Beverley Little.docx; DOF CHECKS WRITTEN IN ONE YEAR.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please find attached a letter concerning Bill # CB42-2019 and a copy of our paid fees/taxes to Howard County Department Of Finance. DOF2 are all the fees we have paid and DFO7 are the Property Taxes. These numbers do NO include taxes, transfer taxes paid at settlement time.

Beverley Little

My name is Beverley Little, and I have worked for Dorsey Family Homes as their VP and Accountant for 25 years. I am also a resident of Howard County.

I am writing to lodge my opposition to the housing tax bill # CB42-2019. As Dorsey Family Homes Accountant, I can tell you that we really don't make much money on the sale of a home. If this bill is elected, I believe it will put us out of business. We were very proud of ourselves that we survived the recession, but I fear we will be unable to survive Howard County. I invited you all to spend some time with me and I can show you all where our money goes and how any monies we do make has to go back into buying new land because since the recession banks will only lend builders a certain percentage and the rest has to come out of our own pocket. Your bill will put us local builders out of business or force us to build in other Counties. I would love you to see just how many local Howard Countians we employ in the process of building a home.

Please also keep in mind that we already pay to Howard County the following, this is before we have every put a shovel in the ground:

1. At lot purchase we pay transfer and property taxes.
2. Property taxes on the land each year.
3. Many fees to Howard County for the Developers Agreement to be approved.
4. Fees for the Water and Sewer Connections.
5. Grading Cost Fees before development starts.
6. Permit Fees.
7. Low Income Housing Fee at permit time that is already approx.. \$15K.

Yes, all these fees are mind boggling and I sometimes feel is all I do is write checks to Howard County Dept. of Finance!

So once again I invite you to come over and look over our finances with me.

Beverley Little
410-465-5739
10717B Birmingham Way
Woodstock, MD 21163



DORSEY FAMILY HOMES, INC

Accounts Payable Summary Journal

Material Suppliers and Subcontractors

Description	Inv - Due Date	Adj. Gross	Retainage	Insurance	Discount	Payments	Disc. Taken	Balance Due	Days Overdue
DOF2	DIRECTOR OF FINANCE HOWARD COUNTY								
9718	LOT 12PA PERMIT PD BBT CC	9/7/18	9/7/18	32,145.09		32,145.09	0.00		0
51519	ROCBURN MEADOWS REDLINE	5/15/19	5/15/19	200.00		200.00	0.00		0
52219	LOT 2PA & 19PA	5/22/19	5/22/19	53,504.97		53,504.97	0.00		0
52319	ROCKBURN MEADOWS	5/23/19	5/23/19	200.00		200.00	0.00		0
53019	LOTS 17 & 18PA AND 7RE PERMI	4/30/19	4/30/19	76,516.23		76,516.23	0.00		0
60319	LOT 4SG TO CHANGE RAIN GARI	6/3/19	6/3/19	150.00		150.00	0.00		0
60419	ROCKBURN MEADOWS	6/4/19	6/4/19	200.00		200.00	0.00		0
61019	LOT 1 MELCHIOR GRADING SURI	6/7/19	6/7/19	970.00		970.00	0.00		0
61819	LOT 1 MELCHIOR	6/18/19	6/18/19	43.00		43.00	0.00		0
61919	LOT 21PA PERMIT PAYMENT	6/19/19	6/19/19	31,648.47		31,648.47	0.00		0
62519	LOT 1 MELCHIOR GRADING REDI	6/25/19	6/25/19	250.00		250.00	0.00		0
62619	ALPHA RIDGE LANDFILL RENEW	6/26/19	7/2/19	90.00		90.00	0.00		0
70119	ROCKBURN MEADOWS DEMO PE	7/1/19	7/1/19	55.00		55.00	0.00		0
71519	PERMIT FEES VARIOUS LOTS	7/15/19	7/15/19	20,165.06		20,165.06	0.00		0
71619	LOT 5RE	7/16/19	7/16/19	150.00		150.00	0.00		0
72419	LOT 1PR	7/24/19	7/24/19	800.00		800.00	0.00		0
73118	LOT 12PA	7/30/18	7/30/18	150.00		150.00	0.00		0
73119	LOT 8RE ADD A COVERED DECK	7/31/19	7/31/19	25.00		25.00	0.00		0
81418	REDLINE LOT 2NP	8/14/18	8/14/18	100.00		100.00	0.00		0
81419	LOT 20PA PERMIT FEES FOR GAI	8/14/19	8/14/19	444.44		444.44	0.00		0
81619	LOT 20PA PERMIT PAID BB&T CC	8/16/19	8/16/19	32,518.49		32,518.49	0.00		0
82119	F-13-056 Landing Meadow Inspecti	8/21/19	8/21/19	200.00		200.00	0.00		0
82718	LOT 2 NORRIS PROPERTY	8/24/18	8/27/18	150.00		150.00	0.00		0
82818	ACRA 2 & 3	8/28/18	8/28/18	1,555.00		1,555.00	0.00		0
82918	LOT 2 & 3 ACRA	8/29/18	8/29/18	1,430.00		1,430.00	0.00		0
83018	LOT 11RE PERMIT	8/30/18	8/30/18	22,412.50		22,412.50	0.00		0
90919	PERMITS LOT 5 & 8RE	9/9/19	9/9/19	40,284.90		40,284.90	0.00		0
92018	ACRA	9/20/18	9/20/18	3,165.00		3,165.00	0.00		0
92118	LOT 2NP PERMIT FEE BBT CC	9/21/18	9/21/18	32,145.09		32,145.09	0.00		0
011118	LOT 18SG WINTER GRADING BOI	1/11/18	1/11/18	2,500.00		2,500.00	0.00		0
011718	KINDLER SIGNS	1/17/18	1/17/18	900.00		900.00	0.00		0
011719	LOT 15PA PERMIT PAID BBT CC	1/17/19	1/17/19	17,376.69		17,376.69	0.00		0
012518	SAMUELS PARKS & REC POSTS	1/25/18	1/25/18	240.00		240.00	0.00		0
012918	LOT 10 PINE ACRES	1/29/18	1/29/18	1,585.00		1,585.00	0.00		0
013018	LOT 9 PINE ACRES	1/29/18	1/29/18	1,585.00		1,585.00	0.00		0
013118	SAMUELS GRANT PARKS & REC	1/31/18	1/31/18	2,140.00		2,140.00	0.00		0
020619	LOT 4PA	2/6/19	2/6/19	1,408.00		1,408.00	0.00		0
020918	LOT 6PA	2/9/18	2/9/18	1,585.00		1,585.00	0.00		0

DORSEY FAMILY HOMES, INC

Accounts Payable Summary Journal

Material Suppliers and Subcontractors

DOF2 DIRECTOR OF FINANCE HOWARD COUNTY

	Description	Inv - Due Date	Adj. Gross	Retainage	Insurance	Discount	Payments	Disc. Taken	Balance Due	Days Overdue
021219	LOT 3 RE	2/12/19 2/11/19	150.00				150.00	0.00		0
022018	LOT 10PA PERMIT PAID WITH BB	2/20/18 2/20/18	15,887.94				15,887.94	0.00		0
022219	LOT 16PA	2/19/19 2/19/19	1,408.00				1,408.00	0.00		0
022719	LOT 15PA PERMIT FEE ADDTION,	2/27/19 2/27/19	14,768.40				14,768.40	0.00		0
030118	LOT 1 ACRA GRADING SURETY	2/27/18 2/27/18	339.40				339.40	0.00		0
030218	LOT 9PA	3/2/18 3/2/18	21,667.93				21,667.93	0.00		0
030519	SAMUELS GRANT SIGN FEE	3/5/19 3/5/19	600.00				600.00	0.00		0
030618	LOT 19SG	3/7/18 3/7/18	2,500.00				2,500.00	0.00		0
030718	LOT 11PA	3/6/18 3/6/18	150.00				150.00	0.00		0
030819	POST SIGNS PINE ACRES	3/8/19 3/8/19	360.00				360.00	0.00		0
031219	ACRA PROPERTY SURETY	3/11/19 3/11/19	9,500.00				9,500.00	0.00		0
031419	ACRA SUBMISSION FEE	3/14/19 3/14/19	109.00				109.00	0.00		0
031819	PERMITS LOT 4PA & 3RE	3/18/19 3/18/19	56,727.58				56,727.58	0.00		0
032018	LOT 13 PINE ACRES	3/19/18 3/19/18	150.00				150.00	0.00		0
032318	LOT 1 ACRA WATER FEE	3/23/18 3/23/18	1,800.00				1,800.00	0.00		0
032519	ROCKBURN MEADOWS SDP SUB	3/26/19 3/26/19	2,010.00				2,010.00	0.00		0
032619	LOT 3PA	3/26/19 3/26/19	150.00				150.00	0.00		0
032718	LOT 1AA PERMIT	3/27/18 3/27/18	11,859.26				11,859.26	0.00		0
040318	FEE	4/3/18 4/3/18	15.00				15.00	0.00		0
040419	LOT 16PA PERMIT FEE PD BBTCC	4/4/19 4/4/19	23,994.11				23,994.11	0.00		0
040518	MELCHOIR SIGNS	4/5/18 4/5/18	296.80				296.80	0.00		0
040918	LOT 7PA	4/9/18 4/9/18	1,585.00				1,585.00	0.00		0
041018	LOT 11PA PERMIT PAID BBTCC	4/10/18 4/10/18	28,333.89				28,333.89	0.00		0
041118	LOT 6PA BP AMENDMENT	4/11/18 4/11/18	25.00				25.00	0.00		0
041719	LOT 2PA	4/17/19 4/17/19	150.00				150.00	0.00		0
042318	LOT 15SG AMENDMENT	4/23/18 4/23/18	203.00				203.00	0.00		0
042418	PERMIT LOT 13PA PD BBTCC	4/24/18 4/24/18	19,755.22				19,755.22	0.00		0
042619	LOT 17PA	4/26/19 4/24/19	150.00				150.00	0.00		0
042919	LOTS 3PA & 2RE	4/29/19 4/29/19	56,074.42				56,074.42	0.00		0
043018	LOT 7SG PERMIT	4/30/18 4/30/18	11,827.24				11,827.24	0.00		0
050619	LOT 18PA	5/2/19 5/2/19	150.00				150.00	0.00		0
050718	LOT 8 PINE ACRES	5/4/18 5/8/18	150.00				150.00	0.00		0
050918	MELCHIOR	5/9/18 5/9/18	400.00				400.00	0.00		0
051019	LOT 21PA	5/7/19 5/7/19	150.00				150.00	0.00		0
051418	LOT 7PA	5/11/18 5/11/18	150.00				150.00	0.00		0
051518	LOT 16SG PERMIT PAID WITH CC	5/15/18 5/15/18	15,642.48				15,642.48	0.00		0
051519	LOT 1 MELCHIOR	5/14/19 5/15/19	150.00				150.00	0.00		0
061518	Melchior Property F13-074 Fee	6/15/18 6/15/18	400.00				400.00	0.00		0
062518	LOT 14SG	6/22/18 6/22/18	150.00				150.00	0.00		0
062618	LOT 8PA	6/26/18 6/26/18	20,292.87				20,292.87	0.00		0

DORSEY FAMILY HOMES, INC

Accounts Payable Summary Journal

Material Suppliers and Subcontractors

DOF2 DIRECTOR OF FINANCE HOWARD COUNTY

	Description	Inv - Due Date	Adj. Gross	Retainage	Insurance	Discount	Payments	Disc. Taken	Balance Due	Days Overdue
062718	ALPHA RIDGE LANDFILL RENEW	6/26/18 6/26/18	90.00				90.00	0.00		0
062818	FUZZY HOLLOW STREET SIGN	6/28/18 6/28/18	300.00				300.00	0.00		0
062918	LOT 7PA PERMIT	6/28/18 6/28/18	25,345.87				25,345.87	0.00		0
070119	LOT 20PA	7/1/19 6/28/19	150.00				150.00	0.00		0
071018	LOT 5PA	7/3/18 7/9/18	150.00				150.00	0.00		0
071718	LOT 22 SG	7/17/18 7/17/18	1,408.00				1,408.00	0.00		0
072018	LOT 11 ROCKBURN	7/20/18 7/20/18	150.00				150.00	0.00		0
080118	LOT 14PA PERMIT FEE PD BBTC	8/1/18 8/1/18	29,575.64				29,575.64	0.00		0
080918	LOT 22SG & 5PA	8/9/18 8/9/18	38,143.49				38,143.49	0.00		0
100818	LOT 1 ROCKBURN	10/8/18 10/8/18	150.00				150.00	0.00		0
101618	LOT 10RE	10/16/18 10/16/18	150.00				150.00	0.00		0
112318	LOT 1 & 10 ROCKBURN	11/23/18 11/23/18	44,825.00				44,825.00	0.00		0
121818	5322 BRIAR OAK CT DECK PERM	12/18/18 12/21/18	25.00				25.00	0.00		0
122418	LOT 15 PINE ACRES	12/21/18 12/21/18	150.00				150.00	0.00		0
0414189	ROCKBURN MEADOWS GRADINC	4/14/19 4/14/19	2,815.57				2,815.57	0.00		0
011118B	LOT 17SG WINTER GRADING BOI	1/11/18 1/11/18	2,500.00				2,500.00	0.00		0
012918B	LOT 10 PINE ACRES	1/29/18 1/29/18	150.00				150.00	0.00		0
013018B	LOT 9 PINE ACRES	1/29/18 1/29/18	150.00				150.00	0.00		0
020619B	LOT 4 PINE ACRES	2/6/19 2/6/19	150.00				150.00	0.00		0
020918B	LOT 6 PINE ACRES	2/9/18 2/9/18	150.00				150.00	0.00		0
020918C	SAMUELS GRANT PARKS & REC	2/9/18 2/9/18	1,320.00				1,320.00	0.00		0
021219B	LOT 3RE	2/12/19 2/11/19	1,408.00				1,408.00	0.00		0
022219B	LOT 16PA	2/19/19 2/19/19	150.00				150.00	0.00		0
030118B	LOT 1 ACRA GRADING FEES	2/27/18 2/27/18	371.26				371.26	0.00		0
030118C	LOT 1 ACRA LANDSCAPE SURET	2/27/18 2/27/18	900.00				900.00	0.00		0
030118D	LOT 1 ACRA	2/27/18 2/27/18	150.00				150.00	0.00		0
030118E	LOT 1 ACRA	2/27/18 2/27/18	1,585.00				1,585.00	0.00		0
030218B	LOT 6PA	3/2/18 3/2/18	19,755.22				19,755.22	0.00		0
030218C	LOT 10PA	3/2/18 3/2/18	12,445.95				12,445.95	0.00		0
030718B	LOT 11PA	3/6/18 3/6/18	1,585.00				1,585.00	0.00		0
032018B	LOT 13 PINE ACRES	3/19/18 3/19/18	1,585.00				1,585.00	0.00		0
032619B	LOT 3PA	3/26/19 3/26/19	1,408.00				1,408.00	0.00		0
032619C	LOT 2RE	3/26/19 3/26/19	1,408.00				1,408.00	0.00		0
032619D	LOT 2RE	3/26/19 3/26/19	150.00				150.00	0.00		0
040918B	LOT 7PA	4/9/18 4/9/18	150.00				150.00	0.00		0
040918C	LOT 16SG	4/9/18 4/9/18	1,585.00				1,585.00	0.00		0
040918D	LOT 16SG	4/9/18 4/9/18	150.00				150.00	0.00		0
041719B	LOT 19PA	4/17/19 4/17/19	150.00				150.00	0.00		0
041719C	LOT 2PA	4/17/19 4/17/19	1,408.00				1,408.00	0.00		0
041719D	LOT 19PA	4/17/19 4/17/19	1,408.00				1,408.00	0.00		0

DORSEY FAMILY HOMES, INC

Accounts Payable Summary Journal

Material Suppliers and Subcontractors

DOF2 DIRECTOR OF FINANCE HOWARD COUNTY

	Description	Inv - Due Date	Adj. Gross	Retainage	Insurance	Discount	Payments	Disc. Taken	Balance Due	Days Overdue
042619B	LOT 17PA	4/24/19 4/24/19	1,408.00				1,408.00	0.00		0
050619B	LOT 18PA	5/2/19 5/2/19	1,408.00				1,408.00	0.00		0
050619C	LOT 7RE	5/6/19 5/2/19	150.00				150.00	0.00		0
050619D	LOT 7RE	5/6/19 5/2/19	1,408.00				1,408.00	0.00		0
050718B	LOT 8 PINE ACRES	5/8/18 5/8/18	1,585.00				1,585.00	0.00		0
051019B	LOT 21PA	5/7/19 5/7/19	1,408.00				1,408.00	0.00		0
051418B	LOT 7PA	5/11/18 5/11/18	1,585.00				1,585.00	0.00		0
060419B	SAMUELS GRANT	6/4/19 6/4/19	6,265.00				6,265.00	0.00		0
062518B	LOT 14SG	6/22/18 6/22/18	1,585.00				1,585.00	0.00		0
071018B	LOT 5PA	7/3/18 7/13/18	1,408.00				1,408.00	0.00		0
071718B	LOT 22SG	7/17/18 7/17/18	150.00				150.00	0.00		0
072018B	LOT 11 ROCKBURN	7/20/18 7/20/18	1,408.00				1,408.00	0.00		0
072318C	ROCKBURN ESTATES GRADING	7/20/18 7/20/18	3,353.63				3,353.63	0.00		0
072318D	ROCKBURN ESTATES GRADING	7/20/18 7/20/18	1,872.70				1,872.70	0.00		0
073118B	LOT 12PA	7/30/18 7/30/18	1,408.00				1,408.00	0.00		0
100818B	LOT 1 ROCKBURN ESTATES	10/8/18 10/8/18	1,408.00				1,408.00	0.00		0
101518B	LOT 10RE	10/16/18 10/16/18	1,408.00				1,408.00	0.00		0
122418B	LOT 15 PINE ACRES	12/21/18 12/21/18	1,408.00				1,408.00	0.00		0
61019B	GRADING PERMIT FEE LOT 1 ME	6/10/19 6/7/19	1,438.67				1,438.67	0.00		0
70119B	LOT 20PA	7/1/19 6/28/19	1,408.00				1,408.00	0.00		0
71619B	LOT 5RE	7/16/19 7/16/19	1,408.00				1,408.00	0.00		0
71619C	LOT 8RE	7/16/19 7/16/19	1,408.00				1,408.00	0.00		0
71619D	LOT 8RE	7/16/19 7/16/19	150.00				150.00	0.00		0
71619E	LOT 1MELCHIOR SEPTIC CHANG	7/16/19 7/16/19	715.00				715.00	0.00		0
72419B	LOT 20PA AMENDMENT TO PERM	7/24/19 7/24/19	50.00				50.00	0.00		0
	Undiscounted Net	\$933,975.47	933,975.47	0.00	0.00	0.00	933,975.47	0.00	0.00	

DOF3 HOWARD COUNTY DIRECTOR OF FINANCE

70119	#01-599285 7019 GOLDEN CREST	7/1/19 7/15/19	10,411.72				10,411.72	0.00		0
80119	#28832221 5917 ROCKBURN MEA	8/1/19 9/3/19	1,760.68				1,760.68	0.00		0
80818	#27629778 6219 AUSTN WAY	8/8/18 8/8/18	2,242.06				2,242.06	0.00		0
82818	#27630075 5322 BRIAR OAK CT	8/28/18 8/28/18	2,155.92				2,155.92	0.00		0
041118	#01-599307 7106 SAMUELS LANE	4/11/18 4/17/18	1,504.31				1,504.31	0.00		0
112818	#D00635227 DORSEY FAMILY HO	12/10/18 12/11/18	1,011.79				1,011.79	0.00		0
070119D	#376820 - 5308 GLADYS PL	7/1/19 7/15/19	2,403.99				2,403.99	0.00		0
070119L	#376820 5312 BRIAR OAK CT	7/1/19 7/15/19	2,245.93				2,245.93	0.00		0
070119M	#01-600749 - 5322 BRIAR OAK CT	7/1/19 7/15/19	2,241.61				2,241.61	0.00		0
071218B	27629774 6203 AUSTIN WAY	7/12/18 8/7/18	2,242.06				2,242.06	0.00		0
071218C	27629775 6207 AUSTIN WAY	7/12/18 8/7/18	2,242.06				2,242.06	0.00		0
071218D	27629776 6211 AUSTIN WAY	7/12/18 8/7/18	2,242.06				2,242.06	0.00		0

DORSEY FAMILY HOMES, INC

Accounts Payable Summary Journal

Material Suppliers and Subcontractors

DOF3 HOWARD COUNTY DIRECTOR OF FINANCE

	Description	Inv - Due Date	Adj. Gross	Retainage	Insurance	Discount	Payments	Disc. Taken	Balance Due	Days Overdue
071218E	27629777 6215 AUSTIN WAY	7/12/18 8/7/18	2,242.06				2,242.06	0.00		0
071218G	27629780 6227 AUSTIN WAY	7/12/18 8/7/18	2,242.06				2,242.06	0.00		0
071218H	27689781 6231 AUSTIN WAY	7/12/18 8/7/18	2,242.06				2,242.06	0.00		0
071218I	27629784 6244 AUSTIN WAY	7/12/18 8/7/18	2,017.26				2,017.26	0.00		0
071218J	27629786 6236 AUSTIN WAY	7/12/18 8/7/18	2,242.06				2,242.06	0.00		0
071218K	27629788 6228 AUSTIN WAY	7/12/18 8/7/18	2,242.06				2,242.06	0.00		0
071218L	27629789 6224 AUSTIN WAY	7/12/18 8/7/18	2,242.06				2,242.06	0.00		0
071218M	27629790 6220 AUSTIN WAY	7/12/18 8/7/18	2,242.06				2,242.06	0.00		0
071218P	27629794 6204 AUSTIN WAY	7/12/18 8/7/18	2,242.06				2,242.06	0.00		0
071218R	27629619 7019 GOLDEN CREST	7/12/18 8/7/18	9,929.57				9,929.57	0.00		0
071218S	27629640 7110 SAMUELS CT	7/12/18 8/7/18	2,161.45				2,161.45	0.00		0
071218V	27652006 PAR A HORSESHOE RC	7/12/18 8/7/18	4.15				4.15	0.00		0
071218W	27652067 PAR B HORSESHOE RC	7/12/18 8/7/18	45.61				45.61	0.00		0
41118B	#01-599285 7019 GOLDEN CREST	4/16/18 4/17/18	1,781.18				1,781.18	0.00		0
70119B	#02-599671 PAR A HORSESHOE F	7/1/19 7/15/19	4.31				4.31	0.00		0
70119C	#02-601260 6304 GLADYS PL	7/1/19 7/15/19	2,398.24				2,398.24	0.00		0
70119D	#01-599620 6203 AUSTIN WAY	7/1/19 7/15/19	2,627.67				2,627.67	0.00		0
70119F	#01-599635 6224 AUSTIN WAY	7/1/19 7/15/19	2,627.67				2,627.67	0.00		0
70119G	#01-599639 6208 AUSTIN WAY	7/1/19 7/15/19	2,627.67				2,627.67	0.00		0
70119H	#01-599640 6204 AUSTIN WAY	7/1/19 7/15/19	2,627.67				2,627.67	0.00		0
70119I	#01-600743	7/1/19 7/15/19	2,255.98				2,255.98	0.00		0
70119J	#01-600744	7/1/19 7/15/19	2,254.55				2,254.55	0.00		0
70119K	#01-600746 5308 BRIAR OAK CT	7/1/19 7/15/19	2,241.61				2,241.61	0.00		0
71218A	27629908 - 6042 MONTGOMERY F	7/12/18 8/7/18	1,702.62				1,702.62	0.00		0
71218N	27629791 6216 AUSTIN WAY	7/12/18 8/7/18	2,242.06				2,242.06	0.00		0
71218O	27629792 6212 AUSTIN WAY	7/12/18 8/7/18	2,242.06				2,242.06	0.00		0
71218P	27629793 6208 AUSTIN WAY	7/12/18 8/7/18	2,242.06				2,242.06	0.00		0
71218U	27659192 11011 FUZZY HOLLOW	7/12/18 8/7/18	2,461.34				2,461.34	0.00		0
80119B	#28832222 5921 ROCKBURN MEA	8/1/19 9/3/19	1,763.57				1,763.57	0.00		0
80119C	#28832223 5925 ROCKBURN MEA	8/1/19 9/3/19	1,812.59				1,812.59	0.00		0
80119D	#28832220 5913 ROCKBURN MEA	8/1/19 9/3/19	1,759.24				1,759.24	0.00		0
80119E	#28832218 5905 ROCKBURN MEA	8/1/19 9/3/19	1,752.03				1,752.03	0.00		0
80119F	#28832219 5909 ROCKBURN MEA	8/1/19 9/3/19	1,754.91				1,754.91	0.00		0
80818B	#27629785 6240 AUSTIN WAY	8/8/18 8/8/18	2,246.21				2,246.21	0.00		0
82818B	#27630067 5317 BRIAR OAK CT	8/28/18 8/28/18	2,171.12				2,171.12	0.00		0
	Undiscounted Net	\$110,395.07	110,395.07	0.00	0.00	0.00	110,395.07	0.00	0.00	

DORSEY FAMILY HOMES, INC

Accounts Payable Summary Journal

Material Suppliers and Subcontractors

DOF3 HOWARD COUNTY DIRECTOR OF FINANCE										Days
Description	Inv - Due Date	Adj. Gross	Retainage	Insurance	Discount	Payments	Disc. Taken	Balance Due	Overdue	
Report Totals	Undiscounted Net	1,044,370.54	1,044,370.54	0.00	0.00	0.00	1,044,370.54	0.00	0.00	

Report selection criteria
 Vendors: DOF2-DOF3
 Jobs: All jobs
 Includes both paid and unpaid invoices.

Sayers, Margery

From: Jerry Mauck <jerry.mauck@outlook.com>
Sent: Wednesday, September 18, 2019 1:26 PM
To: CouncilMail
Subject: school tax

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

We are very dismayed at your new tax proposal. It would seem that with the high rate of income tax (both county and state), the high rate of property tax, the sales tax, the gasoline tax, the portion of the casino money that is intended for school use; the last thing we would need is another tax to aid schools. It seems that the Democrats (which I am one), need to assess the incoming tax dollars and eliminate some of the excessive expenditures This should lead to a trimming of taxes, not an increase.

The result from this new tax could eventually lead to an exodus from Howard County into cheaper counties such as Carroll County. Gov O'Malley tried similar tax increase schemes such as the rain tax and look where it got him. I doubt if he could get elected for any governmental position whether it be Federal or State. The Council needs to take advice from the current Republican Governor Hogan (re-elected by a wide margin due to his low tax positions) who has a goal to reduce taxes for the taxpayer. Afterall, this new tax would be placed on county residents buying new homes in the County as the builders would certainly pass the tax on to them.

Jerry Mauck and Janet Burke

Sayers, Margery

From: Hui & Fan Zhang <familyzhang49@gmail.com>
Sent: Wednesday, September 18, 2019 1:19 PM
To: CouncilMail
Subject: Support CB-42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members,

I am writing to ask you all support CB-42 to raise the impact fees that developers pay!
As parents of a 4th grader and an incoming kindergartner at Pointers Run Elementary school, we are very worried about the overcrowding school, as well as increased traffic and congestion in the area. We have seen more new apartments, buildings, homes under development everywhere in Howard county. We strongly feel it is absolutely necessary to increase the impact fees in order for our county to keep the pace with these developments.

Please vote in favor of CB-42!!

Sincerely,
Hui and Fan Zhang
6431 Western Star Run
Clarksville, MD

Sayers, Margery

From: Becky McKirahan <Becky@TacoBird.com>
Sent: Wednesday, September 18, 2019 12:26 PM
To: CouncilMail
Subject: Support for CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members,

This letter is to show my support of CB42, which will increase fees on new residential development, to be used for school construction. It is very apparent with the issue of Hammond High School and Talbot Springs Renovations possibly being delayed, our county needs to increase these fees.

Thank you for all that you do.

Becky McKirahan

Sayers, Margery

From: Danielle Lueking <Danielle_Lueking@hcpss.org>
Sent: Wednesday, September 18, 2019 11:54 AM
To: CouncilMail; Jones, Diane
Cc: Kathleen V. Hanks
Subject: RE: [External] Testimony Signup - Board of Education
Attachments: BOE signed form - CB42 Testimony 091819.pdf; CB42-2019 BOE Testimony 091819 School Facilities Surcharge.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good afternoon,

Following up on my email below, attached is the signed affidavit for the Board of Education of Howard County's testimony this evening on CB42. I am also including an electronic copy of the testimony here, and will have hard copies this evening.

Thank you,

Danielle Lueking

Legislative and Legal Affairs Officer
Howard County Public School System
Danielle_Lueking@hcpss.org
410-313-6820



From: Danielle Lueking
Sent: Monday, September 16, 2019 4:05 PM
To: 'councilmail@howardcountymd.gov' <councilmail@howardcountymd.gov>
Subject: FW: [External] Testimony Signup - Board of Education

Good afternoon,

I signed the Board of Education up for testimony this coming Wednesday on **Council Bill 42 – School Facilities Surcharges** and I wanted to clarify (because I could not find a way to add this to the registration) that Chair Mavis Ellis will be presenting the Board's testimony but she and Dr. Michael Martirano, Superintendent, hoped to actually testify together on this bill. I will have the affidavit to speak on behalf of the Board signed by that evening.

Please let me know if I need to provide anything further prior to the hearing on 9/18. Thank you.

Danielle Lueking

Legislative and Legal Affairs Officer

Howard County Public School System
Danielle_Lueking@hcpss.org
410-313-6820

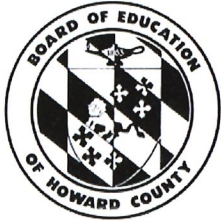


From: hcgwebsitemailbox@howardcountymd.gov <hcgwebsitemailbox@howardcountymd.gov>
Sent: Monday, September 16, 2019 2:43 PM
To: Danielle Lueking <Danielle_Lueking@hcpss.org>
Subject: [External] Testimony Signup

First Name: Board of Education of Howard County
Last Name: BOE
Address 1:
Address 2:
City: Ellicott City
State: Maryland
Zipcode: 21042
Phone:

Agenda: CB42-2019
Stance: For
Speaking for a group?: Yes
Organization Name: Board of Education of Howard County
Organization Street: 10910 Clarksville Pike
Organization City: Ellicott City
Organization State: Maryland
Organization Zip: 21042
Comments:

Testimony is limited to three minutes for an individual or five minutes for the single representative of an organization. If you have prepared written testimony, please provide 7 copies when you testify.



Board of Education of Howard County
Testimony Submitted to the Howard County Council
September 18, 2019

**Board of Education
of Howard County**

Mavis Ellis
Chair

Kirsten A. Coombs
Vice Chair

Vicky Cutroneo

Christina Delmont-Small

Jennifer Swickard Mallo

Sabina Taj

Chao Wu, Ph.D.

Allison J. Alston
Student Member

Michael J. Martirano, Ed.D.
*Superintendent
Secretary/Treasurer*

County Bill 42 - 2019: Increased School Facilities Surcharge

As an important investment in the long-term growth needs of Howard County and the Howard County Public School System (HCPSS), the Board of Education of Howard County (the Board) supports Council Bill 42 to increase the school facilities surcharge collected from residential development. It is with great urgency that this Board has come this evening to advocate for revenues to sustain and improve the infrastructure our students, staff, and community members rely on daily.

First and foremost is our hope that support for Council Bill 42 will convey a recognition for all stakeholders that the HCPSS Capital Budget, used to both expand capacity to meet growth needs and address aging infrastructure at existing schools, cannot survive on current available funds.

Specifically, the Board has been advised that revenue available from the County for FY2021 is anticipated to be insufficient to fund projects we have long advocated for on behalf of the HCPSS community. Based on decisions made by this Board last year, which included among other projects priority given to opening High School 13 by SY2023, completing the Talbott Springs Elementary School replacement by SY2022, and a renovation and addition at Hammond High School to be completed by SY2023, staff proposed a Capital Budget for FY2021 in the amount of \$135.7 million.

However, based on recent estimated available funds from the County, we are instead facing a proposed FY2021 Capital Budget of just \$56 million. This limited funding pushes Talbott Springs out five years to SY2027, and Hammond out three years to SY2026. Other deferred projects include New Elementary School 43 by four years, multiple renovation and additions at the middle school and high school levels to SY2030 and beyond, and the next High School 14 still to be determined.

We cannot keep promising school improvements to our local families, only to continually defer them when funding looks bleak. The school system is dependent on local funds – when the money is scarce, projects cannot move forward as planned.

As residential development has a direct corollary impact on the enrollment of students, the proposed increase in the school facilities surcharge is a welcome additional funding source. \$150 million additional funds over 10 years estimated to

be garnered from the surcharge would only, however, put a small dent in the growing capital needs of HCPSS.

According to the Maryland Department of Planning, “with strong overall population growth and an attractive school system for those with school children who are locating in Maryland, Howard County has had 33 consecutive years of total enrollment gain since 1984.”¹ Those gains are expected to continue over the next 10 years, where Howard County’s projected percentage of enrollment increase outpaces the next closest county by nearly 5% and is double that of neighboring jurisdictions such as Anne Arundel, Montgomery and Prince George’s. Yet we learned, as the Howard County Delegation considered authorizing legislation to allow this increase earlier this year, that Howard County historically charges one of the lowest school facility surcharge rates in Maryland.

As a County, we have under-invested in our school infrastructure. While redistricting is often pointed to as a resolution for over-crowding, current capacity will not keep pace with incoming students. Through the HCPSS Feasibility Study, which looks at the impact of student population and expected growth on our available infrastructure, we anticipate the capacity utilization of all existing high schools in the county will exceed 110% by 2022, elementary schools by 2028, and middle schools following suit beyond 2030.

The necessity for increased revenue goes well beyond FY2021. The Capital Improvement Program needs, minimally, over the next five years ranges annually between \$104 and \$137 million. The school system’s Long-Range Master Plan, looking at 10 year capital funding needs, is over \$1 billion. Each year we fall short in funding, renovation and new construction fees increase, while enrollment grows and deferred maintenance costs compound.

This Board implores the County to consider further increases in the surcharge amount, or exploration of a combination of additional revenue sources to meet current and future needs.

As we enter the Capital Budget planning process for FY2021, which was presented by the Superintendent on September 10, 2019, and will have a public hearing and work session tomorrow, we look forward to working with the Council and County Executive to continue discussions around capital funding needs of the HCPSS. The Board thanks each member of the County Council who introduced and sponsored Council Bill 42 to increase school facilities surcharges for their recognition of the impact development has on the capacity of our school system.

1
https://planning.maryland.gov/MSDC/Documents/school_enrollment/school_2018/Final-Public-School-Enrollment-Projections-Report-2018.pdf page 25-26.

Sayers, Margery

From: Kristina de Leeuw <doodaloo@gmail.com>
Sent: Wednesday, September 18, 2019 11:44 AM
To: CouncilMail
Subject: CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please support CB42! I am a parent of 2 children at Hammond High School, and I am in support of CB42. We need to increase fees on new residential developments to be used for long overdue school construction. Our high school is in desperate need of repair and remodeling, and has been in need of this remodeling for over 10 years.

Thank you for your consideration,

Kristina de Leeuw

Sayers, Margery

From: susan gorel <susie.gorel@gmail.com>
Sent: Wednesday, September 18, 2019 11:03 AM
To: CouncilMail; Ball, Calvin
Subject: CB-42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Members of the County Council and County Executive Ball,

I am writing to express my support of CB-42. Developers can and should shoulder more of the financial burden of maintaining and constructing school facilities. Our county has grown at a rate surpassing infrastructure maintenance and left unchanged, we will all suffer. Developers will fight this bill as it will affect their bottom line, but it will not stop them from building as they claim. If it slows building, that only gives us more time to properly add to our counties facilities.

My only reservation is that this action is still not enough, but it is a good start. Thank you for taking measures to catch up with Howard County's rapid rate of development. Please do not grandfather upcoming projects. Every project sends our schools and children into further distress. Make this change now and effective now.

Susan Gorel

Sayers, Margery

From: Alec Livieratos <aleclivi@gmail.com>
Sent: Wednesday, September 18, 2019 11:02 AM
To: CouncilMail
Subject: Please Pass CB42-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

As a tax payer, employee of the county, and father of children in this school system, I am writing to express my support of CB42-2019, the legislation which would raise the School Facilities Surcharge on new home construction in Howard County. No school in Howard County should be overcapacity, and no school should have decades of deferred maintenance impacting our children's ability to learn. Our kids deserve an educational environment where they can thrive. Please support this legislation as it best supports our children. Please also support adding back funding to the Board of Education budget to support the renovation of Hammond High School, which has been deferred for far too long. The students in that community deserve better! The amount of inequity in this county is palpable when you walk into different high schools located on different sides of this county. This community deserves better. Our students deserve better. The renovation has been pushed off time and time before and we are tired of our student's well-being used by others as political pawns. We need your help, we need your advocacy, and we need your funding. Please consider helping our students by picking up this mantel and making it one worth fighting for. Thank you for your service to this county and your advocacy for the Hammond community.

--

~Alec

Sayers, Margery

From: Lisa May <lisavm78@vt.edu>
Sent: Wednesday, September 18, 2019 10:47 AM
To: CouncilMail
Subject: HCAR Comments on CB 42
Attachments: CB42.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good morning Council Members,

Attached you will find comments from the Howard County Association of REALTORS on CB 42, School Facilities Surcharges, which will be considered on tonight's agenda.

We thank you in advance for considering our feedback on this proposal.

Sincerely,

Lisa May
HCAR



Main 410-715-1437
Fax 410-715-1489
Web www.hcar.org

September 17, 2019

The Honorable Christiana Mercer Rigby, Chairperson
Howard County Council
George Howard Building, 1st Floor
3430 Courthouse Drive
Ellicott City, MD 21043

Re: CB 42-2019, School Facilities Surcharges

Dear Chairperson Mercer Rigby and Members of the Council,

As the Council considers adjustments to the County's School Facilities Surcharge levels, the Howard County Association of REALTORS® (HCAR) asks that additional information be made available to the public on how the County Council arrived at the \$6.80 per square foot levy proposed under CB 42.

State enabling legislation passed during the 2019 General Assembly requires that the Council consider a number of factors in setting the fee, including: the capital costs of new school construction and expansion, state contribution to local school construction funding, school enrollment growth from new construction, redistricting and other revenue sources to fund public schools. To our knowledge, this analysis has not been released to the public, nor has any indication been given how the Council arrived at the proposed \$6.80 figure. Ideally, this would have been released to the public prior to the introduction of this bill and the scheduling of its public hearing.

Of particular importance to HCAR are two additional findings: those relating to housing affordability and the possibility of a differentiated fee schedule for certain dwellings. At an increase of nearly \$4.50 per square foot over the current levy even modest housing units will see an increase in cost of \$10,000 or more. Contrary to public perception, these costs are not charged on developers, but rather passed along to tomorrow's homebuyers in the form of higher purchase prices. These sharp increases also have the potential to distort the new housing market by preventing the construction of units which have lower profit margins in favor of those which are higher – typically larger, more luxurious dwellings with high-end features – and which are far outside the reach of the majority of buyers. Further, we have concerns about whether smaller, local builders can absorb the upfront costs of this surcharge, which would leave new development in Howard solely in the hands of large, nationally-based construction companies.

The County has produced convincing evidence that Howard County's school construction surcharges lag behind other Maryland jurisdictions. That we do not dispute. However, we do have questions as to whether the Council has conducted the necessary due diligence to propose an increase of this amount, and whether that amount is compatible with Howard's current shortage of affordable and workforce housing.

Prior to enacting an increase to the School Facilities Surcharge, we ask the County to provide a thorough and transparent review of these factors and how they translate into any proposed rate increase.

Sincerely,



Dan Iampieri

President

Howard County Association of REALTORS®

Sayers, Margery

From: Susan Kim <myfavoritegnome@hotmail.com>
Sent: Wednesday, September 18, 2019 10:42 AM
To: CouncilMail
Subject: CB42-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Councilman,

I am a registered voter for this district.

I am a mother of 3 children.

Please vote for this so our children aren't asked by the teachers to pull out their personal cell phones because the tech at the schools cannot handle the class work again next year.

This is not what we moved to this district for.

The schools are suppose to be done of the best in the county, but has some of the lowest budgets for tech.

Please vote for this!

Sent from my iPhone

Sayers, Margery

From: Susan Kim <myfavoritegnome@hotmail.com>
Sent: Wednesday, September 18, 2019 10:38 AM
To: CouncilMail
Subject: CB42-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please vote for this!

Sent from my iPhone

Sayers, Margery

From: Nathaniel Forman <nathaniel.forman@gmail.com>
Sent: Wednesday, September 18, 2019 9:41 AM
To: CouncilMail
Subject: Opposition to CB42-2019
Attachments: Nate Forman_Opposition to CB42-2019.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please see attached testimony that I wish to include in the record for the above-referenced matter.

Thank you.

--

Nathaniel Forman
Attorney
O'Malley, Miles, Nylén and Gilmore, P.A.

Council Chair Christiana Mercer Rigby
George Howard Building 1st Floor
3430 Courthouse Dr.,
Ellicott City, MD 21043

Re: CB42-2019—School Facilities Surcharge

Dear Chair Rigby:

I am a resident of District 3, and I strongly oppose the Council's proposal to arbitrary increase the school facilities surcharge from \$1.32 to \$6.80 per square foot for new residential development. The cost of building new homes, let alone buying, in Howard County is already very expensive. Imposing a drastic rate increase of nearly 500% will result in homes becoming even more expensive or will deter new residential development. Either of these outcomes is unacceptable and I urge the Council to rethink this proposal.

First, it is widely documented that there is a shortage of housing, especially affordable housing in the region. Increasing the cost of new residential construction will mean that builders either pass the cost onto the buyer or the builder will resort to constructing large estates since these homes are better equipped to absorb the cost increase. Howard County does not need more expensive homes, nor does it need additional large-tract, single-family homes.

Second, if the surcharge proves too cost prohibitive then home builders will stop building in Howard County all together. Not only is new residential construction important for the economic health of the County (increased tax base, impact fees, etc.) but it is one prong in the fight to combat the housing shortage crisis. Howard County is uniquely situated between two major metropolitan areas that are experiencing population growth: Baltimore and Washington, D.C. As home prices rise and the population grows in these two cities, many residents are looking to neighboring jurisdictions for homes. Howard County should be primed and ready to accommodate this growth lest we lose it to surrounding counties.

Finally, in my opinion it is unconscionable to close the doors to Howard County when the largest community in the County was founded upon principles of inclusiveness and equity.

Thank you for our consideration in this matter, and I urge you to reconsider CB42-2019 for health of Howard County.

Sincerely,

Nate Forman

Sayers, Margery

From: Jennifer McDonald <jensean713@me.com>
Sent: Wednesday, September 18, 2019 9:26 AM
To: CouncilMail
Subject: CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please support CB42! I am a parent of a child at Hammond High school and am in support of CB42. We need to increase fees on new residential development to be used for school construction. Our school is in desperate need of repair and remodeling.

Thank you,
Jennifer McDonald

Sent from my iPhone

Sayers, Margery

From: Thomas Holtz <helicon@mac.com>
Sent: Wednesday, September 18, 2019 9:16 AM
To: CouncilMail
Subject: Please pass CB42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good morning, Howard County Council,

Howard County MUST see an increase in the development fees used for school construction. Hammond High School is already overcrowded, not up to code, in dire need of expansion, and the influx of new residents continues. Condominiums are replacing farmland on Gorman Road, and those new students will inevitably wind up in Hammond's halls. We cannot continue developing new housing without adequate planning and funding for the schools for the children who will live in that housing. Howard County schools are suffering, and the problems will only get worse unless action is taken NOW.

Please support, pass, and enforce CB42. We desperately need it.

Respectfully,

Tom Holtz
[h] (301) 497-1180
[c] (301) 367-6728

Sayers, Margery

From: Jody Jankoski <jody.jankoski@gmail.com>
Sent: Wednesday, September 18, 2019 8:41 AM
To: CouncilMail
Subject: Support School Facilities Surcharge

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council Members,

I am writing to ask you to support the School Facility Surcharge Bill (CB42-2019). I have followed the struggles faced by both the County Council and the Board of Education in recent years. Based on this history, it is clear to me that our current means for funding school operations and construction are not adequate to sustain the quality of education that Howard County has come to expect, much less develop it further. Developers are currently making huge profits by developing land in our county while paying very little for school facilities in comparison to the actual cost of the facilities needed to support the amount of new development taking place. I believe that increasing the school facilities surcharge for developers is not the only way we should pursue improved funding for our schools, but it is a necessary one. As a Howard County resident, the parent of two HCPSS students, and an HCPSS educator, I ask you to please support CB42-2019. Thank you for your work for the residents of Howard county and for your consideration of CB42-2019.

Sincerely,
Jody Jankoski

Sayers, Margery

From: JudithBeyerle <judithbeyerle@gmail.com>
Sent: Tuesday, September 17, 2019 10:13 PM
To: CouncilMail
Subject: CB42-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Council,

Please vote in support of CB42-2019.

For too long, the county has levied incredibly low impact fees on developers who are building new houses in our county. Without adequate impact fees, our county cannot support and sustain the infrastructure needed for our ever-increasing population.

I am concerned about the cost of mitigating storm water run-off from new construction sites and the impact of this on the environment.

I am concerned about the overcrowding in our schools and the constant need for redistricting in our county, leading our kids to lose their sense of community and belonging.

I am saddened that our schools and teachers don't have access to all of the supplies and supports necessary to give our kids the best education possible, due to overcrowding and underfunding.

I am annoyed about the increasing traffic that makes getting across town a nightmare.

Please vote in favor of CB42-2019 to help keep Howard County the "best place to live in America".

Thank you,

Judy Beyerle

Sayers, Margery

From: forrest_121@verizon.net
Sent: Tuesday, September 17, 2019 9:39 PM
To: CouncilMail
Subject: CB42-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Council

I encourage you to pass CB42-2019, that proposes to raise the school facilities surcharge fee from the current rate of \$1.32/sq. ft. to \$6.80/sq. ft. In my opinion, the current rate of \$1.32 is woefully inadequate and long overdue in an increase. Our County Development plans should have set aside land for our school in addition to collecting sufficient funds to build and maintain those schools. This fee increase will assist (but not fix) our school system in finding a balance moving forward.

Please vote to pass CB42-2019.

Laura Forrest
10305 Greenbriar Ct
Ellicott City, MD 21042

Sayers, Margery

From: Kathy Fremuth <kathyfremuth@gmail.com>
Sent: Tuesday, September 17, 2019 9:38 PM
To: CouncilMail
Subject: CB42-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

The fact that developer impact fees in Howard County are *one-seventh* of developer fees in surrounding counties is appalling. Without adequate impact fees, our county cannot support and sustain the infrastructure needed for our ever-increasing population.

The schools are crowded, and the constant need for redistricting, which is a major disturbance to the children, is deplorable. The kids shouldn't have to pay when the developers aren't.

Make it right.

Kathy Fremuth
11179 DOuglas AVenue
Marriottsville, MD 21104
410-491-5639

Sayers, Margery

From: Marisa Nihill <marisanihill@gmail.com>
Sent: Tuesday, September 17, 2019 8:54 PM
To: CouncilMail
Subject: Support CB42-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please vote in support of CB42-2019. We need greater impact fees to ensure that Howard county continues to be a great place to live!

Thank you,

Maria Nihill
Columbia, MD 21045

Sayers, Margery

From: Laura Kutz <Lahhm@aol.com>
Sent: Tuesday, September 17, 2019 8:54 PM
To: CouncilMail
Subject: CB42-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello Council Members,

Please vote in support of CB42-2019.

For too long, the county has levied incredibly low impact fees on developers who are building new houses in our county. Without adequate impact fees, our county cannot support and sustain the infrastructure needed for our ever-increasing population.

I am concerned about the cost of mitigating storm water run-off from new construction sites and the impact of this on the environment.

I am concerned about the overcrowding in our schools and the constant need for redistricting in our county, leading our kids to lose their sense of community and belonging.

I am saddened that our schools and teachers don't have access to all of the supplies and supports necessary to give our kids the best education possible, due to overcrowding and underfunding.

I am annoyed about the increasing traffic that makes getting across town a nightmare.

Please vote in favor of CB42-2019 to help keep Howard County the "best place to live in America".

Thank you,

Laura Kutz

Sayers, Margery

From: Troy Westendorf <troy.westendorf@gmail.com>
Sent: Tuesday, September 17, 2019 8:43 PM
To: CouncilMail
Subject: CB42-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello,
Please vote in support of CB42-2019.

For too long, the county has levied incredibly low impact fees on developers who are building new houses in our county. Without adequate impact fees, our county cannot support and sustain the infrastructure needed for our ever-increasing population.

I am concerned about the cost of mitigating storm water run-off from new construction sites and the impact of this on the environment.

I am concerned about the overcrowding in our schools and the constant need for redistricting in our county, leading our kids to lose their sense of community and belonging.

I am saddened that our schools and teachers don't have access to all of the supplies and supports necessary to give our kids the best education possible, due to overcrowding and underfunding.

I am annoyed about the increasing traffic that makes getting across town a nightmare.

Please vote in favor of CB42-2019 to help keep Howard County the "best place to live in America".

Thank you,
Troy Westendorf

Sayers, Margery

From: Dan B. <djbritt@gmail.com>
Sent: Tuesday, September 17, 2019 8:39 PM
To: CouncilMail
Subject: Copy of testimony in support of CB42-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Council,

My name is Daniel Britt and below is a copy of the testimony I will be presenting during the public hearing tomorrow:

I'm testifying today in support of Legislation CB42-2019. I have two daughters who attend Hollifield Station Elementary School. Hollifield Station is one of the almost 50% of all elementary schools that are currently over capacity. One of the major contributors to the increase in students, causing over capacity, is new developments. The proposed increase in developer fees is a must in order to help fund our schools so that they can adequately accommodate new students that are coming from newly constructed neighborhoods.

My children have only been in the Howard County school system for a couple years and the biggest issue our family hears at PTA meetings concerns the budget. Our schools are supposed to be one of the best features of our county, yet we struggle with the ability to afford specific classes like Technology, full time maintenance staff, adequate building space for students and the number of teachers we need, which contribute to large class sizes.

Classes such as Technology are very important, especially in today's world. Proper use of technology and gaining a firm foundation can be crucial for students, especially for those who, due to financial constraints, might not receive exposure otherwise. My wife and I are both Software Engineers and we understand how important access to technology is, if we had not had access to technology when we were younger we would not have gone into the careers we are in.

A full time maintenance staff ensures our schools operate properly and safely. During a storm last year, my children's school PA system went down. Due to a part time, understaffed maintenance crew, it took until noon the following day to fix the system. If there was a serious emergency, such as an active shooter or an extreme weather warning, during that down time, critical information might not have been able to get out in a timely manner and could have ended up costing lives of students or teachers.

Large class size has a direct impact on the success of students academically and socially. Class size also encourages problematic behavior because the teacher can't be monitoring each and every student as closely as they would be able to if class sizes were smaller.

I understand that the school budget doesn't come solely from developer fees but increasing them will go a long way to help some of the issues I've brought up. Please pass this legislation, and give the long over due developer money to our schools.

Thank you for your time.

Sayers, Margery

From: jebwestendorf@gmail.com
Sent: Tuesday, September 17, 2019 8:29 PM
To: CouncilMail
Subject: support CB42-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Hello,

Please vote in support of CB42-2019.

For too long, the county has levied incredibly low impact fees on developers who are building new houses in our county. Without adequate impact fees, our county cannot support and sustain the infrastructure needed for our ever-increasing population.

I am concerned about the cost of mitigating storm water run-off from new construction sites and the impact of this on the environment.

I am concerned about the overcrowding in our schools and the constant need for redistricting in our county, leading our kids to lose their sense of community and belonging.

I am saddened that our schools and teachers don't have access to all of the supplies and supports necessary to give our kids the best education possible, due to overcrowding and underfunding.

I am annoyed about the increasing traffic that makes getting across town a nightmare.

Please vote in favor of CB42-2019 to help keep Howard County the "best place to live in America".

Thank you,
Jessica Westendorf

Sayers, Margery

From: Lori Igla <gosixers@gmail.com>
Sent: Tuesday, September 17, 2019 7:29 PM
To: CouncilMail
Subject: CB42-2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

As a teacher and a parent I support CB42-2019. Please do your best to push this through. Our schools and our students need you to make this happened. We have had many budget cuts and our schools continue to become overcrowded.

Lori Igla

3121 Dunes Dr, Ellicott City, MD 21042

Sayers, Margery

From: George Chen <dashiven@gmail.com>
Sent: Tuesday, September 17, 2019 6:21 PM
To: CouncilMail
Subject: IN SUPPORT of City Council Bill No. 42 - 2019 - School Facilities Surcharge

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To All the Council Members:

I am writing in support for the proposed **Bill No.42-2019** to alter the school facilities surcharge in Howard County. As of 2018, the school system still has \$54.3 million in debt service as well as significant overcrowding issues, the city council need to pass this bill to alleviate these problems. It is unthinkable that Howard county's surcharge rate is less than what is levied in neighboring counties. Given that this county is one of the fastest-growing school system in the state due to its outstanding school rankings, the county need to continue to invest and maintain that reputation. In addition, if we want to continue attracting new residents and businesses, we must fix this debt ridden and overcrowded school system. Pass the bill.

Sincerely,
George Chen

Resident of Clarksville, Maryland

Sayers, Margery

From: Elizabeth Puchek <elizabeth.puchek@gmail.com>
Sent: Tuesday, September 17, 2019 6:17 PM
To: CouncilMail
Subject: CB42 District 4 Constituent Feedback

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Members of the County Council:

Developers find it profitable to build homes in Howard County because of its school system. For 15 years, developers have not only profited from building homes, they have also profited from low school surcharge fees.

School surcharge fees are used to partially cover the cost of new school construction. In Howard County this fee was set at an arbitrary value of \$1.00 per square foot and pegged to inflation.

The fee in 2019 is \$1.32 per square foot- a mere 1.7% increase since 2004. According to the 2018 Department of Legislative Services Report the fee in Montgomery County is on average \$30,575 per home, which represents a 10% increase since 2004.

In the last 15 years, the County has approved a minimum of 24,000 new homes. At this rate, the county has forgone nearly \$530 million in school surcharge fees. The three-year average school surcharge fee in 2017 was less than \$5,500, while the cost of building new schools could be a minimum of \$60,000 per new student.

While the proposed fee of \$6.80 is a step in the right direction, I think the fee can be higher. I urge you to raise the fee to \$8 per square foot. I also urge you to provide no exemptions to any developer. No grandfathering of projects.

Raise the fee now so our school system can get the funding it needs to build schools and students can find the resources they need.

Thank you to Councilpersons Christiana Mercer-Rigby and Deb Jung for introducing this legislation.

Sincerely,

Elizabeth Puchek

Sayers, Margery

From: karen@transformingarchitecture.com
Sent: Tuesday, September 17, 2019 5:19 PM
To: CouncilMail
Subject: Letter Regarding Bill No.42-2019
Attachments: Bill42LegislationOpposition.pdf

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Council,

Please see letter attached.

Warm regards,

Karen Pitsley, AIA, CAPS
President, Transforming Architecture

2018 Maryland's Most Admired CEO
2015, 2013 & 2011 Maryland's Top 100 Women
2014 Top 100 MBE in Mid-Atlantic Region
2014 Leadership Premier Howard County
Celebrating 10 years in business!

301-776-2666

www.TransformingArchitecture.com

[Houzz.com Profile](#)





Transforming Architecture LLC
7612 Browns Bridge Road
Highland, Maryland 20777
p. 301-776-2666
f. 301-776-2886
1-877-828-7267

www.TransformingArchitecture.com
info@TransformingArchitecture.com

September 17, 2019

Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, MC 21043

Re: Bill No. 42-2019

Dear County Council of Howard County, Maryland,

I have been an architect for over 23 years and own Transforming Architecture. 96% of our current work is residential renovations and additions. I have been a resident of Howard County for 15 years and have two children in the Howard County School District.

As a homeowner and business owner in Howard County, I oppose Bill No. 42 to raise the school facilities surcharge in our county for all new construction from \$1.35 per square foot to \$6.80 per square foot. I work all over the state and Howard County permit fees are already higher than the surrounding counties. We just acquired a permit in Montgomery County for a 915 square foot addition. The cost of the permit was \$669.14. The same permit under the current Howard County fees would be about \$2800 and under the new fee structure would cost almost \$7800!

I understand that we have a fabulous school system; ranked #7 in the nation by Niche.com for 2019. It is the reason I moved to Howard County from Frederick County. Interestingly enough, Montgomery County is also one of the best in the county; ranked #16 by Niche.com for 2019. I understand that great education has a cost, however I feel as though this increase in fees will not create the revenue that you are hoping for and will be detrimental in ways that perhaps have not been considered. I believe applications for building permits will decrease as homeowners decide not to add on, but either decide to renovate their current space or move. This will also affect all of the folks in the building industry; developers, contractors,

architects, brick layers, plumbers, electricians, framers, painters, permit technicians, demolition specialists, etc. The fewer permits applied for, the more these people will look outside the county for work. If they start working outside of the county, they may decide to move out of the county. This will in turn reduce tax base and drive property costs down. I don't claim to know how Montgomery County keeps its revenue up enough to cover the School Facilities Fees it needs to operate and stay in the top 20 in the nation, but perhaps we should ask them. If we need to raise property taxes to increase revenue, at least that won't stifle an entire industry dedicated to stimulating growth in this county.

While I don't understand the intricacies of the County's budget, I do know that unintended consequences of this bill will be far reaching and are not in the best interest of our children.

Sincerely,

A handwritten signature in blue ink, appearing to read "Karen Pitsley, AIA". The signature is stylized and cursive.

Karen Pitsley, AIA
CEO

Sayers, Margery

From: Deborah Hefty <debbiern325@gmail.com>
Sent: Tuesday, September 17, 2019 4:57 PM
To: CouncilMail
Subject: Testimony regarding CR 121-2019, CB 42-2019, and CR 112-2019
Attachments: Testimony for Howard County Council 9-18-2019.docx

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Attached is my testimony for the Legislative Public Hearing Continuation - September 18, 2019 regarding CR 121-2019, CB 42-2019, and CR 112-2019

--
Deborah C. Hefty
9323 Ridings Way
Laurel, MD 20723

Deborah C. Hefty
9323 Ridings Way
Laurel, MD 20723

September 17, 2019

To County Executive Calvin Ball and Howard County Council:

I am in **support** of **Council Resolution 121-2019** - A RESOLUTION pursuant to Section 4.201 of the Howard County Code declaring that 77.10 acres to be acquired by Howard County, Maryland from Chase Land, LLC authorizing the County Executive to convey the property to the Howard County Board of Education; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code. **Please expedite this transfer so the much needed High School #13 can be built!**

I am in **support** of **Council Bill 42-2019** - Introduced by Christiana Mercer Rigby and Deb Jung; Co-sponsored by Opel Jones and Liz Walsh - AN ACT to alter the school facilities surcharge in accordance with Chapter 744 of the Acts of the General Assembly of 2019; and generally relating to the school facilities surcharge. **The current surcharge is so small it barely counts as funding for the schools.**

I have **concerns** about **Council Resolution 112-2019** – Introduced by Christiana Mercer Rigby, Opel Jones and Deb Jung - A RESOLUTION requesting the Howard County Public School System to draft, approve, and implement a lawful **multi-year Integration Plan** to ensure that Howard County Public Schools are integrated by socioeconomic factors.

First, I feel that any **imbalances were caused by the Howard County Council allowing development to be segregated by affordability in the first place**. This bill, on top of the already difficult task of the Howard County Board of Education (BOE) to balance the space in the schools available and the lack of sufficient funds for renovations and building more schools, is an undue burden on what I see as an already integrated system. **NO CHILD should endure 45-60 minute bus rides just to meet a “quota”** - which is what I am hearing/seeing from the articles, HCPSS attendance area adjustments proposed, and my attendance at the BOE meeting on 9/10/19. My last child in HCPSS is a 9th grader at Hammond High School and it is very diverse. We often gave rides to students whose parents worked late or did not have cars to pick them up after soccer practices with our older son. I can say, without help from a bus – a 7-9 mile *additional* commute would have been a deal-breaker for many after school activities even with a car and I don't know how many underprivileged students could participate. No matter how good River Hill HS is rated, I would not want my child bused that far. I knew what schools were nearby where I moved into the county and only expect the same services and educational opportunities to be available to my children as others – right where they attend. I expect my son to go to the same school as his local community – not one half-way across the county.

Second, I attended the regional meeting regarding redistricting after the attendance area committee developed 2 proposals for each educational level. The consensus was that we wanted to wait to make major moves until after HS#13 was built and would agree to bigger moves if done less often. One of the families at my table was economically middle class and racially a minority and they were complaining

about the frequency of the redistricting because they had 2 children in different high schools already. **We did not anticipate that our input would be discarded** and a new plan put forth by the school superintendent at the request of the County Executive without any input from those affected.

Third, I have **concerns about adding more buses** to achieve this perceived inequality since there was a shortage of buses already last year and there is a shortage of bus drivers nationally. It personally affected my son last year as he endured “double runs” and “double capacity” – with students having to stand in the aisles. A friend of mine is in walking distance of their high school and half of the neighborhood is slotted to be bused far away. **If moves are to be made, the cost and time of commutes need to be reasonable and walkers should never be bused.**

Lastly, I feel the perceived inequities are due to the county-wide nature of our school system. I grew up in NJ and our schools were mostly town-based with regional high schools. If there was really a “town” of North Laurel, the students here would not be bused to the “town” of Savage unless Savage was the closest regional high school. Students would gain new friends as they moved up, but seldom lost friends through redistricting. Taking a whole, large county with its rural areas and urban areas, dense housing and sparse housing, wealthy areas and less affluent areas and **tossing them like a salad just to meet a perfect ratio using buses is not the answer.**

In conclusion, **I am in favor of changes that are reasonable in order to move toward balance in the socioeconomic attendees of our schools.** I would like to see language added that has an eye to the future and is not an irrational “quick fix” that just upsets everyone. The bill calls for a “**multi-year integration plan**”, not an overnight solution to a problem. That said, **the solution will come much more quickly if the county approves the needed funds for renovations and new schools.** Don’t tell me there is no money – we are the 3rd wealthiest county in the nation!

Sayers, Margery

From: Brian and Liz Esker <bl_esker@yahoo.com>
Sent: Tuesday, September 17, 2019 4:10 PM
To: CouncilMail
Subject: Support for CB-38 and 42

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Members of the County Council:

I am writing to urge you to pass counsel Bill 38 and 42.

Council Bill 38 is desperately needed to protect the eastern side of the county from being deforested. The environmental regulations are in place to protect our community but if it is so easy to get around them why have them in the first place? It is common knowledge that you can get a waiver if only you apply. It is disheartening to see forest after forest clear-cut, meanwhile existing communities down stream flood and have environmental impacts. As a resident of Howard County for almost 20 years I have seen forests disappear over and over again in this environmentally sensitive area. The beautiful wooded areas in the lower Patapsco watershed have protections for a reason. It is the time to put a stop to the wavers. Please stop extending waivers and fees in-lieu-of that allow people to get around environmental laws and regulations.

Now about CB-42. This is desperately needed. The surcharge for building in Howard County is obnoxiously low. It is not allowing the communities to keep up with the growth. It is not allowing the school system to keep up with the growth. The school system year-by-year is cutting funding to all its programs. It is cutting teachers and programs. The student population is sky rocketing. The school system building is not keeping up with the building of homes. They don't have the money. The surcharge for new development is supposed to help to build schools and roads in fire houses, it simply isn't enough.

My neighborhood off Old Washington Road has easily seen a quadrupling of homes in the past 20 years yet the roads in and out of our neighborhood from Route 1 are the same as they were in 2000. There is only one safe way to go south out of our neighborhood on to Route 1, and that is at the light at Montgomery Road. The backups can be horrible and they are currently building more communities off of Hanover Road. The growth without a valid surcharge is simply unsustainable for our county and unsafe for the residents.

Growth is inevitable but surcharges must be increased so that the county can afford schools, roads, fire, police. With the amount of growth this county has seen in the past 20 years, there is no reason the school system should be having to slash its budget each year and scramble to find funds to build new schools. Raise the fee now so our school system can get the funding it needs to build schools and so that we can get road improvements that will allow us to safely come and go from our neighborhoods.

Thank you for your support for these bills!

Liz Esker

Elkridge

