



# DEB'S DISTRICT UPDATE

Deb Jung • District Four

July-August 2023

## *Greetings*

Happy summer! I hope you are enjoying vacations, warm summer nights, and free live music at the Lakefront, Downtown Columbia, and the Chrysalis. I have been busy this summer digging deep into the General Plan, the County's growth plan over the next 20 years. The General Plan is long (372 pages, not including numerous and lengthy related documents), extremely detailed, and very ambitious.

Over the next 16 years, the Plan presently calls for 27,000 housing units with the potential of thousands of more residential units in Gateway and 7080 units that are in the pipeline, some of which may be included in the 27,000 units. The majority of housing units will be apartments and only a small percentage will be homes for purchase even though the Plan's market survey consultants stated that homes for purchase are desired 2:1 over apartments by potential residents. With only 2% of the land left in Howard County that can be developed, the possible and unintended consequences of too many apartments is that there won't be enough opportunities for home ownership for our lower income residents, local workforce, and young adults who want to remain in the County. Home ownership builds generational wealth and everyone should be able to access that opportunity.

There are also several references in the Plan that the Adequate Public Facilities Ordinance (APFO) should be revisited, presumably to make it easier to build new houses even when schools remain overcrowded. I am concerned about these recommendations, particularly given the backlog of maintenance needs at our schools. Continuing to build new schools while keeping up with much needed maintenance is a very expensive endeavor. I urge you to look at the Plan and let the Council know how your thoughts. Click [here](#) to read it. You can email all Councilmembers at [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov). If you would like me to speak to a neighborhood group about the Plan, contact my office at 410-313-2001.

*Deb*

# Council Updates

## July-August Legislation

The Council introduced legislation on July 5. This was the last legislative introduction session before the August recess. A voting session was held on July 31.

### My Legislation

#### **CB34 Sole source contract prohibitions and review**

I am very pleased to report that this bill passed as amended with a four to one vote; Councilmember Dr. Jones voted no. I appreciate the conversations and recommendations provided by my Council colleagues and the Administration on this bill.

My bill requires certain sole source contracts and their justifications to be submitted to the County Council for review. The Council doesn't have the Charter authority to vote on the approval of these contracts but this bill gives Councilmembers the opportunity to provide comments to the County's Purchasing Agent about sole source contracts over a certain dollar amount. This bill also prohibits land ownership, except in the case of public utilities and public safety, as a qualifying reason for a sole source contract.

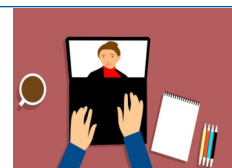
During my time in office, I have witnessed two attempts to circumvent the County's procurement process, that is designed to enable competition

and access for minority-owned businesses to bid on government projects. I am completely opposed to awarding multi-million dollar construction contracts to companies because they own the land or because they have described themselves as high-quality purveyors. These are not legitimate reasons for leapfrogging over the County's competitive bidding process and gaining preferential treatment.

The current law allows for sole source contracts when there are unique circumstances, lack of bids, or certain technology contracts. I fully recognize that some services and products are not offered by a variety of vendors and suppliers, but land ownership is a norm, not a unique circumstance.

### Upcoming Meetings

- September 5, 7pm — Legislative Session
- September 11, 9:30am — Monthly Meeting
- September 18, 7pm — Public Hearing
- September 27, 9:30am — Work Session



### HoCo By Design—General Plan Meetings

- September 6, 9:30am — Work Session
- September 13, 6:30pm — Work Session
- September 20, 7pm — Public Hearing
- September 27, 6:30pm — Work Session

Legislation: [click here](#).

# Council Updates

## County Executive’s Legislation

### CB33 Property tax credit for disabled law enforcement officers or rescue workers

Adds Baltimore County law enforcers, rescue workers, and surviving spouses to the definition of qualified property tax credit recipients. *Passed*

### CR128 APFO School Capacity Chart

The Department of Planning & Zoning issued a letter dated May 24, 2023, asking the Board of Education (BOE) to reevaluate the current school capacity chart showing Triadelphia Ridge and Rockburn Elementary Schools as being closed to development due to capacity projections of 104.966%. The letter states that rounding a tenth of a percentile to 105%, the APFO threshold for halting development in an overcrowded elementary school zone, would “deny the rights of property owners to proceed with development of housing units in



these two school zones.” The BOE did not issue a new school chart and the school system’s Planning Department has consistently used rounding as a basic mathematical principle. At the July 31 Legislative vote, Councilmembers Yungmann and Dr. Jones referred to the rounding issue and both expressed concerns that mathematical errors in the chart were not corrected. *Passed*.

**APFO School Capacity Chart—District 4**

Elementary Schools	2026-27		2027-28	
	Projected Enrollment	Utilization %	Projected Enrollment	Utilization %
Bryant Woods	363	100.6	387	107.2
Clemens Crossing	567	108.8	571	109.6
Longfellow	490	95.7	482	94.1
Running Brook	4324	96.2	450	100.2
Swansfield	484	77.1	467	74.4
Clarksville	530	97.6	532	98
Pointers Run	753	101.2	773	103.9
Fulton	716	97	674	91.3

# HoCo by Design: General Plan

## Highlighted Legislation

**CB28 HoCo By Design General Plan** Adopts the policy recommendations for future growth for the County. This legislation was introduced on June 5 and tabled in July to allow the Council to complete its public review of the plan after the August recess.

## What is the HoCo by Design: General Plan?

It is a growth planning tool that sets forth policy statements that are used to guide comprehensive zoning, which involves changing zoning regulations and zoning map districts.

## How much growth?

Growth for a locality like Howard County means more housing units aimed to meet market demand, revenue needs, and policy goals like affordability. The General Plan is proposing:

- 27,000 total units, primarily in Columbia, through 2040 (Chapter 2, GCF-16)

The Department of Planning & Zoning has stated that Gateway is slotted for a major redevelopment with the addition of 7,000 residential units, but this General Plan does not include Gateway in its growth calculations. The General Plan also states that 23,694 total units are proposed in the 2026-2040 allocations chart (Chapter 10, MG-8).

Current regulations will yield 15,200 new units (Chapter 2, GCF-11) as follows:



- 7080 units are currently in the development planning phase. (Chapter 2, GCF-7)
- 4596 remain to be built in Downtown Columbia.
- 1500 units could occur as a result of re-subdivision potential.
- 2024 new units could occur in undeveloped, unprotected land; many of these parcels have environmental constraints

## Where will growth occur?

Since the County is built out, most of these units are planned for redevelopment areas, including:

- Gateway
- Village Centers (designated as Activity Centers)
- Commercial parking lots and strip centers
- Neighborhood infill

## What will growth look like?

Proposed housing types include new “missing middle,” such as:

- accessory dwelling units (ADUs)
- townhouses (side-by-side and stacked)
- duplexes, triplexes, and quadplexes
- cottage cluster

# Council Updates

## HoCo by Design Worksessions

On June 21, the Council reviewed Chapter 3: Ecological Health, which included a discussion about the public's requests for aggressive development regulations for forest preservation and stormwater management.

Chapter 3 also summarized the considerations by the citizen Strategic Advisory Group for the Environment. Highlights from their recommendations included the following.

## Environmental Recommendations

- Prioritize natural resources as equal to critical infrastructure.
- Provide equitable access to nature.
- Set forest cover and riparian buffer goals.
- Promote sustainable site design.
- Incentivize environmental preservation in new development and redevelopment.
- Provide adequate protection of sensitive resources.
- Expand implementation of the Green Infrastructure Network.
- Expand tree canopy cover to mitigate heat-island effects.
- Manage forest resources to address threats from invasive species, climate change, and overpopulation of deer.

## Failed Tree Bills

Councilmember Liz Walsh has addressed many of these environmental recommendations with multiple bills. None of them have

become law. Here is a list of bills and votes.

- CB3-2019: Removal of a new development's exemption from needing a certificate of approval for tree clearing and forest conservation plantings from the Historic Preservation Commission; *failed*
- CB38-2019: Prohibition of waivers for development in the Patapsco Lower North Branch Watershed and the Ellicott City floodplain; *failed*
- CB4-2019 Removing waivers, known as necessary disturbance, for developments to override environmental regulations. This bill was amended to allow waivers and require DPZ to provide a monthly report on necessary disturbance requests; *passed as amended*
- CB11-2019 Increased minimum buffer to 100 feet between the road and a subdivision on a scenic road; *vetoed*
- CB57-2021 Enhanced enforcement of Forest Conservation; *vetoed*
- CB78-2021 Expanded the qualifications of protected trees (known as "specimen") to 24 inches more; *vetoed*



# HoCo by Design: General Plan

## Chapters of Interest

Columbia is targeted as the County’s primary growth area through a high concentration of rental apartments (up to 7,133) to be located in the Village Centers/Activity Centers. HoCo by Design’s Fiscal Impact Analysis, prepared by the Department of Planning & Zoning, estimated the following unit distribution throughout the County’s planning areas (page 2):

**Residential Development by Planning Area & Unit Type - 18 Year Total (2022 to 2040)**  
**HoCo By Design Fiscal Impact Analysis**

Unit Type	Columbia	Elkridge	Ellicott City	Rural West	Southeast	Total
Single Family Detached	414	756	1,026	1,254	846	<b>4,296</b>
Townhouse	1,170	1,602	1,764	540	1,035	<b>6,111</b>
Condo Apartment	792	486	450	0	324	<b>2,052</b>
Rental Apartment	<b>7,133</b>	1,908	1,764	0	1,268	<b>12,073</b>
Accessory Dwelling Units	108	54	270	0	36	<b>468</b>
<b>TOTAL</b>	<b>9,617</b>	<b>4,806</b>	<b>5,274</b>	<b>1,794</b>	<b>3,509</b>	<b>25,000</b>

In Chapter 10 Managing Growth, the APFO allocations chart, used to pace growth, anticipates 600 units (of any type) in Village Centers/Activity Centers per year from 2026 to 2040.

**Table 10-1: Howard County APFO Allocations Chart - HoCo By Design**

Year	Downtown Columbia (1)	Activity Centers	Other Character Areas	Rural West	Total	Green Neighborhood	Affordable Housing
2026	335	600	365	100	1,400	150	150
2027	335	600	365	100	1,400	150	150
2028	335	600	365	100	1,400	150	150
2029	335	600	365	100	1,400	150	150
2030	335	600	365	100	1,400	150	150
2031	155	600	365	100	1,220	150	150
2032	155	600	365	100	1,220	150	150
2033	155	600	365	100	1,220	150	150
2034	155	600	365	100	1,220	150	150
2035	154	600	365	100	1,219	150	150
2036	154	600	365	100	1,219	150	150
2037	154	600	365	100	1,219	150	150
2038	154	600	365	100	1,219	150	150
2039	154	600	365	100	1,219	150	150
2040	154	600	365	100	1,219	150	150
<b>Total</b>	<b>3,219</b>	<b>9,000</b>	<b>5,475</b>	<b>1,500</b>	<b>19,194</b>	<b>2,250</b>	<b>2,250</b>
<b>Annual Average</b>	<b>215</b>	<b>600</b>	<b>365</b>	<b>100</b>	<b>1,280</b>	<b>150</b>	<b>150</b>

(1) The allocations for Downtown Columbia align with the phasing chart in the approved and adopted 2010 Downtown Columbia Plan.

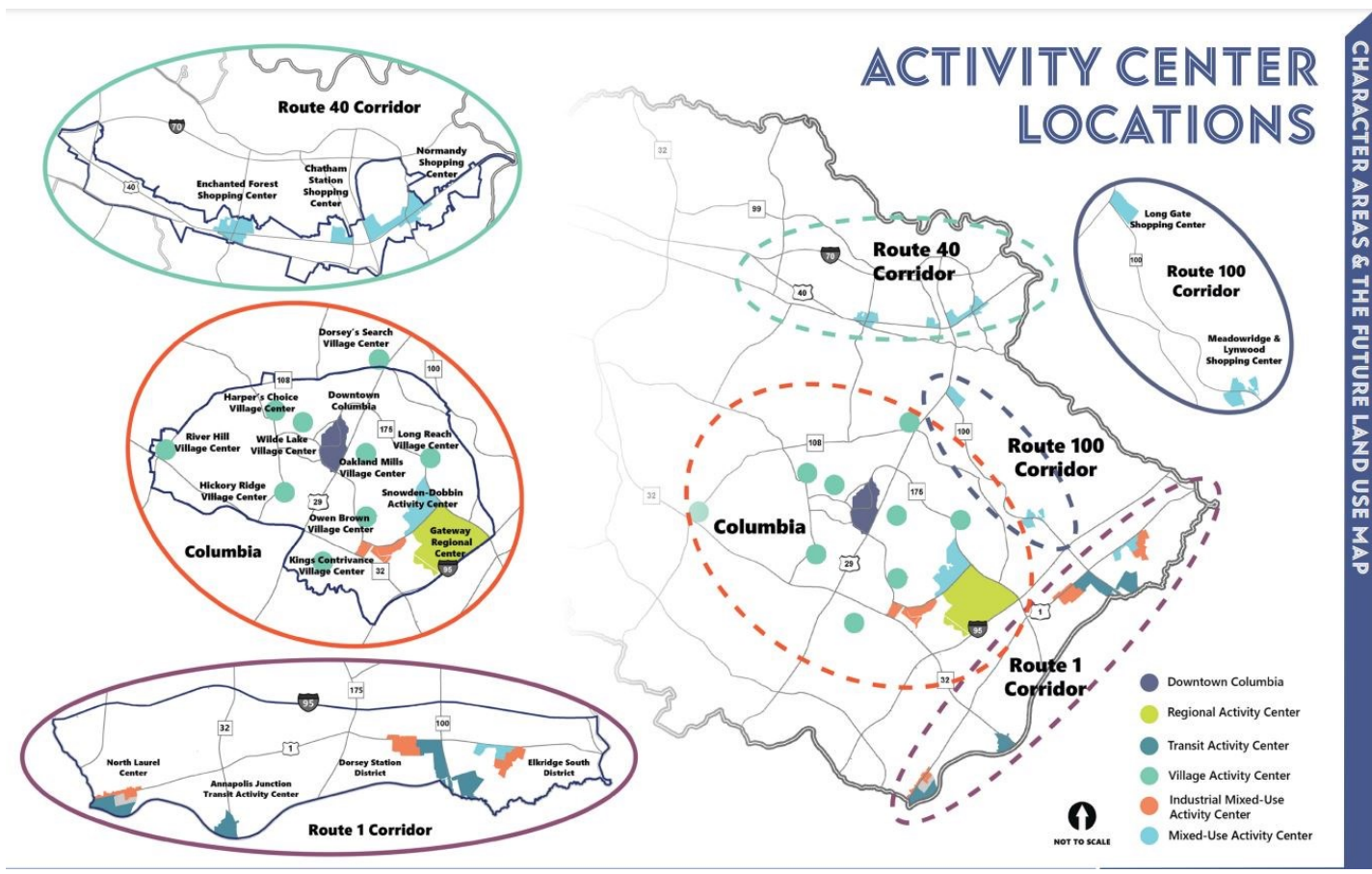
# HoCo by Design: General Plan

**Chapter 6: Dynamic Neighborhoods:** This chapter describes the ways in which housing can be added to current land uses. However, it does not discuss how market forces and industry standards of profits will result in reaching some of these goals.

I invited several developers to the General Plan Worksession on July 26 to discuss the feasibility of increasing affordability through increased density. High land prices and interest rates, environmental protections, school surcharge fees, and limited zoning for housing types were all cited as constraints on housing diversification.

## Policy Statement 3: Activity Centers & Mixed Uses, Densities, and Affordability

- Establish a new mixed-density and mixed-use zoning district that encourages diverse housing types and creates opportunities for mixed-income neighborhoods.
- Allow a vertical (a range of uses within one building) and horizontal (a range of uses within one complex or development site) mix of uses, including housing, employment, and open space, that encourage walkability and transit connections.
- Incentivize the production of housing units affordable to low- and moderate-income households, beyond what is currently required by the Moderate Income Housing Unit.



# HoCo by Design: General Plan

**Chapter 7: Quality by Design:** This chapter addresses the changes that are proposed for New Town zoning in order to accommodate the targeted redevelopment.

## **Policy Statement 1: Preserving Character in Future Development**

5) Revise the New Town Zoning District and investigate the use of enhanced design guidelines and character-based or form-based codes in Columbia.

- Build upon the preferred development types, patterns, intensities, and design elements described in HoCo By Design’s Character Areas technical appendix.
- Consider the design and planning principles illustrated in HoCo By Design’s Focus Area Studies technical appendix.
- Explore rules and requirements for design review by the Design Advisory Panel.
- Identify the appropriate purpose and timing of design review within the development review process.

## MAJOR PROVISIONS OF NEW TOWN ZONING

In 2014, Columbia Association’s planning staff (the late Jane Dembner) prepared a New Town Zoning Briefing Paper for the Columbia Association Board of Directors. This briefing paper noted that New Town zoning regulations were adopted in 1965 and remained relatively unchanged until 2009 and 2010, when changes were made to address village center redevelopment and Downtown Columbia revitalization. The briefing paper listed the following as major provisions of New Town zoning regulations:

- **District size:** a New Town zoning district must contain at least 2,500 contiguous acres. (Columbia is the County’s only New Town district and comprises 14,272 acres.)
- **Flexibility in land use:** New Town permits all uses allowed in other county zoning districts except heavy manufacturing and mobile homes.
- **Open space preservation:** New Town zoning requires that 36 percent of the lands zoned New Town be for open space uses. This requirement, combined with the design of Columbia, has resulted in a distinctive tight weave of Columbia’s open space areas, residential neighborhoods, and clustered housing sites. Columbia’s open space is a defining and distinguishing feature of Columbia.
- **Overall housing density:** Overall density (gross density) may not exceed 2.5 dwelling units per acre of New Town zoned land. The maximum number of dwellings permitted by the Downtown Columbia redevelopment process is in addition to this density limit.
- **Mixed-use requirements:** New Town requires a mix of various land uses, with minimum and maximum percentages and allows flexibility in the geographic placement of those uses.

The General Plan does not change these provisions. Any changes to New Town zoning would be considered through a public process to update the Zoning Regulations.

# HoCo by Design: General Plan

## MARKET STUDY

**RCLCO Market Overview & Background Research:** In 2021, this consulting group analyzed Howard County’s housing stock, affordability, housing distribution, and other factors. Columbia has a higher concentration of poverty than other areas of the County with lower median household incomes and more individuals receiving Federal food assistance. In some of Columbia’s census tracts, median household incomes are as low as \$35,000 (page 19), 20% or more receive Federal food assistance (page 20), and homeownership rates are less than 30% (page 25).

At the July 27 General Plan Worksession, I asked DPZ if socioeconomic and racial diversification were considered when identifying the growth areas for the General Plan; the answer was no. Rental housing is unevenly distributed throughout the County with most options located in Columbia and on Route 1 (page 48).

**Housing Inventory Comparison by Submarket, 2019;**  
Howard County, MD

	TOTAL HOUSING UNITS	OWNER-OCCUPIED UNITS	RENTER-OCCUPIED UNITS	SINGLE-FAMILY DETACHED	TOWNHOME	MULTIFAMILY	AVG. SALES PRICE (2015-2018)	AVG. RENT
<b>Columbia</b>	42,063	28,383 (67% of Units)	13,680 (33% of Units)	16,148 (38% of Units)	11,299 (27% of Units)	14,616 (35% of Units)	\$371,992	\$1,660
<b>Elkridge</b>	18,204	13,774 (76% of Units)	4,430 (24% of Units)	7,503 (41% of Units)	5,245 (29% of Units)	4,597 (25% of Units)	\$390,298	\$1,739
<b>Ellicott City</b>	27,508	19,774 (72% of Units)	7,734 (28% of Units)	15,734 (57% of Units)	4,591 (17% of Units)	7,183 (26% of Units)	\$528,546	\$1,556
<b>Rural West</b>	14,614	14,108 (97% of Units)	506 (3% of Units)	14,538 (99% of Units)	68 (0% of Units)	6 (0% of Units)	\$750,316	-
<b>Southeast</b>	18,472	13,074 (71% of Units)	5,398 (29% of Units)	8,078 (44% of Units)	6,126 (33% of Units)	3,841 (21% of Units)	\$484,365	\$1,646
<b>HOWARD COUNTY</b>	<b>120,861</b>	<b>89,113</b> (74% of Units)	<b>31,748</b> (26% of Units)	<b>62,001</b> (51% of Units)	<b>27,329</b> (23% of Units)	<b>30,243</b> (25% of Units)	<b>\$474,593</b>	<b>\$1,650</b>

**Expensive Land Yields Expensive Houses:** Most for-sale homes built from 2010-2019 are 3000 square feet or more, single family detached homes. The analysis looked at how much land would need to cost in order for “missing middle” (moderate income houses) to be profitable for developers to build. Factoring in construction costs and a 15% profit, land would need to be nearly free for a 1,820 square foot house with a sale price of \$369,311. See the next page for a breakdown of costs, including profit, on two types of homes:

# HoCo by Design: General Plan

## Residual Land Value Analysis, March 2021; Hypothetical Single-Family Development in Howard County

From the RCLCO Market Overview and Background Research, June 30 2021

	Moderate Income Housing Unit (SFD)		Market-Rate Housing Unit (SFD)	
<b>Program, Scope &amp; Timing</b>				
<b>Key Assumptions</b>				
Average Unit Size <sup>1</sup>	1,820 SF		3,600 SF	
Price PSF <sup>1</sup>	\$203		\$258	
<b>Income and Value</b>				
<b>Sales Price</b>	<b>\$369,311</b>	<b>\$369,311</b>	<b>\$930,000</b>	<b>\$930,000</b>
Less: Selling Costs/Commissions	5.0%	(\$18,466)	5.0%	(\$46,500)
Less: Closing Costs	2.0%	(\$7,386)	2.0%	(\$18,600)
<b>Value</b>	<b>\$343,459</b>		<b>\$864,900</b>	
<b>Development Cost and Profit</b>				
<b>Site Development Costs (Per Unit)</b>	<b>\$75,000</b>		<b>\$75,000</b>	
Construction (per GSF)	\$80	\$145,600	\$80	\$288,000
Field Supervision (% of Construction Cost)	6.0%	\$8,736	6.0%	\$17,280
Hard Contingency (% of subtotal)	5.0%	\$7,280	5.0%	\$14,400
<b>Hard Costs Subtotal</b>	<b>\$161,616</b>		<b>\$319,680</b>	
Arch/Eng/Consultants (% of hard)	5.0%	\$8,081	5.0%	\$15,984
Permits/Fees/Taxes (% of hard)	7.0%	\$11,313	7.0%	\$22,378
Legal/Bonds/Insurance (% of hard)	1.5%	\$2,424	1.5%	\$4,795
<b>Overhead/Developer Fee (% of hard/soft)</b>	<b>4.5%</b>	<b>\$8,953</b>	<b>4.5%</b>	<b>\$18,059</b>
Marketing (% of value)	4.0%	\$13,738	4.0%	\$34,596
Soft Contingency (% of subtotal)	5.0%	\$1,778	5.0%	\$3,888
<b>Soft Costs Subtotal</b>	<b>\$37,334</b>		<b>\$81,640</b>	
Max LTV/LTC	75.0%	\$155,927	75.0%	\$314,535
Average Balance (% of total loan)	50.0%	\$77,964	50.0%	\$157,267
Interest Rate	5.0%	\$3,898	5.0%	\$7,863
Term (Months)	18	\$5,847	18	\$11,795
Loan Fees	1.5%	\$2,339	1.5%	\$4,718
<b>Financing Costs</b>	<b>\$8,186</b>		<b>\$16,513</b>	
<b>Developer Net Profit (% of Hard+Soft+Financing)</b>	<b>15.0%</b>	<b>\$51,369</b>	<b>15.0%</b>	<b>\$90,158</b>
<b>Total Net Cost + Profit</b>	<b>\$342,458</b>		<b>\$601,051</b>	
<b>Project Residual Land Value</b>	<b>\$1,000</b>		<b>\$264,000</b>	

# Council Updates

## June-July Legislation

The Council introduced legislation on June 5 and voted on July 5.

**CB30 Forest Conservation Act Update** Adopts recently passed changes to the State's Forest Conservation laws, including changing the purpose from protecting to increasing forested areas, increasing reforestation ratios to 1:1 in the same watershed, defining a forested area as being 1 square acre or at least 120 feet wide, and limiting forest mitigation banking; *Liz Walsh, failed.*

I supported this bill just as I have supported all of the other tree protection bills that Councilmember Walsh has introduced. I have no explanation as to why this bill failed. The bill updated Howard County's Forest Conservation Law with recent State improvements and standards. Rigby, Yungmann and Jones voted no.

## CB32 Adult-Use Cannabis Advisory Panel

Creates a 12- to 20-member group to study the implementation of adult-use cannabis as approved by public referendum in 2022. Membership includes representatives from the State's Attorney, Police, Health, Planning and Zoning Departments and Economic Development Authority; cannabis dispensaries; patient and consumer

**CR104 Cannabis Workgroup** Creates a group of representatives from legal, health, and safety Departments to recommend, to study, and to implement cannabis legalization; *Opel Jones, passed.*

## Principal and Teacher of the Year Recognition



On July 5, the County Council presented an honorary resolution recognizing the 2023 Principal and Teacher of the Year recipients.

- Principal of the Year: Derek Anderson, Longfellow Elementary School
- Teacher of the Year: Dr. Laura Moore, Waverly Elementary School
- Teacher of the Year: Shannon Rembert-Gonzales, Thunder Hill Elementary School.



Search Legislation [here](#).

# Cannabis Legalization

Starting on July 1, purchase and possession of cannabis by adults (21 years and older) is now legal in the State.

The Maryland Cannabis Administration (MCA) has been created to issue licenses and regulate this industry and consumer product for both medical and recreational use. This fall MCA will be accepting applications for new grower, processor, and dispensary licenses, the first in the nation available exclusively to social equity applicants. Initial awards are anticipated by January 1, 2024.

A nine percent sales tax is applied to adult, recreational-use sales. Medical-use sales are exempt from the sales tax.

## Recreational Use

**What is legal:** Adults are permitted to smoke cannabis in private residences only. Adults may also purchase and possess the following product maximums:

- 1.5 ounces dried cannabis flower,
- 12 grams of concentrate, or
- 750 milligrams of THC (edible products).

Products can be shared with other adults. A single household is permitted to grow up to two cannabis plants, indoors and out of the public view.

**What is illegal:** Public smoking is prohibited both indoors and outdoors, on public transit, in moving vehicles, and on all Federal property. Driving under the influence of cannabis is illegal. Employers and landlords or property managers are permitted to retain stronger policies on cannabis use.

## Dispensaries

Dispensaries are permitted to sell dried cannabis flower (including joints), vapes, and other topical and consumable products that have no more than 10 milligrams THC per serving and 100 milligrams THC per package.

For medical use, dispensaries are required to have patient-only hours or lines, and certain highly concentrated products will only be available for certified patients.

Click [here](#) for more.



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**Keep Maryland safe. Make a plan  
before you consume cannabis.**

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## Local Literary Legend

I recently attended a celebration of local poet Lucille Clifton. She is being honored with the naming of three new streets, in the Lakefront District. The new streets will be Rustling Sky Way, Singing Stone Terrace, and Distant Star Lane. All three are images from her poems and continue Columbia's literary-inspired street naming tradition.

Clifton was Maryland's poet laureate from 1974-1985 and a professor at St. Mary's College. She wrote the beloved Everett Anderson stories and a memoir. Clifton won the National Book Award and was twice nominated for the Pulitzer Prize in Poetry. Her writing for children won her the Coretta Scott King Award and an Emmy for *Free to Be You and Me*.

Clifton first visited Columbia in 1974 for the Howard County Poetry and Literature Society's (HoCoPoLitSo) inaugural reading and continued appearing for the society over the years, eventually moving to Columbia in 1991. She died in 2010.

"Lucille not only shared her brilliant poetry in many HoCoPoLitSo programs over the years but as the organization's long-time artistic advisor, she taught us how to find the most authentic, meaningful, and historically significant voices," said Tara Hart, HoCoPoLitSo co-chair and Howard Community College professor and chair of humanities at the naming event.

I remember meeting Clifton at a poetry event hosted by HoCoPoLitSo at the Cover to Cover Bookstore in Owen Brown many years ago. Her poems were strong and inspiring and Columbia was privileged to claim her as one of its own.

"My family is deeply honored for this beautiful acknowledgement of my Mom's legacy and awesome body of work," said Lexi Clifton, daughter of Lucille Clifton. "She truly loved Columbia and Howard County and would be thrilled to be recognized in this way in a town that she called home."



Here I am with her daughter Lexi at the announcement hosted by The 3rd.

## Keeping up with Deb



**Howard County Restaurant Week**



**Police Unity Ride**

# School Updates

## Wilde Lake Student Named Maryland State SMOB



Wilde Lake High School student, Abisola Ayoola will be the 2023-2024 Maryland State Student Member of the Board of Education (SMOB). Ayoola served as the Howard County Board of Education SMOB during the 2022-2023 school year. As a rising senior at Wilde Lake High School, she plans to continue her active involvement in student government, class council, Rise Up mentorship, Active Minds, Spanish Honor Society, and the National Honor Society. I am incredibly proud of Ms. Ayoola's service to represent her peers on the Howard County Board of Education, and I know she will be as an excellent representative for students across Maryland on the State Board of Education. Click [here](#) for more information about her accomplishments.

## Meal Payment Update

HCPSS is updating its Food Services platform for the 2023-2024 school year. Nutrislice will no longer be used for menus or MySchool-Bucks for payment. Click [here](#) for more.

## School Start Times

HCPSS released school start times for the 2023-2024 school year. These times were based on the times adopted by the Board of Education in February 2023. Please see below for the school start times of District 4 schools.

### Elementary School

Bryant Woods: 8:40am — 3:10pm  
Clarksville: 9:15am — 3:45pm  
Clemens Crossing: 9:15am — 3:45pm  
Fulton: 9:15am — 3:45pm  
Longfellow: 9:15am — 3:45pm  
Pointers Run: 9:15am — 3:45pm  
Running Brook : 9:15am — 3:45pm  
Swansfield: 8:40am — 3:10pm

### Middle School

Clarksville: 8am — 2:45pm  
Harper's Choice: 8:40am — 3:25pm  
Lime Kiln: 8:40am — 3:25pm  
Wilde Lake: 8:40am — 3:25pm

### High School

Atholton: 8am — 2:45pm  
Reservoir: 8am — 2:45pm  
River Hill: 8am — 2:45pm  
Wilde Lake: 8am — 2:45pm

### Special Schools & Education Centers

Cedar Lane School — 8am — 2:45pm  
Homewood Center — 8am — 2:45pm

Click [here](#) for more.

# Upcoming Events

## Merriweather Movie Nights

Catch these free movies at Merriweather Post Pavilion's free summer series. Doors open at 6pm. Click [here](#) for more.

- Clueless, August 16

## Summer Concert Series

July-August, 7pm

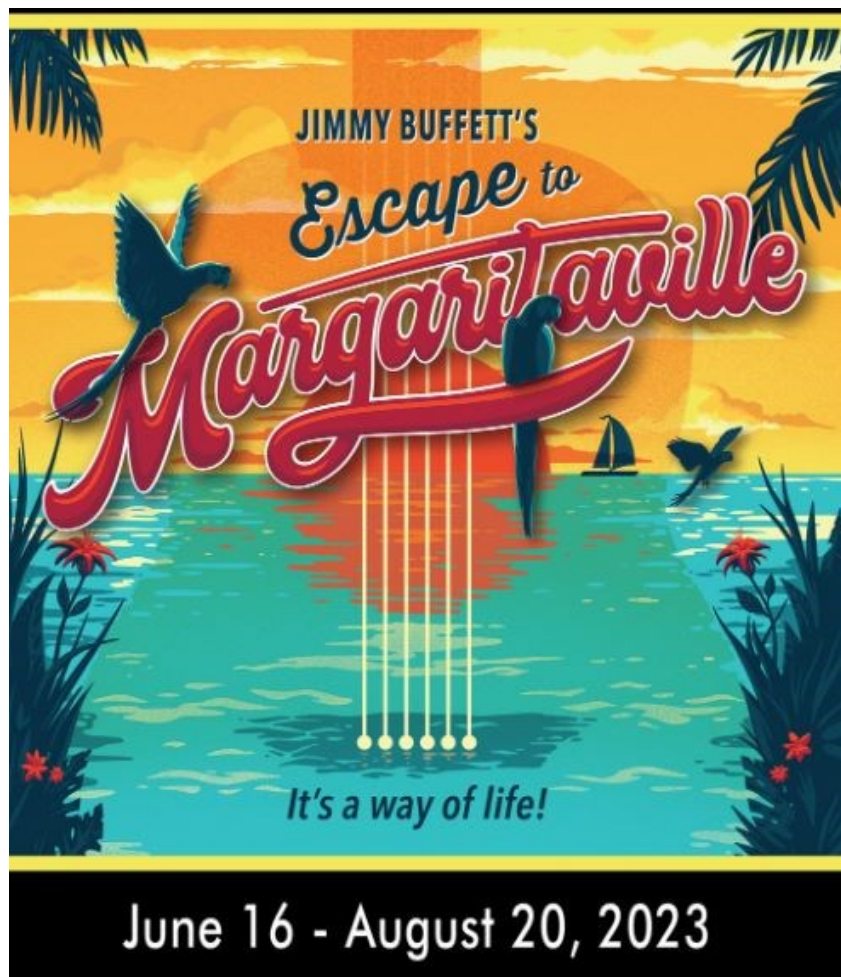
Department of Recreation & Parks concert at Centennial Park; click [here](#) for more.



## LAKEFRONT CoNCErTS

July-August, 7pm

Click [here](#) for more.



Now playing at Toby's Dinner Theater  
Click [here](#) for more.