

Howard County Housing Affordability Coalition

Testimony in Support of CR 144 and CR 145: Enterprise Roslyn Rise PILOT

September 20, 2021

On behalf of the Howard County Housing Affordability Coalition I appreciate the opportunity to convey the Coalition's strong support for approval of Council Resolutions 144 and 145 that would approve Enterprise Community Development's request for a PILOT. These PILOTs are an essential element of the redevelopment of the Roslyn Rise apartment complex in Columbia, one of the five Columbia affordable housing developments that Enterprise is committed to redeveloping. These five developments comprise about seven (7%) percent of the County's current affordable housing stock.

Consistent both with *Housing Opportunities Master Plan* recommendations to preserve and De-concentrate low income housing and the Rouse vision of diversity, social equity and opportunity throughout Columbia, the addition of 95 units and the dispersal of the total of 153 units across the income spectrum (a third each at 0-40% AMI, 41-80 AMI and above 80% AMI) will dilute the concentration of the very low and low income households. Further, the additional market rate units will provide sustainable income to maintain the property in concert with Enterprise's long-term business plan.

Approval of these PILOTs will enable creation of new, safe and attractive mixed-income housing that will be fiscally-sustainable for the long-term, thereby not only significantly improving the quality of living for some of our county's low and lowest income residents, but as importantly, preserving affordability for the next generation.

The Coalition understands the difficult challenge the Council faces in balancing the need for safe, affordable housing with other needs of the communities in question. We recognize that adding 95 more housing units will impact traffic and schools, but losing any of our County's already limited affordable housing stock to disrepair or the termination of affordability restrictions is not an acceptable alternative. We support the finding that the Roslyn Rise redevelopment project meets the requirements of the Special Affordable Housing Opportunities pursuant to the Adequate Public Facilities Ordinance (APFO) and should proceed as provided under APFO. Approving the PILOT and not approving the exception kills the project.

Just as Downtown Columbia is celebrating its redevelopment, so too should the areas surrounding downtown be given the opportunity to revitalize. Approval of these two PILOTs will be the County's contribution to this revitalization—including diversification and de-concentration—and will underscore the County's commitment to sustainable affordable housing and the families that housing serves. Approval will also enable Enterprise to do in its own community what it does for communities across the country.

The Coalition urges Council adoption of Council Resolutions 144 and 145.

Respectfully,

Jackie Eng

Jackie Eng, Coalition Coordinator

leng1747@gmail.com; 410-808-9677



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

I, JACKIE ENG, have been duly authorized by
(name of individual)

HOUSING AFFORDABILITY COALITION to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CR 144 AND CR 145 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.

(Please circle one.)

Printed Name: JACKIE ENG

Signature: Jackie Eng

Date: 16 Sept 2021

Organization: Housing Affordability Coalition

Organization Address: 9770 Patuxent Woods Drive
Columbia Mo 21046

Number of Members: 70

Name of Chair/President: JACKIE ENG, COORDINATOR

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 2 hours prior to the start of the Public Hearing.

Testimony of Paul Revelle
CR-144-2021 and CR-145-2021

I am testifying in favor of both PILOTs for the Roslyn Rise redevelopment and the APFO waiver because;

- The fiscal impact to the County is positive.
- The impact to schools is 47 additional students but there appears to be capacity in the nearby elementary schools to absorb the 23 additional students who would attend Bryant Woods Elementary school.
- Wilde Lake Middle School is projected to have enough surplus capacity to absorb the 11 additional students from Roslyn Rise.
- Wilde Lake High School is also projected to have enough surplus capacity to absorb the 13 additional students from Roslyn Rise.
- The mixed income model will make Roslyn Rise more financially sustainable than its current model which relies on very modest annual increases to the Section 8 subsidy and the 30% of the household income of people at the very bottom of the income ladder, many of whom are hourly wage earners with fluctuating and seasonal incomes.
- The existing units have exceeded their useful life and are now functionally obsolete, small and not at all competitive with any of the multifamily communities nearby.
- The addition of market rate units will dilute the concentration of low and very low income households.
- The project will retain its affordable units.
- The site is a prime example of what Smart Growth is supposed to be- near walkable schools and shopping, located on a bus route and makes use of existing infrastructure.
- The new units will be large, modern and competitive with the newest nearby multifamily projects and they will be a better neighbor to Bryant Gardens across the street and to the neighbors who live on Daystar Court and Nightmist Court.
- Enterprise has gone about this re-development in the right way; reaching out to the Village Boards, keeping the current residents updated and, using every financial tool in the tool box.

I urge you to approve both PILOTs and the APFO waiver.

Testimony in Favor of PILOT for Roslyn Rise
Daniel Kelliher
On Behalf of Community Homes Housing Inc.
September 20, 2021
CR 144-2021 and CR 145-2021

1. My name is Dan Kelliher, I am President of the Board of Community Homes Housing Inc. CHHI which is the former owner of Roslyn Rise and I am testifying in favor of granting the PILOTs for the redevelopment of Roslyn Rise.
2. At the time Roslyn Rise was built in 1971, it was substantially similar to the market rate units being built in Wilde Lake. The apartments recently built in Columbia's Downtown are far superior in function, size, quality and appearance than those built in the early 70's. CHHI firmly believes that the residents of Roslyn Rise deserve housing which is substantially similar to that being built for and enjoyed by other residents of Wilde Lake. Roslyn Rise is required to be maintained as affordable housing by covenants placed on the property by HUD, so the questions isn't whether there will be affordable housing, the question is whether such housing will be vastly inferior to the housing of the other members of the Community.
3. Howard County is making a significant investment in updating Downtown Columbia from a late 60's neighborhood to one which is modern and competitive with other cities. While Roslyn Rise is not technically in the Downtown Columbia neighborhood, it is immediately adjacent to it and is the gateway to the downtown from the new apartments at WLVC. It makes good business sense to incorporate Roslyn Rise into the modernization of the Downtown area and not to leave behind those who live at Roslyn Rise while the remainder of Downtown is updated and improved.
4. Beginning in 2010, CHHI tried to obtain tax credits for a substantial rehab on Roslyn Rise. CHHI could not get HUD and State approval for tax credits because of the age of the buildings and the inability to create units consistent with the current apartment market.

5. CHHI sold the property to Enterprise in 2017. We structured the sale to ensure that a redevelopment would be performed. CHHI sold Roslyn Rise to Enterprise for approximately 5.5MM and took back a Seller financing Note for \$4.7MM. This note was structured to require principal and interest payments until tax credit award, deferral of payments and then the note would be subordinated to first financing and become a cash flow note to allow for redevelopment. Enterprise was able to secure State and HUD support for the redevelopment and receive tax credits on its second attempt despite a very competitive process. This success was based on CHHI's agreement to invest an additional \$5.3MM which will also become a subordinated cash flow note.

6. I urge you to approve the PILOTs for Roslyn Rise as the redevelopment will not be possible without it, even with the significant state investment and an investment of over \$10MM by CHHI through deferral of payments and subordination of the notes.



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

I, Daniel Kelliher, 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 CR 144-2021 CR 145-2021 to express the organization's
(bill or resolution number)

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

Printed Name: Daniel Kelliher

Signature: Daniel P. Kelliher

Date: 9-20-21

Organization: Community Homes Housing Inc.

Organization Address: Columbia, MD 21044

Columbia, MD 21044

Number of Members: Five Board Member

Name of Chair/President: Dan Kelliher

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 2 hours prior to the start of the Public Hearing.

**Howard County Council
CR 144-2021 and CR 145-2021
Public Hearing
September 20, 2021**

TESTIMONY

**Theresa Ballinger, Immediate Past President
Howard County Autism Society**

My name is Theresa Ballinger and I am the immediate past president of the Howard County Autism Society. I am a lifelong resident of Howard County currently residing in District 1 and the parent of 25 year old autistic son. I am here this evening to express the strong support of the Autism Society for CR 144-2021 and CR 145-2021, which would allow the Roslyn Rise project to advance with a Payment in Lieu of Taxes (PILOT) and a waiver from the Appropriate Public Facilities Ordinance (APFO). We support these measures because this project will provide affordable, accessible housing units that individuals with disabilities in Howard County will have the opportunity to access.

In 2018, HCAS was actively involved in crafting and advocating for passage of the waiver provision in APFO that would allow affordable housing initiatives such as Roslyn Rise to proceed with development, assuming they met certain requirements. We did so because we believed it essential that a viable pathway be established for such critically needed housing to be brought to our community. In the three years since, many more young adults with disabilities have transitioned out of Howard County schools, joining a long list of people with disabilities awaiting affordable, accessible housing throughout the County.

HCAS has monitored the efforts to redevelop Roslyn Rise with great interest for several years. We are committed to seeing it advance because of the potential it holds to affordably house the people we serve. But it is more than its affordability that makes this project so important: it is also its location, in the heart of Columbia, that will prove so valuable to people with disabilities, for whom mobility is very frequently an ongoing challenge. On average, people with disabilities drive far less than people without disabilities and are much more reliant on public transit. The walkability and transit access of Roslyn Rise could be a gamechanger for the people with autism and other disabilities who would live in this community. Being close enough to walk to jobs, or access a bus that could take them to the Howard County Community College could literally transform their lives.

Councilmembers, inclusion has been a long-discussed topic in the disability community; thankfully, it's a topic that our broader society is increasingly discussing as well. You cannot be included in a community you cannot physically access. Roslyn Rise would not guarantee our fellow citizens with disabilities inclusion but its location would certainly provide them with greater opportunities to be included in the community than most of them currently enjoy.

This is why we enthusiastically support this project and ask you to do the same. Please vote yes on both CR 144 and CR 145 and ensure our sons and daughters with disabilities can be affordably housed at a location where they can access the experiences, opportunities and rich life experiences they deserve.

Thank you.

Theresa Ballinger
Immediate Past President
Howard County Autism Society

Email: tballinger@howard-autism.org



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

I, Theresa Ballinger, have been duly authorized by
(name of individual)

Howard County Autism Society to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CR144-2021 & CR145-2021 to express the organization's
(bill or resolution number)

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

Printed Name: Theresa Ballinger

Signature: THERESA BALLINGER Digitally signed by THERESA BALLINGER
Date: 2021.09.20 11:05:25 -04'00'

Date: 09/20/2021

Organization: Howard County Autism Society

Organization Address: 9770 Patuxent Woods Drive, Suite 308 Columbia, MD 21046

Number of Members: 350 families

Name of Chair/President: Patrick Poxall, Board President

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 2 hours prior to the start of the Public Hearing.



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

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

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

County Council regarding CR 144-2021 and CR 145-2021 to express the organization's
(bill or resolution number)

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

Printed Name: Brian McLaughlin

Signature: 

Date: 09/14/2021

Organization: Enterprise Community Development, Inc.

Organization Address: 875 Hollins Street, Suite 202

Baltimore, MD 21201

Number of Members: n/a

Name of Chair/President: Brian McLaughlin, President

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.

THE HOWARD RESEARCH AND DEVELOPMENT CORPORATION

Howard Hughes.

September 16, 2021

Howard County Council
3430 Court House Drive
Ellicott City, MD 21043

Re: CR-144-2021 and CR-145-2021 - Proposed PILOT for Roslyn Rise redevelopment

Dear Chairperson Walsh and Members of the Council,

I am writing on behalf of the Howard Hughes Corporation to urge the Council to vote in favor of the proposed PILOTs for the developments known as Roslyn Rise 4 and Roslyn Rise 9.

As has been identified for many years now, Howard County needs more housing. Much of our moderate and lower income workforce within the County cannot afford to live here, forcing long commutes that add to traffic and pollution in Howard County, or afford to live here only by doubling or tripling up in units designed for fewer people.

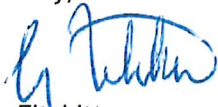
Infill development is one of the best tools we have to address this issue. The Roslyn Rise redevelopment proposes to provide almost 100 new units in a walkable, bikeable, transit accessible, resource-rich and opportunity-rich part of the County. These high-quality new units would be within walking distance of many large employers, including the businesses of Downtown Columbia, Howard Community College, and Howard County General Hospital. The new buildings will also be accessible, a feature hard to come by in Columbia's villages, where the housing stock is often dated and inaccessible to those with mobility challenges.

The redevelopment of the existing Roslyn Rise community will preserve and expand a wide spectrum of affordable housing opportunities, while introducing market-rate units to what is currently an income-segregated community. Mixed-income communities, like the one proposed here and like the residences being built under the Downtown Columbia Plan, are precisely what James Rouse's vision of Columbia was all about: ensuring that residents of all incomes and all backgrounds can afford to live in a thoughtfully designed environment with access to nature, high-quality schools, jobs, cultural experiences, restaurants and retail.

PILOTs are an excellent tool for spurring more inclusive housing. This project will benefit the County by increasing surrounding property values, introducing new customers for local businesses, creating an income-diverse and amenity-rich community for all residents, bringing more high-earning households into a lower-income school district, and ensuring the continued health of Rouse's original vision for an accessible, inclusive city. And importantly, it will contribute over \$1M in one-time fees toward schools and other public capital projects, and generate far more recurring revenue to the County than the existing development does.

The Howard Hughes Corporation encourages the Council to take this opportunity to support a thoughtful and high-impact project. Roslyn Rise's residents and neighbors, current and future, will thank you.

Sincerely,



Greg Fitchitt
President, Columbia, The Howard Hughes Corporation



6240 Old Dobbin Lane ■ Suite 110 ■ Columbia, MD 21045

September 17, 2021

Ms. Liz Walsh
Council Chairman, Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

RE: CR 144-2021 and CR 145-2021

Dear Councilchair Walsh:

The Howard County Chamber (Chamber) is an organization that works diligently to foster job creation and economic investment in Howard County. While a business organization, we recognize that the issue of housing is inextricably linked to that of business growth. Thus, we have come to follow the issue of affordable housing quite closely and come to you at this time to state our support for CR 144 and 145. These resolutions will approve the terms and conditions of Payment in Lieu of Taxes (PILOTs) agreements between the County and Roslyn Rise Four and Roslyn Rise Nine for properties located at 10351 and 10401 Twin Rivers Road.

The 2021 Howard County Housing Opportunities Master Plan estimates that the County will need 20,000 new homes to meet the current housing demands with affordability being a major component. In Roslyn Rise, there is an opportunity to address the neighborhood challenges of redevelopment and housing income diversity. Should this redevelopment take place, 58 aging units will be replaced with 153 contemporary units complete with modern amenities. This development will expand both affordable and market rate units. In this development, there is an opportunity to expand the James Rouse vision of ensuring that residents of all incomes and all backgrounds can afford to live in high-quality homes with access to greenspace, recreational and retail opportunities, quality schools, and employment.

As part of efforts to make the project economically feasible, this project is seeking a Payment In Lieu of Taxes (PILOT) which is cause for consternation for some. However, The PILOT policy for affordable housing was designed to make redevelopment projects like Roslyn Rise feasible. The benefits of this project are worth the costs. It will infuse capital into the community; create new construction jobs; create an amenity-rich community for residents across the income spectrum benefitting the local schools and businesses; and advance Rouse's vision for an accessible and inclusive Columbia for years to come.

September 17, 2021

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In closing, we ask that you and your council colleagues, Vote "YES", enabling the PILOTs, the APFO waivers, and the redevelopment to proceed. This is an opportunity to enhance the lives of those in the Twin Rivers Road/Wilde Lake area and the area around it.

Respectfully,

A handwritten signature in black ink that reads "Leonardo McClarty". The signature is written in a cursive, flowing style.

Leonardo McClarty, CCE
President/CEO, Howard County Chamber

COLUMBIA DOWNTOWN HOUSING CORPORATION
9820 Patuxent Woods Drive, Suite 224, Columbia, MD 21046
(O) 410-313-6316; housing@howardcountymd.gov

To: Council Chairman Walsh and Councilmembers Jones, Rigby, Jung, Yungmann
From: Patricia Rynn Sylvester, President, CDHC
Date: September 14, 2021
RE: CR 144-2021 and CR 145-2021

The Columbia Downtown Housing Corporation (CDHC) supports **CR 144 and CR 145** and requests your **FAVORABLE** votes on these Resolutions. These resolutions will approve the terms and conditions of Payment in Lieu of Taxes (PILOTs) agreements between the County and Roslyn Rise Four and Roslyn Rise Nine for property located at 10351 and 10401 Twin Rivers Road, which is to be developed for affordable and market-rate housing (“the Development”). CDHC also supports the finding that the Development meets the requirements of the Special Affordable Housing Opportunities pursuant to the Adequate Public Facilities Ordinance (APFO) and may proceed as provided under APFO.

Recent estimates suggest that Howard County needs 20,000 new homes to meet existing demand,¹ and the Development aligns with the County’s goal to preserve and produce new housing at a range of affordability levels. The Development is consistent with and will complement CDHC’s affordable housing work in downtown Columbia.

The Development will replace 58 aging, small, inaccessible, and inefficient townhomes with 153 modern, accessible, efficient multifamily units. It will preserve and expand affordable and workforce units and add market-rate units and amenities to the community. We welcome this revitalization of our neighbor in the walkable, bike-friendly, and resource-rich heart of Columbia, within walking distance of new downtown employers and businesses, Howard Community College, Howard County General Hospital, and the recently redeveloped Alta Wilde Lake Center and the Wilde Lake Village Center. It will enable James Rouse’s vision of Columbia: ensuring that residents of all incomes and all backgrounds can afford to live in high-quality homes with access to greenspace, recreational and retail opportunities, quality schools, and employment.

CDHC urges you to vote YES and move Roslyn Rise forward.

¹ Howard County Housing Opportunities Master Plan 2021

The Columbia Downtown Housing Corporation (“CDHC”) serves as the Downtown Columbia Housing Foundation recognized by the Howard County Council under Title 28 of the Howard County Code. CDHC is organized specifically to fulfill the vision of the Downtown Columbia Plan for a full spectrum and diverse mix of housing in Downtown Columbia, including affordable housing that will ensure low, moderate and middle- income families will have an opportunity to live in Downtown Columbia.