

Howard County Housing Affordability Coalition

County Council Public Hearing

September 18, 2019

Council Bill 42-2019 Testimony

The Howard County Housing Affordability Coalition is a broad-based group of 50 organizations and individuals that are committed to working toward community understanding, policymaking and regulatory decisions that will lead to an increase in, and equitable access to, housing opportunities.

We appreciate that the sponsors have designed CB 42 to help address the need for additional funding for new school construction. It responds to the shortfall in capital funding for our growing school system by increasing the school facilities surcharge to \$6.80 on all new residential construction, except senior housing, effective July 1, 2020. This is about a 500% increase to the current \$1.32 fee. There is no grandfathering for developments that may be in the queue for building permits or secured private and/or public funding and the treatment of affordable housing is at best ambiguous and confusing. In fact, a plain reading of the bill leads to the conclusion that only housing that is both senior and affordable is exempt from the increased surcharge and that there is no exemption for affordable housing—housing that is essential for our children who want to live in the County in which they grew up and for many job holders who earn the County median income or less.

Obviously, this new surcharge would add significant cost to any new housing, but the most detrimental impact would be on housing intended to be affordable such as single-family townhomes where the Coalition estimates that the average increase would be about \$9,200 per dwelling pricing out many limited-income buyers and affordable mixed-income apartments. For example, the Artists Flats project in Downtown Columbia, which was recently awarded low-income housing tax credits by the State, will have 174 mixed-income units (of which half will be affordable), and the increased cost from the new surcharge would be more than \$1.4 million—a cost increase for which there is no source to pay and which also would require resubmission of the project to the State for review and could jeopardize the award of tax credits and the entire project.

	average sq. feet	# of units	OLD FEE	NEW FEE	INCREASE*
Single Family Detached (SFD) - Rural West	7,327	1	\$ 9,671.64	\$ 49,823.00	\$ 40,151.36
SFD - East	4,774	1	\$ 6,301.88	\$ 32,463.20	\$ 26,161.32
SF Attached	2,586	1	\$ 3,413.00	\$ 12,584.80	\$ 9,171.80
APT	1,458	1	\$ 1,924.56	\$ 9,914.40	\$ 7,989.84
Affordable Apt Complex	48,000	48	\$63,360.00	\$ 326,400.00	\$ 263,040.00

The Coalition opposes CB 42 because of its exorbitant negative impact on housing affordability, the lack of clarity concerning how the increased fee amount was derived, and the failure to provide a clear, unambiguous exemption for affordable housing. In our view, there is sufficient time before July 1, 2020 to address the requirements in the State legislation, as well as its ambiguity concerning affordable housing, and to propose a reasonable fee change that balances two important County needs, schools and affordable housing. We are ready to work with the Council and other stakeholders to comply with the requirements of the State law in implementing a school facilities surcharge.

Before enacting a local law to adjust the amount of the school facilities surcharge under this subsection, the County Council shall consider the following issues when determining the amount:

- (i) the capital costs for the construction of new public schools and additions to existing public schools;*
- (ii) the anticipated amount of the state contribution for school construction funding;*
- (iii) the average percentage of student enrollments that will be generated by the residential new construction;*
- (iv) the impact of school redistricting by the Howard County Board of Education;*
- (v) the potential for charging different amounts for differently sized residential new construction units;*
- (vi) the effect on affordable housing units; and*
- (vii) sources of tax and fee revenue for the county, including the transfer tax.*

We believe that passage of CB 42 is premature. The School Board has not completed its redistricting process making it difficult to assess its impact as required by the State authorizing law. In addition, the proposal does not appear to have given any consideration for varying the fee for different sized units or for using less regressive revenue sources as permitted by the State statute.

The effective date of July 1, 2020 demonstrates that there is time to pull together a workgroup of experts who could undertake the thoughtful analysis described in the State law. This workgroup could be given a reasonable timeframe to report back to the Council with recommendations. The Council could then craft legislation based on these recommendations. Such a process has been used by prior Councils to navigate difficult and important issues.

The Coalition understands that the County faces significant challenges in meeting the educational demands of its families, students and workforce. We reiterate our recommendations included in a letter we sent to the sponsors concerning potential increases to the school facilities surcharge.

"Generally, we take the position that an increase in the school facilities fees will increase development costs and therefore have a negative impact on housing affordability. Thus, the Coalition makes the following recommendations as you consider such a change:

- 1. Any change to the current fee structure must exempt affordable housing, including all Moderate-Income Housing Unit (MIHU) program units and all Low-Income Housing Tax Credit (LIHTC) communities developed throughout the County. These units and communities create housing that is generally affordable to households earning less than 60% of the Howard County median income, a significant need in the County.*
- 2. Action taken to increase school facilities fees should be taken concurrently with consideration of how the Transfer Tax rate and its allocations, and imposition of facilities fees on residential and commercial development can also be utilized to provide increased funding for school development/re-development.*

A full copy of our letter with additional information is attached to this testimony.

Thank you for this opportunity to offer these comments. Housing Affordability Coalition members are available to discuss our concerns about housing affordability and CB 42-2019.

Respectfully,

Paul Casey

Paul Casey, representing the Howard County Housing Affordability Coalition

Attached: Letter to County Council Chair Mercer-Rigby and Council member Jung, dated August 20, 2019

Coalition Membership List

Howard County Housing Affordability Coalition

Purpose

Achieve community understanding, policymaking and regulatory decisions that will lead to an increase in and equitable access to Howard County housing affordability.

Create a community-wide recognition that Howard County's economic vitality is dependent upon access to jobs, resident mobility, quality education and housing affordability.

Members

Roy Appletree	League of Women Voters of Howard County
Association of Community Services	Jean West Lewis
Harriet Bachman	Making Change LLC
David Bazell	Kelly McLaughlin
Bessie Bordenave	Phyllis Madachy
Liz Bobo	Tim May
Joshua Bombino	Peter Morgan
Bridges to Housing Stability	Oxford Planning Group LLC
Paul Casey	PATH
Tom Coale	Paul Revelle
Consumer Credit Counseling Services of Maryland	Bill Salganik
Columbia Downtown Housing Corporation	Laura Salganik
Community Action Council	Jean Sedlacko
Gary Eng	Pat Sylvester
Jacqueline Eng	The Arc of Howard County
Grassroots Crisis Intervention Center	TheCaseMade, Incorporated
Rev. Sue Lowcock Harris	Town Center Community Association
Heritage Housing Partners Corporation	Unitarian Universalist Congregation of Columbia
HopeWorks of Howard County	Pastor Larry Walker
Housing to End Homelessness	Joe Willmott
Howard County Autism Society	Phyllis Zolotorow
Howard County Housing Commission	
Humanim, Inc.	
iHomes, Humanim	
Humphrey Management	
Grace Kubofcik	
Jewish Federation of Howard County	
Community Relations Council	
JustLiving Advocacy, Inc.	
Ian Kennedy	

Howard County Housing Affordability Coalition

August 20, 2019

Christiana Mercer-Rigby, Chairperson
Deb Jung, Council Member
Howard County Council
George Howard Building
Ellicott City, Maryland 21043

Re: School Facilities Fees

Dear Ms. Mercer-Rigby:

The Housing Affordability Coalition appreciates being consulted concerning Council plans to propose a change in the school facilities fees rate. Ms. China Williams reached out to the Coalition but we were not able to find a time to discuss in person. We thought, though, that it might prove helpful if we shared some recommendations for consideration.

As you know, our Coalition strongly supports increasing and improving housing affordability in the County. Generally, we take the position that an increase in the school facilities fees will increase development costs and therefore have a negative impact on housing affordability. Thus, the Coalition makes the following recommendations as you consider such a change:

1. Any change to the current surcharge must exempt affordable housing, including all Moderate Income Housing Unit (MIHU) program units and all Low Income Housing Tax Credit (LIHTC) communities developed throughout the County. These units and communities create housing that is generally affordable to households earning less than 60% of the Howard County median income, a significant need in the county.
2. Action taken to increase School Facilities Fees should be taken concurrently with consideration of how the Transfer Tax rate and its allocation, and imposition of facilities fees on residential and commercial development can be utilized to also provide increased funding for school development/re-development.

Some detail concerning the above recommendations follows.

1. Exemptions for Affordable Housing

- As stated above, an increase in fees will increase the cost of developing affordable housing and therefore exacerbate the already insufficient supply of housing for economically and physically vulnerable populations in our community.
- An increase in the cost of development will require an increase in the County (Department of Housing and Community Development-DHCD) funding support upon which the Howard County Housing Commission (HCHC) relies as it pieces together affordable housing financial packages for its LIHTC communities.
- These additional monies given by DHCD to the HCHC will reduce the already limited DHCD resources available for support of its other programs.
- Shifting County funding from programs to pay a surcharge (increased fees) is not an efficient or effective use of County funds.

- The HCHC often is not paying for land upon which to develop its projects. Land comes to HCHC through the MIHU program or, as in downtown Columbia, as part of a bigger project, or directly from the County. In these situations, as there is no land offset cost, higher school facilities fees just add to the cost to the HCHC and therefore is additional funding it must raise from private or government sources to make a project viable.
- The MIHU program is the sole County program devoted to development of low and moderate income rental and ownership housing, and all efforts should be taken to avoid the unintended consequence of creating barriers or eliminating opportunities for development of MIHU units.
- MIHU generally results in 10-15% of the units in an otherwise market rate community being affordable to working households. This program helps to deconcentrate affordable housing throughout the areas of the county where it operates and the individual MIHUs in the larger development should be exempt from the increased surcharge.

2. Broadening the pool of funds available to address school facility needs

- In light of APFO restrictions, an increase in School Facilities Fees is not likely to contribute substantively to addressing the current school capacity imbalance, nor the projected debt service underfunding issue.
- New construction as well as existing residential and sales/turnovers impact school capacity across the County; therefore efforts to ameliorate capacity imbalances should be considered within a broad context rather than by taking piecemeal steps.
- Consideration of a transfer tax "School Construction" allocation merits consideration.
- Employers, employees, existing residents, and new residents buying or renting existing homes in the county all benefit from our school system and its reputation, and thus should contribute to the continued quality of the school system.

In closing, we offer two additional thoughts regarding implementation of a change in the School Facilities Fees.

- Ensure grandfathering of all currently approved or in the pipeline affordable housing projects.
- Consider a bi-annual review of the formula rather than a Consumer Price Index (CPI) approach as school construction costs accelerate faster than the CPI.

Thank you. We look forward to engaging in further discussion of how to most effectively modify the important School Facilities Fee rate and structure and all other opportunities to meet the needs of our community's public school system and the need for affordable housing for the County's most vulnerable populations.

Respectfully,

Jacqueline L. Eng

Jacqueline L. Eng, Coalition Coordinator

Cc: China Williams



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

✓ I, Paul Casey, have been duly authorized by
(name of individual)

Howard County Housing Offendability Coalition to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB 42-2019 to express the organization's
(bill or resolution number)

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

Printed Name: PAUL CASEY

Signature: _____

Date: Sept 12, 2019

Organization: Housing Offendability Coalition

Organization Address: 9770 Patuxent Woods Drive
Columbia, MD

Number of Members: 50

Name of Chair/President: JACKIE ENG, COORDINATOR

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.

Sayers, Margery

From: Jacqueline Eng <jleng1747@gmail.com>
Sent: Thursday, September 12, 2019 3:19 PM
To: CouncilMail
Cc: Kathleen Casey
Subject: HAC Affidavit
Attachments: Scan 2019-9-12 15.11.42.pdf

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

Ms. Sayers,]

Please note that I will not, but Mr. Paul Casey will be testifying re. CB 42 on behalf of the Howard County Housing Affordability Coalition on Wednesday evening. Attached is the required affidavit authorizing Mr. Casey to testify on behalf of the Coalition.

Thank you,
Jackie Eng, Coordinator



Howard County Council Public Hearing: Council Bill 42-2019

September 18, 2019

Testimony

Good evening Council Chair Rigby and Council Members. I am testifying tonight on behalf of ACS and its over 160 member organizations and community advocates.

ACS fully understands the challenge that the County faces in meeting the need for additional funds for new construction, renovation and maintenance of our public schools. While we are not opposed to an increase in the school facilities surcharge in concept, we do oppose Council Bill 42-2019 as written.

Without an exemption for the development of affordable housing, the 500% increase in the School Facilities Surcharge has the potential to reduce or eliminate the construction of urgently needed affordable and moderate-income housing. Increased fees will ultimately increase the cost of development. We already face a shortfall of over 5,500 units affordable to people making less than 60% of Howard County's median income – a significant part of our workforce. This shortage will be exacerbated without a clear exemption for its development.

ACS would also suggest that other funding options be considered particularly since, with the restrictions imposed by APFO, funds generated by this fee are likely very limited. The majority of new students to HCPSS are generated by resales, not new home sales. An increase in the transfer tax rate and changes in how this tax is allocated would be a legitimate source of funding for school construction and renovation.

All residents – new and existing – who buy or rent in Howard County benefit from our quality schools. All should contribute to maintaining this quality.

ACS encourages you to reconsider this surcharge as it is currently structured. Given that it would not go into effect until July 1, 2020, there would seem to be time to rethink this bill.

Thank you for the opportunity to speak to you this evening.

Respectfully submitted,

Joan Driessen

Executive Director

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.

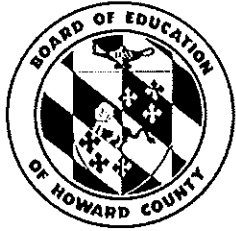
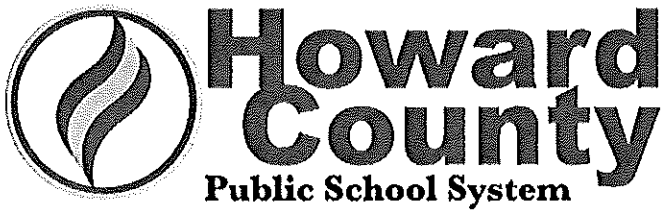
As a County, we have under-invested in our school infrastructure. While redistricting is often pointed to as a resolution for over-crowding, current capacity will not keep pace with incoming students. Through the HCPSS Feasibility Study, which looks at the impact of student population and expected growth 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.



**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



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

✓ I, Joan Driessen, have been duly authorized by
(name of individual)

Association of Community Services of Howard County to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB42-2019 to express the organization's
(bill or resolution number)

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

Printed Name: Joan Driessen

Signature: Joan Driessen

Date: September 12, 2019

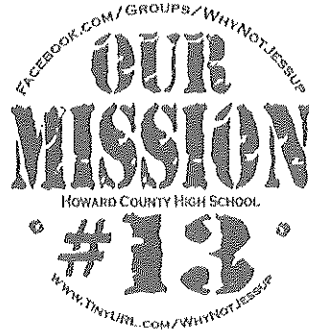
Organization: Association of Community Services of Howard County

Organization Address: 9770 Patuxent Woods Drive, Suite 301, Columbia, MD 21046

Number of Members: 168 organizations and community advocates

Name of Chair/President: Jennifer Pollitt Hill

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.



“Why Not Jessup”

Since January of 2018 (21 months), Why Not Jessup has worked hard to come together as a strong community and advocate for High School #13. As a community, we feel it is imperative to follow the progress of fulfilling the Board of Education’s vote from March 2018 to open HS #13 in Jessup.

On the table this evening is Council Resolution CR121-2019 declaring that 77.10 acres to be acquired by Howard County, Maryland from Chase Land to convey the property to the Howard County Board of Education.

We are here in support of this resolution, and we appreciate the County Councils continued efforts to help make this happen.

We pledge to continue to follow the process and will advocate as needed. We look forward to seeing the plans that are to be presented at Thursday night’s Board of Education Meeting. Our county needs the school to open on time, to alleviate the severe overcrowding in our schools, and we will do all we can to help make that happen.

Respectfully submitted,

Becky McKirahan

Why Not Jessup

Good evening, and thank you for the opportunity to testify on CB39-2019. My name is Leslie Kornreich and I am speaking for The People's Voice in support of this bill to repeal the Development Rights and Responsibilities Agreement provision in the Howard County Code.

We are encouraged to see an end to DRRAs, as they seem to be a vehicle granting almost limitless rights to developers and assigning few responsibilities on their part. We are glad to see the amendment requiring that the management of the Mission Road property keep pace with development and other related policies as they are revised on a county-wide basis.

We would like to recommend that CB 39 be expanded to include the right of the county council to initiate termination of a previously enacted DRRA to ensure public health, safety or welfare, rather than leaving that authority to the county executive to recommend before the council can act. The council should be able to introduce a resolution to suspend or terminate a DRRA without first receiving a recommendation from the county executive, to ensure better representation for the people of Howard County.

Under the current text of the bill, the only way to initiate an amendment to an existing DRRA is for the developer to petition for an amendment. We recommend amending the bill to authorize the county government to initiate the amendment process and not have to wait for the developer's request. Placing the power to initiate amendment negotiations solely in the hands of the developer leaves the county government with no recourse when it discovers an amendment is necessary to protect the health and safety of the citizens of Howard County.

Lastly, we recommend that Section 2 be amended to include express prohibition of the County Executive and the County Council to enter into DRRAs in the future. While the introductory paragraph of the bill implies that is the case by removing the provision for DRRAs from the county code, nowhere in the text of the bill is there express prohibition for the county to enter into these agreements in the future.

Good Evening Chairperson Mercer Rigby and the County Council. My Name is Alex Horn, I live in Columbia, MD, and it is an honor to say that I am a sophomore at Wilde Lake High School. Wilde Lake is an amazing school, we have over 50 clubs and honor societies, an amazing fine arts program, and the most AP classes of any high school in Howard County. Wilde Lake has an amazing group of diverse students from various different backgrounds, which studies show creates a better learning environment for every student.

For those reasons, I fully support redistricting Howard County schools with desegregation, integration, and equity in mind, and I therefore fully support CR 112. This Council has a once in a lifetime opportunity to support and endorse the efforts by the Superintendent and the Board of Education to continue the efforts started by leaders in the 50s to desegregate our schools. Every student, no matter of race or class, has the right to a full and equitable education, and that simply isn't happening right now. We are segregating our students into race and class and giving schools with lower socioeconomic status with less resources. This county has the duty as the third most wealthy county in the nation and the best school district possibly in the world to not just support every student but to lead in the quest for diversity, equity, and inclusion.

In Wilde Lake we have a new initiative called Ohana, which means no one left behind, and if I have to follow that so does the county. So in the spirit of diversity I will share a teaching and wisdom from my Muslim neighbors and siblings. God made us into different tribes so we may get to know each other. Thank you.

Bruce A. Harvey
Testimony 09/18/19
Howard County Council
CB42-2019

My name is Bruce Harvey and I reside at 7792 Elmwood Road, Fulton, MD 20759. I have been a Howard County resident since 1978. I am also President and majority owner of Williamsburg Homes based here in Howard County. I am testifying on CB42-2019. I am undeclared on this legislation currently.

I can't support the current legislation; however, I want to focus on the amendments that I recommend so that I can support the legislation.

Amendments Recommended:

1. Revised fee with detailed calculation released to the public. No supporting calculation has been released to support the current \$6.80 per square foot fee. However, I can discern that the fee seems to have been supported by taking the full School System Capital Budget as the numerator. However, the denominator is a reduced number of homes to be built because of APFO legislation passed last year. This is a mismatch in that if we are going to slow down residential growth, then the School System Capital Budget also needs to be modified.
2. Staging of the new fee. The new home residential market should be allowed to absorb the fee over a 4 year period. The fee increase on a 2,300 single family home is over \$20,000 as currently drafted because that 2,300 single family home is 3,700 square feet in Howard County because it includes the basement and garage. This is not a large home and consumers will not be able to absorb this increase and will chose not to purchase and these are not wealthy families, rather families with 2 incomes trying to live in Howard County.
3. Grandfathering of approved projects. Projects that have spent 2 to 4 years obtaining approvals are unfairly burdened and perhaps ruined by an increase of this magnitude.
4. Affordable Housing Projects need to be exempted from the legislation.
5. Most importantly, the County needs to Amend the APFO legislation passed in 2018 to allow for new housing to be built in Howard County. It's a fallacy that this proposed legislation will raise real revenues if we restrict growth as was done in the APFO legislation. Let us build the homes and pay the School Surcharge Fee. So I recommend repealing the 2018 APFO legislation. Then we will really be able to generate funds for School Construction.

I conclude by encouraging you to introduce and pass the above amendments. With a supportable and transparent fee calculation, a staged increase to the fee, some grandfathering, and rational housing growth, I will be able to fully support this legislation.

Thank you for hearing my testimony.

Testimony in Favor of CB42-2019
Dawn Popp, District 1

Good evening. My name is Dawn Popp and I live in Elkridge. I am here tonight to express my strong support for CB42.

At a time when we are sadly seeing such deep divisions within our community, it seems that most of us can still agree on one thing: our county's infrastructure, and in particular, our schools, are not keeping up with the pace of development in this county, and something needs to be done about it.

My oldest son, now a junior in college, is a proud graduate of Howard High School. When he started there as a freshman, the school was already overcrowded at approximately 119% utilization. It has become increasingly more overcrowded each year since then, and is now at 135% utilization. And while Howard is the most severe example, it is not the only one. In fact, even if we were to do an even more drastic redistricting than is currently under consideration, there are literally not enough seats in our current high schools for every school to be at or under 100% utilization next year. And everywhere you look, at least in the Northeast part of the County, more homes are being built, so the overcrowding will just keep getting worse. High School 13 is long overdue, and our county is growing so quickly, that we should already be planning for High School 14, but sadly, that has been proposed to be removed from the long range capital improvement plan.

Equally concerning is the length of time many of our older schools have to wait for desperately needed renovations or replacement. I was dismayed to hear of the proposal to de-prioritize the planned replacement of Talbott Springs Elementary School and the much needed renovation of Hammond High School due to anticipated lack of funding, and I certainly hope that the Board of Education restores those priorities to the capital budget request. But if they do, will the county be able to fund that full request?

One of the main reasons that Howard County is such an attractive place to live – and thus that the demand for new development is so high – is the quality and reputation of our school system. Since developers benefit directly from our school system, it is more than reasonable to expect them to pay their fair share toward maintaining it. An increase in the school facilities surcharge is long overdue. I only question whether the proposed increase to \$6.80 per square foot is enough.

COLUMBIA DOWNTOWN HOUSING CORPORATION
9820 Patuxent Woods Drive, Suite 224, Columbia, MD 21046
(O) 410-313-6316; housing@howardcountymd.gov

Howard County Council Public Hearing
September 18, 2019

Testimony: Council Bill 42

The Columbia Downtown Housing Corporation (CDHC) is opposed to CB 42 because it will have a significant negative impact on development, including affordable housing in downtown Columbia, as well as the County. We concur with the testimony offered by the Housing Affordability Coalition that the bill suffers from a lack of transparency concerning how the increased fee amount was derived and fails to provide a clear, unambiguous exemption for affordable housing. We also offer additional information focused on downtown Columbia.

CB 42's **500% change** to the current school facilities surcharge will have an unnecessary chilling effect on the Downtown Columbia Plan. It will become increasingly difficult to achieve the 900 units of affordable housing outlined in the Plan and the Development Rights and Responsibilities Agreement (DRRA) put in place a little over 2 years ago.

This is especially disheartening given the State's recent award of Low Income Housing Tax Credits (LIHTCs) for Artists Flats AKA Toby's, a 174 unit community with 87 affordable units. The Howard County Housing Commission (HCHC) estimates that the proposed surcharge will increase costs by about \$1,453,000. The units average about 1,000 square feet excluding garage space. There is no identified source to fill this gap, federal law controls allowable rents for the affordable units, and any change to the project to try and reduce costs will put at risk the State's award. The HCHC expects the impact to be similar for the next affordable development in Downtown, the Library Residences. An increase of close to \$1.5 million in costs for an affordable development in Downtown is excessive.

Additionally, the Howard Hughes Corporation (HHC) tells us that the increased surcharge is estimated to add about \$2.75 million to the cost to develop one of its typical 500,000 square foot buildings in Downtown (excluding garage space). This increased cost will clearly impact Downtown development progress and affordability because, under the DRRA, each HHC residential rental development must include between 6-10% affordable units, with half being master leased by HCHC and half serving those at 80% of the Howard County median income. The rents for these affordable units are set by the DRRA and there is no way that the affordable units will be able to offset the new surcharge.

This proposed 500% change in the surcharge is excessive, particularly given the multiple provisions in the Downtown Plan designed to address the Plan's anticipated infrastructure and school costs. For example, HHC, in addition to already paying the existing school surcharge, has within the past year contributed 3 elementary school sites in Columbia to the Howard County Public School System (HCPSS) for free. HHC estimates that these 32 acres are worth between \$17 – \$32 million based on recent HCPSS school site acquisitions. HHC also contributes an

The Columbia Downtown Housing Corporation ("CDHC") serves as the Downtown Columbia Housing Foundation recognized by the Howard County Council under Title 28 of the Howard County Code. CDHC is organized specifically to fulfill the vision of the Downtown Columbia Plan for a full spectrum and diverse mix of housing in Downtown Columbia, including affordable housing that will ensure low, moderate and middle- income families will have an opportunity to live in Downtown Columbia.

additional \$1.33/sf (on both residential and commercial) to a public facilities fund which is available for school construction. Finally, the Downtown Columbia TIF district is structured to fund \$45 million in GO bonds to pay for construction of a new elementary school out of downtown Columbia tax increment.

CDHC is concerned that the requirements of the Downtown Plan and the DRRA were not appropriately considered in establishing the proposed school facilities fee. Was consideration given to an exemption for Downtown Columbia, or property covered by the DRRA, because of the comprehensiveness of the Downtown Plan and how recently its provisions were revisited? Was grandfathering of projects with LIHTC awards considered?

Passage of CB 42 is premature. The School Board has not completed its redistricting process making it difficult to assess its impact, a requirement of the State legislation. We understand the sponsors are unclear about how the bill will affect affordable housing and an opinion of the Attorney General has been requested to interpret the legislation. There does not appear to have been any consideration for varying the fee for different sized units or for using less regressive revenue sources.

The effective date of July 1, 2020 demonstrates that there is time to pull together a workgroup of experts who could undertake the thoughtful analysis described in the State law, Ch 774. This workgroup could be given a reasonable timeframe to report back to the Council with recommendations. The Council could then craft legislation based on these recommendations. Such a process has been used by prior Councils to navigate difficult and important issues. CDHC performed this function as part of the revisions to the Downtown Columbia Plan.

CDHC understands that the County faces significant challenges in meeting the educational demands of its families, students and workforce. We concur with the following recommendations of the Housing Affordability Coalition:

- 1. Any change to the current fee structure must exempt affordable housing, including all Moderate Income Housing Unit (MIHU) program units and all Low Income Housing Tax Credit (LIHTC) communities developed throughout the County. These units and communities create housing that is generally affordable to households earning less than 60% of the Howard County median income, a significant need in the County.*
- 2. Action taken to increase school facilities fees should be taken concurrently with consideration of how the Transfer Tax rate and its allocations, and imposition of facilities fees on residential and commercial development can also be utilized to provide increased funding for school development/re-development.*

CDHC further recommends that development covered by the DRRA and the Downtown Columbia Plan be exempted from the increased fee.

Thank you for the opportunity to offer comments. CDHC is available to discuss our concerns about housing affordability and CB 42-2019.



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

✓ I, Peter Engel, have been duly authorized by
(name of individual)

The Howard County Housing Commission to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB 42 to express the organization's
(bill or resolution number)

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

Printed Name: Peter Engel

Signature: [Handwritten Signature]

Date: 9/17/2019

Organization: Howard County Housing Commission

Organization Address: 9770 Patuxent Woods Dr, Suite 100
Columbia MD 21046

Number of Members: 7

Name of Chair/President: Regina Mitchell

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.



**County Council Public Hearing – September 16, 2019 Continued to September 18, 2019
Council Bill 42 Testimony**

Thank you for the opportunity to testify regarding Council Bill 42. As the County's primary provider of affordable housing, the County's schools are of utmost importance to our families. High quality schools are crucial to the future success of the children who live in Housing Commission properties. Numerous studies show the benefits of living and attending schools in areas of opportunity of the type that Howard County provides.

That being said, raising the impact fee by about \$5.50 per square foot on affordable housing will severely impact our ability to create more housing for those very families who need our schools the most. The Commission opposes CB 42 because it does not balance our need for school funding with our need for affordable housing and we ask that the bill be amended to include an exception for affordable housing for families, not just affordable housing for seniors.

Stable, affordable housing allows parents to focus on their work and their children. It allows employers to hire locally, removing traffic from our roads and making Howard County a better place in which to locate a business. By freeing families from the stress and fear of losing their homes, it improves their health measurably, meaning less tax-payer-funded emergency room visits. It reduces the high cost of addressing homelessness, including police, fire, and emergency services, temporary housing, and staff intensive case work. It allows children to thrive in school. If not a moral obligation, housing equity makes economic sense and advances the quality of life in the County for all of us.

There are two developments that will be most directly and immediately impacted by the fee increase. The first is the 174-unit, mixed income Artists Flats project that is intended under the Downtown plan to be built on top of the New Cultural Center. The New Cultural Center will be the new home of Toby's Dinner Theater and the Howard County Arts Council. Artists Flats was awarded low income housing tax credits by the State this spring, one of only 15 projects that were selected from 47 applicants for this very scarce and valuable resource. We estimate that cost for the housing portion of the development, which has 87 affordable units and 87 market-rate units, would increase by about \$1,450,000. This is a potentially fatal blow to the planned financing.

For projects relying on low income housing tax credits, the budget, and particularly the portion of the budget that uses State funding, must be firmly established at the time of application.

Changes to that budget would result in changes to the score that the project received under the State allocation system. The winning margin in the last round was hundredths of a point. A re-evaluation would be extremely serious.

There is no easy source to make up the extra money for the increased fee. Artists Flats has maximized the amount of debt it can use and it is already deferring much of its fees. The budget relies heavily on State assistance in the form of loans and grants. These State funds cannot be increased. At this time we don't know of any way to pay for the new requirement.

A second affordable development that was fortunate enough to win in the State's low income housing tax credit round is Ellicott Gardens 2. This development includes 70 affordable units, and like Artists Flats, serves people with extremely low to moderate incomes. Both projects also include housing for people with disabilities. Again, with the new fee, some unknown source of funds, that does not require repayment, would need to be found in order to pay the additional \$450,000 required for the higher school impact fee.

Both Artists Flats and Ellicott Gardens II are in areas of the County that have relatively less affordable housing, comporting with the Commission's goal of deconcentrating lower cost housing throughout the County.

More generally, applying the new impact fee to affordable housing will mean that the Commission can create less new affordable housing. It will also mean a greater struggle to create the housing already in our pipeline, specifically the Downtown Columbia buildings that are intended to bring hundreds of affordable units to the still-developing area. The reduction in development will also harm production of Moderate Income Housing Units. These MIHUs are the only County program that creates new housing opportunities for low and moderate income families.

Affordable housing has one crucial difference from market rate housing, in addition to the difference of who it serves. Virtually all new affordable housing maximizes the amount of private resources that it can obtain and then relies on State and federal funding to fill the gap. Increasing the impact fee on affordable housing simply increases the amount of State and federal subsidy necessary for the development. The result is that very scarce government funds intended for affordable housing are instead spent on school construction. This is not a matter of a developer or new homebuyers footing the bill for the schools that they will use, but rather moving government money from assisting some of our most vulnerable neighbors and spending it on school construction. Even if this were possible, it would not be good policy. The loss of funds for housing means less housing affordable to Howard County residents and workers. Less affordable housing means higher costs in other parts of the County budget for all of us.

The Commission fully recognizes the need for additional school construction funding. However, as with many policies, this one needs to be balanced with other County needs. To add the fee to affordable housing helps our schools but at the expense of exacerbating the on-going housing crises.

We ask that the Council create an exception for affordable housing in the proposed legislation. Ideally, the exception would exempt housing developments that have at least 40% of the units reserved for households with incomes of 60% or less of the area median income. We know that some people believe that market-rate developers will take advantage of this exception. I am convinced that with reasonable legislation this cannot happen. Creating mixed income housing as I have described it is difficult and there are very few developers doing so. Those that obtain low income housing tax credits are experts in that specialized work. Compliance systems are well established to ensure that the apartments are rented by those who meet the requirements. An exception can be drafted that only exempts truly mixed income and affordable housing.

We would be happy to discuss amendments to the bill that would balance both housing and school concerns. We strongly believe that this can be done and look forward to working with you going forward. Thank you.

Susan Garber, speaking on behalf of the Howard County Citizen Association (HCCA)



HCCA

Howard County Citizens Association

Since 1961...

The Voice Of The People of Howard County

The HCCA has consistently supported the increase of impact fees to assure the provision of adequate public facilities--- at both the County and State levels. We support CB-42 as it seeks especially to provide increased funding to schools through an effort to have developers pay their fair share.

We wish to comment on both the economic and the psychological factors involved in the discussion of this bill.

It is perhaps understandable that those in the development community have (or will) provide much testimony of the Doom and Gloom variety—not only on CB42, but on all other bills and resolutions during this September session which hold the potential of change, change in the form of increased fees and/or more restrictive regulations. When one faces change we naturally focus more on what we might lose rather than on what we might get. This phenomenon is explained simply in Psychology Today March 8, 2018 (attached). One might attribute the strong, and sometimes quite irrational, responses of the building industry to the 'Theory of Loss Aversion'. The theory of loss aversion refers to people's tendency to prefer avoiding **losses** to acquiring equivalent gains. To paraphrase, one tends to become extremely attached to what one has (be that possessions, privilege, or position). Ironically, the more we have, the more vulnerable we are since having accumulated wealth implies that we have more to lose than to gain.

Our aversion to loss is a strong emotion. It is an expression of fear and anxiety. It is in our human nature to try to help others expressing such emotions. But Council beware. Don't fall into the same trap as your predecessors.

The development community in HoCo has been able to accumulate much wealth as a result of HoCo government facilitating rather than regulating development and by substantially subsidizing development through maintaining fees much lower than surrounding jurisdictions for decades. Note that it was the decisions of those in HoCo government, NOT the citizens who bestowed these financial benefits on the development community. By failing their fiduciary duty to assure that new development would contribute fees to provide adequate public facilities for new and existing residents, both our county leaders and state delegation have placed citizens in an unenviable position, one without adequate facilities and with little money to provide them.

While the development community is expressing their fears over the potential loss new legislation may subject them to, they are bolstered by their professional organization

Susan Garber, speaking on behalf of the Howard County Citizen Association (HCCA)

with a paid staff that tracks legislation and provides talking points from their headquarters building. (No doubt members shared their concerns at MACO during their association-sponsored golf tournament.)

HCCA adds our voice to the citizens, who without such organizational benefits, have been trying to express their great sense of loss for a long time-- only to feel they are not being heard. Developers aren't the only ones who are loss averse. YOUR TAXPAYERS are anxious and fearful over the loss of the dreams they too have worked hard for:

- a place where their children and grandchildren can obtain a quality education without fearing for the safety of these youths as they receive instruction in plywood classrooms;
- a place where forests and sensitive environmental and historic properties are preserved and prioritized instead of disappearing at frightening rates;
- a place where they can get home safely in time to enjoy their families, rather than spend it in gridlock; etc.

The development community always refers to their need for predictability. YOUR CITIZENS also need predictability-- predictability on

- what school their child will attend,
- what year their road will finally be repaved,
- whether it is safe to go to bed when heavy rains are predicted.

Your citizens need assurance that while THIS Council is not responsible for the sins of the past in regards to not asking developers to pay their fair share, it is THIS Council which must bravely and boldly begin to stop the financial bleeding.

CB-42 as written is a good first step, but let's be perfectly clear that Citizens will NOT tolerate any reduction below these fees, any additional exemptions, or grandfathering. We strongly recommend, as teachers would say, that you 'recheck your math' and consider an \$8 starting point. Admittedly that may be a shock to the system for the development community, but it appears far closer to the reality of what developers pay in surrounding communities.

On a final note, a word to the wonderful caring members of those groups who have been led astray by the development community into believing that this bill will hurt the provision of affordable housing: Ask yourself, if we have a shortage of affordable housing under existing conditions, where developers simply haven't produced any units or won't without doubling the density, or by paying fee in lieu to keep socioeconomic segregation alive, how can it be any worse if they are asked to contribute more? The theory of loss aversion says you fear the loss of something you have. For decades we have had little or no new construction of moderate or low income units without some special concessions on density. Developer-preferred fees in lieu are so low that they

Susan Garber, speaking on behalf of the Howard County Citizen Association (HCCA)

don't provide a comparable number of units. Developers' track record of unfulfilled promises, seen once again in downtown Columbia are further proof that it.

Simply put, the public is asking you to derail the Gravy Train of subsidies to developers. Citizens are tired of paying the development industries freight. They need to pay for their own fare, and one that is fair!

Attachments:

Capital Gazette Article 9/17/19

Psychology Today 3/8/18

<https://www.capitalgazette.com/opinion/columns/ac-ce-column-iliff-20190916-knw52edo5jg67amuk7ruasa24i-story.html?fbclid=IwAR3INIPaPim-d14n521RFRETMRg9s4OS8MjLEIBZVyVp4gkDmS2IHgu4MXQ>

There is a big fight coming to Annapolis. Not the kind that occasionally spills out of a bar on Main Street, mind you. This brawl is going down at 44 Calvert St. on Oct. 7, and it is going to be a doozy. The Anne Arundel County Council will referee. The contestants?

In one corner, the returning champion, hailing from the privileged halls of stolen wealth and outsized political influence, that fearsome gorilla weighing in at 800 pounds, the Development Lobby!

In the other corner, the welterweight challenger from Glen Burnie, from Crofton, from Shady Side, from Fort Meade, from Annapolis, from Edgewater, from Pasadena, the scrappy underdog of County politics, You!

The council will be hearing arguments for and fallacies against the Forest Conservation Act, Bill 68-19, which if passed will make Anne Arundel County the undisputed champion among its peers in the State for protecting forests.

And it's about time — from 2010-2017, Anne Arundel County lost more forest than all of its immediate neighbors combined. That forest loss was, on average, over three-quarters of an acre: Every. Single. Day.

For eight years and counting. Folks, we are giving away the farm.

Now, there are myriad legal, economic, ecological, statistical, and other persuasive reasons for protecting more of our county's forestland, which I'm happy to share with any of the wonkier readers out there. But there's a better reason why you, the scrappy underdog of county politics, should jump in the fight and hand out a devastating upset.

The developers are stealing from you.

How? The waterways of this county are ours. Their pollution is our loss. Forests protect the rivers. Development under the status quo despoils forests and kills our fish, our crabs, our oysters. It is a theft of our quality of life.

How? Forests reduce air pollution and protect our health. A few years ago, researchers at MIT found that people die prematurely from air pollution in Maryland more than any other state. Irresponsible development robs us of our last line of defense from this disproportionate impact.

How? Forests make property more valuable. According to the U.S. Forest Service, each large front yard tree adds 1% to home values, and large specimen trees (like those getting extra protection from this bill) can add as much as 10% to property values. Thoughtful preservation of forests and individual trees under this bill will make any new homes more valuable.

Woody Guthrie famously said of thieves that "some will rob you with a six-gun, and some with a fountain pen." Every land development deal inked under the status quo is theft by a fountain pen. That's why the developers are sending their 800-pound gorilla--it's a lucrative racket to steal the public benefits of forests for private profit.

At a meeting of the council on this bill, one thing bemoaned by the council several times was the uncertainty, bordering on fear, of doing something big. Doing something truly transformative and paradigm-shifting.

It seems some council members are reluctant to eschew the political safety of doing nothing, or doing less, for fear of some unspecified hiccup in the bill's implementation.

Thich Nhat Hanh, the famed Buddhist monk, once observed, "People have a hard time letting go of their suffering. Out of fear of the unknown, they prefer suffering that is familiar." [*This is the Theory of Loss Aversion*]

In Anne Arundel County, the razing of woods we played in as kids for new subdivisions and strip malls is familiar suffering. Wondering how to provide our children with the same rich experiences we used to enjoy is familiar suffering.

The time is now to let our council know we are ready to let go of it and fight for something better. The time to have that fight is Oct. 7.

Jesse Iloff is an environmental attorney and the South Riverkeeper for Arundel Rivers. He lives in Annapolis and can be reached at jess@arundelriverkeepers.org.

What Is Loss Aversion?

Losses attract more attention than comparable gains.

Posted Mar 08, 2018 Psychology Today

We don't like to lose things that we own. We tend to become extremely attracted to objects in our possession, and feel anxious to give them up. Ironically, the more we have, the more vulnerable we are. Having accumulated wealth implies that we have more to lose than to gain. However, emotion regulation, such as taking a different perspective, can reduce loss aversion and help people overcome potentially disadvantageous decision biases.

Why are we so afraid of losing? Our aversion to loss is a strong emotion. The aversive response reflects the critical role of negative emotions (anxiety and fear) to losses (Rick, 2011). In other words, loss aversion is an expression of fear. This explains why we tend to focus on the negative events (a setback) than the positive ones (making progress). Negative emotions (receiving criticism) have a stronger impact than good ones (receiving praise). As Charles Darwin once said, "Everyone feels blame more acutely than praise."

We are more upset about losing \$10 than we are happy finding \$10. Roughly speaking, losses hurt about twice as much as gains make you feel good (Khaneman, 2011). This is why in marital interactions it generally takes at least five kind comments to offset for one critical comment (Baumeister et al, 2001).

The idea of loss aversion is shown in consumer behavior. Consumers are more responsive to price increase than to decrease. For example, from July 1981 to July 1983, a 10 percent increase in the price of eggs led to a 7.8 percent decrease in demand, whereas a 10 percent decrease in the price led to a 3.3 percent increase in demand (Putler, 1992). In another study, consumers were asked to either build up a basic pizza by adding ingredients (e.g., sausage and pepperoni), or scale down from a fully loaded pizza by removing ingredients. Consistent with loss aversion, consumers in the subtractive condition ended up with pizzas that had significantly more ingredients than those in the additive condition (Levin et al., 2002).

The principle of loss aversion also applies to the emotional pain of scaling back. While we indulge in buying things (larger home, new car) and think that we can always downsize if we could not afford. But in reality downgrading to a smaller home is psychologically painful. Being wealthy doesn't help. For rich people, the pain of losing his or her fortune exceeds the emotional gain of getting additional wealth, so the rich becomes vulnerable and anxious.

Ownership is not limited to material things, it also applies to ideas. Once we take ownership of an ideology (about politics or sport) we tend to value it more than it is worth. And we hate to lose an argument. However, we run the risk of dismissing others' idea that might simply be better than ours. As a teacher (and a parent), I have learned that a good strategy to help students adopt a new idea would be to provide opportunities for them to come up with the ideas on their own. People generally have positive attitudes toward themselves, and they

enhance the value of their choices and devalue the road not taken. They also feel invested in their opinions. They have skin in the game (Taleb, 2018).

Even our views of mate value change the more time we spend together. The longer we spend with our mates, the harder will be to simply let go, regardless of how unhappy we are.

In a nutshell, the loss aversion is an important aspect of everyday economic life. The idea suggests that people have a tendency to stick with what they have unless there is a good reason to switch. The loss aversion is a reflection of a general bias in human psychology (status quo bias) that make people resistant to change. So when we think about change we focus more on what we might lose rather than on what we might get.

What is the cure? Being aware of it might help (forewarned is forearmed). For example, suppose you are de-cluttering your home. Using this knowledge, you can view each item as if you were non-owner (not yet owned it) and apply a simple test: If you didn't have the item, how much would you be willing to pay to buy it? Just by changing your perspective, you can gain clarity to make you less vulnerable.

We can also take a broader perspective. Stoic philosophy teaches that if you have lost someone or something precious, you can try to value her/him or it differently by imagining that you never knew that person, or never owned that object (Bakewell, 2011). If you feel tired of everything you possess, pretend that you have lost all these things and are missing them desperately. Doing so will make us value what we already have, and possibly prevent "the grass is always greener" syndrome.

References

- Baumeister, R., Bratslavsky, E., Finkenauer, C., & Vohs, K. (2001). Bad is stronger than good. *Review of General Psychology*, 5, 323–370.
- Bakewell, S. (2011). *How to Live, or, A life of Montaigne in One Question and Twenty Attempts at an Answer*. New York: Other Press.
- Kahneman Daniel (2011) *Thinking, Fast and Slow*, New York: Farrar, Straus and Giroux
- Levin, Irwin P., Judy Schreiber, Marco Lauriola, and Gary J. Gaeth (2002), "A Tale of Two Pizzas: Building Up from a Basic Product Versus Scaling Down from a Fully-Loaded Product," *Marketing Letters* , 13 (4), 335-344.
- Putler, Daniel S. 1992. "Incorporating Reference Price Effects into a Theory of Consumer Choice." *Marketing Science* 11 (3): 287–309.
- Rick, S. (2011). Losses, gains, and brains: neuroeconomics can help to answer open questions about loss aversion. *J. Consum. Psychol.* 21, 453–463.
- Taleb, NM (2018) *Skin in the game*, New York: Random House



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

I, Susan Garber, have been duly authorized by
(name of individual)

Howard County Citizen association (HCCA) to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB-42 to express the organization's
(bill or resolution number)

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

Printed Name: Susan Garber

Signature: *Susan Garber*

Date: 09/18/2019

Organization: HCCA, Inc.

Organization Address: Ellicott City 21041

Ellicott City 21041

Number of Members: 500

Name of Chair/President: Stu Kohn

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.

My name is Carleen Pena and I live on Summer Leave Lane. I am in favor of CB 42. I first came to Howard County 30 years ago this summer I had just graduated college with moving here from another state and was impressed with this community. One of my first thoughts, beyond the street names, was what a great place to raise a family .So that is what we did. We've been homeowners here for over 25 years. Raised 2 kids. One of the things that makes this community great for families is the fact that we place an emphasis on the education of our children and that is what CB42 is about.

Over the past week all of you have received letters from me and many in my community angered an upset that once again the Hammond High renovations are being pushed off for lack of funds. Had a bill like this been addressed many years ago maybe we'd have Hammond renovated, Talbot Springs replaced, and high school 13 constructed. We have entire cohorts of students going through 4 years of high school in an over crowded schools and schools with inadequate facilities, and that should not happen. Had past county council's done the right thing and placed greater value on our children as opposed to a well heeled, strongly lobbied industry, we wouldn't be in this mess. So you can't change the past but you can change the present. You can pass this bill which in my opinion does not go far enough, you will ensure that as this county continues to grow we will have the resources to continue to provide our children with a top-notch education.

Now I've read the report that that project gloom and doom for the county should this plan go forward. That report might be good for lining a bird cage but little else. They failed to take into account that we will still be charging less than most of the other counties surrounding us are already charging. Those counties are still growing. Those counties still have new development. When you commission of report on any topic you should go to a source that is unbiased, who will provide with honest truthful, information. For example, if you wanted a report on the impact of gun

violence you wouldn't ask the NRA to write it. Well if you really want to know the impact of what these fees will be maybe you shouldn't have looked to organizations who do the bulk of their work for real estate developers and thus have a vested interest in seeing this bill defeated.

I am happy I raised my children in Howard County. As they are now entering into young adulthood, I question if this is where they should raise their families in the years to come. As a County Council, this is your time to create a legacy that will impact the future of Howard County for generations of families. Don't let us down.

September 18, 2019

Dear Council Members,

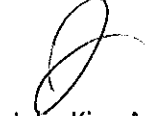
I commend Councilmembers Rigby and Jung for taxing developers to ensure adequate supporting infrastructure for future residents. As we know by now, the consequences are dire when insufficient school spots are available for children enrolling in Howard County Public Schools.

It is concerning that this measure was not in place ten years ago because now we have a crisis of overcrowding our most valuable resource; our children. A society that does not value its children does not value its future. People move to our county because of its highly ranked school system. I know because I am a prospective homebuyer who chose to move here because I expect excellent public schools for my young children. The entire Howard County economy suffers when the government withholds adequate resources from the public school system.

To ensure our public schools have adequate funds, I recommend you vote yes on CR42-2019.

Thank you for your time and attention.

Kind regards,

A handwritten signature in black ink, appearing to be 'Julie Kim', written in a cursive style.

Julie Kim, M.D.

Testimony
Paul Revelle
7017 Meandering Stream way
Fulton, MD 20759
CB 42-2019
School Surcharge Tax Increase

I recommend that the Council consider 6 changes to the proposed surcharge;

- 1) Grandfather projects at Initial Plan submission already in the subdivision and development pipeline,
- 2) Phase the increase in over 2 or 3 years,
- 3) Exempt all affordable housing from the surcharge,
- 4) Exempt all senior housing from the surcharge,
- 5) Substitute an annual, transparent, objective formula for the fixed surcharge and the current index and,
- 6) Build the funding formula around;
 - The average cost of a new seat
 - Student Generation Factors from new homes by region and by unit type
 - State Aid for building new school seats
 - The projected number and type of new housing units
 - The average square feet for each type of dwelling unit

Cynthia Vaillancourt
11777 Farside Road
Ellicott City, MD 21042
(district 5)

Good Evening, and thank you for proposing this legislation and providing this public input opportunity.

This proposed legislation is long overdue, and critically needed.

The school system has been underfunded for many years both operationally and for capital projects.

Operationally the situation is significantly worse than the community is aware. Although the administration will always say that they will make do with whatever they receive, and that the staffing levels are appropriate this is simply not the case.

When the last budget request was not fully funded, you may have thought they went back to the drawing board and found some waste or fluff to cut --- but they balanced the budget by making cuts to things like utilities. To make that work, among other things, air-conditioning levels were adjusted up to a point where the buildings have not been comfortable. Last week when the temperatures broke records and reached into the high 90s, the inside temperatures were too high for effective teaching and learning, and if my email is any indication, many students and staff experienced physical symptoms like nausea and headaches.

On the capital side, HCPSS is in particularly acute need of the capital projects that have been proposed – including the Talbot Springs replacement school and the renovation at Hammond High School – not to mention the unacceptable level of deferred maintenance and much needed renovation projects. This is more than an equity issue – though it is that too. As a citizen and taxpayer I want the massive investment our community has made in facilities to be protected by appropriate maintenance.

The explosive growth in the numbers of school aged children who move to Howard County every year is a testament to the quality of life and the public education offered --- but the basic and necessary infrastructure to keep up with this growth as been sorely lacking.

I have heard the comments from people in the building and development community. In my former life I worked for a real estate development and construction company. We would have tried to minimize these costs too. But in the end, we would have made the basic calculations of cost and profit, and planned accordingly.

Builders and developers have had it very easy here in Howard County for a very long time. I cannot tell you how many miles of sewer lines we installed in order to make our projects work. It was a cost of doing business.

I understand the effort to convince you that the sky will fall if these fees are increased to a more reasonable level. But in the end, the quality of life that has made this such an attractive community is threatened by the inability of the County to fund the infrastructure needed just to service the increases in demand generated from these very building projects.

This legislation already takes many of the legitimate concerns about lower cost housing viability into consideration. If there are other tweaks that make sense, then make them. But this is necessary, fair, and overdue legislation.

It is still not enough to cure the funding needs of the community school system, but it is a good start.

The capital needs of the school system are in a crisis situation.

I would like to suggest you all consider additional measures to fill this gap, like doing the same thing for the school system that was done last year for the Fire Department.

A dedicated additional funding source for the schools is necessary. Now is the time to consider it. There are voting taxpayers paying attention to the needs of the school system right now who don't always pay much attention.

Thank you.

Lisa Markovitz

President, The People's Voice Ellicott City

Support of CB 42

This has been a long journey. Civic advocates have been waiting years. It is time. I'm going to go over what I feel are the opposition's biggest points against raising these fees and debunk them.

1. MYTH NUMBER ONE – "This will reduce development which will cost the County money."

First off, development isn't stopping, I don't believe it. But if it did, would it cost us? The fiscal study the County recently did, claiming that development is profitable is greatly flawed at best and a complete fallacy at worst. The conclusion that development is profitable is laughably inaccurate. They put in development revenues, then put in expenses as debt service. That's like telling your spouse you put a few hundred a month on the credit card bill, when you actually spent tens of thousands, right? So many expenses are left out, regarding schools, health and traffic issues. Then there's forecasts in there about APFO costing us for decades. Really? Have we just forgotten that APFO halts development for only a few years, and it already takes three years for development to get through DPZ anyway, so the wait is actually not very long at all. PLEASE. You can say you don't care for some reason, but you really cannot say development is currently profitable, due to the overwhelmed state of our public services.

2. MYTH NUMBER TWO – "This will just raise home prices for buyers and not cost builders."

Another fallacy, because new home building does not have a monopoly of supply of housing, after all, don't we hear so much about the massive resales in the County? Demand for new housing is not inelastic, there will be a lowering of demand if prices increase. Many things affect housing market prices, and a supplier's cost increase cannot just be passed through. This is economics 101. If there were room for higher prices in the market they would just be higher. Does anyone believe home prices are at cost, or below market value?

There will be an effect yes, from a large supplier having a cost increase, but not a pass through. Look at Montgomery County, they have some of the largest fees and they have not been passed through to home prices.

Eventually, if some price increase occurs it will actually affect the lowest priced homes the least, as this school surcharge unlike other jurisdictions is not per unit, but is per square foot, so smaller homes will have less increase, and it doesn't even apply at all up to \$250,000.00 home price.

3. MYTH NUMBER THREE – “If we increase these fees, less development means less affordable housing.”

First of all, developers are not required to provide any low income housing, none. They are required to provide 10-15% moderate income housing, and in higher market priced areas, they pay a fee-in-lieu of providing it, which concentrates it. HELLO, I just explained the CAUSE OF INCOME SEGREGATION in this County. It isn't because the schools are income segregated it is because the neighborhoods are, and if they weren't then everyone would get to go to their closest schools. So, I don't want to hear about how builders are holding equity seminars, and probably going to ask for exemptions for affordable housing, building MORE is not going to solve the problems that BUILDING CAUSED.

Lastly, the math done to back into the suggested increase regarding school budget needs, has a flaw. It starts with the notion that development causes 42% of student enrollment. That's wrong. I was told by DPZ that this calculation was made using 2 years of brand new development student enrollment. It doesn't even follow those kids through in future years, and add in further new development. It's just a snapshot of 2 years of development. Also, why are houses only considered new that are less than 3 years old? If a house is resold at 5 years it wasn't from new development? This is clearly understated, and at a minimum the majority of school enrollment is from new homes; however, I do know you can only go so high, but just realize that even at the rate suggested in the Bill, that 42% is low.

We must raise these fees, they will be paid, and we will earn money for our school system from them, surely. Also, please do not overly grandfather projects, as legally you do not have to do that unless a project has broken ground. I am sure you all may have different opinions about where in the process to allow expected expenses to be frozen, but keep in mind that the woefully low fees have been a benefit to builders for far too long, and we cannot just go years without seeing this revenue. Keep that in mind with your grandfathering decision, if any, and NO FURTHER EXEMPTIONS.



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

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

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

County Council regarding CB 42-2019 to express the organization's
(bill or resolution number)

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

Printed Name: Lisa Markovitz

Signature: [Handwritten Signature]

Date: 9/18/19

Organization: The People's Voice

Organization Address: 3600 Saint John's Lane

Ellicott City MD 21042

Number of Members: 3251

Name of Chair/President: Lisa Markovitz

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.

CB 42-2019

Written Testimony before Howard County Council
September 18, 2019

Ned Howe
Vice President New Business, Enterprise Homes

Enterprise is a company that is at the forefront of affordable and housing insecurity issues in this Country. We were founded by Jim and Patty Rouse and are headquartered right here in Columbia. As a proven nonprofit, Enterprise improves communities and people's lives by making well-designed homes affordable.

We employ over 1200 people nationally with over 250 in our Columbia headquarters. Enterprise has invested in affordable developments constructing or rehabilitating approximately 1800 units that had almost \$240 million in total development costs within Howard County alone. Enterprise Homes, the development entity within the Enterprise family, owns and through R Home property management manages over 1300 units in Howard County.

Some Quick facts:

Over 45 % of rental households are housing cost burdened in Howard County (which is spending over 30% of income on Housing alone)

Almost 30% of all Howard County Households are housing cost burdened.

19% of rental households are severely housing cost burdened in Howard County (which is spending over 50% of income on Housing alone)

Since 2000 the number of extremely low-income households has increased by over 1000 in Howard County while the no. of units available to serve them has gone down by almost 400 units. This all while new housing has increased by over 20,000 units.

Affordable Housing is not made affordable without the help of the municipalities in which it is being constructed. Its no secret that the entitlement, construction and operating costs for an affordable housing development are not any different than those of a market rate development. The key to making the housing affordable is the efforts of the developers and community stakeholders **including the local municipality** to patch together a financing package that ultimately allows the residents of these communities to live in safe high-quality housing at a rent burden that is in line with their incomes.

The tools we typically use from outside the municipality are LIHTC, State rental housing subordinate debt, State grants, Federal grants and grants or loans from philanthropic organizations. The tools we typically use from within the municipalities include grants, loans, waiver of fees, infrastructure improvements, rent subsidies, tax abatement, land contributions etc. Typically, the local funds/contributions are leveraged over 10X by the outside funds to support affordable housing.

This significant increase in the school facilities surcharge as proposed will be an additional burden on affordable housing developments that unlike our market rate counterparts cannot be passed on to the end user and therefore requires us to find even more contributions from sources outside of the County.

We urge the County to carefully consider the detrimental impacts that this bill will have on all affordable housing that is yet to be built to address the current housing affordability crisis within the County. We understand that there is tremendous pressure to generate revenue to facilitate school improvements. But also understand that because of the extremely limited resources available to support affordable housing that there is not a significant windfall of revenue that can be generated from affordable housing developments as they are an extremely small fraction of the residential development within this County. Therefore, should this bill move forward, we urge the County to exempt affordable housing developments from the full extent of this increase.

Testimonial

CB 42-2019 :

18TH September , 2019

Person : Biplab Pal

4500 Stonecrest Drive, Ellicott City MD 21043 /7143090509/biplabpal2000@gmail.com

Dear Sir/Madam

I would like to express my concern over CB 42-2019 as a community member who has seen over the last decade quality of life in Howard county has constantly declined due to overcrowded schools and traffic jams during rush hours.

In my view increasing the school surcharge to \$6.8 per square ft to supplement the County School Budget is apparently an excellent idea when its effect on environment is not counted as it is a win-win-win between community residents, councilors and builders. And that is why this bill will be a disaster as this will encourage the council to approve more development in Howard County in the name of reduced tax burden for education on the existing members.

Currently with \$1 per square ft, community members will be more inclined to vote for moratorium on development but if they are told that approval for more developments will reduce their property tax burden for education, I can certainly guarantee everyone will find it profitable to build more buildings in the Howard County. And that will be a total disaster for already overbuilt Howard county.

Therefore, I will propose two things.

- (1) If it is scrapped, I am fine with it.
- (2) If it is allowed, I will propose two amendments
 - A. Education surcharge must follow a slab like following \$6.8/sqft for housing < 2000 sqft, \$12 /sqft for 2000-3000sqft, \$15/sqft for 3000-5000 sqft, \$25 per sqft > 5000sqft . My argument is, a family of 4 doesn't need a house larger than 2400 sqft and a family of 6 will be comfortable with 3000 sqft. Any house larger than that is a luxury and its utility will make the county more carbon positive. And those houses must pay for higher surcharge
 - B. Page 5, line 15 (h) must be removed. This surcharge must be used only for development of school buildings. Page 5, line 15(h) allows this surcharge can be used to supplement county education budget. That's an unacceptable clause as we know from Montgomery county, increase surcharge led to better compensation of the school administrators. It didn't help them with improving school facilities. So strict clause must be in place so that it is used only to build school buildings.

Thank You.



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

I, Colleen Morris, have been duly authorized by
(name of individual)

Howard County Education Association to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB42-2019 to express the organization's
(bill or resolution number)

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

Printed Name: Colleen Morris

Signature: Colleen Morris

Date: 9-18-19

Organization: Howard County Education Association

Organization Address: 5082 Dorsey Hall Rd. Suite 102

Ellicott City, MD. 21042

Number of Members: 6,200

Name of Chair/President: Colleen Morris

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.



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

I, Mavis Ellis, have been duly authorized by
(name of individual)

the Board of Education of Howard County to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB42-2019 to express the organization's
(bill or resolution number)

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

Printed Name: Mavis Ellis

Signature: *Mavis Ellis*

Date: 5-17-19

Organization: Board of Education of Howard County

Organization Address: 10910 Clarksville Pike, Ellicott City MD 21042

10910 Clarksville Pike, Ellicott City MD 21042

Number of Members: 8

Name of Chair/President: Mavis Ellis

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.



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

✓ I, Leonardo McClarty, have been duly authorized by
(name of individual)

Howard County Chamber

to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB 42 to express the organization's
(bill or resolution number)

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

Printed Name: Leonardo McClarty

Signature: _____

Date: September 13, 2019

Organization: Howard County Chamber

Organization Address: 6240 Old Dobbin Lane, Suite 110, Columbia, MD 21045

Number of Members: 720

Name of Chair/President: David Anderson, Chair

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.



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

✓ I, Angelica Bailey, have been duly authorized by
(name of individual)

Maryland Building Industry Association to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding Council Bill 42-2019 to express the organization's
(bill or resolution number)

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

Printed Name: Angelica Bailey

Signature: 

Date: September 16, 2019

Organization: Maryland Building Industry Association

Organization Address: 11825 West Market Place, Fulton, MD 20759

Number of Members: 1,000+

Name of Chair/President: Lori Graf, CEO

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.



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

I, BRENT LOUELESS, have been duly authorized by
(name of individual)

PTA COUNCIL OF HOWARD COUNTY to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB-42 to express the organization's
(bill or resolution number)

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

Printed Name: BRENT LOUELESS

Signature: Brent Loueless

Date: 9/18/17

Organization: PTA CHC

Organization Address: 5451 Beaverkill Road

Columbia MD 21044

Number of Members: 25,000

Name of Chair/President: BRENT LOUELESS

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.

Howard County Council:

I believe that CR-112 is flawed legislation that could do more harm than it claims to fix. This legislation assumes that Howard County Schools are segregated by both race and socioeconomic status. However I believe that this assumption is false.

I evaluated the extent of economic segregation by computing a dissimilarity index for the ten counties in Maryland with the highest student populations and for the state overall based on FARMs data (Reference 1). Unlike some other measures of segregation that have been floated around various blogs, the dissimilarity index is a key measure identified in the US Census report in Reference 2. As seen in Figure 1, the economic dissimilarity index of Howard County Public Schools is similar to that of neighboring counties including Montgomery, Frederick and Anne Arundel, and significantly less than Baltimore City. Howard County's dissimilarity index also about the same as the index for all of the state's public schools. Howard County is not the most economically segregated school system in Maryland.

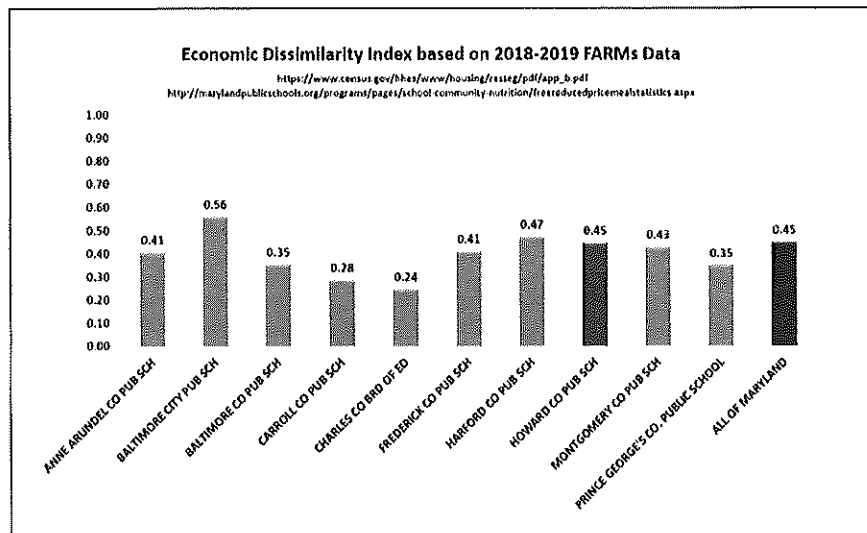


Figure 1: Economic Dissimilarity Index for Maryland public schools

Data from recent Washington Post article (Reference 3) shows that Howard County Schools are more racially integrated than many neighboring counties including Montgomery, Frederick, Anne Arundel, and Baltimore County. The legislation defines a segregated school as one "where less than 40 percent of the student population is white". However, the percentage of white students in the entire system is only 35.8% (Reference 4). It is mathematically impossible to integrate all of the schools in the county based this definition. In fact the only way to reduce the number of "segregated" schools would be to concentrate the white students together.

I therefore urge the board to vote against CR-112.

Sincerely,


Eric Greenberg, Columbia MD.

References:

1. <http://marylandpublicschools.org/programs/Pages/School-Community-Nutrition/FreeReducedPriceMealStatistics.aspx>
2. https://www.census.gov/hhes/www/housing/resseeg/pdf/app_b.pdf
3. <https://www.washingtonpost.com/graphics/2019/local/school-diversity-data/>
4. <https://www.hcpss.org/f/aboutus/profile.pdf>

Good night Council members:

First of all, I strongly **oppose** the resolution CR112 and I'm asking all of you to vote against it.

I have no problem with achieving social justice. But, CR112 is not the solution.

First, Both Board of Education and County Council are elected by the people and are working for the people. They have been working along with each other for decades. BOE members are not babies, County Council doesn't need to babysit them, nor guide them. **So don't cross the line.**

Second, there are obsolete divisive and even inflammatory words in CR112, for example, "desegregation", "separate but equal public facilities". CR112 is calling Howard County schools segregated which is totally wrong. Actually Howard County Schools are the least segregated schools in Maryland, as well as a national model for diversity and inclusion. In 2017, the Baltimore Sun reported that *"Howard County is the most integrated school district in the region. Children of different races - especially those who are black and white - are more likely to sit next to each other in Howard than almost anywhere else in the state."* **Howard county is not segregated. But CR112 makes references to slavery and cases that deal with racial segregation.** It will help nothing, but inflame the discussion and pit race against race.

Third, and the most important: No research shows socioeconomic integration can help eliminate the educational achievement gap, actually, there are lots of research showing socioeconomic integration will **NOT** help. Researcher in more than 10 universities (including University of California, University of Georgia, University of North Carolina, Temple University, University of Connecticut and so on) pointed out that there is no correlation between attending a socioeconomically integrated school and better performance.

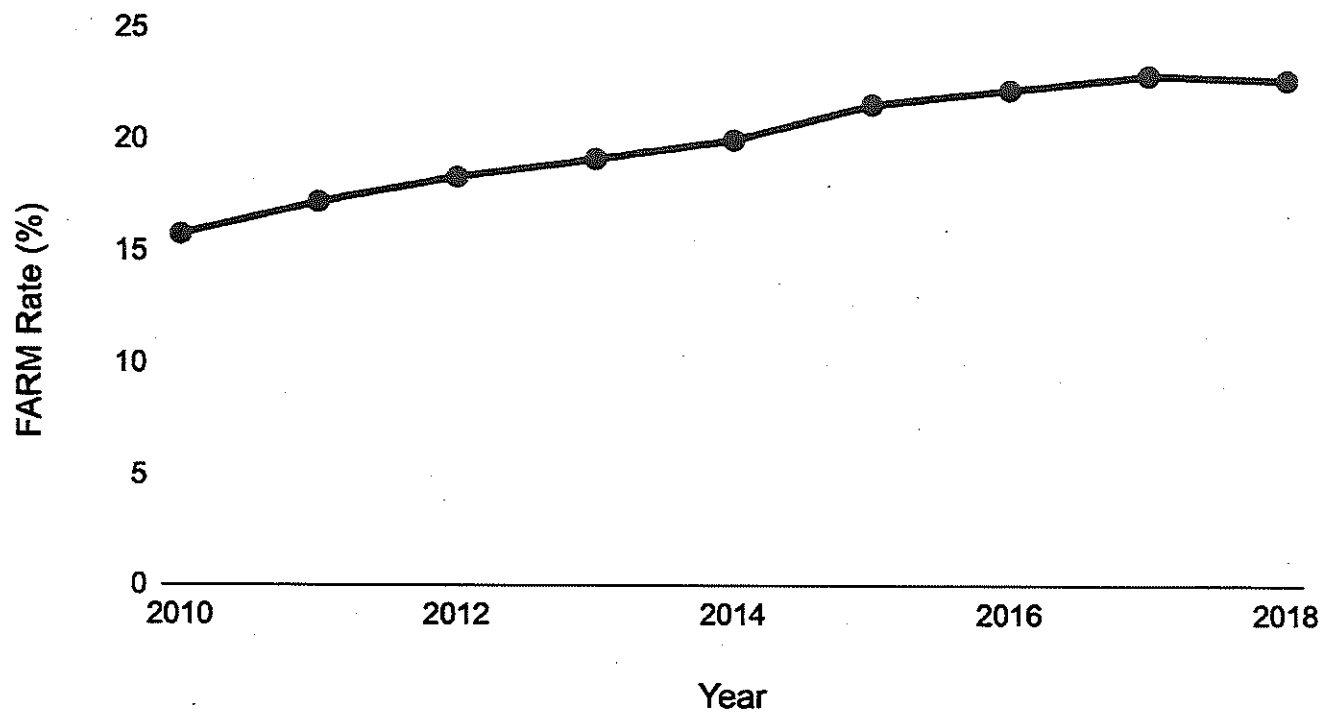
All in all, CR112 lacks scientific support. That leads me to another deep concern: **what's behind the scene?** What's in the closed-door meeting? **what is the real reason for county council members to risk their political careers to make such a resolution without any scientific support?**

I strongly urge all county council members to vote NO. Any of you in favor of this resolution will be abandoned not only by your people, but also by your boss. Thank you.

James Su
9/18/19

FARM Rate Is Increasing

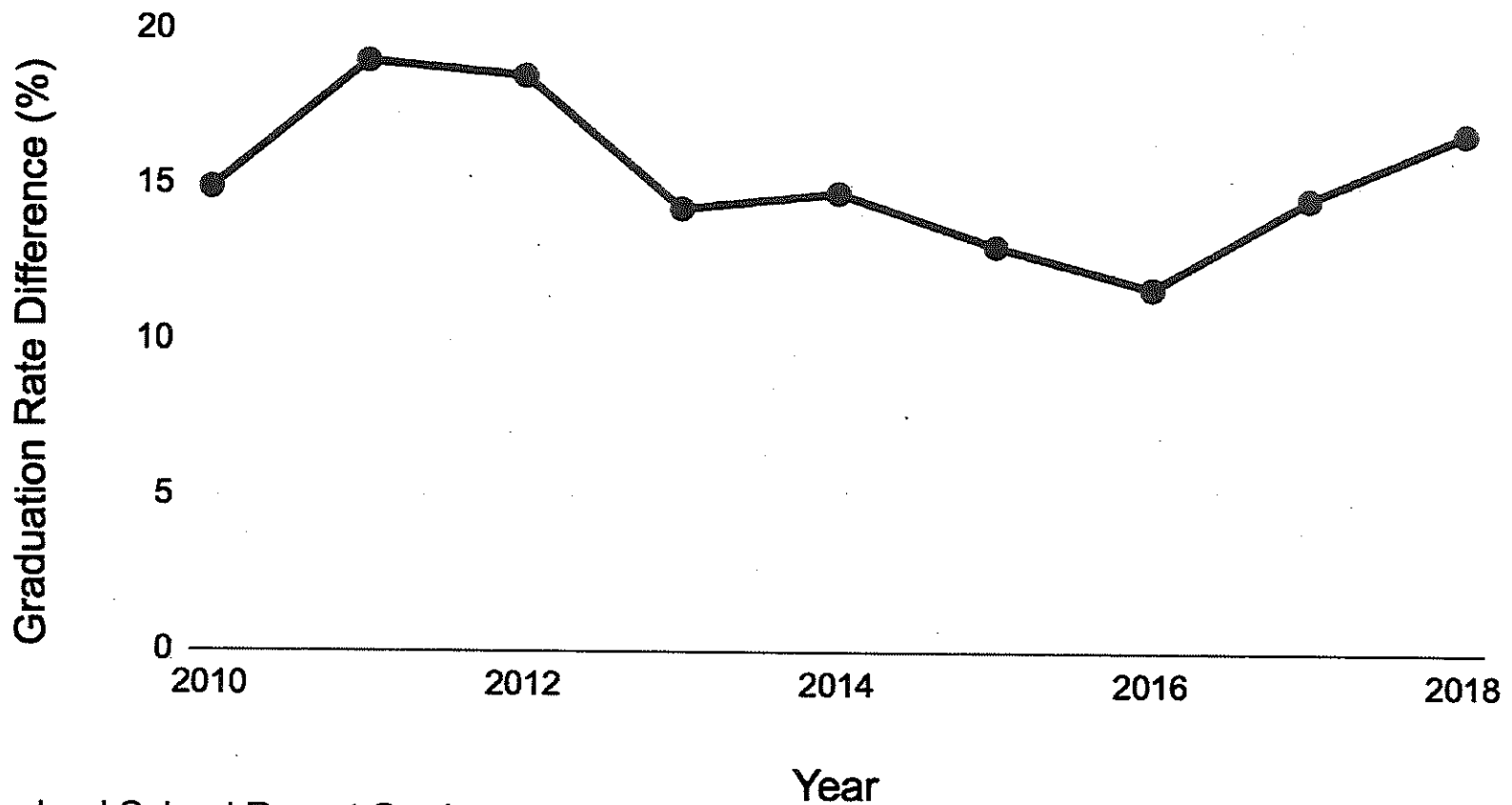
FARM Rate vs. Year



Source: HCPSS

The Achievement Gap Is NOT Widening!

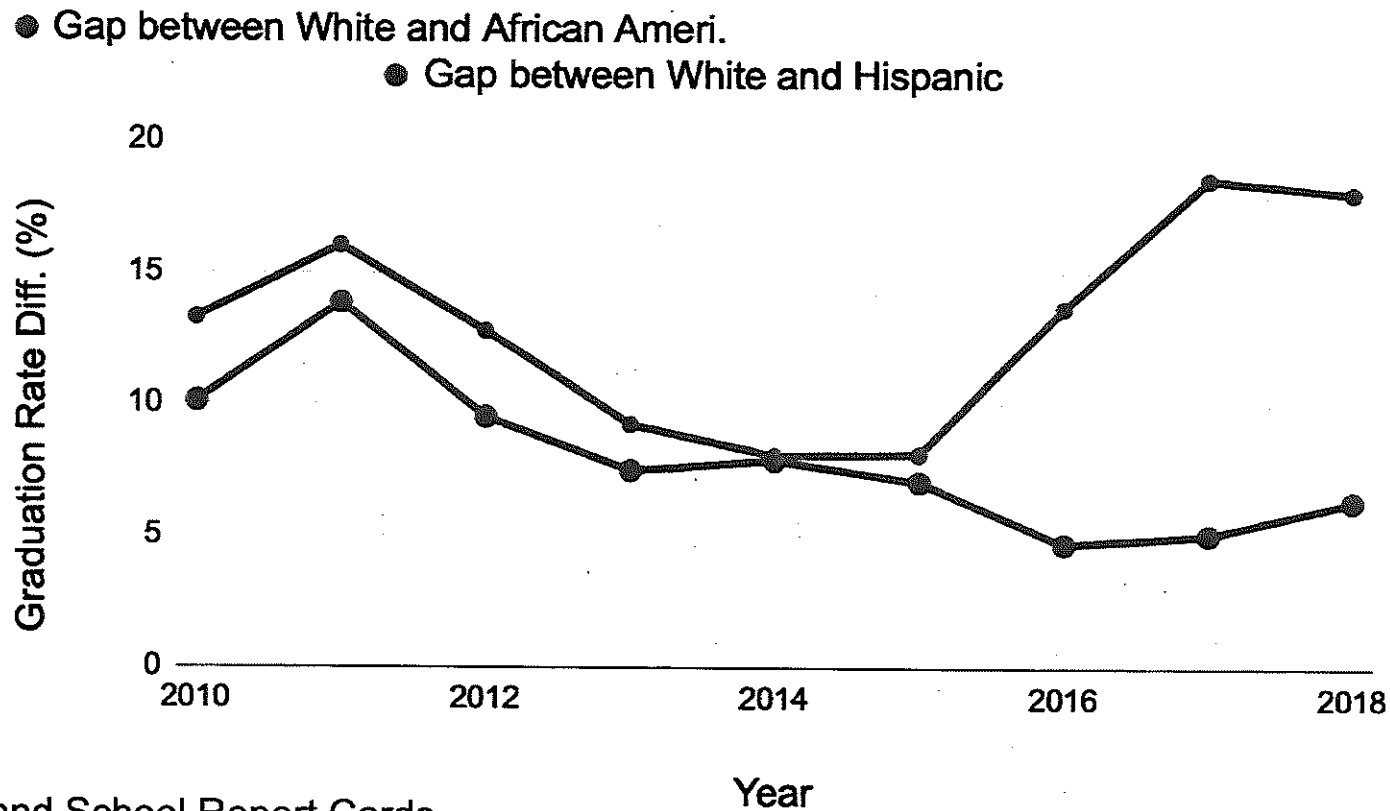
Gap in Graduation Rate between Non-FARM and FARM Students



Source: Maryland School Report Cards

Gap between White & African American: Decreasing!

Gap between White and Hispanic: Decreasing then increasing - Language Barrier?



Source: Maryland School Report Cards

CR112 is based on Fundamentally Flawed Data

NO Evidence that HCPSS is dysfunctional. Quite to the contrary:

Despite increase in FARM rate that stretches school resources, FARM
and non-FARM gap is NOT widening.

White/Black gap is shrinking.

One area needs improvement is the White/Hispanic gap - fund support
for Hispanic students!



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

I, Pat Sylvester, have been duly authorized by
(name of individual)

Columbia Downtown Housing Corp (CDHC) to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB 42 to express the organization's
(bill or resolution number)

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

Printed Name: Pat Sylvester

Signature: Pat Sylvester

Date: 9/18/2019

Organization: CDHC

Organization Address: 9820 Patuxent Woods Dr Suite 224
Columbia, MD 21046

Number of Members: 13

Name of Chair/President: Patricia Sylvester

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.

CAPITAL BUDGET FY 2020

Capital Improvement Program FY 2021-2025

Board Approved Budget

6/6/19

*The Howard County Public School System
Long-Range Master Plan FY 2020-2029*

FY 2020 Capital Budget

Board of Education's Approved

June 6, 2019

(In Thousands)

Capacity	Project	County Project	Occupancy	Approved Appropriations	State Contribution	Local Bonds	Codes	Transfer Tax	Total FY20 Request	Requested Project Totals Through FY20
540	Talbott Springs ES Replacement	E1043	Sept 2022	\$ 8,050	\$ -	\$ 9,500	(C)	-	\$ 9,500	\$ 17,550
1,650	New HS #13	E1035	Sept 2023	6,732	-	9,000	(C)	-	9,000	15,732
200	Hammond HS Renovation/Addition	E1024	Sept 2023	4,000	-	12,500	(C)	-	12,500	16,500
	Systemic Renovations/Modernizations	E1044		25,955	3,960	4,158	(P,C,E)	9,000	17,118	43,073
	Roofing Projects	E1046		12,500	2,155	2,342	(P,C,E)	-	4,497	16,997
	Playground Equipment	E0990		2,930	-	-	(E)	-	-	2,930
	Relocatable Classrooms	E1045		1,800	-	3,000	(P,C,E)	-	3,000	4,800
	Site Acquisition & Construction Reserve	E1047		-	-	-	(P,C)	-	-	-
	Technology	E1048		2,750	-	-	(C,E)	1,000	1,000	3,750
	School Parking Lot Expansions	E1012		4,200	-	-	(P,C,E)	-	-	4,200
	Planning and Design	E1038		700	-	-	(P)	-	-	700
	Barrier Free	E0989		5,753	-	-	(P,C,E)	-	-	5,753
	TOTALS			\$ 75,370	\$ 6,115	\$ 40,500		\$ 10,000	\$ 56,615	\$ 131,985

Transfer of Funds from prior years: Hanover Hills ES

	\$ -	\$ (2,000)		\$ -	\$ (2,000)
	\$ 6,115	\$ 38,500		\$ 10,000	\$ 54,615

- (P) Planning
- (C) Construction
- (E) Equipment

FY 2021-2025 Capital Improvement Program

Board of Education's Approved

June 6, 2019

(In Thousands)

Grades	Capacity	Project	County Project	Occupancy	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	5 Year CIP Total
K-5	540	Talbott Springs ES Replacement	E1043	Sept 2022	\$ 14,218	\$ 9,878	\$ -	\$ -	\$ -	\$ 24,096
9-12	1,650	New HS #13	E1035	Sept 2023	34,460	34,480	34,460	19,564	-	122,964
9-12	200	Hammond HS Renovation/Addition	E1024	Sept 2023	27,955	28,075	28,156	14,494	-	98,680
K-5	600	New ES #43	E1039	Sept 2024	4,000	15,500	14,500	12,439	4,588	51,027
6-8	97	Dunloggin MS Renovation/Addition	E1049	Sept 2024	2,000	8,694	11,671	11,534	5,000	38,899
6-8	156	Ellicott Mills MS Addition	E1037	Sept 2023	-	1,000	6,415	1,000	-	8,415
6-8	-	Oakland Mills MS Renovation	E1036	Sept 2026	-	-	-	7,500	15,500	23,000
K-5	600	New ES #44	E1040	Sept 2026	-	-	4,000	15,550	14,500	34,050
9-12	250	Centennial HS Renovation/Addition	E1025	Sept 2028	-	-	-	11,333	16,367	27,700
9-12	TBD	New HS #14	E1052	Sept 2028	-	-	-	13,905	19,948	33,853
		Systemic Renovations/Modernizations	E1044		34,486	26,927	21,270	21,474	16,948	121,105
		Roofing Projects	E1046		1,000	5,000	1,000	1,000	5,000	13,000
		Playground Equipment	E0990		250	250	250	250	500	1,500
		Relocatable Classrooms	E1045		1,700	1,500	1,500	1,500	1,500	7,700
		Site Acquisition & Construction Reserve	E1047		2,000	2,000	2,000	2,000	2,000	10,000
		Technology	E1048		5,500	7,500	7,500	7,500	7,500	35,500
		School Parking Lot Expansions	E1012		-	-	-	-	600	600
		Planning and Design	E1038		400	300	300	300	300	1,600
		Barrier Free	E0989		200	200	200	200	200	1,000
TOTALS					\$ 128,169	\$ 141,304	\$ 133,222	\$ 141,543	\$ 110,451	\$ 654,689

FY 2020-2025 Long-Range Systemic Renovation Projects

Board of Education's Approved

June 6, 2019

(In Thousands)

Project	FY 2020 Local Bonds	FY 2020 State Bonds	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	Totals
Modification of FY 2019 HVAC Project Scopes	\$ 4,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,000
Long Reach HS - Building Envelope	2,000	-	-	-	-	-	-	2,000
Applications and Research Lab Maintenance	-	-	1,500	1,500	1,500	1,500	1,000	7,000
Room Reconfigurations and Modernizations	-	-	1,000	-	-	-	-	1,000
Forest Ridge ES Office Reconfiguration	-	-	750	-	-	-	-	750
Guilford ES Exterior Windows/Doors	-	-	1,300	-	-	-	-	1,300
Ascend One Relocation/Renovations	-	-	3,000	-	-	-	-	3,000
West Friendship ES MBR/Well	-	-	3,000	3,000	-	-	-	6,000
Fulton ES HVAC Replacement	4,856	3,644	-	-	-	-	-	8,500
Cradlerock ES/Lake Elkhorn MS Boiler Replacement	376	316	-	-	-	-	-	692
Dump Trucks for Grounds Services (2)	-	-	360	-	-	-	-	360
Grounds/Fleet Infrastructure Capital Needs	-	-	1,665	736	645	544	543	4,133
Manor Woods ES HVAC Replacement	-	-	3,984	3,516	-	-	-	7,500
Elkridge Landing MS HVAC Replacement	-	-	5,185	4,515	-	-	-	9,700
Hammond MS Boiler Replacement	-	-	568	-	-	-	-	568
Forest Ridge ES Boiler Replacement	-	-	-	460	-	-	-	460
Bonnie Branch MS HVAC Replacement	-	-	-	-	5,065	4,435	-	9,500
Bonnie Branch MS Boiler Replacement	-	-	-	-	460	-	-	460
Hollifield Station ES HVAC Replacement	-	-	-	-	-	4,395	3,805	8,200
Administration Office	-	-	-	4,000	5,000	3,000	-	12,000
Kitchen Modernizations	-	-	600	300	300	300	300	1,800
Special Education/Regional Program Needs	-	-	600	300	300	300	300	1,800
Indoor Environmental Quality Repairs	900	-	4,000	2,600	2,000	1,000	1,000	11,500
School Security Measures	400	-	2,000	1,000	1,000	1,000	1,000	6,400
Emergency Reserve	626	-	4,974	5,000	5,000	5,000	9,000	29,600
TOTALS	\$ 13,168	\$ 3,960	\$ 34,486	\$ 26,927	\$ 21,270	\$ 21,474	\$ 16,948	\$ 138,223

FY 2020-2029 Long-Range Master Plan

Board of Education's Approved

June 6, 2019

(in Thousands)

Capacity	Project	County Project	Occupancy	Approved Appropriations	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	Total Approp. plus FY20-FY29 Request
540	Telbott Springs ES Replacement	E1043	Sept 2022	\$ 8,050	\$ 9,500	\$ 14,218	\$ 9,878	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,646
1,650	New HS #13	E1035	Sept 2023	6,732	9,000	34,460	34,480	34,460	19,564	-	-	-	-	-	138,888
200	Hemmond HS Renovation/Addition	E1024	Sept 2023	4,000	12,500	27,955	28,075	28,158	14,494	-	-	-	-	-	115,189
600	New ES #43	E1039	Sept 2024	-	-	4,000	15,500	14,500	12,439	4,588	-	-	-	-	51,027
97	Dunloggin MS Renovation/Addition	E1049	Sept 2024	-	-	2,000	8,684	11,671	11,534	5,000	-	-	-	-	38,899
156	Ellicott Mills MS Addition	E1037	Sept 2023	-	-	-	1,000	6,415	1,000	-	-	-	-	-	8,415
-	Oakland Mills MS Renovation	E1036	Sept 2028	-	-	-	-	-	7,500	15,500	12,500	2,810	-	-	38,310
600	New ES #44	E1040	Sept 2028	-	-	-	-	4,000	15,550	14,500	12,439	6,524	-	-	53,013
250	Centennial HS Renovation/Addition	E1025	Sept 2028	-	-	-	-	-	11,333	16,387	27,278	28,187	28,186	13,093	120,444
TBD	New HS #14	E1052	Sept 2028	-	-	-	-	-	13,905	19,948	33,247	31,918	31,917	15,959	146,894
480	New ES #45	E1041	Sept 2030	-	-	-	-	-	-	-	-	4,000	11,500	12,500	28,000
	Systemic Renovations/Modernizations	E1044		25,955	17,118	34,488	26,927	21,270	21,474	16,948	17,000	18,000	19,000	20,000	238,178
	Roofing Projects	E1048		12,500	4,497	1,000	5,000	1,000	1,000	5,000	5,000	5,000	5,000	5,000	49,997
	Playground Equipment	E0990		2,930	-	250	250	250	250	500	500	500	500	500	6,430
	Relocatable Classrooms	E1045		1,800	3,000	1,700	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	18,500
	Site Acquisition & Construction Reserve	E1047		-	-	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	18,000
	Technology	E1048		2,750	1,000	5,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	69,250
	School Parking Lot Expansions	E1012		4,200	-	-	-	-	-	600	600	600	600	600	7,200
	Planning and Design	E1038		700	-	400	300	300	300	300	300	300	300	300	3,500
	Barrier Free	E0989		5,763	-	200	200	200	200	200	200	200	200	200	7,553
	TOTALS			\$ 75,370	\$ 66,616	\$ 128,169	\$ 141,304	\$ 133,222	\$ 141,643	\$ 110,451	\$ 120,064	\$ 107,039	\$ 106,203	\$ 79,152	\$ 1,199,132

Ten-Year Long-Range Master Plan = \$1,123,762

Transfer of Funds from prior years: Hanover Hills ES

\$ (2,000)
\$ 64,616

Average Square Feet per New Residential Unit Built (2014 through Sept 2017) in Howard County

Unit Type	East	Rural West	Entire County
Single Family Detached	4,774	7,327	5,465
Townhouse	2,586	NA	2,586
Rental and Condo Apts	1,458	NA	1,458
Avg. All Units	3,498	7,327	4,018

Source: Howard County Department of Inspections, Licenses and Permits

Number of New Residential Units Built (2014 through Sept 2017) in Howard County

Unit Type	East	Rural West	Total County	Avg. # of Units Built per Year
Single Family Detached	1,415	525	1,940	517
Townhouse	1,882	0	1,882	502
Rental and Condo Apts	2,793	0	2,793	745
Avg. All Units	6,090	525	6,615	1,764

Source: Howard County Department of Inspections, Licenses and Permits

Average Public School Facilities Surcharge Collected per Unit (\$1.29 per SF for FY18)
Based on Above Averages

Unit Type	East	Rural West	Entire County
Single Family Detached	\$6,158	\$9,452	\$7,050
Townhouse	\$3,336	NA	\$3,336
Rental and Condo Apts	\$1,881	NA	\$1,881
Avg. All Units	\$4,512	\$9,452	\$5,183

Average Road Excise Tax Collected per Unit (\$1.18 per SF for FY18)
Based on Above Averages

Unit Type	East	Rural West	Entire County
Single Family Detached	\$5,633	\$8,646	\$6,449
Townhouse	\$3,051	NA	\$3,051
Rental and Condo Apts	\$1,720	NA	\$1,720
Avg. All Units	\$4,128	\$8,646	\$4,741

Average Public School Facilities Surcharge & Road Excise Tax Collected per Unit (Sum of two tables above)
Based on Above Averages

Unit Type	East	Rural West	Entire County
Single Family Detached	\$11,792	\$18,098	\$13,499
Townhouse	\$6,387	NA	\$6,387
Rental and Condo Apts	\$3,601	NA	\$3,601
Avg. All Units	\$8,640	\$18,098	\$9,924

Project Name	Howard County Project	A	B
		FY2020 CIP State In Aid Appropriation	FY2020 CIP Total Appropriation
Swansfield ES	E1034	7,696,000	24,712,000
Waverly ES	E0973	13,043,000	40,769,000
Wilde Lake MS	E1031	15,359,000	40,847,000
Deep Run ES	E1030	7,555,000	23,641,000
Patuxent Valley MS	E1033	10,604,000	28,075,000
Total		54,257,000	158,044,000

Source

A - FY2020 CIP State In Aid Appropriation, Obtained from the Maryland State website

- <http://www.pscp.state.md.us/CIP/Current/Index.cfm>

B - FY2020 CIP Total Appropriation, Obtained from Howard County FY2020 Approved Capital Budget

- <https://www.howardcountymd.gov/Departments/County-Administration/Budget/Budget-Documents/Current-B>

C - Actual Cost, Obtained from the July 2019 Board of Education Construction Report

- [https://go.boarddocs.com/mabe/hcpsmd/Board.nsf/files/BFGT4E7587F2/\\$file/09%2005%202019%20School%](https://go.boarddocs.com/mabe/hcpsmd/Board.nsf/files/BFGT4E7587F2/$file/09%2005%202019%20School%20)

T:\AUDIT\Council\Miscellaneous\Impact Fees\State IAC\[State In Aid of Construction Summary.xlsx]State In Aid % for Comp. Proj.

C

Actual Cost / BOE Construction Report	% State In Aid of Construction	Project Category	Status / BOE Construction Report
24,551,357	31%	Renovation/Addition	Construction Complete
38,822,708	34%	Renovation/Addition	Punchout
40,462,665	38%	Replacement	Construction Complete
23,457,114	32%	Renovation/Addition	Construction Complete
27,549,198	38%	Renovation/Addition	Construction Complete
154,843,042	35%		

udget-Operating-and-Capital

20Construction%20Monthly%20Report%20BR.pdf

Link The School Surcharge to Growth and Capacity Costs

	Current Projections	
FY 2020 Long Range Master Plan	\$	1,123,762,000
Modernization	\$	(238,178,000)
Roofing Projects	\$	(49,997,000)
Playground Equipment	\$	(6,430,000)
Technology	\$	(69,250,000)
Barrier Fee	\$	(7,533,000)
SubTotal Non-Capcity / Non Growth Related	\$	(371,388,000)
Growth and Capacity Budget	\$	752,374,000
35% State Aid	\$	263,330,900
Minus 35% State Aid	\$	489,043,100
Growth & Capacity Budget Minus State Aid	\$	489,043,100
Times 42% New Homes Enrollment	\$	205,398,102
Projected New Residential Sq. Ft. 2020-2029		30,180,347
Per Sq Ft Rate	\$	6.81

ANNUAL NEW UNITS - TOTAL UNITS

	2017	2018	2019	2020	2021	2022	2023	2024
Columbia								
SFD		64	47	94	43	148	40	25
SFA		22	39	25	74	8	110	0
Rental APT		251	196	312	315	407	310	324
Condo APT		28	22	35	163	45	34	36
MH		0	0	0	0	0	0	0
Total		365	304	466	595	608	494	385
Elkridge								
SFD		96	50	55	29	59	155	188
SFA		126	93	77	60	84	103	60
Rental APT		142	294	642	364	340	350	0
Condo APT		36	73	161	91	85	88	0
MH		0	0	0	0	0	0	0
Total		400	510	935	544	568	696	248
Ellicottt City								
SFD		97	110	190	204	91	80	206
SFA		31	106	104	182	195	199	92
Rental APT		48	86	32	102	75	76	40
Condo APT		159	2	113	19	19	79	100
MH		0	0	0	0	0	0	0
Total		335	304	439	507	380	434	438
Rural West								
SFD		124	125	136	105	107	78	98
SFA		0	0	0	0	0	0	0
Rental APT		0	0	0	0	0	0	0
Condo APT		0	0	0	0	0	0	0
MH		0	0	0	0	0	0	0
Total		124	125	136	105	107	78	98
Southeast								
SFD		137	191	49	82	197	139	113
SFA		85	73	30	110	42	40	6
Rental APT		242	252	24	112	112	100	148
Condo APT		60	63	6	28	28	25	37
MH		0	0	0	0	0	0	0
Total		524	579	109	332	379	304	304
COUNTY TOTAL								
SFD		518	523	524	463	602	492	630
SFA		264	311	236	426	329	452	158
Rental APT		683	828	1010	893	934	836	512
Condo APT		283	160	315	301	177	226	173
MH		0	0	0	0	0	0	0
Total		1748	1822	2085	2083	2042	2006	1473
			SFD East	388	358	495	414	532
			SFD West	136	105	107	78	98
			SFA	236	426	329	452	158
			APT/condo	1,325	1,194	1,111	1,062	685
				2,085	2,083	2,042	2,006	1,473

2025	2026	2027	2028	2029	2030	2031	2032	2033
25	50	21	44	8	9	12	14	15
0	0	59	31	29	1	1	1	2
324	360	371	356	373	483	369	144	189
36	40	41	40	41	54	41	16	21
0	0	0	0	0	0	0	0	0
385	450	492	471	451	547	423	175	227
169	121	187	73	0	0	0	0	0
59	123	99	50	129	27	9	100	13
74	22	57	96	70	96	65	140	110
3	3	12	24	17	24	16	35	27
0	0	0	0	0	0	0	0	0
305	269	355	243	216	147	90	275	150
182	200	186	46	66	102	60	0	0
88	62	51	33	0	4	0	0	0
139	165	78	145	80	37	0	0	0
24	111	90	20	20	9	0	0	0
0	0	0	0	0	0	0	0	0
433	538	405	244	166	152	60	0	0
100	100	100	100	100	97	100	100	100
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
100	100	100	100	100	97	100	100	100
224	168	193	174	132	91	79	0	0
77	140	168	114	48	63	65	26	38
114	100	34	14	45	40	90	24	58
29	25	9	3	11	10	22	6	14
0	0	0	0	0	0	0	0	0
444	433	404	305	236	204	256	56	110
700	639	687	437	306	299	251	114	115
224	325	377	228	206	95	75	127	53
651	647	540	611	568	656	524	308	357
92	179	152	87	89	97	79	57	62
0	0	0	0	0	0	0	0	0
1667	1790	1756	1363	1169	1147	929	606	587

					Units	Sq. Ft.	
600	539	587	337	206	4,456	4,774	21,272,944
100	100	100	100	100	1,024	7,327	7,502,848
224	325	377	228	206	2,961	2,586	7,657,146
743	826	692	698	657	8,993	1,458	13,111,794
1,667	1,790	1,756	1,363	1,169	17,434		49,544,732

2034	2035	2036	2037	2038	2039	2040
0	0	0	0	0	0	0
0	0	0	0	0	0	0
144	135	135	113	113	89	0
16	15	15	13	13	10	0
0	0	0	0	0	0	0
160	150	150	126	126	99	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
21	0	0	0	0	0	0
5	0	0	0	0	0	0
0	0	0	0	0	0	0
26	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
100	100	100	100	100	100	100
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
100	100	100	100	100	100	100
0	0	0	0	0	0	0
41	0	0	0	0	0	0
172	0	0	0	0	0	0
43	0	0	0	0	0	0
0	0	0	0	0	0	0
256	0	0	0	0	0	0
100	100	100	100	100	100	100
41	0	0	0	0	0	0
337	135	135	113	113	89	0
64	15	15	13	13	10	0
0	0	0	0	0	0	0
542	250	250	226	226	199	100

ANNUAL NEW UNITS - TOTAL UNITS

	2017	2018	2019	2020	2021	2022	2023	2024
Columbia								
SFD		64	47	94	43	36	10	6
SFA		22	39	25	74	4	59	0
Rental APT		251	196	312	315	130	99	104
Condo APT		28	22	35	163	14	11	12
MH		0	0	0	0	0	0	0
Total		365	304	466	595	184	179	122
Elkridge								
SFD		96	50	55	29	6	16	19
SFA		126	93	77	60	8	10	6
Rental APT		142	294	642	364	34	35	0
Condo APT		36	73	161	91	9	9	0
MH		0	0	0	0	0	0	0
Total		400	510	935	544	57	70	25
Ellicottt City								
SFD		97	110	190	204	24	21	54
SFA		31	106	104	182	101	115	60
Rental APT		48	86	32	102	47	48	25
Condo APT		159	2	113	19	12	72	96
MH		0	0	0	0	0	0	0
Total		335	304	439	507	184	256	235
Rural West								
SFD		124	125	136	105	70	51	64
SFA		0	0	0	0	0	0	0
Rental APT		0	0	0	0	0	0	0
Condo APT		0	0	0	0	0	0	0
MH		0	0	0	0	0	0	0
Total		124	125	136	105	70	51	64
Southeast								
SFD		137	191	49	82	32	22	18
SFA		85	73	30	110	6	6	1
Rental APT		242	252	24	112	11	10	15
Condo APT		60	63	6	28	3	3	4
MH		0	0	0	0	0	0	0
Total		524	579	109	332	52	41	38
COUNTY TOTAL								
SFD		518	523	524	463	168	120	161
SFA		264	311	236	426	119	190	67
Rental APT		683	828	1010	893	222	192	144
Condo APT		283	160	315	301	38	95	112
MH		0	0	0	0	0	0	0
Total		1748	1822	2085	2083	547	597	484

SFD East	388	358	98	69	97
SFD West	136	105	70	51	64
SFA	236	426	119	190	67
APT/condo	1,325	1,194	260	287	256
	2,085	2,083	547	597	484

2025	2026	2027	2028	2029	2030	2031	2032	2033
6	68	20	20.5	11.5	21	11	19.5	7
0	2	57.5	17	16	1	14.5	8	7.5
104	253.5	224.5	224	229	277.5	244	167	187
12	28.5	24.5	25	25	30.5	27	18.5	21
0	0	0	0	0	0	0	0	0
122	352	326.5	286.5	281.5	330	296.5	213	222.5
17	38.5	89	91.5	76	54.5	84	33	0
6	77	83.5	32	39.5	45	32	32.5	59
61	163	171.5	10	13.5	16	28.5	57	42.5
0	38.5	40.5	2	3.5	3.5	7.5	15	10.5
0	0	0	0	0	0	0	0	0
84	317	384.5	135.5	132.5	119	152	137.5	112
47	85.5	77.5	88	84.5	101	85	17	24.5
49	94	83	47	19.5	9.5	5	1	0
104	118	63	122.5	67.5	53.5	14.5	15	15
15	99.5	86.5	15	17.5	13.5	3.5	3.5	3.5
0	0	0	0	0	0	0	0	0
215	397	310	272.5	189	177.5	108	36.5	43
65	83.5	78.5	82	82.5	80.5	82.5	82.5	82.5
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
0	0	0	0	0	0	0	0	0
65	83.5	78.5	82	82.5	80.5	82.5	82.5	82.5
36	109.5	89.5	75.5	115	85.5	94	73	55.5
12	39	42	19.5	39.5	68.5	81.5	52.5	26.5
11	60.5	48	67.5	56.5	49	24.5	8.5	26.5
3	15.5	12.5	16.5	14	12.5	6	2.5	6
0	0	0	0	0	0	0	0	0
62	224.5	192	179	225	215.5	206	136.5	114.5
171	385	354.5	357.5	369.5	342.5	356.5	225	169.5
67	212	266	115.5	114.5	124	133	94	93
280	595	507	424	366.5	396	311.5	247.5	271
30	182	164	58.5	60	60	44	39.5	41
0	0	0	0	0	0	0	0	0
548	1374	1291.5	955.5	910.5	922.5	845	606	574.5

					# Units	Av Sq. Ft.	
106	302	276	276	287	2,256	4,774	10,770,144
65	84	79	82	83	818	7,327	5,989,823
67	212	266	116	115	1,813	2,586	4,688,418
310	777	671	483	427	5,989	1,458	8,731,962
548	1,374	1,292	956	911	10,876		30,180,347

2034	2035	2036	2037	2038	2039	2040
3.5	4.5	5.5	5.5	0	0	0
0	0	0	0.5	0	0	0
210	168.5	92	100.5	85	74	46
23.5	19	10.5	11	9.5	8	5
0	0	0	0	0	0	0
237	192	108	117.5	94.5	82	51
0	0	0	0	0	0	0
12	4	45	6	0	0	0
45	29.5	63	49.5	9.5	0	0
12	7	16	12	2.5	0	0
0	0	0	0	0	0	0
69	40.5	124	67.5	12	0	0
37.5	22	0	0	0	0	0
1	0	0	0	0	0	0
7	0	0	0	0	0	0
1.5	0	0	0	0	0	0
0	0	0	0	0	0	0
47	22	0	0	0	0	0
82	82.5	82.5	82.5	82.5	82.5	82.5
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
0	0	0	0	0	0	0
82	82.5	82.5	82.5	82.5	82.5	82.5
38	33	0	0	0	0	0
33	27.5	11	16	17.5	0	0
35	40.5	11	26	77.5	0	0
8.5	10	2.5	6.5	19.5	0	0
0	0	0	0	0	0	0
114.5	111	24.5	48.5	114.5	0	0
161	142	88	88	82.5	82.5	82.5
46	31.5	56	22.5	17.5	0	0
297	238.5	166	176	172	74	46
45.5	36	29	29.5	31.5	8	5
0	0	0	0	0	0	0
549.5	448	339	316	303.5	164.5	133.5

CB 42-2019

Sayers, Margery

From: roberta brown <rbrownjhu@yahoo.com>
Sent: Wednesday, September 25, 2019 9:17 PM
To: CouncilMail
Subject: CB 42 and CR 112
Attachments: County Council Letter.pdf

[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,

Please find my letter attached regarding CB42 and CR112.

Roberta Bardini

September 25, 2019

Dear Elected Members of the Howard County Council,

I urge you to vote NO on CR 112 and YES on CB 42. Your predecessors in Howard County have created a problem by caving to developer's interests. This, coupled with zoning regulations, have forced the bulk of affordable housing in Howard County in the eastern part of the county. Instead of concentrating on zoning changes in some rural portions of the county and forcing developers to pay for infrastructure such as roads and schools, you have the gall to recommend that HCPSS integrate based on socioeconomic factors. This is complete insanity. This will be a never-ending cycle until the county council fixes the problems that only YOU can fix. Clean up your house before you demand that someone else clean up the problem that your predecessors created.

Sincerely,

Roberta Bardini

Sayers, Margery

From: jetaylor91 <jetaylor91@comcast.net>
Sent: Tuesday, October 1, 2019 1:28 AM
To: CouncilMail
Subject: [SUSPECTED SPAM] I support CB42

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

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.

Sent from my smartphone

----- Original message -----

From: jetaylor91 <jetaylor91@comcast.net>
Date: 9/30/19 12:03 AM (GMT-05:00)
To: councilmail@howardcountymd.gov
Subject: I support CB38 - Liz Walsh is on the right

Sayers, Margery

From: Pamela Cohen <pastrypam2@aol.com>
Sent: Tuesday, October 1, 2019 7:21 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.]

Dear Council Members:

My name is Pamela Cohen and my children are students at Atholton High School. I am writing to urge the Council to approve CB42-2019.

Due to the lack of adequate funding for school infrastructure my son had to go to school in portable classrooms in elementary school. He attended a middle school that the minute it was built would face overcrowding within two years of its completion. He now attends classes in high school that has 30 or more students per class after only 6 years after remodeling and adding more classrooms. With the addition of all of the new building in the Town Center area we anticipate even more students feeding into these schools. We live in one of the richest counties in the U.S., we should be ensuring our schools are funded as such.

This week's 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 cannot wait!!

Sincerely,

Pamela Cohen

Council District 4

Sayers, Margery

From: joel hurewitz <joelhurewitz@gmail.com>
Sent: Friday, September 27, 2019 2:01 PM
To: CouncilMail
Subject: Impact Fees in Relation to Housing Prices and Affordable Housing Supply

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

Dear Council,

Here is a study on impact fees and housing prices.

Joel Hurewitz

[http://www.impactfees.com/publications/burge-Impact Fees in Relation to Housing Prices-2016.pdf](http://www.impactfees.com/publications/burge-Impact_Fees_in_Relation_to_Housing_Prices-2016.pdf)

Sayers, Margery

From: LINDA Wengel <lwengel@msn.com>
Sent: Friday, September 27, 2019 1:18 PM
To: CouncilMail
Subject: Surcharge on affordable housing

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

You might have to ask the state delegation to fast track an amendment to their legislation in January before a new surcharge takes effect. I know Delegate Atterbeary voted against her own bill because it didn't exempt all affordable housing. Linda Wengel

Sayers, Margery

From: Tara Scully <taramscully@gmail.com>
Sent: Friday, September 27, 2019 12:17 PM
To: CouncilMail
Subject: Yes to CB42, No to CB112

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



Howard County Council

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMAN

Christiana Mercer Rigby, CI

Opel Jones, Vice CI

David Y.

County Council Legislative Work Session
Continuation – Day 2
Friday, September 27, 2019
C. Vernon Gray Room
11:00 a.m.

Agenda

- 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.
- 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.

Please consider my feeling toward the bills from District 5 - Valleymede voter.

Yes for CB42 - make the developers pay more and let them charge it to new home buyers. We need money for the schools!

No for CB112 - our school system is one of the most diverse in the entire country. We need more money for facilities not more money being spent for busing children around. Children also need their sleep and don't need to be on long bus

rides. Provide more funds and resources to schools that need it to close the achievement gap. I lived in Howard County and I'm a product of Hammond Elementary, Hammond middle and Atholton high school, class of 1999. I'm a life long resident, who also works in HoCo.

- Tara =)

Sent from my iPhone

Sayers, Margery

From: Shavondalyn Givens <shavondalyn1998@icloud.com>
Sent: Thursday, September 26, 2019 3:47 PM
To: CouncilMail
Subject: Support for raising school facility surcharge

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

My name is Shavondalyn Givens and I support the legislation to increase the school facility surcharge. We need the money for upgrades to Hammond high school and building a new high school in Howard county.

Shavondalyn Givens
9517 Donnan Castle Ct Laurel MD 20723

Sent from my iPhone

Sayers, Margery

From: Ashley Hopper <ashley.jolissaint.hopper@gmail.com>
Sent: Thursday, September 26, 2019 2:55 PM
To: CouncilMail
Cc: Yungmann, David; Kittleman, Mary; Rigby, Christiana
Subject: Written Testimony CR-42
Attachments: Testimony_Ashley Jolissaint_CR-42.docx

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

To Whom It May Concern,

Please see the attached written testimony in support of CR-42 with recommended amended language enumerating specific usage of developer fees.

Thank you for all that you do in your service to our great county.

Best Regards,
Ashley Jolissaint
Polygon 1166, District 5

Ashley Jolissaint
Polygon 1166, District 5
Testimony CR-42

Council Members, first, thank you for your service to our County. I am requesting consideration and approved passage of CR-42.

1. An Affirmative Step. I submit to you, Council Members, that you have the power to create a Master Plan to address Howard County's current challenges and to prevent catastrophe. CR-42 is such an affirmative step in reducing overcrowding and funding schools. CR-42 will help to ensure that future development is aligned with the actual cost of new students at schools.

2. Determine and Enumerate Specific Use. However, Council Members, I submit that CR-42's language be redrafted. It appears that Council may believe there are certain priorities in our current education system. Thus, if Council Members prefer this money to be utilized and allocated in a particular way, then I submit the language of CR-42 should specify those priorities. For example, all fees will be used for new construction, maintenance, and renovation expenses [for Fiscal Years 2021-2025]" or "at least fifty percent of all proceeds will be used for construction, renovation, and maintenance of school facilities" and "no more than thirty percent will be used for teacher salaries."

Sayers, Margery

From: Barbara Tindall <barbara.tindall@gmail.com>
Sent: Wednesday, September 25, 2019 11:22 AM
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.]

Since this "vote" in support of CB42 is so late, I simply state that it is vitally important to our county's well being that the bill passes.

First, the county continues to grow at rapid rate increasing the need for new schools.

Second, developers and contractors are taking advantage of a "boom town" mentality to make meritless, overblown profits. Numerous walks in different parts of the county reveal patterns of cookie-cutter-designed housing devaluing the general landscape while making money for developers/contractors.

Third, our posterity is assured when we support education for every single child.

Thank you.

Barbara C. Tindall

Sent from my iPad

Decrease Developer Entitlements

I support CB38-2019 that prohibits waivers for builders who want to build in Ellicott Cities floodplain.

I support CB40- 2019 that extends the life of CB56-2018.

I support CB42-2019 that will raise developer's impact fees to market rates.

Past and present County Councils and Executives major problem is and has been that they cannot say no to developers. Our elected representatives have amended the APFO rules and/or regulations to meet developer requirements for more than twenty years.

The results continue to be severe flooding in Ellicott City and overcrowded classrooms that hinder a quality education for some students and redistricting for others through out Ho Co.

I encourage the entire Ho Co Council to
unanimously support the aforementioned
bills with their votes.

Harry Dunbar, AKA Slow Growth Dunbar
Owen Brown

09/23/2019

Sayers, Margery

From: Jennifer (Dicks) Cary <jrdicks3@gmail.com>
Sent: Monday, September 23, 2019 3:18 PM
To: CouncilMail
Subject: Vote NO to Council Bill 42-19

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

Dear County Council,

I strongly oppose Council Bill 42-19. I believe this expensive and unsupported increase will be detrimental to housing affordability and the development industry across the County.

I respectfully request the Council vote NO on Council Bill 42-19.

Sincerely,

Jennifer Cary
6347 Beechfield Ave
Elkridge, MD 21075
jrdicks3@gmail.com

Sayers, Margery

From: Rose Edwards <rosewards@msn.com>
Sent: Sunday, September 22, 2019 9:00 PM
To: CouncilMail
Subject: Support CB 42-2019

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

I support CB 42-2019. It is time for Howard County to increase the school facilities surcharge on new homes in Howard County to be similar to that of surrounding counties. Our schools need help.

Rose Edwards

Sent from my iPad

Sayers, Margery

From: E Kato <euk369@gmail.com>
Sent: Sunday, September 22, 2019 8:57 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.]

I am writing in support of CB42. People move to Howard County because of its schools. If we fail to invest in building and staffing schools to meet the expanding population, we will no longer be able to maintain the current high standards of education. Developers have profited immensely from growth in Howard County and have consistently dodged their fair share. It's time to bring charges in line with the true costs of development. If this had been done 20 years ago, the increase would not have to be so steep now, but it's only going to get worse if we continue to kick the can down the road. My thanks to the current council for taking this issue on.

Sincerely,
Elisabeth Kato
7335 Carved Stone
Columbia, MD 21045

Sayers, Margery

From: Mj Monck <mjmonck@gmail.com>
Sent: Sunday, September 22, 2019 6:18 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.]

I am writing in strong support of this bill.

For far too long money has been siphoned out of our county coffers and into the hands of a few. Those funds should have been going to meet the needs of our county, most specifically the needs of education. Education includes not only Pre-k through 12 but also Howard Community College and the libraries, all partners in providing the most important public good there is.

I read the the Chamber of Commerce opposes this bill. Why? I find it comical that they would use "regional competitiveness" as a reason. We have been uncompetitive for years in that we have been charging so little compared to surrounding counties.

Developers, builders, and real estate agents have been reaping the rewards of using Howard County, and it is time we said no more.

By using these funds for school capital projects, we raise our school system. We provide an even better educated populace. We say education matters.

Please vote in support of CB42-2019.

Marijane Monck

Sayers, Margery

From: fuller.evan@gmail.com
Sent: Saturday, September 21, 2019 5:32 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.]

Dear Council Members,

I encourage you to pass CB42-2019, School facilities surcharge rates.

As a parent of students in Hammond Elementary School and Hammond Middle School, I have paid attention to redistricting issues as well as the Milk Plant development. Central to both these issues is the overcrowding of some Howard County schools. While I personally would rather not have a new housing development adding to congestion in my community, I recognize that development as a whole benefits the County, and the owners have the right to put in higher-density housing. As a County, we want to encourage development while making sure that it pays a fair share of the increased costs as a result—traffic and schools, as well as utility lines and the like. Our schools need more capacity, which means they need more funding. Setting a school facility surcharge that is tied to the actual costs of growth makes sense to me as a fair way to apportion this cost.

In short, I support increasing the fees on residential developments in order to ensure that we can maintain enough school capacity for the children that will be in our system.

Thank you,
Evan Fuller
10786 W. Crestview Ln

Sayers, Margery

From: Neil Hunt <nwhunt@gmail.com>
Sent: Saturday, September 21, 2019 10:31 AM
To: CouncilMail
Subject: Support surcharge increase (CB 42)

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

Dear County Council,

I am writing in support of CB 42 legislation to raise school surcharge fees. I applaud Chair Mercer Rigby, Councilwomen Jung, and Councilman Jones for introducing the legislation and doing their part in setting the course right in our county with this long overdue fee increase.

Thank you,

Neil Hunt
Laurel, MD
District 3

Sayers, Margery

From: Richard Demmitt <rjdemmitt@aol.com>
Sent: Saturday, September 21, 2019 9:33 AM
To: CouncilMail
Subject: Bill 42-19.

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

Please vote No for Bill 42-19.

Richard Demmitt
PO Box 228
Clarksville, MD 21029

Sayers, Margery

From: Jonathan Sindler <Jonathan_Sindler@hcpss.org>
Sent: Friday, September 20, 2019 3:20 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.]

Greetings!

I would like to thank you for supporting CB42-2019. So many of our school buildings are in need of either expansion or renovations. At Mount View Middle School, we desperately need another room for our music programs. In the last 4 years, our numbers have jumped from 6 ensembles totaling around 450 students to this year when we now have 9 ensembles totaling over 600 students, roughly 3/4 of the total school population. We currently only have 1 large and 1 medium sized rehearsal room. We have been forced to utilize the Park and Rec. room but since that technically is not our room, we have to strike the room every day and reset the next morning (which takes away from instruction time) so that Park and Rec. can use the room in the evening. This is just one example across the county and while I know it's not the largest priority, it does emphasize the need.

Thank you again for your support!

Jonathan Sindler
Director of Bands
Mount View Middle School
12101 Woodford Drive
Marriottsville, Md. 21104
410-313-5545

Doing your best at this moment puts you in the best place for the next moment.
- Oprah Winfrey

Sayers, Margery

From: cpixiew@verizon.net
Sent: Friday, September 20, 2019 12:56 PM
To: CouncilMail
Subject: Wed, 9/18, CB 42-2019, Altering School Facilities Surcharges

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

Wednesday, September 18, 2019

Good evening, County Council Members,

My name is Carolyn Weibel, and I have resided in Valley Mede in Ellicott City for over 40 years. I am going on record that I am in favor of raising school facilities surcharge fees.

I have spent the last 4 years testifying about zoning issues, Rt 99 Traffic Safety, and APFO legislation, particularly those involving raising the school facilities surcharge fees paid by the developers. It's been long overdue to correct this imbalance.

I feel like Howard County citizens are caught up in a vicious cycle. Smart growth has long gone by the wayside, developers continue to build, schools are overcrowded, and our infrastructure is insufficient. As these conditions continue to worsen, one thing has not changed - and that is the surcharge fees paid by the developers. The previous County Councils and Administrations had, and now those of you in front of me, have a fiduciary responsibility to raise these fees. This impacts all of Howard County, not just your council district.

Taxpayers like myself can't continue to shoulder the burden of paying for new schools and the related infrastructure improvements because previous administrations (and I am talking 20 plus years) have not planned properly for the uncontrolled growth Howard County has seen and have avoided their fiducial responsibility to have developers pay accordingly.

I have two more points to make:

One: I don't think the proposed fee of \$6.80/square foot is sufficient, and I think it should be higher and more like \$8/square foot.

Two: I am recommending no exemptions to any developer, and no grandfathering of any projects.

The taxpayer, like myself, who is retired and has no children in the school system, has been and is now through with subsidizing profits for developers. Previous administrations have allowed this to happen, and we need to correct it now.

Thank you for your time,

Carolyn Weibel
Longview Dr, Valley Mede
Ellicott City, MD

Facchine, Felix

From: Casey Retterer <casey_reterer@hcpss.org>
Sent: Tuesday, September 17, 2019 2:13 PM
To: Rigby, Christiana
Subject: Support for school facility surcharge bill (CB42-2019)

Categories: Leg - 2019-CB42 School Facilities Surcharge

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

Christiana Rigby,

Hello,

I'm writing to you in support of the school facility surcharge bill (CB42-2019). For too long developers have been undercharged (as compared to neighboring counties) and profiting off of the citizens of Howard County, who have been paying for it through the impacts this has had on the school system (and elsewhere, as these issues tend to ripple throughout the county budget). While it would be unfeasible to try to recoup the losses we have suffered thus far, the proposed bill fixes something that's been broken for far too long. The best time to have addressed this issue was years ago. The second best time to fix it is now.

Casey Retterer
casey_reterer@hcpss.org
11216 Green Dragon Court
Columbia, Maryland 21044

*Additional
CB42-2019
testimony*

Facchine, Felix

From: Anna Gannon <agannon@hcpss.org>
Sent: Tuesday, September 17, 2019 12:15 PM
To: Rigby, Christiana
Subject: Our Children Deserve Better

Categories: Leg - 2019-CB42 School Facilities Surcharge

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

Christiana Rigby,

I am extremely concerned about the continued deferred funding issues that remove crucial funding from our schools and from our children. As a resident and parent, it is disheartening that we adults have positioned our county to not be able to provide the best k-12 school experience in the nation. I urge you to vote in favor of CB42-2019 to ensure that educational funding is more than adequately administered but also, is calculated in a way that continues to support our children today and in the future. They deserve better and we need to do not only what is right, but what we have a responsibility as citizens to do.

Anna Gannon
agannon@hcpss.org
8851 Mission Road
Jessup, Maryland 20794

Facchine, Felix

From: Shelley Mansolillo <info@email.actionnetwork.org>
Sent: Tuesday, September 17, 2019 6:03 PM
To: Rigby, Christiana
Subject: Support bill CN42-2019 and the Hammond High Renovations

Categories: Leg - 2019-CB42 School Facilities Surcharge

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

Christiana Rigby,

Please support bill CB42-2019 which will create more funding for capital projects like the Hammond High School Renovation. Please do not remove the money from the budget for the Hammond High School renovation. This renovation was brought to light in 2007, 2007!!! 12 years ago - this is unacceptable that many schools have gone ahead of us and now a new HS13 is being built and we can't even maintain the buildings we have. The funding for construction for the renovation and addition to Hammond High School must remain as a TOP PRIORITY project 2021 and no deferral in funding. Hammond High is the lowest rated facility in the school system. Our school is too small, is missing vital spaces for Special Education, the ONLY county high school without and auxiliary gym and is NOT ADA complaint. It is not equitable to have thousands of students go through this school knowing the deficits and continuing to postpone work on the school. The systems are old and failing. There is mold in the school. It is unconscionable to defer another seven or eight years when you have already spent funds on the design plans, and the have commitment of the school and broader community to the effort to move forward now.

I sincerely appreciate your time and support on this matter.

Thank you,
Shelley Mansolillo

Shelley Mansolillo
smansolillo@gmail.com
7338 NARROW WIND WAY
COLUMBIA, Maryland 21046

Facchine, Felix

From: Lauren Palguta <info@email.actionnetwork.org>
Sent: Tuesday, September 17, 2019 9:28 PM
To: Rigby, Christiana
Subject: Vote YES to CB42-2019

Categories: Leg - 2019-CB42 School Facilities Surcharge

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

Christiana Rigby,

I ask that you please vote yes to CB42-2019. Our schools are overcrowded, and the developers continue to add more children with no help on solving the problem it creates. We should restrict development and increase taxes for companies to ensure our children have the facilities for the superior education our county prides itself on.

Lauren Palguta
lsackl1@hotmail.com
8714 Chapel Hill Drive
Ellicott City, Maryland 21043

Facchine, Felix

From: Tracy Stansbury <tracy_stansbury@hcpss.org>
Sent: Wednesday, September 18, 2019 5:19 AM
To: Rigby, Christiana
Subject: support of CB42-2019

Categories: Leg - 2019-CB42 School Facilities Surcharge

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

Christiana Rigby,

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. Please make the people responsible for adding costs to the county's infrastructure pay their fair share. Please stop making it so easy for developers to build without consequences.

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. The developers building the new huge development off of 103 near Bellows Springs project that NO families with children will move in. That is unlikely and the developer should share the cost of the increased enrolment at BSES as well as the added traffic on an already highly trafficked road.

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,
Tracy Stansbury

Tracy Stansbury
tracy_stansbury@hcpss.org
4612 E. Leisure Ct
Ellicott City, Maryland 21043

Facchine, Felix

From: Shari Spearman <shari_spearman@hcpss.org>
Sent: Wednesday, September 18, 2019 3:48 PM
To: Rigby, Christiana
Subject: Vote Yes to bill (CB42-2019)

Categories: Leg - 2019-CB42 School Facilities Surcharge

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

Christiana Rigby,

Please vote yes to the surcharge our schools are a reflection of the education and caring that is provided.

When we are short on maintenance the students and staff suffer. We all want to look beyond the facade and know the true character of whats being taught.

Shari Spearman
shari_spearman@hcpss.org
5509 Harpers Farm Road
Columbia, Maryland 21044

Facchine, Felix

From: Kristin Yakas <info@email.actionnetwork.org>
Sent: Thursday, September 19, 2019 7:59 PM
To: Rigby, Christiana
Subject: School Facility Surcharge

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

Christiana Rigby,

Please support the school facility surcharge bill (CB42-2019). There's no excuse not to do this. We need to fix the problems in our overcrowded county.

Kristin Yakas
yakasfamily@gmail.com
9625 Susies Way
Ellicott City, Maryland 21042-2307

Facchine, Felix

From: Sarah Roogow <info@email.actionnetwork.org>
Sent: Thursday, September 19, 2019 8:29 PM
To: Rigby, Christiana
Subject: Support for CB 42

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

Christiana Rigby,

Developers must pay if they are directly

Contributing to the over crowding of our schools. Schools are bursting at the seams and the proper infrastructure is nowhere to be found! Fix this NOW!

Sarah Roogow

District 1

Sarah Roogow

sroogow@gmail.com

6300 patuxent quarter rd

Hanover , Maryland 21076

Facchine, Felix

From: Elizabeth Van Patten <info@email.actionnetwork.org>
Sent: Thursday, September 19, 2019 9:17 PM
To: Rigby, Christiana
Subject: Support CB 42-2019

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

Christiana Rigby,

County Council Members,

Please support CB42-2019. Two of my four children currently attend a school that is celebrating 65 years! Saint John's Lane Elementary school is burdened with overcrowding. Support for this bill would allow a new elementary school to be built to accommodate all of the children in the neighborhood.

Thank you for your consideration,

Elizabeth Van Patten

Elizabeth Van Patten
elizabethvanpatten@gmail.com
3202 Brookmede Rd
Ellicott City, Maryland 21042

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
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 Foot	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 Allnutt Lane	Highland	20777	B19002370	G19000135	\$ 15,256.05	\$ 7,771.95	\$8,635.50	\$1,036.26	\$ 103.63	\$ 32,693.39	\$ 31,663.50	\$ 64,356.89	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

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

Jeff Bronow and Holly Sun, Ph.D.
Howard County, Maryland
August 14, 2019
Page 5 of 13

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

Avg. Sq. Ft. Size Per Unit	SFD	SFA	Rental APT	Condo APT
	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 Elkridge 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	SFD	SFA	Rental APT	Condo APT
\$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	SFD	SFA	Rental APT	Condo APT
	\$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

\$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

	\$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	SFD	SFA	Rental APT	Condo APT
\$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	SFD	SFA	Rental APT	Condo APT
	\$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=Ju96uYYqC1A%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 <jenalienspiegel@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



Advocate | Educate | Network | Build



11825 West Market Place | Fulton, MD 20759 | 301-776-6242

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,

A handwritten signature in black ink, appearing to read "Angelica Bailey".

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 along side 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](http://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: beverleylittle@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 RENEWA	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 6/28/18	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 GRADING	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	#D006935227 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

Description	Inv - Due Date	Adj. Gross	Retainage	Insurance	Discount	Payments	Disc. Taken	Balance Due	Days 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

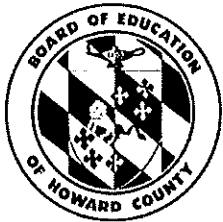


From: hcgwebsitemailbox@howardcountymd.gov <hcgwebsitemailbox@howardcountymd.gov>
Sent: Monday, September 16, 2019 2:43 PM
To: Danielle Lueking <Danielle_Lueking@hcpss.org>
Subject: [External] Testimony Signup

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,

A handwritten signature in black ink, appearing to read "Dan Iampieri". The signature is fluid and cursive, with a large initial "D" and "I".

Dan Iampieri

President

Howard County Association of REALTORS®

Sayers, Margery

From: Susan Kim <myfavoritename@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, Nylan 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 developers 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 suppose 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.

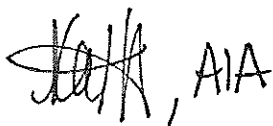
As a homeowner and business owner in Howard County, I oppose Bill No. 42 to raise the school facilities surcharge in our county for all new construction from \$1.35 per square foot to \$6.80 per square foot. I work all over the state and Howard County permit fees are already higher than the surrounding 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 black ink, appearing to read 'K. 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

