



Montgomery
County Council

Committee: Joint

Staff: Pam Dunn, Senior Legislative Analyst; Glenn Orlin, Senior Analyst; Robert Drummer, Senior Legislative Attorney

Purpose: To make preliminary decisions – straw vote expected

Keywords: #subdivision staging policy, impact tax, recordation tax

ADDENDUM
AGENDA ITEM #5
October 27, 2020
Worksession

SUBJECT

2020-2024 Subdivision Staging Policy

Bill 37-20, Subdivision - Preliminary Plan - Adequate Public Facilities – Amendments

Bill 38-20, Taxation - Development Impact Taxes for Transportation and Public School Improvements - Amendments

Expedited Bill 39-20, Taxation - Recordation Tax - Amendments

EXPECTED ATTENDEES

Casey Anderson, Planning Board Chair

Gwen Wright, Tanya Stern, Jason Sartori, Lisa Govoni, Hye-Soo Baek, Eric Graye and David Anspacher, Planning Department

Meredith Wellington, Office of the County Executive

Essie McGuire and Adrienne Karamihas, Montgomery County Public Schools (MCPS)

Christopher Conklin, Gary Erenrich, and Andrew Bossi, Department of Transportation (DOT)

Mary Beck, Pofen Salem, and Veronica Jaua, Office of Management and Budget (OMB)

David Platt and Estela Boronat de Gomes, Department of Finance

COUNCIL DECISION POINTS & COMMITTEE RECOMMENDATION

N/A

DESCRIPTION/ISSUE

N/A

This report contains:

Corrections to Tables 12-16 on pages 25 and 26 of the Staff Report for October 27

Pages

1-3

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M E M O R A N D U M

October 27, 2020

TO: County Council

FROM: Pamela Dunn, Senior Legislative Analyst
 Glenn Orlin, Senior Analyst
 Robert H. Drummer, Senior Legislative Attorney

SUBJECT: 2020-2024 Subdivision Staging Policy (SSP), Bill 37-20 – Subdivision, APF Amendments, Bill 38-20 - Development Impact Taxes for Public School Improvements, and Expedited Bill 39-20 - Recordation Tax Amendments

PURPOSE: Worksession

This addendum corrects the multifamily low-rise and high-rise impact tax and Utilization Premium Payment rates for the Greenfield School Impact Area found in Tables 12, 13, 14, 15, and 16 on pages 25 and 26 of the October 27 staff report. The school impact tax is based on the cost of a student seat multiplied by the structure-type student generation rate for each School Impact Area. For the Greenfield School Impact Area there are too few multifamily structures to accurately estimate student generation.¹ In lieu of student enrollment data, Council staff and Planning staff developed a proxy for multifamily student generation based on the ratio of multifamily units in the Greenfield area to the number of multifamily units Countywide and applied this factor to Countywide student generation rates for low-rise and high-rise multifamily structures.

In calculating the factors, Pre-K, Elementary, and Middle School rates were accidentally used instead of Elementary, Middle, and High School rates. Essentially, the Greenfield area multifamily impact taxes, which are the basis for the Utilization Premium Payments, were calculated based on Pre-K to 8th grade instead of K-12th grade. Below are Tables 12-16 with the corrected multifamily low- and high-rise rates for the Greenfield School Impact Area.

Table 12.

Committee Impact Taxes	Single-family		Multifamily	
	Detached	Attached	Low-Rise	High-Rise
Infill Impact Areas	\$20,130	\$18,063	\$6,448	\$3,193
Turnover Impact Areas	\$21,530	\$23,884	\$11,555	\$2,326
Greenfield Impact Areas	\$33,809	\$28,691	\$15,582	\$5,279

¹ And for multifamily high-rise units, so few units the associated enrollment data could not be used due to privacy concerns.

Table 13.

Util. Premium Payments (20%)		Single-family		Multifamily	
		Detached	Attached	Low-Rise	High-Rise
Infill Impact Areas	Elementary	\$1,678	\$1,505	\$537	\$266
	Middle	\$1,007	\$903	\$322	\$160
	High	\$1,342	\$1,204	\$430	\$213
Turnover Impact Areas	Elementary	\$1,794	\$1,990	\$963	\$194
	Middle	\$1,077	\$1,194	\$578	\$116
	High	\$1,435	\$1,592	\$770	\$155
Greenfield Impact Areas	Elementary	\$2,817	\$2,391	\$1,299	\$440
	Middle	\$1,690	\$1,435	\$779	\$264
	High	\$2,254	\$1,913	\$1,039	\$352

Table 14.

Util. Premium Payments (40%)		Single-family		Multifamily	
		Detached	Attached	Low-Rise	High-Rise
Infill Impact Areas	Elementary	\$3,355	\$3,011	\$1,075	\$532
	Middle	\$2,013	\$1,806	\$645	\$319
	High	\$2,684	\$2,408	\$860	\$426
Turnover Impact Areas	Elementary	\$3,588	\$3,981	\$1,926	\$388
	Middle	\$2,153	\$2,388	\$1,156	\$233
	High	\$2,871	\$3,185	\$1,541	\$310
Greenfield Impact Areas	Elementary	\$5,635	\$4,782	\$2,597	\$880
	Middle	\$3,381	\$2,869	\$1,558	\$528
	High	\$4,508	\$3,825	\$2,078	\$704

Table 15.

Util. Premium Payments (50%)		Single-family		Multifamily	
		Detached	Attached	Low-Rise	High-Rise
Infill Impact Areas	Elementary	\$4,194	\$3,763	\$1,343	\$665
	Middle	\$2,516	\$2,258	\$806	\$399
	High	\$3,355	\$3,011	\$1,075	\$532
Turnover Impact Areas	Elementary	\$4,485	\$4,976	\$2,407	\$485
	Middle	\$2,691	\$2,986	\$1,444	\$291
	High	\$3,588	\$3,981	\$1,926	\$388
Greenfield Impact Areas	Elementary	\$7,044	\$5,977	\$3,246	\$1,100
	Middle	\$4,226	\$3,586	\$1,948	\$660
	High	\$5,635	\$4,782	\$2,597	\$880

Table 16.

Util. Premium Payments (60%)		Single-family		Multifamily	
		Detached	Attached	Low-Rise	High-Rise
Infill Impact Areas	Elementary	\$5,033	\$4,516	\$1,612	\$798
	Middle	\$3,020	\$2,709	\$967	\$479
	High	\$4,026	\$3,613	\$1,290	\$639
Turnover Impact Areas	Elementary	\$5,383	\$5,971	\$2,889	\$582
	Middle	\$3,230	\$3,583	\$1,733	\$349
	High	\$4,306	\$4,777	\$2,311	\$465
Greenfield Impact Areas	Elementary	\$8,452	\$7,173	\$3,896	\$1,320
	Middle	\$5,071	\$4,304	\$2,337	\$792
	High	\$6,762	\$5,738	\$3,116	\$1,056