



Subdivision Staging Policy – Briefing on Update to School Test Methodology and Impact Tax Calculation

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Description

The County Council is scheduled to adopt the 2016 Subdivision Staging Policy (SSP) update in November. In support of this effort, Planning staff have begun evaluating potential updates to the school adequacy component of the SSP.

Today's briefing will provide an opportunity for staff to discuss potential new ideas regarding the methodology and administration of the Annual School Test and to provide the Board with a revision to the school impact tax calculation.

Summary

Background

On March 7, 2015 Councilmember Roger Berliner hosted community members, MCPS, members of the Board of Education, MCDOT, County Council staff and Planning Department staff at the "Infrastructure and Growth: Are We Keeping Pace" forum. The panel discussion and presentations took place at B-CC High School and gave attendees the opportunity to consider issues regarding infrastructure, transportation, school capacity and more. This event set the stage for the 2016 Subdivision Staging Policy update.

On October 19, 2015 Planning Staff held an SSP Kick-Off Open House at the Planning Department, providing the community with an overview of the Subdivision Staging Policy and the opportunity to ask questions about infrastructure and growth. Following the kick-off meeting, Planning Staff have hosted two additional community meetings focused on school capacity; one on January 12th, the other on February 18th.

At the January 12th community meeting, approximately 40 participants provided comments on four topics related to school facilities: school facility funding, options for new schools, calculation of the annual school test and school adequacy policies. Some of the issues raised included concern with overcrowding at the elementary school level and calculation of the school impact tax. The February 18th meeting was held as

a follow up to the January 12th meeting providing Planning Staff an opportunity to hear in more detail concerns of the parent community regarding school enrollment growth and facility planning.

As part of the update today, the Board will be briefed on various aspects of the school adequate public facility ordinance and related concepts, including the Annual School Test and applicable thresholds, student generation rate calculations, school impact tax calculations, school facility payment calculations, recordation tax collections, and the use of CIP placeholder projects. Staff will also highlight comparisons to other jurisdictions in Maryland and across the country that have implemented similar adequate public facilities ordinances. Options for changes to the existing rules currently under consideration by staff will also be discussed to give the Board an opportunity to provide initial comments and guidance.

Next Steps

On April 28, Planning Staff will present its working draft of the 2016 Subdivision Staging Policy to the Board, anticipating approval of a Public Hearing draft of the SSP by mid-May. A public hearing at the end of May will be followed by four to five worksessions on the Public Hearing draft. Approval of the Planning Board draft is currently scheduled for July 28, with transmission to Council by August 1, 2016. The County Council is required by resolution to adopt a new SSP by November 15, 2016, otherwise the existing SSP will remain in place.

PD/RK/JS/aj