



# Howard County Council

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

## COUNCILMEMBERS

- Opel Jones, Chair  
District 2
- Christiana Rigby, Vice Chair  
District 3
- Deb Jung  
District 4
- Liz Walsh  
District 1
- David Yungmann  
District 5

### Work Session Minutes - approved

Monday, June 27, 2022

Hybrid – In Person and Virtually via Webex

Video Streamed on <https://cc.howardcountymd.gov/Online-Tools/Watch-Us>

1:00pm

Vice-Chair Rigby called the meeting to order at 1:11 pm

**Councilmembers** –Vice-chair Christiana Rigby; Deb Jung; Liz Walsh and David Yungmann

**Staff Present:** Michelle Harrod, Council Administrator; Theo Wimberly, Administrative Manager; Margery Sayers, Executive Assistant; Gary Kuc, County Solicitor; Amanda Mihill, Assistant County Solicitor; Owen Clark, Deputy County Auditor; and Michael Martin, Fiscal Manager I.

### Agenda

**Council Resolution 99-2022** - A RESOLUTION adopting the Housing Unit Allocation Chart for Fiscal Year 2023 pursuant to the Adequate Public Facilities Act of Howard County. (*No expiration*)

Ms. Gowan, Mr. Bronow, and Mr. Rogers responded to questions from the Council about the allocations used in a given year; how the allocations will change in the next general plan by type of home and category of home owner; coordination of allocation area with school system regions; establishment of the planning areas; Code requirements for planning for school capacity; set asides for affordable housing and age restricted housing; statistics for affordable housing including fee-in-lieu process; guardrails needed to ensure equitable distribution throughout the County; student yields by housing unit; type of housing units in certain zoning districts; reduce concentration of poverty; impact of APFO on development in the County; and when the General Plan comes before the Council.

*Council requested additional information:*

- *Provide data and requirements for moderate income housing units by zoning district, include data by Council District to ensure affordable housing is distributed equitably throughout the County and each Council District.*

- *Provide data on the student yield based upon the type of housing unit on a year by year comparison.*

**Council Resolution 100-2022** - A RESOLUTION adopting the School Capacity Chart, School regions, and the elementary schools, middle schools, and high schools constrained for new residential development during each of the following ten years as based on the definition of program capacity as defined by Howard County Public School System policy. *(No expiration)*

Mr. Rogers, Ms. Cutroneo, Ms. Gowan, and Mr. Bronow responded to questions from the Council about correlation between the feasibility study and school capacity chart; age of the data presented; HCPSS capital plan cycle; review of schools closed in the chart but not on feasibility study; life cycle model of development by housing unit type; cumulative impact of development; cohort survival rate; requirements of Blueprint for Maryland on capacity projections; projected number of preK students; HCPSS capital requests reflective of total expected capacity; prioritization of available funding; solutions to open/close chart challenges; pandemic impact on school enrollment; national birth rate trend; consequence of when projections of school enrollment is not accurate; evaluation and solutions for projecting capacity and plan accordingly; re-evaluation of school capacity in the fall of 2022; milestones of the process for creating the school capacity chart; types of school construction to alleviate overcrowding; reservation of land for the purpose of building schools; creating capacity in methods other than brick and mortar; projected next steps for the Council; State and County fiscal constraints; tax revenue generated from projected development; and BOE decision on classroom size.

*Council requested additional information:*

- *Cumulative number of student yield by development and type of housing unit on year by year basis reported by school and district.*
- *Provide data on preK capacity according to the school capacity chart.*
- *Update from the School Construction team to provide capacity in creative new ways.*
- *Update from HCPSS and DPZ for land reservation potential.*
- *What more can be done by the Council, DPZ, HCPSS, and BOE to resolve school capacity issues.*

Vice-Chair Rigby adjourned the meeting at 3:07 pm

**Legislative Work Session  
Monday, June 27, 2022**

**Participants:**

Vicky Cutroneo – Board of Education

Tm Rogers - HCPSS

Jeff Bronow – DPZ

Amy Gowan – DPZ

Craig Glendenning/Owen Clark – Auditor Office