

(c) The Committee shall:

(1) review all construction plans for school capital improvement projects that exceed \$2,000,000; and

(2) ensure that the construction and operational and maintenance efficiencies for each capital improvement project provide an effective educational environment in a cost efficient manner.

(d) The school design review committee shall begin its duties specified in paragraph (3) of this subsection (c) of this section at the design development stage for each capital improvement project and conclude its review at the bidding document stage of each capital improvement project.

(e) At the conclusion of the Committee's review of a project, the Committee shall prepare a report summarizing its findings and making recommendations regarding the capital improvement project to the Washington County Board of County Commissioners and the Washington County Board of Education.

(f) Prior to advertisement for competitive bids, the Washington County Board of County Commissioners and the Washington County Board of Education shall jointly review the recommendations of the Committee.

(g) The Washington County Board of County Commissioners shall have the responsibility of determining whether a capital improvement project may proceed to the bidding document stage.

(h) The Washington County Board of County Commissioners are is not bound by the recommendations submitted by the Committee.

SECTION 4. AND BE IT FURTHER ENACTED, That:

(a) The Washington County Board of County Commissioners shall:

(1) analyze and study how the population growth rate in Washington County is impacting property assessments on the taxpayers of Washington County;

(2) analyze and study the impact of the Washington County property tax on the availability of workforce housing, senior citizens, and urban revitalization;

(3) analyze and study the anticipated impact of the Washington County building excise tax on workforce housing;

(4) consider various means of encouraging the development of workforce housing in Washington County, including the use of:

(i) tax credits;

(ii) in-fill development;

(iii) inclusionary zoning;

(iv) moderately priced dwelling units;