



# Howard County Council

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## COUNCILMEMBERS

Calvin Ball, Chairperson  
District 2  
Jon Weinstein, Vice Chairperson  
District 1  
Jennifer Terrasa  
District 3  
Mary Kay Sigaty  
District 4  
Greg Fox  
District 5

## July 2016 Legislative Schedule Overview for Legislation Regarding Downtown Columbia

Given the robust legislative agenda pending before the County Council this month and in anticipation of significant public participation, the Council has augmented its regular legislative schedule with additional meetings – one work session and one public hearing – focused specifically on the legislation related to Downtown Columbia (listed at the end of this document). The timeline below outlines the Council’s legislative schedule for July with brief descriptions of the process the Council will follow at each meeting.

### **Friday, July 8, 10:00 a.m. - legislative session**

*This is the Council’s regular legislative session, which happens to fall later than usual this year due to holiday observances for the Fourth of July and Eid Ul Fitr. At the end of this legislative session, there will be initial presentations of the Downtown-related legislation – approximately 10 minutes each for three legislative packages (the Administration’s affordable housing package, Councilwoman Terrasa’s affordable housing package, and the TIF package). At the end of each presentation, Council Members will have an opportunity to raise issues and questions to be addressed at the work session on July 11. The Council will not begin discussion at this session; it will simply be identifying topics of discussion for the work session.*

### **Monday, July 11, 8:30 a.m. - special legislative work session (Downtown only)**

*This special legislative work session will provide an opportunity for the Council to begin more in-depth discussion of the legislation related to affordable housing in Downtown Columbia and the proposed TIF for Downtown Columbia. Legislative work sessions are open meetings. The public is welcome to attend; however, testimony is not taken at a work session.*

### **Thursday, July 14, 6:00 p.m. - special public hearing (Downtown only)**

*This will be a special public hearing focused only on legislation related to Downtown Columbia. All of the Downtown legislation will be heard together as a group. Sponsors will not present their legislation at this hearing, as those initial presentations will have already been completed on July 8. Members of the public will have the opportunity to testify on any or all of the legislation. Each person, whether testifying as an individual or as the representative of an organization, will have up to five minutes to testify, with an*

*additional minute if the testimony will address both affordable housing and the proposed TIF.*

**Monday, July 18, 6:00 p.m. – regular legislative public hearing**

*This is the regular legislative public hearing for all legislation introduced in July, including the Downtown-related legislation. The hearing will begin at 6:00 p.m. Downtown-related legislation will be at the end of the agenda. Once again, all of the Downtown legislation will be read together as a group and members of the public will have up to five minutes to testify, with an additional minute if the testimony will address both affordable housing and the proposed TIF.*

**Monday, July 25, 8:30 a.m. - legislative work session**

*This is the Council's regular legislative work session for July. As is standard practice, the agenda for the work session will be determined following the regular legislative public hearing. It is anticipated that this work session will include further discussion of Downtown-related legislation, and it may include other legislation as well. Legislative work sessions are open meetings. The public is welcome to attend; however, testimony is not taken at a work session.*

**July 29, 10:00 a.m. - legislative session**

*This is the annual wrap-up legislative session to give final consideration to July's legislation before the Council's August recess. At this session the Downtown-related legislation could be tabled through the August recess.*

It is important to note that a formal decision to table legislation can only be made by a vote of the Council in a public meeting. In anticipation that the Council may choose to table the legislation related to Downtown Columbia, Council staff is currently coordinating schedules to arrange for the possibility of additional meeting dates in September.

The Council is committed to allowing ample opportunity for public testimony. While we cannot change the unfortunate timing of when this legislation was filed, the Council is working to ensure that every resident who wishes to testify on these issues has the opportunity to do so and that Council Members have the benefit of hearing the community's full range of opinions on these significant legislative packages. Please remember that written testimony can be submitted at any time. Testimony emailed to [Councilmail@howardcountymd.gov](mailto:Councilmail@howardcountymd.gov) will be received by all members of the County Council.

**Downtown-Related Legislation**

For your convenience, a complete list of all prefiled legislation related to Downtown Columbia is provided below. Please note that the following legislation is introduced by the Chairperson at the request of the County Executive unless otherwise noted:

Council Bill 43-2016 – Introduced by Jennifer Terrasa; AN ACT amending the Downtown Columbia Plan to establish an Affordable Housing Inclusionary Zoning provision for Downtown Columbia, under certain conditions; amending certain Community Enhancements, Programs, and

Public Amenities (CEPPAs) requirements regarding affordable housing; and generally relating to planning, zoning and land use in Howard County.

Council Bill 44-2016 (ZRA 162) – Introduced by Jennifer Terrasa; AN ACT amending the Howard County Zoning Regulations’ New Town (NT) District Downtown Revitalization regulations to include a 15 percent Affordable Housing Inclusionary Zoning provision for Downtown Columbia, under certain conditions; and generally relating to the NT District.

Council Bill 45-2016 – Introduced by Jennifer Terrasa; AN ACT amending the Howard County Code’s Downtown Columbia provisions regarding affordable housing payments required by Community Enhancements, Programs, and Public Amenities (CEPPAs) to reflect an inclusionary zoning provision for Downtown Columbia; and generally relating to affordable housing in Downtown Columbia.

Council Bill 52-2016 – AN ACT amending the *Downtown Columbia Plan*, a General Plan Amendment, to revise the Downtown Columbia affordable housing program; setting forth methods for the development of affordable housing; revising the Downtown Revitalization Phasing Progression to reflect the timing of affordable housing development; amending certain Community Enhancements, Programs and Public Amenities to reflect the methods for the development of affordable housing; and generally relating to planning, zoning and land use in Howard County.

Council Bill 53-2016 – AN ACT amending *PlanHoward 2030*, the general plan for Howard County, in order to amend the number of housing unit allocations available to developers of new residential units in Downtown Columbia for the period 2015 - 2030; and generally relating to planning, zoning and land use in Howard County.

Council Bill 54-2016 (ZRA 170) – AN ACT requiring a new configuration of affordable housing in Downton Columbia under certain conditions with certain alternatives; amending and providing for certain parking requirements related to residential units in Downtown Columbia; providing certain requirements for certain plans; requiring that certain types of construction provide for art in the community; and generally relating to the Howard County Zoning Regulations.

Council Bill 55-2016 – AN ACT amending the County Code by clarifying that certain moderate income housing units are provided in certain Zoning Districts as required by the Howard County Zoning Regulations or when required by certain plans; exempting Downtown Columbia from a certain provision of the Adequate Public Facilities Ordinance; amending certain payments for affordable housing required by each developer of residential property within Downtown Columbia under certain conditions; and generally relating to development in Downtown Columbia.

Council Resolution 103-2016 – A RESOLUTION approving and authorizing the execution of a Development Rights and Responsibilities Agreement by Howard Research And Development Corporation and Howard County in accordance with Title 16, Subtitle 17 of the Howard County Code; authorizing the Executive to make changes to the Agreement, under certain conditions; authorizing the County Executive to execute the Agreement; providing for the effective date of this Resolution, and generally relating to the Agreement.

Council Resolution 104-2016 – A RESOLUTION pursuant to Section 4.201 of the Howard County Code, authorizing the County Executive’s sale of certain real property known as the “Flier

Building” owned by Howard County, Maryland, containing approximately 2.159 acres, and located at 10750 Little Patuxent Parkway, Maryland; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code; and providing that the County Executive is not bound to sell the property if he finds that it may have a further public use.

Council Resolution 105-2016 – A RESOLUTION adopted pursuant to Sections 12-201 et seq. of the Economic Development Article of the Annotated Code of Maryland (the “Tax Increment Financing Act”) and Sections 21-501 et seq. of the Local Government Article of the Annotated Code of Maryland (the “Special Taxing District Act”, and collectively with the Tax Increment Financing Act, the “Acts”) providing for the designation of contiguous property in the downtown Columbia area of Howard County as a development district for purposes of the Tax Increment Financing Act (the “Development District”) and for the designation of a separate area within the development district as a special taxing district for the purposes of the Special Taxing District Act (the “Special Taxing District”, and collectively with the Development District, the “Districts”); creating certain special funds pursuant to the Acts; providing for the deposit and use of moneys in such special funds; pledging that the County will allocate and divide property taxes on real property within the Development District so that the portion of the real property taxes levied on the amount by which the assessable base of the real property in the Development District exceeds the original taxable value (the “Tax Increment”) will be allocated and paid into one of the special funds, and providing for the levy and collection of special taxes or ad valorem taxes to be deposited to the other special fund in the event the real property taxes levied on the Tax Increment are or will be insufficient to pay debt service on certain bonds issued under the Acts; and providing for, finding, and determining matters in connection therewith.

Council Bill 56-2016 – AN ORDINANCE levying and providing for the collection of a special tax on property within the special taxing district in the downtown Columbia area of Howard County, Maryland known as the “Crescent Special Taxing District” (the “Special Taxing District”) pursuant to the Rate and Method identified herein and for various matters relating thereto; authorizing and empowering the County to issue up to \$90,000,000 of its special obligation bonds at a maximum interest rate not to exceed 12% per annum in order to finance or reimburse the cost of certain public improvements relating to the Special Taxing District and the Development District (as defined herein) and other costs permitted under the Acts (as identified herein); providing that such bonds and the interest thereon shall never constitute a general obligation of the County or a pledge of its full faith and credit; providing for the further specification, prescription, determination, provision for or approval of various other matters, details, documents and procedures in connection with the authorization, issuance, security, sale and payment for any such bonds; making certain legislative findings; and generally providing for the levy, imposition, collection and application of such special tax and the issuance of an initial series of bonds in accordance with the Acts identified herein.