



Montgomery Planning | Functional Planning and Policy Division

Schools Technical Advisory Team

Meeting #5

January 28, 2020



Welcome!

Meeting Agenda

- I. **Welcome** | *5 minutes*
 - a. Overview of Agenda
 - b. Introductions
 - c. Review Discussion Ground Rules
 - d. Upcoming Roundtables

- II. **Circle Back** | *10 minutes*
 - a. Moratorium Policy Tool

- III. **SSP Policy Discussion** | *85 minutes*
 - a. Overview of Existing Policy
 - b. Recordation Tax
 - c. Impact Taxes
 - d. School Facility Payments

- IV. **School Policy Areas** | *15 minutes*

- V. **Prep for STAT Meeting #6** | *5 minutes*

Introductions

Please share...

- Your name
- Your organization/employer, if applicable

STAT Participant Ground Rules

1. Lean in. Lean out.
2. Listen to understand. Suspend your beliefs to hear someone else's experience.
3. Speak for yourself, not a group, and use "I" statements.
4. Disagree with people without being disagreeable.
 - It's okay to disagree. We are not aiming to agree. You do not have to persuade each other.
5. We have a lot to cover every meeting, therefore:
 - Try not to repeat things that others have said, simply indicate your agreement with another person's comments.
 - Stay on topic and be concise while still being a thoughtful, provocative and active participant.
- 6. You must have a microphone to talk.**

STAT Observer Ground Rules

1. To stay on track with such a large group we ask that you do not participate directly in the STAT conversation, but rather observe and take notes.
2. Preferably, please submit comments or questions on the comment cards.
 - We will respond to you sometime after tonight's meeting.
 - If applicable, we will share your comments with the STAT membership at the next meeting or share our responses to your questions.
3. Otherwise, feel free to catch us after the meeting to share your comments or ask your questions.

Upcoming Roundtables

- **Parent/Student Stakeholders Roundtable**
Saturday, February 8, 9:00 am to 12:00 noon
Richard Montgomery HS (Rockville)
- **Community Stakeholders Roundtable**
Thursday, February 20, 7:00 to 9:00 pm
Upcounty Regional Services Center (Germantown)
- **Community Stakeholders Roundtable**
Monday, February 24, 7:00 to 9:00 pm
East County Community Rec Center (Fairland area)

**Any interest in
facilitating a
table?**

Circle Back: Moratorium Policy Tool

S5 Senior Housing

If public school capacity is inadequate in any cluster or school service area, the Planning Board may nevertheless approve a subdivision in that cluster, or school service area, if the subdivision consists solely of housing and related facilities for elderly or handicapped persons or housing units located in the age-restricted section of a planned retirement community.

S6 De Minimis Development

If public school capacity is inadequate in any cluster, or school service area, the Planning Board may nevertheless approve a subdivision in that cluster, or school service area if the subdivision consists of no more than 3 housing units.

S7.3 Condemned Buildings or Affordable Housing

If public school capacity is inadequate in any cluster or school service area, the Planning Board nevertheless may approve a subdivision in that cluster or school service area if the subdivision generates 10 or less students in any given impacted school, and:

- (1) Replaces or remediates a condemned, or previously condemned and currently vacant structure located within, abutting or confronting a state-designated Opportunity Zone, or
- (2) Is a project having more than 50% affordable housing units for households earning 60% or less of area median income.

These provisions may be used so that a school's enrollment forecast is affected by no more than one such development per year.

Overview of Existing SSP

Focused Discussion on the Recordation Tax

Focused Discussion on Impact Taxes

Impact Tax Subsidy

County Code currently exempts all dwelling units from impact taxes if the project includes 25% or more of MPDUs or other affordable housing units.

12.50%	Red	Orange	Yellow	Green
SFD	\$238,315	\$320,586	\$354,879	\$354,879
SFA	\$238,077	\$305,396	\$333,452	\$333,452
MFH	\$67,718	\$105,119	\$120,701	\$120,701
MFL	\$188,629	\$240,982	\$262,801	\$262,801

15.00%	Red	Orange	Yellow	Green
SFD	\$289,383	\$389,283	\$430,925	\$430,925
SFA	\$289,094	\$370,838	\$404,906	\$404,906
MFH	\$82,229	\$127,645	\$146,566	\$146,566
MFL	\$229,050	\$292,621	\$319,116	\$319,116

Approximate foregone impact tax revenue *per additional MPDU built*, based on dwelling type, transportation policy area category and minimum MPDU requirement.

What happens if the Code required the developer to double the minimum MPDU requirement, instead of 25%?

15.00%	Red	Orange	Yellow	Green
SFD	\$192,922	\$259,522	\$287,283	\$287,283
SFA	\$192,729	\$247,225	\$269,937	\$269,937
MFH	\$54,819	\$85,096	\$97,710	\$97,710
MFL	\$152,700	\$195,081	\$212,744	\$212,744

Focused Discussion on School Facility Payments

Preview of STAT Meeting #6

STAT Meeting #6

- Scheduled for Tuesday, February 18 at 7:00 pm
- Topics:
 - Annual School Test
 - Development Queue
 - Circle Back on Previous Topics
 - What else???