The meeting began at 3:04 PM.

Bill McCormack welcomed Task Force members and guests to the meeting and reviewed the agenda.

1. Land Use—Zoning
   What’s good?
   • Land use & zoning are in place for affordable, multi-family housing in downtown Columbia; however, the Downtown Plan needs to be implemented.
What’s bad?

- 2/3 of the county is outside of the water/sewer limits, making it difficult to develop multi-family housing.
- Western Howard County is mainly preserved land, farms & single-family homes.
- Most housing developments in the rural west consist of single family homes on large lots and could be a violation of fair housing.
- Zoning regulations create concentration because land for multi-family housing is limited.
- Dealing with land easements could be a difficult process.

Possible enhancements/solutions?

- Peter Engel suggested exploring opportunities for multi-family housing in a broader array of neighborhoods & zoning types to open a larger segment of the County for multi-family development.
- Joan Driessen raised the question of redeveloping large lots/single family homes.
- Brent Loveless noted that development in the rural west would require adequate services (water, sewer, schools, fire, etc.) to support growth equitably.
- Paul Casey suggested looking at the possibility of building residential housing on top of retail spaces in neighborhood pockets like Lisbon.
- Jennifer Broderick suggested creating detached accessory dwelling units (ADUs).
- Steve Breeden noted that sewer treatment plants & community wells could be an option.
- Meet with the Department of Planning & Zoning to explore possibilities and see what other jurisdictions are doing.
- Multi-family housing could be spread out more equitably throughout the water/sewer district.
- Jeff Bronow reminded Task Force members to participate in HoCo by Design, which will look at land use scenarios & redevelopment.
2. Diversities and Mixes

*What’s good?*
- Inclusionary zoning practices that help create affordable housing and a well-distributed population.

*What’s bad?*
- Peter Engel noted the correlation between income & race.
- Because zoning determines where affordable housing can be developed, it creates concentrated areas of people of color/low income households.
- Blanket zoning is a problem.
- Black & minority populations are impacted the most.
- Under current zoning, segregation is an issue.

*Possible enhancements/solutions?*
- To create a well-distributed population, current zoning needs to change.
- Brent Loveless suggested mapping data geographically and creating local goals and percentages so that best practices can be applied in a targeted area.
- Bill McCormack suggested using elementary schools to create concentric circles. Data on distribution of income (% AMI) & types of housing could be collected to identify where the gaps & concentrations are.
- Jennifer Broderick noted that the issue goes beyond schools. We need to look at the bigger picture when addressing diversity.
- Kelly Cimino noted that MIHU requirements need to be implemented throughout the county so that affordable housing units can be infused into all new market-rate housing.
- Pat Sylvester noted that MIHUs should include a better mix of household AMI—not just 60% AMI households.

3. Schools—FARM%

*What’s bad?*
- APFO is based on the number of school seats and is not a good metric.
- Dr. Caroline Harper noted how well-intended policies create imbalances & pockets of poverty. The goal is to create comprehensive housing opportunities throughout the county.

*Possible enhancements/solutions?*
- Multi-family housing needs to be evenly distributed.
• Zoning in water/sewer districts needs to change to allow for more multi-family housing.
• Brent Loveless suggested identifying where the needs are and applying resources proportionately.
• The transportation budget needs to increase.
• There should be incentives for meeting goals & objectives.
• Create more affordable housing in areas where FARM rates are low.
• Bill McCormack noted that all housing decisions should move FARM rates in affected schools toward the county average.

4. Redevelopment  
*What’s good?*  
• The General Plan will focus on redevelopment/ evaluating redevelopment areas.

*What’s bad?*  
• High costs for tearing down existing buildings.

*Possible enhancements/ solutions?*  
• Jeff Bronow noted that future housing/ affordable housing opportunities will have to be done through redevelopment.
• Gateway could be used for mixed-use development/ redevelopment.
• Bill McCormack noted that each redevelopment possibility needs to be put into context of impact on the community and is an opportunity to correct imbalances.
• Paul Casey suggested providing incentives for the development of mixed-income, multi-family housing to encourage diversity.

5. De-concentration  
*Possible enhancements/ solutions?*  
• Peter Engel suggested creating incentives (magnet programs, amenities, etc.) to de-concentrate areas.
• Find ways to create mixed-use/ affordable housing in the county.
• Paul Casey suggested that we look at what is already being planned and find out how many additional units can be created in different areas in the county (ADUs; existing multi-family projects that can be redeveloped as a combination of market/affordable units).
• Brent Loveless suggested setting standards, mapping physical locations, and adjusting incentives & inclusionary policies.
Open Floor Discussion

- Bill McCormack suggested creating a rough draft of goals.
- Jackie Eng supported the idea of setting specific targets, incentives and specific recommendations, which are critical.
- Steve Breeden noted the importance of moving forward with county approved projects.
- Community member Susan Garber agreed that we need to look at the impact on the existing community. She also noted the importance of public input and better comprehensive planning.
- Kelly Cimino reminded Task Force members that there are a lot of meetings/activities occurring this month: General Plan, CDHC & Housing Opportunities Master Plan. Participation from Task Force members will be essential as we begin working on recommendations.

The meeting ended at 4:59 PM

Next Task Force Led Discussion: October 29 (3:00-5:00 PM)