



**Howard County County Council Public Hearing
March 16, 2026
CR 39-2026: Fall River Terrace PILOT**

The Housing Affordability Coalition strongly supports the County awarding a Payment in Lieu of Taxes to assist in financing Enterprise Community Development's Fall River Terrace renovation project. The project will provide safe, modern housing for 56 households, vastly improving the quality of life for current residents who choose to return to the revitalized development. Of particular importance to the Coalition is that the project will preserve 25 apartments for residents with very low incomes and 31 income-restricted apartments, helping to address the County's huge affordable housing deficit. The planned additional 20 market rate units is consistent with County commitment to mixed income housing. The market rate units will also help assure long-term property maintenance and a range of services and amenities that will support residents' needs and add to their quality of lives.

The proposed integration of six (6) modern for-sale townhomes into a renewed Fall River Terrace, which we hope will respond to the need for less costly, missing middle housing that will offer at least a few families the opportunity to invest in a starter home. Such opportunities will contribute to the County's economy and cultural character by enabling a teacher, or police officer, or healthcare worker or others upon whom our community depends to put down roots in the community in which they serve.

The Coalition is appreciative that Enterprise Community Development will continue—as they have done in the redevelopment of four other Columbia properties—to address the needs of people with physical, vision and hearing disabilities by integrating Universal Design and Federal Accessibility requirements into a percentage of the apartments. Assuring that all apartments are accessible without having to negotiate stairs will accommodate visitors and facilitate residents' ability to engage in daily personal and community activities.

This Enterprise project is consistent with HoCo By Design affordability and ownership goals as well as with the Rouse vision of diversity of housing accessible to a wide range of socio-economic groups. The Coalition therefore requests that the County Council approve the requested PILOT for the Fall River Terrace Development.

Thank you for your consideration of the Coalition's perspective.

Respectfully submitted,

Jackie Eng

Jackie Eng, Coalition Coordinator