1	1 VALDIS LAZDINS * B	EFORE THE	
2	2 PETITIONER, * PI	LANNING BOARD OF	
3	3 GPA 2016-03, ZRA-170 * H	OWARD COUNTY, MARYLAND	
4	4 HOWARD RESEARCH *		
5	5 AND DEVELOPMENT, *		
6	6 DEVELOPMENT RIGHTS AND *		
7	7 RESPONSIBILITIES AGREEMENT *		
8	8 (DOWNTOWN COLUMBIA) *		
9	9 *	*	
10	0 * * * * * * * *	* * * * * *	
11 12 13	2 Agreement (DRRA) to be consistent with the C	General Plan.	
14	4 ACTION: Recommended Approval; Vote	4 to 1.	
15	MOTON II: Recommend approval of GPA 2	2016-03 and ZRA- 170 with the	
16	6 recommendation that the baseline Moderate	Income Housing Unit (MIHU) be	
17	7 increased from the 10% proposed to 13% w	ith 3% dedicated to residents earning	
18	between 30-60% of the Howard County Area Median Income (HCAMI).		
19	ACTION: Recommended Approval; Vote	4 to 1.	
20	0 * * * * * * *	* * * * * *	
21	1 <u>RECOMMEND</u>	ATION	
22	2		
23	On April 14, 2016, the Planning Board of Howa	ard County, Maryland, held a public meeting to	
24	H		
44	4 consider a legislative package ("The Package") submitted	by Valdis Lazdins, Director of Howard County	
25			
	Planning and Zoning, to make recommendations to the	Howard County Council. The Package proposes	
25	Planning and Zoning, to make recommendations to the amendments to Downtown Columbia's affordable housing	Howard County Council. The Package proposes g program and consists of a Development Rights	
25 26	Planning and Zoning, to make recommendations to the amendments to Downtown Columbia's affordable housing and Responsibilities Agreement (DRRA) for Downtown Columbia.	Howard County Council. The Package proposes g program and consists of a Development Rights olumbia petitioned to Howard County by Howard	

in the Baltimore Sun and Howard County Times newspapers. It was continued to April 28, 2016 and again to

May 10, 2016 before closing. The proceedings were televised, streamed live on the internet and are available

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33 34 to the public on the Howard County website. The Planning Board's work session followed the meeting in which citizen and department representative testimony was evaluated to develop the Board's recommendations.

Board Discussion and Recommendation

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

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

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

For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 31 day of May, 2016, recommends that the DRRA (Downtown Columbia), GPA 2016-03 and ZRA-170, as described above, be APPROVED WITH AMENDMENT.

HOWARD COUNTY PLANNING BOARD

hu Engelke / JB nil Engelke, Vice-Chair

1	8	Delphine adler 188
2		Delphine Adler
3		
4		Varangline England 14B
5		Jacqueline Fasley /JB
6		V
7		Erica Roberts / LR
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11	ATTEST:	
12	Vallin Vallie	
13	Valdis Lazdins, Executive Secretary	