

Amendment 82 to Council Bill No. 28 -2023

BY: Deb Jung

Legislative Day 11

Date: 10/02/2023

Amendment No. 82

(This Amendment makes the following changes to HoCo by Design Chapter 10: Managing Growth:

- *Amends the narrative section titled "Adequate Public Facilities Ordinance (APFO)" and Table 10-1 to:
 - *Remove the Green Neighborhood column;*
 - *Removes the Affordable Housing column and substitutes an Affordable For Purchase Units column and a Affordable Rental Housing Units column;*
 - *Increases the Affordable For Purchase and the Affordable Rental Units allocation from 150 to 250 annually; and*
 - *Reduces the Activity Center allocations from 600 to 400.)**

1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following
2 pages as indicated in this Amendment:

- 3 • Chapter 10, Managing Growth: 7 and 8.

4

5 Correct all page numbers, numbering, and formatting within this Act to accommodate this
6 amendment.

7

I certify this is a true copy of

Am 82 CB28-2023

~~passed on~~ 10/11/2023

Failed

Michele D. Jones
Council Administrator

Adequate Public Facilities Ordinance (APFO)

Housing Unit Allocations

APFO sets the pace of new residential development through an annual housing allocation chart, which caps the number of new units that can be built each year by geographic region. Once the annual cap is reached, subdivision plans are placed "on hold" until the next year when more allocations are made available.

The allocation chart for HoCo By Design is shown in Table 10-1 and includes the years 2026-2040. This allocation chart is based on the approximately 1,580 housing units targeted per year over the 15-year timeframe of this chart. Allocations are granted, if available, once the initial subdivision or site development plan is approved. Given that it typically takes several years for the development review process to be completed (to final plat recordation and site development plan approval), allocations are granted three years ahead of when the new units are expected to be built. Since HoCo By Design has been presented for adoption in 2023, the first year on the allocation chart is 2026.

There are four geographic regions in the HoCo By Design allocation chart: Downtown Columbia, Activity Centers, Other Character Areas, and Rural West. Allocations amount to an average total of approximately 1,580 new residential units per year over the 15 years in the chart, including **Green-Neighborhood and Affordable Housing units Affordable For Purchase Units and Affordable Rental Units**. The number of units in each region is tied to the future land use capacity as modeled and estimated in the Future Land Use Map (FLUM). In addition to the four geographic regions, the allocation chart for HoCo By Design maintains the set-aside incentive of ~~150~~ 250 units per year for **Green-Neighborhood developments Affordable For Purchase Units (listed in Table 10-1 as Affordable For Purchase Units)**. Projects using **Green-Neighborhood Affordable for Purchase Units** allocations must meet the **Green-Neighborhood** requirements, as **will be** specified in the Howard County Subdivision and Land Development Regulations. The total annual average of approximately 1,580 units is significantly less than the 2,084 units targeted in the allocation chart of the previous General Plan, PlanHoward 2030. However, since the County has only realized an annual average of about 1,500-1,600 units per year over the past decade, the revised target of 1,580 units is a realistic measure given the remaining land available and multiple factors influencing growth.

Just as the housing allocation chart offers a set aside incentive for the **Green-Neighborhood Affordable For Purchase Units** program, HoCo By Design proposes an Affordable **Rental Units Housing** set aside incentive as well. These additional allocations could help increase the supply of affordable housing units above and beyond what is required under the County's Moderate Income Housing Unit (MIHU) program, and could assist the County with reaching the affordability and accessibility targets recommended in the Housing Opportunities Master Plan. ~~As noted in the Dynamic-Neighborhoods chapter, ideal locations for these set-asides could be in mixed-use activity centers, redeveloped multi-family communities, and within the Affordable Housing Overlay Zoning District.~~

Table 10-1: Howard County APFO Allocations Chart - HoCo By Design

Year	Downtown Columbia (1)	Activity Centers	Other Character Areas	Rural West	Total	Green-Neighborhood Affordable For Purchase Units	Affordable Rental Units Housing
2026	335	400-600	365	100	1,200-1,400	250-450	250-450
2027	335	400-600	365	100	1,200-1,400	250-450	250-450
2028	335	400-600	365	100	1,200-1,400	250-450	250-450
2029	335	400-600	365	100	1,200-1,400	250-450	250-450
2030	335	400-600	365	100	1,200-1,400	250-450	250-450
2031	155	400-600	365	100	1,020-1,220	250-450	250-450
2032	155	400-600	365	100	1,020-1,220	250-450	250-450
2033	155	400-600	365	100	1,020-1,220	250-450	250-450
2034	155	400-600	365	100	1,020-1,220	250-450	250-450
2035	154	400-600	365	100	1,019-1,219	250-450	250-450
2036	154	400-600	365	100	1,019-1,219	250-450	250-450
2037	154	400-600	365	100	1,019-1,219	250-450	250-450
2038	154	400-600	365	100	1,019-1,219	250-450	250-450
2039	154	400-600	365	100	1,019-1,219	250-450	250-450
2040	154	400-600	365	100	1,019-1,219	250-450	250-450
Total	3,219	6,000-9,000	5,475	1,500	16,194-19,194	3,750-2,250	3,750-2,250
Annual Average	215	400-600	365	100	1,080-1,280	250-450	250-450

(1) The allocations for Downtown Columbia align with the phasing chart in the approved and adopted 2010 Downtown Columbia Plan.

As indicated earlier, HoCo By Design envisions future development in the Gateway Regional Activity Center. Once a master plan for Gateway is completed, and the number and pacing of residential units for Gateway determined, the allocation chart can be amended to include annual allocations for Gateway or a separate chart for Gateway can be adopted. However, these units are not likely to be built in the near-term, as zoning changes will follow the master plan and units will take several years after zoning to be constructed.

Amendment 1 to Amendment 82
to Council Bill No. 28-2023

BY: Deb Jung

Legislative Day 12
Date: October 11, 2023

(This amendment reduces the number of Activity Center allocations by 100 units each year in Amendment 82.)

1 Substitute page 1 of Amendment 82 with the attached page 1 to this Amendment to Amendment.

2

3

4 Substitute the attached page MG-8 of Amendment 82 with the attached page MG-8 to this
5 Amendment to Amendment.

6

7

8

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Am 1 Am 82 CB28-2023

on 10/11/2023

Michelle Head
Council Administrator

Faked

Amendment 82 to Council Bill No. 28 -2023

BY: Deb Jung

Legislative Day 11

Date: 10/02/2023

Amendment No. 82

(This Amendment makes the following changes to HoCo by Design Chapter 10: Managing Growth:

- *Amends the narrative section titled “Adequate Public Facilities Ordinance (APFO)” and Table 10-1 to:*
 - *Remove the Green Neighborhood column;*
 - *Removes the Affordable Housing column and substitutes an Affordable For Purchase Units column and a Affordable Rental Housing Units column;*
 - *Increases the Affordable For Purchase and the Affordable Rental Units allocation from 150 to 250 annually; and*
 - *Reduces the Activity Center allocations from 600 to ~~400~~500 per year.)*

1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following
2 pages as indicated in this Amendment:

- 3 • Chapter 10, Managing Growth: 7 and 8.

4
5 Correct all page numbers, numbering, and formatting within this Act to accommodate this
6 amendment.

7

Adequate Public Facilities Ordinance (APFO)

Housing Unit Allocations

APFO sets the pace of new residential development through an annual housing allocation chart, which caps the number of new units that can be built each year by geographic region. Once the annual cap is reached, subdivision plans are placed “on hold” until the next year when more allocations are made available.

The allocation chart for HoCo By Design is shown in Table 10-1 and includes the years 2026-2040. This allocation chart is based on the approximately ~~4,580~~ **1,680** housing units targeted per year over the 15-year timeframe of this chart. Allocations are granted, if available, once the initial subdivision or site development plan is approved. Given that it typically takes several years for the development review process to be completed (to final plat recordation and site development plan approval), allocations are granted three years ahead of when the new units are expected to be built. Since HoCo By Design has been presented for adoption in 2023, the first year on the allocation chart is 2026.

There are four geographic regions in the HoCo By Design allocation chart: Downtown Columbia, Activity Centers, Other Character Areas, and Rural West. Allocations amount to an average total of approximately ~~4,580~~ **1,680** new residential units per year over the 15 years in the chart, including ~~Green-Neighborhood and Affordable Housing units Affordable For Purchase Units and Affordable Rental Units~~. The number of units in each region is tied to the future land use capacity as modeled and estimated in the Future Land Use Map (FLUM). In addition to the four geographic regions, the allocation chart for HoCo By Design maintains the set-aside incentive of ~~450~~ **250** units per year for ~~Green-Neighborhood developments Affordable For Purchase Units (listed in Table 10-1 as Affordable For Purchase Units)~~. Projects using ~~Green-Neighborhood Affordable for Purchase Units~~ allocations must meet the ~~Green-Neighborhood~~ requirements, as ~~will be~~ specified in the Howard County Subdivision and Land Development Regulations. The total annual average of approximately ~~4,580~~ **1,680** units is significantly less than the 2,084 units targeted in the allocation chart of the previous General Plan, PlanHoward 2030. However, since the County has only realized an annual average of about 1,500–1,600 units per year over the past decade, the revised target of ~~4,580~~ **1,680** units is a realistic measure given the remaining land available and multiple factors influencing growth.

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2029	335	500 400-600		365	100	1,300 1,200 1,400	250-450 250 450	250-450 250 450
2030	335	500 400-600		365	100	1,300 1,200 1,400	250-450 250 450	250-450 250 450
2031	155	500 400-600		365	100	1,120 1,020 1,220	250-450 250 450	250-450 250 450
2032	155	500 400-600		365	100	1,120 1,020 1,220	250-450 250 450	250-450 250 450
2033	155	500 400-600		365	100	1,120 1,020 1,220	250-450 250 450	250-450 250 450
2034	155	500 400-600		365	100	1,120 1,020 1,220	250-450 250 450	250-450 250 450
2035	154	500 400-600		365	100	1,119 1,019 1,219	250-450 250 450	250-450 250 450
2036	154	500 400-600		365	100	1,119 1,019 1,219	250-450 250 450	250-450 250 450
2037	154	500 400-600		365	100	1,119 1,019 1,219	250-450 250 450	250-450 250 450
2038	154	500 400-600		365	100	1,119 1,019 1,219	250-450 250 450	250-450 250 450
2039	154	500 400-600		365	100	1,119 1,019 1,219	250-450 250 450	250-450 250 450
2040	154	500 400-600		365	100	1,119 1,019 1,219	250-450 250 450	250-450 250 450
Total	3,219	6,000 9,000 7,500		5,475	1,500	17,694 16,194 19,194	3,750 2,250	3,750 2,250
Annual Average	215	500 400-600		365	100	1,180 1,080 1,280	250 450	250 450

(1) The allocations for Downtown Columbia align with the phasing chart in the approved and adopted 2010 Downtown Columbia Plan.

As indicated earlier, HoCo By Design envisions future development in the Gateway Regional Activity Center. Once a master plan for Gateway is completed, and the number and pacing of residential units for Gateway determined, the allocation chart can be amended to include annual allocations for Gateway or a separate chart for Gateway can be adopted. However, these units are not likely to be built in the near-term, as zoning changes will follow the master plan and units will take several years after zoning to be constructed.

Amendment 83 to Council Bill No. 28 -2023

BY: Deb Jung

Legislative Day 11

Date: 10/02/2023

Amendment No. 83

(This Amendment amends HoCo by Design Chapter 8: Public School Facilities to remove the third paragraph in the narrative section titled "Sources of Student Growth".)

1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following
2 pages as indicated in this Amendment:

3 • Chapter 8: Public School Facilities: 11.

4 Correct all page numbers, numbering, and formatting within this Act to accommodate this
5 amendment.

6

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Am 83 CB28-2023

dated on

10/11/2023

Mushelle H. Jung
Council Administrator

Failed

Leg 1905

Enrollment Trends

Sources of Student Growth

To project future enrollment, the HCPSS Office of School Planning estimates enrollment growth based on the following factors: 1) the number of births in Howard County; 2) the five-year history of cohort survival (the ratio of students moving from one grade to the next in the same school); 3) first-time sales of newly-constructed homes; 4) resales of existing homes; 5) apartment turnover; and 6) out-of-district enrollment at regional programs. Each data point is analyzed for each school attendance area based on specific methodologies for each factor.

DPZ provides new housing unit projections to the Office of School Planning each December for use in their enrollment projections and Feasibility Study. The housing unit projections are one of the six components outlined above used by the Office of School Planning for their student enrollment projection estimates. The housing unit projections include all recently approved plans not yet constructed, plans currently under review, and future development potential based on zoning capacity for each parcel. The housing unit projections provide a detailed account of when and how much housing may be built in a particular school district up to 20 years in advance. The immediate year projections, based on subdivision and site plans, are more precise indicators of near-term housing unit growth, whereas the out years provide an indication of new unit potential based on zoning capacity. The targeted activity center locations in HoCo By Design will strengthen the outer year projections by providing HCPSS a clear indication of where to expect future growth once zoning consistent with HoCo By Design is in place. Continued coordination between the County and HCPSS is essential to ensure that school capacity projects are planned in activity center areas identified for transformation on the Future Land Use Map (FLUM).

It is important to note that while new development may impact a crowded school, a significant impact to enrollment each year also comes from turnover of existing housing. This is housing that adds new students to the system upon resale of owner-occupied homes or apartment turnover. For example, an older home occupied by "empty nesters" may not have had school children living there for many years. Upon resale, however, a younger family with school children may move in.



Additionally, as mentioned above, the County provides HCPSS data on new development in the pipeline annually. On average, it takes three years for a project to reach occupancy stage and generate students. Therefore, HCPSS knows the impacts on a particular school or region at least three years in advance or more, if the schools are closed and the project is postponed due to APFO. While APFO can manage enrollment growth from new development by delaying the construction of new units, it does not control student generation from housing turnover that occurs naturally over time.

Tables 8-2 and 8-3 show projected enrollment growth due to new construction, apartment turnover, and resales by school level for the last two years. When comparing these three factors, new construction was projected to account for 17.0% of new student growth in 2021 and 17.5% in 2022. There is also turnover in apartment units, often with younger families moving into larger townhomes or single-family homes as the children age. New students from resales and apartment turnover were projected to account for 83.0% and 82.5% of student growth in 2021 and 2022, respectively, when compared against growth from new home construction. Historical student yield rates from these three housing factors are used to project the future enrollment impact of these factors for each school.

Other factors that impact changes in enrollments include birth rates, cohort survival, and enrollment at regional programs. The HCPSS enrollment projection model includes these additional factors when determining future enrollment estimates.

Table 8-2: HCPSS Student Growth: New Construction vs. Resales of Existing Units & Apartment Turnover (2021)

Level	Apartment Turnover	Resales	New Construction	Total
Elementary	617	689	188	
Middle	(30)	175	81	
High	(10)	97	46	
Total	577	961	315	1,853
Percent	31.1%	51.9%	17.0%	

Source: Howard County Public School System, Office of School Planning

Table 8-3: HCPSS Student Growth: New Construction vs. Resales of Existing Units & Apartment Turnover (2022)

Level	Apartment Turnover	Resales	New Construction	Total
Elementary	587	759	212	
Middle	(70)	193	83	
High	40	144	56	
Total	557	1,096	351	2,004
Percent	27.8%	54.7%	17.5%	

Source: Howard County Public School System, Office of School Planning

Amendment 84 to Council Bill No. 28 -2023

BY: Deb Jung

Legislative Day 11

Date: 10/02/2023

Amendment No. 84

(This Amendment amends HoCo by Design Chapter 8: Public School Facilities to remove a reference to how a future change in unit type mix will yield fewer new students and substitute that the future change in the housing mix will result in an unknown number of new students.)

- 1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following
2 pages as indicated in this Amendment:
- 3 • Chapter 8: Public School Facilities: 16.
- 4 Correct all page numbers, numbering, and formatting within this Act to accommodate this
5 amendment.
6

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Am 84 CB28-2023

10/11/2023

Council Administrator

Failed

Future trends

Decreases in Enrollment and Birth Rates

Other noteworthy trends impacting future school capacity include decreasing enrollment post the Covid-19 pandemic and decreases in the national birth rates.

According to the United States Census Bureau, the number of births nationwide has been declining since 2008, which is now impacting kindergarten enrollment and will impact future enrollment growth in Howard County. Annual live birth counts from the Maryland Department of Health and Mental Hygiene have been declining since 2016, with an 11% overall decrease since 2016. The Maryland Department of Planning (MDP) recalculates birth projections for each county in five-year increments. The 2022 MDP birth projection included this recent historical data, leading to a declining birth projection for the County.

Enrollment has declined since the beginning of the Covid-19 pandemic, as some parents shifted their children to private school or homeschool, while some delayed kindergarten enrollment. Table 8-4 from the HCPSS 2022 Feasibility Study illustrates those decreases between 2019 and 2021.

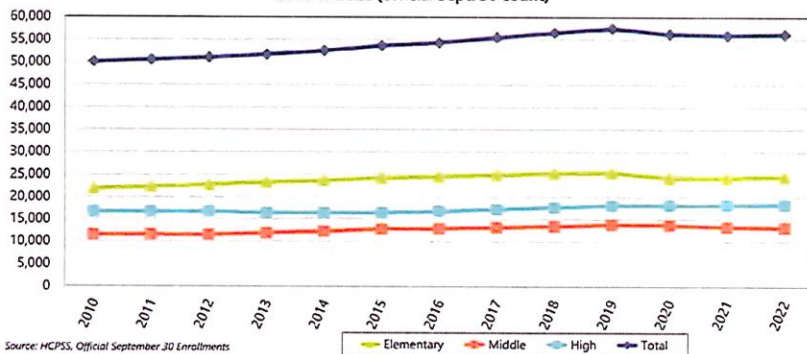
The 2022-2023 school year official enrollment count (September 30, 2022 official enrollment) showed an increase to 57,676 students, the first increase over 2019 enrollment levels. While annual enrollment is projected to increase in the future, the percent of increase may continue

to be below recent historical trends given declining birth rates and until pandemic-related behaviors normalize. Graph 8-1 shows historical enrollment trends and the recent decline in enrollment.

Student Groups	Counts
2019 Total Enrollment	57,518
2020 New Students	6,891
2020 Exiting Students	-8,130
2020 Total Enrollment	56,279
2021 New Students	8,368
2021 Exiting Students	-8,643
2021 Total Enrollment	56,004

Source: Howard County Public School System, Office of School Planning, K-12 enrollment, not including Pre-K.

Graph 8-1: Howard County Public School System Enrollments 2010 to 2022 (official Sept. 30 count)



Source: HCPSS, Official September 30 Enrollments

Smaller Housing Typologies

To meet the growing demand for housing within our limited remaining land area, housing types will need to shift. HoCo By Design emphasizes accommodating future growth within mixed-use activity centers, missing middle housing, and accessory dwelling units—all of which consist of smaller housing typologies than traditional single-family detached homes. For example, new apartment units in Downtown Columbia, many of which are studio and 1-bedroom units, are expected to account for close to 20% of all new housing units built in the County between 2023 and 2040. Based on the official September 30, 2022 enrollment data, there are only 41 students living in the 1,199 new housing units from the Downtown Plan that are built and fully occupied. This is a standing yield rate of 0.034 students per unit, which is less than 5% of the yield rate for a typical new single-family detached home built in the County and less than 9% of a new townhome yield rate. Countywide, new apartment yields are about 14% of new single-family detached yields and 26% of new townhome yields.

The HoCo By Design Future Land Use Map (FLUM) is based on a housing projection model that estimates about 57% will be rental and condominium apartments, 24% townhomes, and 19% single-family detached units. This projection compares to 38% rental and condominium apartments, 29% townhomes, and 33% single-family detached units built in the last 20 years. *It is expected that this change in unit type mix into the future will yield relatively fewer new students compared to the last 20 years. It is unknown how many students will result from this housing mix.*

Table 8-5: Student Yields from New Units Built 2015-2019: All Grade Levels Combined

Planning Areas	Students per Single-Family Detached Unit	Students per Single-Family Attached Unit	Students per Apartment Unit
Columbia	0.7048	0.3417	0.0448
Elkridge	0.6331	0.3633	0.1549
Ellicott City	0.8380	0.6440	0.1867
Rural West	0.7888	NA	NA
Southeast	0.5822	0.2533	0.1062
Countywide Average	0.7135	0.3928	0.1020

Source: Howard County Public School System, Office of School Planning, October 2022

Amendment 85 to Council Bill No. 28 -2023

BY: Deb Jung

Legislative Day 11

Date: 10/02/2023

Amendment No. 85

(This Amendment amends HoCo by Design Chapter 8: Public School Facilities to add that the County should maximize school construction revenue from the State by offering the local match each year.)

1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following
2 pages as indicated in this Amendment:

3 • Chapter 8: Public School Facilities: 21.

4 Correct all page numbers, numbering, and formatting within this Act to accommodate this
5 amendment.

6

I certify this is a true copy of

Am 85 CB28-2023

on 10/11/2023

Michelle Davenport
Council Administrator

Failed

Other Revenue Sources

Although General Obligation bonds make up most of the debt for HCPSS, the School Surcharge has been used to supplement these bonds. The School Surcharge is collected at the time of building permit application for all residential construction. The School Surcharge rate was significantly increased in November 2019 (effective January 6, 2020), raising the rate from \$1.32 per square foot of new residential construction to \$7.50 per square foot, with the increase phased in over three years. This increase is expected to bring in needed additional revenues for school construction. As indicated in the fiscal analysis conducted for HoCo By Design, it is estimated that School Surcharge revenues will be \$30 million on an annual average basis through 2040. The School Surcharge is paid by anyone who builds a new home (or addition), whether an individual homeowner or developer. Additionally, 25% of the transfer tax, which was increased from 1.0% to 1.25% under Council Resolution 84-2020, effective May 27, 2020, is also dedicated to school land acquisition and construction costs. This currently amounts to about \$2.5 million per year, which has been used to pay for existing and new school surcharge-supported bonds, as well as cash payments. The fiscal analysis conducted for HoCo By Design indicates that the proposed growth could help sustain transfer tax revenues for school construction.

The County also receives state funds for new school construction. The approved FY23 Capital Budget indicates that the County will receive state funding for approximately 40% of the total cost of construction for two new schools, the new Guilford Park High School and the Talbott Springs Elementary School replacement, totaling more than \$69 million. To be eligible for state funding, capacity needs due to enrollment growth must generally be demonstrated for each project at the systemwide level, inclusive of seats at adjacent schools. The County also receives state revenues for school operations. In FY23 the County received more than \$320 million from the State, about 31% of the total HCPSS operating budget. [The County should maximize available school construction revenues from the State by offering the local match each year.](#)

Further funding solutions will be necessary in the years ahead, including working with our state and federal partners.



PS-2 Policy Statement

The County and Howard County Public School System should partner to leverage additional public and private resources to meet school facility needs and timing.

Implementing Actions

1. Examine the costs and benefits of public-private partnership models to address near-term school facility acquisition, construction, and renovation needs, including long-term financial commitments and considerations.
2. Evaluate a trust fund for school site acquisition or partnerships with philanthropic organizations to purchase property and hold it for a short term until school facilities can be built.



Amendment 81 to Council Bill No. 28 -2023

BY: Deb Jung

Legislative Day 11

Date: 10/02/2023

Amendment No. 81

(This Amendment amends HoCo by Design Chapter 7: Quality by Design to add strengthened requirements for higher level architectural design when redevelopment is identifying current styles.)

- 1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following
2 pages as indicated in this Amendment:
- 3 • Chapter 7: Quality By Design: 9.
- 4 Correct all page numbers, numbering, and formatting within this Act to accommodate this
5 amendment.
6

I certify this is a true copy of

Am 81 CB28-2023

dated on

10/11/2023

Michelle Harsch
Council Administrator

Failed

Buildings and Architectural Styles

Building and architectural styles are varied throughout Howard County. However, the predominant style evolved from early American vernacular traditions grounded in Georgian, Federal, and Greek Revival forms and styles. Early rural development used simple agrarian forms and styles, while development of the past 50+ years mostly follows styles typically found in suburban areas. Development in the mid-20th century implemented contemporary styles, particularly in the early phases of Columbia. Contemporary architecture is most common in and around Downtown Columbia but most residential development and some commercial development continue to be traditional in style. Building and architectural styles found within a specific area contribute to its overall feeling and sense of place. Future development should begin by identifying current style(s) within a character area for cues on context-sensitive design [and strengthening requirements for higher level architectural design.](#)



Landscape

Both the natural and the planned landscapes inform community character. The natural landscape includes the forest stands, wooded river valleys, and associated wetlands and floodplains. The planned landscape includes: tree-lined roadways, walking paths, manicured lawns, plantings, agricultural fields, and berms. Howard County's emphasis on stream valley protection and long history of stringent landscape requirements, both evident throughout the County, have positively impacted its character. Wooded buffers are the predominant image along Interstate 95 and many parts of Route 29 and Interstate 70. The landscapes of Columbia and many other older residential and commercial areas are lush and often mature. Redevelopment along Route 40 and Route 1 follow their respective manual requirements and include street tree and setback plantings where none previously existed. More recent planned landscapes incorporate environmental site design practices for stormwater management as a feature of the landscape rather than a technical afterthought.



Amendment 86 to Council Bill No. 28 -2023

BY: Liz Walsh

Legislative Day 11

Date: 10/02/2023

Amendment No. 86

(This Amendment makes the following changes to HoCo by Design Chapters 9 and 11:

Chapter 9: Supporting Infrastructure - Add a new Implementing Action to Policy Statement INF-1 to consider adjusting the Transfer Tax distribution formula to emphasize funding of maintenance and school construction; and

Chapter 11: Implementation - Add a new Implementing Action to Policy Statement INF-1 to consider adjusting the Transfer Tax distribution formula to emphasize funding of maintenance and school construction.)

1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following
2 pages as indicated in this Amendment:

- 3 • Chapter 9: Supporting Infrastructure: page 9.
4 • Chapter 11: Implementation: page 53.

5

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7 Correct all page numbers, numbering, and formatting within this Act to accommodate this
8 amendment.

9

I certify this is a true copy of

Am 86 CB28-2023

passed on

10/11/2023

Michelle Hartzog
Council Administrator

Failed

The Committee acknowledged that expanding the tax base is the optimal long-term strategy, but the immediate focus should be to prioritize needs versus wants and take a strategic, comprehensive, long-term approach.

The SAAC urged all stakeholders to prioritize and collectively bring total funding requests more in line with available resources. The Committee also encouraged the County to address ongoing or significant maintenance backlogs that have resulted from years of deferred maintenance. Deferring unmet infrastructure operating and maintenance costs to future years may also lead to larger, more expensive capital costs when facilities fail and require emergency repairs or renovation. The Committee urged the County to fully plan for infrastructure costs, including associated operating budget impacts.

Such decisions are even more critical as the County begins to experience both a slowdown in revenue growth and rising debt burden, which will limit or reduce its capacity to authorize new debt for future capital projects. The County will have to make difficult decisions to prioritize competing infrastructure requests and maintain existing service levels.

Capital Improvement Program (cip)

The Capital Improvement Program (CIP) provides a plan for maintaining and improving the County's public infrastructure. The County's General Plan and supporting master plans for recreation and parks, human services, schools, community college, water and sewer, solid waste, libraries, police and fire stations, and public facilities guide the identification of new capital projects and maintenance needs funded in the CIP. The County uses an annual debt affordability process to determine reasonable debt levels.

INF-1 Policy Statement

Prioritize Capital Improvement Program requests that directly implement General Plan policies and implementing actions.

Implementing Actions

1. Expand project statements to refer to policies and implementing actions in the General Plan.
2. Make existing and deferred maintenance projects a priority in the Capital Improvement Program, with sustainable funding sources and levels allocated to address ongoing needs and backlog.
3. [Consider adjusting the distribution of the Transfer Tax revenue to prioritize maintenance funding and school construction.](#)

Equity in Capital Planning

Incorporating equity into capital improvement planning processes is an emerging practice across the County, the region, and the nation. In September 2021, the Baltimore Metropolitan Council (BMC) released a report, "Best Practices for CIP Development and Promoting Healthy Communities," that shared best practices in CIP development, including a recommendation for incorporating equity measures in the process. The report suggests that jurisdictions should evaluate their communities and determine the social vulnerability of a population by analyzing factors such as socioeconomic status, household composition, age, disability, race/ethnicity/language, housing, and transportation access.

As noted in the report, Howard County has started to use a system based on BMC's Vulnerable Population Index (VPI) to track whether certain capital investments are being made in an equitable manner. Specifically, the County's Complete Streets Policy involves tracking the percentage of new roadway projects or roadway repairs in priority communities, as identified by the VPI. To produce a percentage figure, the number of projects or repairs located in vulnerable census tracts are divided by the total number of projects and repairs completed countywide.



Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
PS-4 - Revisions to the County's Zoning Regulations and Subdivision and Land Development Regulations should provide more flexibility for school site development and remove barriers to efficient use of school site property.		
1. The Zoning Regulations update should allow administrative approval of zoning variances as they relate to school facility development.	DPZ HCPSS	Mid-Term
2. Evaluate the applicability of the Subdivision and Land Development Regulations governing reservations of land for public facilities to determine appropriate changes that would increase utilization.	DPZ HCPSS	Mid-Term
PS-5 - The need for school facilities—particularly to support regional early childhood programs in the near term—warrants a more proactive approach to property identification, evaluation, and acquisition for public use.		
1. Continue to review and update policies and regulatory tools to better align school planning needs to changing demographics, market conditions, and land use patterns.	HCPSS	Ongoing
2. Consider a right of first refusal strategy to purchase properties proposed for sale in certain priority geographies.	HCPSS	Long-Term
3. Research models for government and private sector partners to acquire and amass small parcels into sites large enough for school use.	HCPSS Private Partners	Mid-Term
4. Use data/intelligence from the real estate industry to monitor leasing and sale opportunities for site acquisition.	HCPSS	Ongoing
5. Consider purchasing available properties in the near term with leaseback options to tenants as a means to hold land for future school needs.	HCPSS	Mid-Term
INF-1 - Prioritize Capital Improvement Program requests that directly implement General Plan policies and implementing actions.		
1. Expand project statements to refer to policies and implementing actions in the General Plan.	DPW OOB All Agencies	Mid-Term
2. Make existing and deferred maintenance projects a priority in the Capital Improvement Program, with sustainable funding sources and levels allocated to address ongoing needs and backlog.	DPW OOB All Agencies	Mid-Term
<u>3. Consider adjusting the distribution of the Transfer Tax revenue to prioritize maintenance funding and school construction.</u>	Elected Officials	<u>Mid-Term</u>

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
INF-2 - Prioritize equity in capital improvement planning and programming.		
1. Explore how to implement a diverse and inclusive outreach process for identifying capital needs.	OHRE OOB DCRS All Agencies	Mid-Term
2. Implement a diverse and inclusive outreach process for capital planning.	OOB OHRE All Agencies	Ongoing
3. Work with partners to develop a methodology to identify socially vulnerable communities.	DCRS OHRE DHCD	Mid-term
4. Incorporate equity measures into prioritization processes for capital projects.	All Agencies	Ongoing
INF-3 - Enhance police protection.		
1. Evaluate the need for new or modified police department facilities. Emphasize the need for a third police patrol district to meet future demands. Act upon the feasibility study completed in 2020 to improve the police department firing range at its current location.	HCPD	Ongoing
2. Ensure the police department has adequate staff and equipment based on levels of crime and demand for services.	HCPD	Ongoing
3. Enhance and expand community policing programs. Consider the use of greenways for police patrols on bike or on foot.	HCPD	Ongoing
4. Advocate for "Smart City" or other police-focused technologies that improve police protection and provide real-time information to the police department and other system users.	HCPD	Mid-Term

Amendment 87 to Council Bill No. 28 -2023

BY: David Yungmann

Legislative Day 11

Date: 10/02/2023

Amendment No. 87

(This Amendment makes the following changes to HoCo by Design Chapters 5 and 11 to:

Chapter 5: Economic Prosperity - Adds a new Policy Statement EP-14 and corresponding Implementing Actions which pertain to consolidating fragmented agricultural supports

Chapter 11: Implementation - Adds a new Policy Statement EP-14 and corresponding Implementing Actions which pertain to consolidating fragmented agricultural supports.)

1 In the HoCo By Design General Plan, attached to this Act as Exhibit A, amend the following
2 pages as indicated in this Amendment:

- 3 • Chapter 5: Economic Prosperity, page 61.
- 4 • Chapter 5: Economic Prosperity, insert a new page 61.1.
- 5 • Chapter 11: Implementation, page 35.
- 6 • Chapter 11: Implementation, insert a new page 35.1.
- 7 •

8
9 Correct all page numbers, numbering, and formatting within this Act to accommodate this
10 amendment.

11

I certify this is a true copy of


Am 87 CB28-2023

~~signed on~~

10/11/2023

Not Moved

Michelle Heron
Council Administrator



EP-14 Policy Statement

Consolidate fragmented agriculture supports and plan for the future.

Implementing Actions

1. Create an Office of Agriculture. Consolidate existing positions supporting agriculture into a single agency to be governed by the existing ALPB or a newly created authority (similar to the governance model of the Office of Veterans and Military Families). This agency will coordinate marketing and other programs, act as an intermediary or ombudsman with other agencies, and serve as the primary point of contact for owners.
2. Complete an Agriculture Master Plan within three years from the adoption of HoCo By Design. The Plan should be focused on how to best position Howard County's agriculture industry to compete, grow and prosper. The effort should include a combination of local stakeholders and experts along with external experts.
3. Establish a physical Howard County Agriculture Center ideally located on a working farm or open space parcel in the Rural West. Programming and activities would attract the public to learn about agriculture history, operations and practices, and to enjoy events and activities supporting agriculture. It would be a vibrant center with frequent events and a wide range of partners contributing to the programming.

EP-14 - Consolidate fragmented agriculture supports and plan for the future.		
<p>1. <u>Create an Office of Agriculture. Consolidate existing positions supporting agriculture into a single agency to be governed by the existing ALPB or a newly created authority (similar to the governance model of the Office of Veterans and Military Families). This agency will coordinate marketing and other programs, act as an intermediary or ombudsman with other agencies, and serve as the primary point of contact for owners.</u></p>	<p><u>Elected Officials</u> OOB OCS HCEDA</p>	<p>Long-term</p>
<p>2. <u>Complete an Agriculture Master Plan within three years from the adoption of HoCo By Design. The Plan should be focused on how to best position Howard County's agriculture industry to compete, grow and prosper. The effort should include a combination of local stakeholders and experts along with external experts.</u></p>	<p><u>DPZ</u> <u>OCS</u> <u>DRP</u> <u>HCEDA</u> <u>HCHD</u></p>	<p>Mid-term</p>
<p>3. <u>Establish a physical Howard County Agriculture Center ideally located on a working farm or open space parcel in the Rural West. Programming and activities would attract the public to learn about agriculture history, operations and practices, and to enjoy events and activities supporting agriculture. It would be a vibrant center with frequent events and a wide range of partners contributing to the programming.</u></p>	<p><u>Elected Officials</u> <u>OOB</u> <u>DPW</u> <u>DRP</u></p>	<p>Long-term</p>

Amendment 1 to Amendment 87
to Council Bill No. 28-2023

BY: David Yungmann

Legislative Day 12

Date: 10/11/2023

Amendment No. 1

(This amendment corrects page references in the instructions to Amendment 87.)

1 Substitute page 1 of Amendment 87 with the attachment to this Amendment to Amendment.

2

3

I certify this is a true copy of

Am 1 Am 87 CB 28-2023

~~revised on~~

10/11/2023

Michelle O'Brien

Council Administrator

Not Moved

Amendment 87 to Council Bill No. 28 -2023

BY: David Yungmann

Legislative Day 12

Date: 10/11/2023

Amendment No. 87

(This Amendment makes the following changes to HoCo by Design Chapters 5 and 11 to:

Chapter 5: Economic Prosperity - Adds a new Policy Statement EP-14 and corresponding Implementing Actions which pertain to consolidating fragmented agricultural supports

Chapter 11: Implementation - Adds a new Policy Statement EP-14 and corresponding Implementing Actions which pertain to consolidating fragmented agricultural supports.)

1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following
2 pages as indicated in this Amendment:

3 ~~• Chapter 5: Economic Prosperity, page 61.~~

4 • Chapter 5: Economic Prosperity, insert a new page 61.1.

5 ~~• Chapter 11: Implementation, page 35.~~

6 • Chapter 11: Implementation, insert a new page 35.1.

7 •

8

9 Correct all page numbers, numbering, and formatting within this Act to accommodate this
10 amendment.

11

Amendment 88 to Council Bill No. 28 -2023

BY: David Yungmann

Legislative Day 11

Date: 10/02/2023

Amendment No. 88

(This Amendment makes the following changes to HoCo by Design Chapters 5 and 11 to:

Chapter 5: Economic Prosperity - Amends an Implementing Action in Policy Statement EP-12 to add agritourism to the barriers that should be reduced; and

Chapter 11: Implementation - Amends an Implementing Action in Policy Statement EP-12 to add agritourism to the barriers that should be reduced.)

1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following
2 pages as indicated in this Amendment:

- 3 • Chapter 5: Economic Prosperity, page 60.
- 4 • Chapter 11: Implementation, page 35.

5

6 Correct all page numbers, numbering, and formatting within this Act to accommodate this
7 amendment.

8

I certify this is a true copy of

Am 88 CB 28 -2023

passed on 10/11/2023


Michelle Howard

Council Administrator

EP-9 Policy Statement

Promote and support modern farming initiatives that reflect the changing needs and economic drivers of agriculture in Howard County.

Implementing Actions

1. Support development of appropriately equipped and licensed commercial processing and kitchen facilities that can accommodate various agricultural and food processing needs for farmers and entrepreneurs.
-  2. Continue and expand business development services that can position agricultural enterprises for growth, innovation, and diversification.
3. Improve opportunities for the growth of e-commerce and last-mile delivery infrastructure, including integration of technological advances in customer delivery.
4. Encourage and enhance agricultural opportunities in the eastern portion of the County.
5. Enhance and expand the partnership between the Agricultural Land Preservation Program, the Howard County Economic Development Authority, the University of Maryland, and the farming community to assist farmers as agriculture continues to evolve and diversify.
6. Consider consolidating offices, services, and educational resources for the farming community in a single location.

EP-10 Policy Statement

Continue and enhance established technical and funding efforts to support the farming community.

Implementing Actions

1. Continue funding for the Howard Soil Conservation District to assist farmers with design and installation of best management practices (BMPs).
2. Consider expanding County assistance to fill gaps in cost share programs for agricultural BMPs.
3. Continue the Howard County Economic Development Authority's Agricultural Marketing Program, including its Agricultural Innovation Grants, business planning, and other financial and technical assistance.
4. Expand the Agricultural Innovation Grants by allocating additional resources and creating opportunities for urban agriculture endeavors in the East.

EP-11 Policy Statement



Support and encourage beginning farmers to build a diverse farming community.


Implementing Actions

1. Support the development of new and continue ongoing agricultural education initiatives that encourage students from a variety of backgrounds to consider agriculture as a career choice.
2. Consider establishing a financing program to help farmers purchase farmland.
3. Establish a grant program for beginning farmers.
4. Consider leasing county-owned land for start-up agricultural businesses.
5. Consider creating a program to loan or share farm equipment.
6. Enhance availability and access to community gardens that can be used by beginning farmers.

EP-12 Policy Statement

Reduce regulatory barriers to diversified agricultural operations in both the Rural West and the East.

Implementing Actions

-  1. Update the Zoning Regulations and other policies to promote agricultural expansion and diversification, especially for on-farm processing and other agribusiness opportunities.
2. Work with agricultural and community stakeholders to review and update the Zoning Regulations and other regulations to create more opportunities for agritourism.
3. Reduce barriers to the burgeoning demand for on-farm breweries, wineries, cideries, meaderies, and distilleries, farm stays, event venues, and other agritourism uses.

EP-13 Policy Statement

Review transportation planning and road development and maintenance standards to reduce transportation barriers to farming.

Implementing Actions

1. Improve rural road conditions by increasing overhead tree clearance and addressing passage at narrow bridges.
2. Reduce conflict between recreational, residential, commercial, and agricultural road uses.

Table 10-1: Implementation Matrix

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
EP-12 - Reduce regulatory barriers to diversified agricultural operations in both the Rural West and the East.		
1. Update the Zoning Regulations and other policies to promote agricultural expansion and diversification, especially for on-farm processing and other agribusiness opportunities.	DPZ OCS HCEDA	Mid-Term
2. Work with agricultural and community stakeholders to review and update the Zoning Regulations and other regulations to create more opportunities for agritourism.	DPZ OCS HCEDA DILP HCHD	Mid-Term
3. Reduce barriers to the burgeoning demand for on-farm breweries, wineries, cideries, meaderies, and distilleries, <u>farm stays, event venues, and other agritourism uses.</u>	DPZ OCS HCHD HCEDA	Mid-Term
EP-13 - Review transportation planning and road development and maintenance standards to reduce transportation barriers to farming.		
1. Improve rural road conditions by increasing overhead tree clearance and addressing passage at narrow bridges.	DPW OOT	Long-term
2. Reduce conflict between recreational, residential, commercial, and agricultural road uses.	OOT DPW	Long-term

Table 10-1: Implementation Matrix

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
DN-1 - Increase opportunities for missing middle housing through the creation and use of zoning tools and incentives.		
1. Evaluate conditions where duplex and multiplex homes can be compatible with existing neighborhoods and permitted by-right in a greater number of residential and mixed-use zoning districts.	DPZ	Mid-Term
2. Identify and eliminate barriers in the Zoning Regulations and Subdivision and Land Development Regulations to housing stock diversification. Ensure that bulk regulations are realistic for these housing types and do not preclude their potential on existing lots.	DPZ	Mid-Term
3. Expand the types of housing allowed in the Zoning Regulations and Subdivision and Land Development Regulations to include missing middle housing types, such as stacked townhomes, cottage clusters, and multiplexes, and consider appropriate parking requirements for these housing types.	DPZ	Mid-Term
4. Evaluate and establish one or more the following zoning tools and incentives as potential opportunities to create missing middle housing: <ul style="list-style-type: none"> a. Zoning overlays or floating zones that could be applied to activity centers, transportation corridors, or other areas that are appropriate for this housing type. b. Smaller lot sizes (lot width and lot area). c. Density-based tools such as transfer of development rights or density bonuses. d. Tax incentives for developers and/or land owners. e. Flexible development standards such as maximum building size or lot coverage. 	DPZ	Mid-Term
5. Establish regulations that disperse missing middle homes throughout the County so that neighborhoods contain a proportionate mix of different housing types and can balance other infrastructure needs.	DPZ DHCD	Mid-Term
6. Explore opportunities to work with public and private partners to build missing middle housing demonstration projects or provide models and designs for these housing types.	HCHC DHCD DPZ	Mid-Term

Amendment 89 to Council Bill No. 28 -2023

BY: David Yungmann

Legislative Day 11

Date: 10/02/2023

Amendment No. 89

(This Amendment makes the following changes to HoCo by Design Chapters 5 and 11 to:

Chapter 5: Economic Prosperity *Adds a new Implementing Action in Policy Statement EP-10 to recognize the Agricultural Land Preservation Program Fund as a funding source not only for acquisition of easements, but for the promotion and backing of the agriculture industry and operating businesses; and*

Chapter 11: Implementation *- Adds a new Implementing Action in Policy Statement EP-10 to recognize the Agricultural Land Preservation Program Fund as a funding source not only for acquisition of easements, but for the promotion and backing of the agriculture industry and operating businesses.)*

1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following
2 pages as indicated in this Amendment:

- 3 • Chapter 5: Economic Prosperity, page 59.
4 • Chapter 11: Implementation, page 34.

5

6 Correct all page numbers, numbering, and formatting within this Act to accommodate this
7 amendment.

8

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Am 89 CB28-2023

passed on

10/11/2023

Michelle D'Amico
Council Administrator

EP-9 Policy Statement

Promote and support modern farming initiatives that reflect the changing needs and economic drivers of agriculture in Howard County.

Implementing Actions

1. Support development of appropriately equipped and licensed commercial processing and kitchen facilities that can accommodate various agricultural and food processing needs for farmers and entrepreneurs.
2. Continue and expand business development services that can position agricultural enterprises for growth, innovation, and diversification.
3. Improve opportunities for the growth of e-commerce and last-mile delivery infrastructure, including integration of technological advances in customer delivery.
4. Encourage and enhance agricultural opportunities in the eastern portion of the County.
5. Enhance and expand the partnership between the Agricultural Land Preservation Program, the Howard County Economic Development Authority, the University of Maryland, and the farming community to assist farmers as agriculture continues to evolve and diversify.
6. Consider consolidating offices, services, and educational resources for the farming community in a single location.

EP-10 Policy Statement

Continue and enhance established technical and funding efforts to support the farming community.

Implementing Actions

1. Continue funding for the Howard Soil Conservation District to assist farmers with design and installation of best management practices (BMPs).
2. Consider expanding County assistance to fill gaps in cost share programs for agricultural BMPs.
3. Continue the Howard County Economic Development Authority's Agricultural Marketing Program, including its Agricultural Innovation Grants, business planning, and other financial and technical assistance.
4. Expand the Agricultural Innovation Grants by allocating additional resources and creating opportunities for urban agriculture endeavors in the East.
5. Recognize the Agriculture Land Preservation and Promotion Fund as a funding source not only for acquisition of easements, but for the promotion and backing of the industry and operating businesses in accordance with applicable laws.

EP-11 Policy Statement



Support and encourage beginning farmers to build a diverse farming community.

Implementing Actions

1. Support the development of new and continue ongoing agricultural education initiatives that encourage students from a variety of backgrounds to consider agriculture as a career choice.
2. Consider establishing a financing program to help farmers purchase farmland.
3. Establish a grant program for beginning farmers.
4. Consider leasing county-owned land for start-up agricultural businesses.
5. Consider creating a program to loan or share farm equipment.
6. Enhance availability and access to community gardens that can be used by beginning farmers.

EP-12 Policy Statement

Reduce regulatory barriers to diversified agricultural operations in both the Rural West and the East.

Implementing Actions

1. Update the Zoning Regulations and other policies to promote agricultural expansion and diversification, especially for on-farm processing and other agribusiness opportunities.
2. Work with agricultural and community stakeholders to review and update the Zoning Regulations and other regulations to create more opportunities for agritourism.
3. Reduce barriers to the burgeoning demand for on-farm breweries, wineries, cideries, meaderies, and distilleries.

EP-13 Policy Statement

Review transportation planning and road development and maintenance standards to reduce transportation barriers to farming.

Implementing Actions

1. Improve rural road conditions by increasing overhead tree clearance and addressing passage at narrow bridges.
2. Reduce conflict between recreational, residential, commercial, and agricultural road uses.

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
EP-9 - Promote and support modern farming initiatives that reflect the changing needs and economic drivers of agriculture in Howard County.		
1. Support development of appropriately equipped and licensed commercial processing and kitchen facilities that can accommodate various agricultural and food processing needs for farmers and entrepreneurs.	OCS HCEDA	Mid-Term
2. Continue and expand business development services that can position agricultural enterprises for growth, innovation, and diversification.	HCEDA OCS	Ongoing
3. Improve opportunities for the growth of e-commerce and last-mile delivery infrastructure, including integration of technological advances in customer delivery.	HCEDA OCS DOT	Long-term
4. Encourage and enhance agricultural opportunities in the eastern portion of the County.	OCS HCEDA DPZ	Mid-Term
5. Enhance and expand the partnership between the Agricultural Land Preservation Program, the Howard County Economic Development Authority, the University of Maryland, and the farming community to assist farmers as agriculture continues to evolve and diversify.	HCED A OCS DPZ Private Partners	Ongoing
6. Consider consolidating offices, services, and educational resources for the farming community in a single location.	OCS HCEDA	Long-Term

Table 10-1: Implementation Matrix		
Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
EP-10 - Continue and enhance established technical and funding efforts to support the farming community.		
1. Continue funding for the Howard Soil Conservation District to assist farmers with design and installation of best management practices (BMPs).	DPZ DPW/ OCS Elected Officials OGB	Ongoing
2. Consider expanding County assistance to fill gaps in cost share programs for agricultural BMPs.	HCEDA OCS	Mid-Term
3. Continue the Howard County Economic Development Authority's Agricultural Marketing Program, including its Agricultural Innovation Grants, business planning, and other financial and technical assistance.	HCEDA DPZ	Ongoing
4. Expand the Agricultural Innovation Grants by allocating additional resources and creating opportunities for urban agriculture endeavors in the East.	HCEDA DPZ OCS	Long-term
<u>5. Recognize the Agriculture Land Preservation and Promotion Fund as a funding source not only for acquisition of easements, but for the promotion and backing of the industry and operating businesses in accordance with applicable laws.</u>	HCEDA	<u>Ongoing</u>
EP-11 - Support and encourage beginning farmers to build a diverse farming community.		
1. Support the development of new and continue ongoing agricultural education initiatives that encourage students from a variety of backgrounds to consider agriculture as a career choice.	HCEDA	Mid-Term
2. Consider establishing a financing program to help farmers purchase farmland.	HCEDA	Mid-Term
3. Establish a grant program for beginning farmers.	HCEDA OCS	Mid-Term
4. Consider leasing county-owned land for start-up agricultural businesses.	DPW HCEDA DPZ DRP	Mid-Term
5. Consider creating a program to loan or share farm equipment.	HCEDA	Mid-Term
6. Enhance availability and access to community gardens that can be used by beginning farmers.	DRP OCS DPZ	Mid-Term

Amendment 90 to Council Bill No. 28 -2023

BY: David Yungmann

Legislative Day 11

Date: 10/02/2023

Amendment No. 90

(This Amendment makes the following changes to HoCo by Design Chapter 2 to:

Chapter 2: Growth and Conservation Framework - Amends a statement to clarify that PSA expansions are intended for a public or institutional use such as a religious facility, philanthropic institution, academic school.)

1 In the *HoCo By Design* General Plan, attached to this Act as Exhibit A, amend the following
2 pages as indicated in this Amendment:

- 3 • Chapter 2: Growth and Conservation Framework, page 21.

4

5 Correct all page numbers, numbering, and formatting within this Act to accommodate this
6 amendment.

7

I certify this is a true copy of

Am 90 CB 28-2023

passed on

10/11/2023

Michelle Howard
Council Administrator

In the future, there may be situations where minor PSA adjustments may be appropriate. A PSA revision requires a General Plan Amendment. Any requests for a General Plan Amendment for expansion of the PSA should be denied unless:

- The proposed expansion of the PSA is intended to provide for a public or institutional use such as a religious facility, philanthropic institution, academic school, ~~or low- and moderate-income housing, such as missing-middle or older-adult housing~~; or
- The proposed expansion of the PSA includes a zoning proposal that is consistent with the General Plan.

Public sewer and water infrastructure capacity and costs of the above must be analyzed to confirm the feasibility and availability of scheduled capacity.

Expansions of the PSA boundary are limited to the following:

1. Properties adjoining the existing PSA boundary without including an intervening privately owned parcel;
2. The minimum area necessary to serve the proposed use. Development of the parcel consistent with the PSA boundary amendment is required after approval of the General Plan Amendment and prior to the inclusion of the parcel into the Metropolitan District; and
3. The particular use proposed at the time of expansion with a deadline for the completion of the improvements for the proposed use and connection to the public water and/or sewerage system. If the proposed use is not actually constructed and connected to the public water and/or sewerage system by the deadline specified, the PSA expansion shall be null and void, and the PSA automatically shall revert to its pre-existing location.

GCF-1 Policy Statement

Provide limited and predictable Planned Service Area expansions.

Implementing Actions

1. Planned Service Area expansions should include a development proposal that is consistent with the General Plan.
2. Any Planned Service Area expansions shall establish a transition that is compatible with and enhances surrounding communities, and provides an environmental benefit.
3. Any Planned Service Area expansion shall meet the criteria above.



Ecological Health Elevated as a Priority

Throughout the planning process, HoCo By Design elevated equitable and sustainable growth and conservation alongside a desire to meet market demand. The General Plan's policies and implementing actions seek to sustain and improve the County's ecological health by emphasizing climate change mitigation and adaptation in addition to preservation and conservation of natural resources.

The FLUM's emphasis on redevelopment and the creation of focused activity centers will generate opportunities for significant environmental benefits, including natural resource conservation, enhanced stormwater management on redevelopment sites, an increase in open space around activity centers, more energy-efficient buildings, climate change mitigation measures such as increased tree canopy and solar energy, and the preservation of high-priority natural resources such as the Green Infrastructure Network.

More information on ecological health, climate change, water resources, and other natural resources can be found in the Ecological Health chapter.