

Written Testimony before Howard County Council

June 17, 2019

Ned Howe
Vice President New Business
Enterprise Homes

Enterprise is a company that is at the forefront of affordable and housing insecurity issues in this Country. We were founded by Jim and Patty Rouse and are headquartered right here in Columbia. As a proven nonprofit, Enterprise improves communities and people's lives by making well-designed homes affordable. We bring together nationwide know-how, partners, policy leadership and investment to multiply the impact of local affordable housing development.

We employ over 1200 people nationally with over 250 in our headquarters. Enterprise has invested over \$120 million in affordable developments that had almost \$240 million in total development costs associated with constructing or rehabilitating approximately 1800 units within Howard County alone. Enterprise Homes, the development entity within the Enterprise family, owns and through R Home property management manages over 1300 units in Howard County and almost 1000 in Columbia alone.

The Community Homes Housing Inc. (CHHI) portfolio is Enterprise Homes most recent acquisition in Howard County. We took ownership of this portfolio consisting of 5 noncontiguous properties and 300 units in late 2017 from CHHI a non-profit that has been in place essentially since these homes were constructed in the late 1960's. The properties serve low income residents. Two thirds of the units provide project based rental assistance and the remaining units have income restrictions limiting the household income to less than 80% of Area Median Income (AMI). We acquired these properties with the intent of preserving affordability and ultimately improving them as new mixed income developments over a long term depending on the availability of funds to support this type of redevelopment. In the meantime, we must continue to maintain a 50+ year old property with income restrictions which in turn limits the revenue. This year the properties were reassessed to new values, based on the acquisition price. The new assessed value will significantly increase the tax burden on the properties. As our revenue is limited to ensure affordable rents to our residents we need this PILOT to limit the tax burden on these properties to roughly current levels while we continue to serve low income residents, maintain the properties and explore all redevelopment opportunities.



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, NED HOWE, have been duly authorized by
(name of individual)

ENTERPRISE HOMES INC to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CR96-2010 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: NED HOWE

Signature: [Handwritten Signature]

Date: 6/17/2010

Organization: ENTERPRISE HOMES INC.

Organization Address: 875 HOLLINS ST., SUITE 202
BALTIMORE, MD 21201

Number of Members: 250+

Name of Chair/President: MARSHO CRAYSON

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.



Howard County Council Public Hearing: Council Resolution 96-2019

June 17, 2019

Testimony

Good evening Council Chair Rigby, Co-Chair Jones and Council members. As President of the Association of Community Services and representative of our 168 nonprofit member organizations and community advocates, it is my privilege to offer comments in support of Council Resolution 96-2019.

The five properties located in Columbia's Wilde Lake and Harper's Choice have provided affordable housing for 300 households for almost fifty years. Enabling Enterprise Community Homes Housing, through approval of the requested Payment in Lieu of Taxes (PILOT), will help offset the State's recently imposed tax increase on those properties. This PILOT is an important step that will help keep the properties operationally and financially stable until such time as Enterprise can begin their intended and the much needed property redevelopment--redevelopment that will result in an expanded 600 unit mixed income community that will be financially sustainable and continue to provide safe, decent and affordable housing.

The recently updated Rental Housing Survey indicates that there are already over 5,000 too few affordable housing units in our community for low and very low-income households. This shortage of inventory underscores the need to preserve the affordable housing that we already have. And beyond preservation, this PILOT is an investment opportunity that will improve these decades old properties and in doing so improve the living conditions of 300 of our community's families.

Thank you for this opportunity to highlight our supports of and our concerns about the proposed FY 2020 Operations Budget. As always we are available to respond to Council members' questions.

Respectfully submitted,

Joan Driessen

Executive Director



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Joan Driessen, have been duly authorized by
(name of individual)

Association of Community Services of Howard County to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CR96-2019 & CR97-2019 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: Joan Driessen

Signature: Joan Driessen

Date: June 17, 2019

Organization: Association of Community Services of Howard County

Organization Address: Columbia, MD 21046

Columbia, MD 21046

Number of Members: 175 member organizations and advocates

Name of Chair/President: Grace Morris

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Howard County Housing Affordability Coalition

Howard County Council Public Hearing
June 17, 2019

Testimony: Council Resolution 96-2019

Good evening Council Chair Rigby, Co-chair Jones and Council members.

The Housing Affordability Coalition is comprised of 49 organizations and individuals. We are advocates for the preservation of existing affordable housing and the expansion of Howard County's inventory of affordable housing, particularly for low and very low-income residents.

The Coalition supports Council Resolution 96-2019. The proposed Payment in Lieu of Taxes (PILOT) will enable Enterprise Homes to maintain the affordability of its 300 units of existing, very affordable housing while it pursues redevelopment of the five properties in the Villages of Wilde Lake and Harper's Choice.

These properties are Columbia's first and oldest affordable housing—products of Jim Rouse's vision for Columbia. They are approaching their 50th birthday and, in spite of upgrades and renovations over the years, they are becoming functionally obsolete and approaching the end of their useful life. This legislation anticipates redevelopment of the five properties, at which time they will be in a much improved and sustainable financial position with new housing units and a mixed income tenant base.

Thank you for this opportunity to offer these comments. Coalition members welcome the opportunity to discuss our concerns about housing affordability and our support for CR 96-2017.

Respectfully,

Members, Howard County Housing Affordability Coalition
(Listed on next page)

Howard County Housing Affordability Coalition

Members

Association of Community Services	Grace Kubofcik
Harriet Bachman	JustLiving Advocacy, Inc.
David Bazell	League of Women Voters of Howard County
Liz Bobo	Jean West Lewis
Joshua Bombino	Making Change LLC
Rebecca Bowman	Kelly McLaughlin
Bridges to Housing Stability	Phyllis Madachy
Paul Casey	Maryland Multi-Housing Association
Tom Coale	Tim May
Stephanie Coakley	Peter Morgan
CCCSMD	Oxford Planning Group LLC
Columbia Downtown Housing Corporation	PATH
Community Action Council	Paul Revelle
Jacqueline Eng	Bill Salganik
Grassroots Crisis Intervention Center	Laura Salganik
Rev. Sue Lowcock Harris	Jean Sedlacko
Heritage Housing Partners Corporation	Nette Stokes
HopeWorks of Howard County	Pat Sylvester
Housing to End Homelessness	The Arc of Howard County
Howard County Autism Society	TheCaseMade, Incorporated
Howard County Housing Commission	Town Center Community Association
Humanim, Inc.	Unitarian Universalist Congregation of Columbia
iHomes, Humanim	Joe Willmott
Humphrey Management	Phyllis Zolotorow
Ian Kennedy	



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Kelly McLaughlin, have been duly authorized by
(name of individual)

Howard County Housing Affordability Coalition to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CR 96-2019 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: Kelly McLaughlin

Signature: [Handwritten Signature]

Date: 6/17/19

Organization: Howard County Housing Affordability Coalition

Organization Address: 9770 Patuxent Woods Dr., Suite 310

Columbia, MD 21046

Number of Members: 49

Name of Chair/President: Jackie Eng

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**HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION**

I, Daniel P. Kelliker, have been duly authorized by
(name of individual)

Community Homes Housing Inc. to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding 96-2019 (Enterprise) to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: Daniel P. Kelliker

Signature: D P Kelliker

Date: 6-17-19

Organization: Community Homes Housing Inc.

Organization Address: 696 Ritchie Hwy, suite 200A
Severna Park MD 21146

Number of Members: 4

Name of Chair/President: Daniel Kelliker

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