

Sayers, Margery

From: Matthew Molyett <matthew@molyett.com>
Sent: Friday, June 14, 2019 11:58 AM
To: CouncilMail
Subject: Resolution No. 97 -2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good morning,

I am concerned about a plan to add a "mixed-income rental housing development" where 43 of 48 units are reserved for lower income (60% or below median) households.

Can you clarify what the current 60 percent of area Median Income of the Baltimore Metropolitan Statistical Area is?

Please ensure that the policies of Howard County neither exclude low income people from areas and developments nor concentrate them.

Thank you,
Matthew Molyett
Vice President, Columbia Democratic Club
443-598-2441

Sayers, Margery

From: Harriet Bachman <hlbachfam@gmail.com>
Sent: Sunday, June 16, 2019 12:44 PM
To: CouncilMail
Subject: please vote for CR-97 2019

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

To Council Chairman Rigby and Council members Jones, Walsh, Jung and Yungmann:

My name is Harriet Bachman and I live at 9426 North Penfield Road, Columbia, 21045.

I am writing to ask you to support CR-97 2019, Payment in Lieu of Taxes Agreement at Robinson Overlook. It is clear to me that the need for affordable housing is great and this is an excellent way to make a small dent in the dearth of such units (approximately 5000 units) that exists in the county.

I believe it is important to begin to create more affordable housing units in the parts of the county that have little or none. This is a benefit to all citizens of the county and demonstrates equity and fairness, as well as giving more geographic choice to individuals in need of housing.

In addition, it is important to recognize that, at the time that Robinson's Overlook was proposed, the Pointer's Run school district was not over capacity under the APFO. It was only after the school was redistricted recently that it was over capacity. It appears that there will probably be a very small number of children who will go to elementary school from Robinson's Overlook, which would not make a significant impact on the school. If the School Board feels that these additional children would create a burden on the school, I suggest that they create a plan to place the children from Robinson's Overlook in one of the three other schools which are in close proximity.

I appreciate your careful consideration of this issue and hope that you will choose to support a reasonable and thoughtful plan to help our county become a positive and open community.

Yours truly,

Harriet Bachman

Sayers, Margery

From: Grace Morris <gmorris@hhpcorp.org>
Sent: Monday, June 17, 2019 8:57 AM
To: CouncilMail
Subject: 97-2019
Attachments: TestimonyCR97-201906.17.19GAM.docx

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Please accept the attached written testimony on this legislation.

Thank you.

Sincerely,

Grace Morris

Grace A. Morris, Executive Director
Heritage Housing Partners, Corp.
9770 Patuxent Woods Drive
Mail stop 305
Columbia, MD 21046
443-518-7687 (direct)
www.hhpcorp.org
Owner | Manager | Developer

“It is not the honor you take with you but the HERITAGE you leave behind” – Branch Rickey



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June 17, 2019

Dear Council Chair Rigby and Co-Chair Jones and
Members of the Howard County Council:

Please accept my written testimony as a Member of the County's Housing and Community Development Board, Board President of the Association of Community Services, an Executive Committee member of the Housing Affordability Coalition and Executive Director of Heritage Housing Partners Corporation, in support of Council Resolution 97-2019, the Robinson Overlook project.

As you will learn this evening, the affordable housing community is very supportive this new development as it will help address the County's widening gap in affordable housing units and promote the de-concentration of affordable housing. The 48-unit Robinson Overlook project will be the first affordable rental housing development in the area of the Robinson Nature Center. Most existing rental housing developments, market rate and affordable, are in the Columbia Villages, along the Rt. 1 Corridor and along Rt. 40 in Ellicott City. This project also proposes to serve not only 43 low-income residents, but specifically persons with disabilities whose incomes are well below \$20,000. These units are much needed in our county.

The proposed PILOT will help enable Robinson Overlook to maintain the affordability of these units and, the passage of the PILOT, will enable consideration of this project as a Special Affordable Housing Opportunity. I also understand that there is open capacity in some of the nearby schools to meet the projected pupil yield expected from Robinson Overlook.

This project has received approval for Low Income Housing Tax Credits (LIHTC) from the Maryland Department of Housing and Community Development. Due to the competitive nature of the LIHTC program, only two projects in Howard County were awarded funding. Developing and building affordable housing projects is expensive so receiving the LIHTC funding is critical to successfully completing this project and time is of the essence.

I strongly encourage you to approve this legislation for the Robinson Overlook project so that 43 low-income families and persons with disabilities will be able to have an affordable home in Howard County.

Thank you.

Grace Morris

Grace Morris



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

I, Jonathan Edelson, have been duly authorized by
(name of individual)

Oakland Mills Community Association to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding 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: Jonathan L. Edelson

Signature: [Handwritten Signature]

Date: June 16, 2019

Organization: Oakland Mills Community Association

Organization Address: 5851 Robert Oliver Place Columbia, MD

21045

Number of Members: 10,000

Name of Chair/President: Jonathan L. Edelson

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

I, Katie Collins-Thrke, have been duly authorized by
(name of individual)

Accessible Resources for Independence to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding 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: Katie Collins-Thrke

Signature: Katie Collins-Thrke

Date: 6/13/19

Organization: Accessible Resources for Independence

Organization Address: 1406B Crain Highway South, Suite 206
Blen Burnie, MD 21061

Number of Members: _____

Name of Chair/President: Rich Scordo

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Sayers, Margery

From: Maury Zeitler <mauryzee@verizon.net>
Sent: Monday, June 17, 2019 11:18 AM
To: CouncilMail
Cc: Cimino, Kelly
Subject: Testimony in support of CR97-2019 - APFOException for Robinson Overlook

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

My Name is Maury Zeitler, and I am Vice Chair of the County's Housing and Community Development Board, and I am writing in support of Council Resolution 97-2019.

There is a great need in Howard County for affordable rental housing, and Robinson Overlook will be the first affordable rental housing development in the Grace Drive area. The HCD Board is well aware of the need for affordable rental housing in the county, and believes that Robinson Overlook will help to promote de-concentration of affordable units and to ensure that units are better distributed throughout the county. This project has received LIHTC approval from the MD Department of Housing and Community Development. Receiving these credits is critical to successfully completing this project, and only 2 projects in the county were awarded funding.

As Board Vice Chair, I support approval of the APFO exception for the Robinson Overlook, allowing 43 new families to rent affordable housing in Howard County.

Thank you, Maury Zeitler

Sayers, Margery

From: Sandy Cederbaum <manager@oaklandmills.org>
Sent: Monday, June 17, 2019 11:51 AM
To: CouncilMail
Subject: In Support of CR97-2019
Attachments: CR97-2019 Testimony_Oakland Mills Board of Directors June17_2019_FINAL.pdf

Importance: High

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Attached is testimony in from the Oakland Mills Community Association Board of Directors and the Board's Education and Housing committees. Thank you in advance for your consideration in support of CR97-2019.

Sandy Cederbaum, Village Manager

Oakland Mills Community Association
The Other Barn ~ 5851 Robert Oliver Place
Columbia, MD 21045
Office: 410-730-4610
fax: 410-730-4620

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Oakland Mills Community Association
The Other Barn • 5851 Robert Oliver Place
Columbia, MD 21045

410-730-4610 • oaklandmills.org



June 17, 2019

Council Members, the testimony attached is being submitted in support of CR97-2019 on behalf of the Oakland Mills Board of Directors and its Education Committee and Housing Committee chaired respectively by Jonathan Edelson and William R. McCormack Jr. At tonight's hearing Jonathan Edelson, OMCA Board and Education Chair, will present a summary of the testimony. Thank you in advance for your consideration.

Education Committee

OMCA supports the proposed Robinson Overlook mixed income development and urges you to support Housing Committee. this, including granting an APFO waiver, if necessary. Howard County has both a housing and schools problem. There is much inequity in the availability of affordable housing throughout the county, and there is a large achievement gap among children from less economically advantaged backgrounds. It's time to open the county to families from different backgrounds, and it's time to end the stark differences among school populations in schools that are just miles apart, in some cases.

Robinson Overlook presents an opportunity to give Howard County families the chance to live in a part of the county where there is currently nothing available to them. It also presents an opportunity to begin balancing school demographics. All of the schools this development would currently attend have far fewer students from lower income backgrounds than the county average of over 20 percent. These schools currently have rates of children receiving free and reduced meals that come in at half or even a quarter of the county average. Contrast that with schools serving existing Housing Commission properties where rates are as high as 67 percent. We can address this and provide more opportunity in Howard County. Desegregated schools lift everyone.

School overcrowding is certainly a concern in Howard County - until someone is told they may have to leave their preferred school due to overcrowding. Then attention turns to moving someone else out of a school or preventing someone else from attending. Robinson Overlook is not an example of a developer getting rich at the expense of our children. In fact, it's quite the opposite. It's an example of opening more of Howard County to more children. For this reason alone, APFO should be waived for such a development.

Affordable housing advocates raised concerns that APFO could be used to block affordable housing. Some accused these advocates of being influenced by wealthy developers. Allowing APFO to stop this development would confirm just what the affordable housing advocates feared. Furthermore, the school system is embarking on another attempt at comprehensive attendance area boundary adjustments. Only one school that would serve Robinson Overlook is considered closed right now. Other nearby schools are

not closed. This is an opportunity for both the County Council and our Board of Education to come down on the right side of history. Waive APFO, allow the development to continue, and work with the Board of Education to ensure the boundary adjustments accommodate the few more children who would be introduced to the schools.

A comprehensive housing plan for the county would be an even greater step toward a more open Howard County. With such a plan, there would be no need for individual hearings on each affordable housing development. Such a plan could also remove roadblocks to affordable housing such as APFO or claims of lacking public transportation. The Housing Commission, transportation officials, and school officials could refer to this plan and make their own plans accordingly, or better yet, they could work together to ensure the plan can be executed successfully. Such a plan would also provide a much better perspective on the imbalances in housing availability throughout the county. Many mistakes have been made over the years, and these mistakes are clearly reflected in cold hard data if you look at the distribution of affordable housing in the county, the different demographics of neighborhoods, and school populations that look nothing like the county averages or the reality of our society.

Housing Committee

Oakland Mills Community Association supports the waiver of APFO restrictions to approve the Robinson Overlook project by the Howard County Housing Commission.

- Almost all Howard County Housing Commission complexes are located east of Route 29. Robinson Overlook is west of Rt. 29. This is literally a step in the right direction.
- This area of the county has little or no affordable housing.
- As of January, 2019, the local elementary school which would serve Robinson Overlook had 5.2% FARM students, the middle school had $\leq 5.0\%$ and the high school had 15.7%. These are well below the county average of 22.5%.
- There is a good tenant income spread in the 43 affordable units from 30% to 60% of Area Median Income with the majority of the units at 60%. Five units at market rate.
- The architecture for Robinson Overlook continues the Housing Commission trend of creating projects that blend in with surrounding communities.
- Where there are roads, there can be buses. Robinson Overlook doesn't have to locate on an existing bus line. A bus line can adjust its route to add the complex.

The issues facing Robinson Overlook underscore the need for the creation of the Comprehensive Housing Master Plan recently approved by the current administration.

The Oakland Mills Village Center Community Plan filed with the county in 2015 calls for a Comprehensive Housing Plan. "...it is crucial for the county to implement a Comprehensive Housing Plan to provide ample opportunities for tenants at all income levels throughout the county." OMCA is for an equitable distribution of affordable housing throughout all of Howard County.

The Comprehensive Housing Master Plan needs to address several issues.

- The starting point must be the creation of a base line map and data base of Howard County of all affordable housing from all providers.
- Placement of affordable housing must take into account socio-economic factors. Key is the percent of Free and Reduced Meal (FARM) students in each elementary, middle and high school. The FARM rate has a strong inverse correlation with school test scores. Prospective home buyers/renters will move into the best school test score district they can afford.
- The master plan must provide for a central point of control for the equitable distribution of affordable housing throughout the county. Without proper controls, the plan will not meet its goals. The current massive imbalance of affordable housing was caused by no plan and no control.
- A long term goal of the plan must be that all schools will have a FARM percentage in the range of two-thirds to one and a half times the county-wide average for each level of school.
- A moratorium must be placed on all affordable housing from any provider in elementary, middle and high school districts where FARM percentages are in excess of one and a half times the county-wide FARM average for the level of school. To accomplish this a new ordinance is needed. Just as APFO guides development based on measurable factors, so must a new FARM Adequate Public School Space Ordinance (APSSO) guide placement of affordable housing. For areas of low FARM rates APSSO overrides APFO.
- The plan must include a de-concentration plan for those areas of the county that have a concentration of low and moderate income housing. The 2011 Analysis of Impediments to Fair Housing Choice study sites these concentrations, mainly the five older villages in Columbia and north Laurel, and faults the county for the lack of a de-concentration plan. To our knowledge no de-concentration plan was ever created. It is our understanding that a new analysis will be done in 2019.
- The plan must include changes in the Fee in Lieu and Alternative Compliance regulations. Money paid into fee in lieu must be used in the same local area. There can no longer be a migration of affordable housing from one part of the county to another part of the county through fee in lieu and alternative compliance.
- The plan must create zoning recommendations to provide for better intermingled placement of single family detached, town home and multi-family housing in the same school district, and prevent concentrations of multi-family dwellings in close proximity.

With Robinson Overlook and the implementation of a Comprehensive Housing Master Plan Howard County will take a leadership position in providing opportunity for everyone.

Closing Statement

For years, we have heard County officials state that the inequities and imbalances among the school populations were a school system problem, while the school system indicated it is a housing problem. Robinson Overlook is a step in the right direction. Here's an opportunity for both sides to do the right

thing; please take it. Please be the Council that comes down on the right side of history and opens more of Howard County to all.



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

I, Caroline Harper, have been duly authorized by
(name of individual)

Howard County Board of Housing + Community Development to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CP97-2019 to express the organization's
(bill or resolution number)

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

Printed Name: Caroline Harper, PhD

Signature: [Handwritten Signature]

Date: 6/12/19

Organization: Howard County Board of Housing + Community Development

Organization Address: 9820 Broken Land Parkway, Columbia, MD 21046

Number of Members: 6

Name of Chair/President: Caroline Harper, PhD

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.

Sayers, Margery

From: Jennifer Broderick <Jennifer@bridges2hs.org>
Sent: Monday, June 17, 2019 3:36 PM
To: CouncilMail
Subject: Support for Proposed Legislation

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Dear Howard County Council Members,

I'm writing today in support of CR 96 and CR 97. Both of these resolutions will help Howard County add additional much needed affordable units for residents with lower incomes.

CR96 will expand the number of affordable units in Columbia, and the PILOT agreement will help Enterprise Corporation in moving the renovation and expansion of the development forward

CR 97 will add affordable housing in an area that does not have any. It is only due to a recent school redistricting change which was beyond the control of the developers that the Robinson's Overlook project now will be over the APFO imposed 105% capacity limit at the elementary level. This project should be continued, as it will contribute to closing the affordable housing gap in the area, and is a positive step toward including diverse housing options in that area.

Thank you for your time and consideration,

Jen Broderick, LCSW
Bridges to Housing Stability Acting Executive Director
(410) 312-5760 ext 117
Jennifer@bridges2hs.org

Join us Wednesday, June 19, 2019 for Bridges' second **Taste of Wine, Splash of Charity!** Are you ready to raise your glass to an end to homelessness and housing instability in Howard County? Click [here](#) for more information and ticket purchasing.

Solving Homelessness with Housing



9520 Berger Road, Suite 311 • Columbia, MD 21046
410-312-5760 ext. 117 • Fax: 410-312-5765
www.Bridges2HS.org

Sayers, Margery

From: LINDA Wengel <lwengel@msn.com>
Sent: Tuesday, June 18, 2019 4:58 PM
To: CouncilMail
Subject: CR 96 and 97

[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

The League of Women Voters of Howard County strongly supports passage of Council Resolutions 96 and 97.

In 2018 the League conducted a thorough study of the need and supply of affordable housing in Howard County. Recognizing the scarcity of low and moderate income housing in the county, the League adopted a policy to support multiple approaches to increase the supply of affordable housing.

Relevant to CR 96, is our position that any redevelopment of low and moderate income housing maintain at least the same number of affordable units. The Enterprise proposal achieves this goal and by adding an equal number of market rate units advances the goal of mixed income development. The Enterprise development will have a positive effect on both the Wilde Lake and Harpers Choice neighborhoods

Relevant to CR 97 is our position that affordable housing, which is now concentrated in a few areas in the county, should be dispersed throughout the county.

Payment in lieu of taxes should be considered an incentive for developers to build affordable housing. Granting PILOT helps developers obtain scarce Low Income Housing Tax Credits and increases the feasibility of development. Additionally, the League was surprised during the course of our study, to learn that Howard County, which offers education programs and limited assistance with down payments and security deposits, does not own or manage any low income housing. Real estate tax exemption for LIHTC developments is a reasonable contribution to the advancement of moderate and low income housing in Howard County.

Thank you for considering our written testimony.

Linda Wengel
Action Chair
League of Women Voters of Howard County

