

1 MARSHA S. McLAUGHLIN, * BEFORE THE
2 PETITIONER * PLANNING BOARD OF
3 ZRA 139 * HOWARD COUNTY, MARYLAND

4 * * * * *

5 MOTION: *To recommend approval of the petition in accordance with the Department*
6 *of Planning and Zoning recommendation, with the proposed revisions in*
7 *Attachment B.*

8 ACTION: *Recommended approval; Vote 4 to 1.*

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11 On June 21, 2012, the Planning Board of Howard County, Maryland, considered the petition of
12 Marsha McLaughlin for an amendment to the Zoning Regulations to amend Section 125.A.9.f of the New
13 Town Downtown Columbia Revitalization Regulations to add an alternative means for the provision of
14 affordable housing units.

15 The petition, the Department of Planning and Zoning Technical Staff Report and Recommendation,
16 including a revision to the original text (Attachment B), were presented to the Board for its consideration.
17 The Department of Planning and Zoning recommended approval of the petition, which would afford greater
18 flexibility in the means of providing affordable housing units as an alternative to the existing fee requirement.

19 Ms. McLaughlin explained that when the Downtown Plan was being adopted, the County had
20 originally proposed a 15% affordable housing requirement. Many affordable housing advocates who testified
21 to the Council thought a fee-in-lieu to the Downtown Housing Trust would be a better alternative than a fixed
22 amount of housing. The fee approach was adopted, but a payment of a fee can't be charged, if there isn't a
23 requirement. This amendment would add the requirement to provide the units or pay the fee.

24 One Board member expressed concern of a trust fund being created, but not generating enough
25 money to afford to do anything significant with it.

26 Mr. Tzucker made the motion to recommend approval of the petition, in accordance with the
27 Department of Planning and Zoning recommendation with the additional changes in Attachment B. Mr.
28 Santos seconded the motion. The motion passed by a vote of 4 to 1.

29 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 29th day of
30 August, 2012, recommends that ZRA 139, as described above, APPROVED, with the DPZ proposed
31 revisions in Attachment B.

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HOWARD COUNTY PLANNING BOARD

David Grabowski / PB
David Grabowski, Chairman

OPPOSED

Paul Yelder

Josh Tzucker / PB
Joshua Tzucker

Bill Santos / PB
Bill Santos

Jacqueline Pasley / PB
Jacqueline Pasley

ATTEST:

Marsha S. McLaughlin
Marsha S. McLaughlin, Executive Secretary