

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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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 31st 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

Bill Santos /PB (opposed)
Bill Santos, Chairman

Phil Engelke /PB
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 Lazdins
Valdis Lazdins, Executive Secretary