



Affordable housing

From Lisette Samuels <leesamuels74@yahoo.com>

Date Mon 9/15/2025 11:19 AM

To CouncilMail <CouncilMail@howardcountymd.gov>

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The Housing Affordability Coalition supports the Gateway Master Plan's housing goals but urges the County to strengthen its commitment to affordability and accessibility. We recommend increasing the MIHU requirement to at least 20% with 10% accessibility and using the definition of affordable housing adopted by the General Plan's Affordable Housing Work Group, to ensure consistency with existing county policies. We also support mixed-use development and exploration of "Live Near Your Work" programs to ensure that Gateway's redevelopment reflects the needs of all residents.

Sent from my iPhone



Gateway Master Plan housing goals

From Rich Pardoe <r_pardoe@hotmail.com>
Date Mon 9/15/2025 9:15 PM
To CouncilMail <CouncilMail@howardcountymd.gov>

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Good evening,

I am writing to express my support for the Housing Affordability Coalition's recommendations for the Gateway Master Plan. I believe the Gateway redevelopment presents a tremendous opportunity to provide to others the opportunities I have enjoyed as a resident born in Howard County. *The Housing Affordability Coalition supports the Gateway Master Plan's housing goals but urges the County to strengthen its commitment to affordability and accessibility. We recommend increasing the MIHU requirement to at least 20% with 10% accessibility and using the definition of affordable housing adopted by the General Plan's Affordable Housing Work Group, to ensure consistency with existing county policies. We also support mixed-use development and exploration of "Live Near Your Work" programs to ensure that Gateway's redevelopment reflects the needs of all residents.*

Thank you for your consideration

Rich Pardoe
Elkridge, MD

From: Jackie Eng <jleng1747@gmail.com>
Sent: Monday, October 6, 2025 10:56 AM
To: CouncilMail
Subject: Comments: CB 66-2025 Amendments

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Council Chair Walsh, Vice Chair Jones and members Jung, Rigby and Yungmann,

As you take up the Gateway Master Plan this evening, we ask your consideration of the Coalition's comments on the following two proposed amendments to CB 66-2025.

Amendment 6

The Coalition appreciates the portion of the amendment that changes previous "up to 15%" language to "requiring 15%" of new dwelling units to households with a moderate income. We continue to be disappointed and frustrated, however, in the Administration's unwillingness to support the HoCo By Design 20% affordability goal. The proposed new language reinforces its approach to incentivize developers "up to" the 20% goal. As stated in the Coalition's public hearing testimony:

HCBD describes targets for affordability and accessibility identified in the Housing Opportunities Master Plan (HOMP) as "**at least** 20% of all net new housing units should be available to households making less than 60% of AMI each year"...Yet the first Gateway Master Plan housing goal would require only a 15% MIHU rate in Gateway. This lower percentage is inconsistent with and undermines the HCBD target and calls into question the County commitment to increasing the supply of affordable...housing. The Gateway Master Plan should be consistent with the current General Plan (HCBD) policy that establishes the 20 percent... target.

The Coalition therefore urges changing the Legislative Draft's first housing goal to read:

*“...Implementing the County’s Moderate Income Housing Unit (MIHU) Program within Gateway, requiring developers to sell or rent **at least 20%** of the new dwelling units to households of moderate income **and of that 20% or more, 10% will be required to be accessible.**”*

Amendment 6's proposed additional language about creating incentives and public/private partnerships to achieve more than a 15% MIHU requirement simply reinforces the status quo position that enabling negotiation down to 10% or less is acceptable. A visionary Master Plan--one that seriously seeks to ensure affordable housing for moderate and lower income households--would establish the floor for negotiation with Gateway developers at 20% with incentives and public/private partnerships used to achieve that goal and, perhaps, gain the even higher housing levels projected to be needed to achieve the full Gateway economic vision. Current and proposed language undermines that vision.

Amendment 19

The Coalition opposes the intent of this amendment that would require all Live Near Your Work (LNYW) program units to be limited to homeownership. The Downtown Columbia Live Where You Work Plan envisioned a mix of rental and ownership. After 13 years into development, no homeownership opportunities have been built and none are in the planning stage. It is our understanding that the Gateway Master Plan anticipates a predominance of rentals in the early years to help meet employer needs and contribute to expanding the County's economy. To preclude LNYW rentals unnecessarily would eliminate an opportunity to help workers in Gateway who might otherwise rent in neighboring counties. The LNYW program can be designed to meet the needs of employers, workers and the community. Flexibility to allow rentals as well as ownership seems prudent. Since Live Where You Work was initiated in Downtown in 2019, 19 employees and their families (39 people total) and their employers have benefitted from the program. Without rental opportunities, these families would have had no other option to affordably live near their work.

Thank you for your consideration of these Coalition comments.

Jackie Eng
Coalition Coordinator

From: STUART KOHN <stukohn@verizon.net>
Sent: Thursday, October 16, 2025 5:33 PM
To: STUART KOHN; CouncilMail
Subject: Fw: Gateway Master Plan Approved!

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FYI,

See the announcement below from the Department of Planning and Zoning regarding the Gateway Master Plan.

The Council introduced 23 Amendments and 12 Amendments to Amendments after Public Testimony. We would have hoped these Amendments would have been discussed in a Public Forum to ensure we are all informed and have an opportunity to voice our opinions.

Stu Kohn
HCCA President

----- Forwarded Message -----

From: Howard County Government, DPZ <planning@howardcountymd.gov>
To: "stukohn@verizon.net" <stukohn@verizon.net>
Sent: Thursday, October 16, 2025 at 03:03:32 PM EDT
Subject: Gateway Master Plan Approved!





COUNTY COUNCIL APPROVES GATEWAY MASTER

We are excited to announce that the Gateway Master Plan has been approved!

On October 6, the Howard County Council passed the Master Plan, and last week, County

The Gateway Master Plan represents more than a year of intensive planning, community engagement, and collaboration. It is the first step in Gateway's transformation to a vibrant Innovation District and offers a pathway for future growth and development in Howard County. This Plan reflects a decisive move to manage growth with purpose and precision, while protecting and enhancing existing infrastructure.

Over the coming weeks, we will work to incorporate all amendments adopted by the County Council and begin the implementation process.

Resources



GATE
master

To stay informed about the final approved version of the Plan, visit our website at howardcountymd.gov



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From: Elizabeth Billquist <elizabeth@summitgovernmentaffairs.com>
Sent: Friday, October 17, 2025 7:30 PM
To: CouncilMail
Subject: For Distribution | Letter CB 66-2025
Attachments: Support Letter for CB66-2025 - General Plan Amendment.pdf

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Hello Howard County Council,

On behalf of our client, the Howard County Association of REALTORS, please distribute this letter of support for CB 66-2025 to all members of the governing board. Please acknowledge receipt of this email. Thank you.

Elizabeth Billquist
Government Affairs Manager
[Summit Government Affairs](#)
Direct: (815) 341-2295



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Main 410 715 1437
Fax 410-715-1489
Web www.hcar.org

Howard County Association of REALTORS®
To: Council Chair Walsh and Honorable Members of the County Council
Date: October 15, 2025
RE: Support for CB66-2025 | General Plan Amendment, Gateway Master Plan

Good Morning Chairperson Walsh and Members of the Howard County Council,

On behalf of the Howard County Association of REALTORS®, we support CB66-2025 to amend HoCo By Design and adopt the Gateway Master Plan.

The plan advances shared goals. It brings more homes, more jobs, and reinvestment in an aging employment area. It creates a predictable framework for future zoning, infrastructure planning, and private investment.

We support CB66-2025 because it adds the Gateway Master Plan to HoCo By Design and sets the vision that will guide later zoning changes. This improves certainty for property owners and employers. It targets new housing and employment within the existing Gateway footprint, which eases price pressure countywide and supports local businesses. It aligns with economic development goals by positioning Gateway as an innovation district with mixed uses and modern employment space.

Following adoption, we urge swift implementation. Adopt follow-on zoning text and map amendments that translate the plan's land use, height, and mix guidance into by-right entitlements where appropriate, while preserving flexibility for adaptive reuse. Calibrate any future affordability requirements through a current pro forma analysis so production remains feasible, and include on-site and in-lieu options. Phase transportation, water, sewer, and open space investments with development, use predictable financing tools, and coordinate with state partners on corridor improvements. Begin school boundary and capacity planning now, and keep APFO decisions aligned with the plan so housing phases do not stall. Modernize parking and mobility by right-sizing ratios, improving first-mile and last-mile options, and supporting safe streets. Streamline review with consolidated pre-submission meetings and clear timelines for plan-consistent projects.



Main 410 715 1437
Fax 410-715-1489
Web www.hcar.org

REALTORS® stand ready to help the County deliver this vision. We look forward to participating in the follow-up zoning work and related policy updates.

Thank you for your leadership on CB66-2025 and the Gateway Master Plan.

Sincerely,

Cory Flere, ABR, GRI, AHWD, MRP, C2EX
Chair, Legislative Committee
Howard County Association of REALTORS®