



1 to the public on the Howard County website. The Planning Board's work session followed the meeting in  
2 which citizen and department representative testimony was evaluated to develop the Board's  
3 recommendations.

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5 Board Discussion and Recommendation

6 The Board's work session discussion focused on comparing and contrasting The Package with the  
7 alternative affordable housing program – GPA 2016-02 and ZRA-162 – proposal. The Board cited the  
8 primary difference as being The Package's ten percent baseline for affordable housing vs. the alternative  
9 proposal of fifteen percent. The Board discussed the differences referencing both testimony from the public  
10 meeting and studies submitted with the Technical Staff Report, noting that it was beyond its purview to make  
11 determinations that are more appropriate for building design and construction professionals to make.

12  
13 Regarding the minimum percent of affordable units, The Board determined that while The Package  
14 provides a window for increasing the overall percent and household income level spread of affordable units,  
15 the Moderate Income Housing Unit (MIHU) baseline minimum should be increased from ten to thirteen  
16 percent. Further, the Board determined that three of the thirteen percent should be set aside as “workforce  
17 housing” for households with incomes ranging between thirty and sixty percent of the County's average  
18 median income.

19  
20 In addition, the Board expressed agreement with the increased density, reduced parking minimums  
21 and the overall legislative amendments proposed by The Package. The Board also acknowledged the DRRRA's  
22 consistency with the General Plan.

23  
24 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 31<sup>st</sup> day of  
25 May, 2016, recommends that the DRRRA (Downtown Columbia), GPA 2016-03 and ZRA-170, as described  
26 above, be **APPROVED WITH AMENDMENT**.

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28 HOWARD COUNTY PLANNING BOARD

29  
30 Bill Santos /PB (opposed)  
31 Bill Santos, Chairman

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33 Phil Engelke /PB  
34 Phil Engelke, Vice-Chair

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Delphine Adler /RB  
Delphine Adler

Jacqueline Easley /RB  
Jacqueline Easley

Erica Roberts /RB  
Erica Roberts

ATTEST:

Valdis Lazdiņš  
Valdis Lazdiņš, Executive Secretary