

October 18, 2020

Members of the Howard County Council,

I am writing to you in support of **CB53 - 2020** and **CB56 – 2020**.

**CB56-2020: “Adequate Public Facilities Ordinance - Conditionally Exempt Residential Subdivision Plans - Removal of Exemption.”**

The existing exemption allows units to be added regardless of local school overcrowding levels.

In particular, Turf Valley has 1,379 units in the APFO Exempt Sketch Plan. Of which includes 710 units that have been built, 100 recorded unbuilt lots and 33 units that are under construction. This leaves 536 remaining units.

The May 2020 APFO School Capacity Chart on the Howard County Maryland website shows the Northern region is “constrained for future residential development”.

By voting “yes” to CB-56 -2020, the remaining 536 units in Turf Valley would need to adhere to APFO some 30 years after they were exempt. This seems more than reasonable especially since 843 units will be built without consideration of the impact on our schools and roads in the north.

Below is a chart outlining the schools that Turf Valley feeds into and projected utilization rates:

HCPSS Feasibility 2020 Projected Utilization	2020/21	2021/22	2022/23	2023/24	2024/25
Marriotts Ridge HS	100.6%	105.8%	111.4%	115.4%	120.2%
Mount View MS	109.0%	122.1%	126.6%	124.9%	123.8%
Waverly ES	109.6%	109.5%	108.6%	109.6%	110.0%
Manor Woods ES	109.7%	113.1%	114.8%	121.1%	119.4%

Waverly ES and Manor Woods ES have both had students moved due to redistricting in 2017 and 2019 to help mitigate overcrowding. The above utilization rates show that those redistricting tactics were a temporary fix. The massive Turf Valley building with no APFO restrictions have overwhelmed our schools in the northern region. Please vote “yes” to CB56 -2020 and give much needed protection from overbuilding in our community.

**CB53-2020: AN ACT pursuant to Section 612 of the Howard County Charter and Section 4.201A of the Howard County Code, approving the execution by Howard County, Maryland of one or more installment purchase agreements to finance the acquisition of land for a new elementary school in the Turf Valley neighborhood of Ellicott City, Maryland and the payment of any related costs in the aggregate maximum amount of \$6,000,000.**

As mentioned, there are 1,379 units planned for Turf Valley of which 710 units have already been built. There is an additional 258 Turf Valley units that are Non-APFO exempt that are to be built. In addition, there are 113 townhouse allocations for Chapelgate (2021) located just across Marriottsville road from Turf Valley. There are many other new developments in the area. A new elementary school in the north is much needed.

I reviewed the Fiscal Impact for this bill that showed tax revenue losses and savings on educational costs. This location is ideal for the much needed elementary school since a large portion of the student body would be walkers. This has many benefits such as healthier children, less busing which in turn uses less gasoline and reduces traffic. A community school that children can walk to will bring up the housing value and in turn increase tax revenue. With just the purchase of the land and the intent of a school being built would also be a boost for property value/revenue.

Please vote "yes" to CB53 -2020 which would set the school system up to be able to plan for a school in the north.

I respectfully ask that you vote in favor of our children and vote yes for CB53- 2020 and CB56 - 2020.

Sincerely,  
*Amy Grutzik*  
*District 5*