



Howard County Council

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COUNCILMEMBERS

Christiana Mercer Rigby, Chairperson
District 3

Opel Jones, Vice Chairperson
District 2

Deb Jung
District 4

Liz Walsh
District 1

David Yungmann
District 5

Legislative Work Session #2
Friday, September 27, 2019
C. Vernon Gray Room
11:00 a.m.

Minutes (approved)

The Council Chairperson Mercer Rigby reconvened the meeting at 11:06 a.m.

Council Members Present: Opel Jones, Deb Jung, Christiana Mercer Rigby, Dave Yungmann

Council Member Walsh was absent.

Staff Present: Diane Schwartz Jones, Council Administrator, Theodore Wimberly, Council Administrative Manager; Michelle Harrod, Deputy County Auditor; Gary Kuc, County Solicitor.

Council Bill 42-2019

Discussion participants included:

- Jeff Bronow, Chief Division of Research, DPZ
- Carl Delorenzo, County Admin.
- Holley Sun, County Budget Director
- Peter Engel, Housing Commission
- Dean Bellas, Ph.D., President, Urban Analytics and co-author of *The Fiscal Impact of New Development in Howard County...*
- Richard Clinch, Ph.D., University of Baltimore, Jacob France Institute, co-author of *The Fiscal Impact of New Development in Howard County...*
- Jennifer Mallo, Howard County Board of Education
- Vicky Cutroneo, Howard County Board of Education

The Council and participants generally discussed the following issues with regard to CB42-2019, capital costs for construction of new public schools and additions to public schools, the anticipated amount of the state contribution for school construction funding, school enrollments that will be generated by residential new construction, the impact of school redistricting, the potential for charging different amounts for differently sized residential new construction units, the effect on affordable housing units and the sources of tax and fee revenues for the county.

Capital costs for new public schools and additions - Holley Sun, Administration Budget Director discussed the schools' capital budget and state participation. The Board of Education

representative explained the state split of capital costs applies to new construction and the fact that the state in deciding on funding share looks at whether existing capacity in school is utilized.

School enrollments – Student generation rate was generally discussed along with the anticipated rate of construction over the next decade and the fact that with the latest enrollment, HCPSS exceeds capacity in certain areas and that pre-k enrollment is not included in the capacity used calculation. There was a general discussion about the general plan, student yield and assumptions of the county consultant that prepared a feasibility analysis.

Impact of school redistricting is relevant to overall determination of school capacity and the state determination of how much funding it will provide for schools.

Potential for charging different amounts for differently sized residential new construction units – Discussion about the per square foot rate which per county consultant is viewed as more progressive than rates based upon unit types. There was general discussion about the reasonableness of the rates with the county consultant indicating that the market adapts over time.

Effect on affordable housing units – General discussion on effect of rate change on organic affordable housing and affordable housing projects and whether rate increase on affordable housing project would result in greater county contribution to affordable housing projects or potentially fewer units of affordable housing. There was discussion about having different rates for market rate vs. affordable housing. The Council requested further guidance from the Office of Law on whether different rates can be set or affordable vs. market rate housing.

Sources of tax and fee revenues – Drs. Clinch and Bellis discussed tables and analyses of the reasonableness of the rates, revenue assumptions and sensitivity studies they undertook relative to revenue generation.

Council Resolution 112-2019 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.

Council determined nothing to discuss at work session.

The work session recessed at approximately 2:10pm.