

CR 144-2021

**Sayers, Margery**

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**From:** tESFATSION aSMELASH <tesfugebr027@gmail.com>  
**Sent:** Thursday, September 23, 2021 4:16 PM  
**To:** CouncilMail

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Howard County  
Council

9/23/2021

George Howard Building  
3430 Court House Drive  
Ellicott City, MD 21043

Dear Councilmembers:

RE: CR-144-2021 & CR 145-2021

My name is Tesfatsion Gebreamlak Asmelash. I have lived in Colombia, at Roslyn Rise community home for 5 years with my wife and four children. Two of my children attend Howard County Public Schools. My youngest son attends Bryant Woods Elementary and my daughter attends Wilde Lake High School and they are doing very well. We are content with being residents of Howard County because it's safe, and the school system is great and offers good education opportunities.

Roslyn Rise has been a great location for my family, the Roslyn Rise management and its workers are like a family to us but our housing is old and could be improved. I am looking forward to the redevelopment of the community, and ask the Council to support the redevelopment of Roslyn Rise.

Sincerely,

Tesfatsion Asmelash

## Sayers, Margery

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**From:** Joan Driessen <joan.driessen@acshoco.org>  
**Sent:** Wednesday, September 22, 2021 12:04 PM  
**To:** CouncilMail  
**Subject:** Support for CR144 and 145

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

Dear Council Members,

On behalf of the Association of Community Services and our over 150 member organizations and community advocates, I strongly urge you to vote in favor of CR 144 and CR 145 to approve Enterprise Community Partner's Roslyn Rise PILOT. ACS has been a long-time advocate for housing in Howard County and is actively working to support efforts that coincide with the needs outlined in the *Housing Opportunities Master Plan*.

The shortage of housing units that are affordable to people with low incomes was estimated to be between 5,500 and 6,000 in Howard County alone. This number has surely increased and will continue to increase as State of Emergency provisions and eviction moratoriums have expired. Supporting these resolutions will move us the right direction with Roslyn Rise Apartments adding 95 units of affordable housing plus a total of 153 units that will make housing accessible to people throughout the income spectrum.

While there are real concerns around the impacts of more housing units on schools, traffic patterns, etc., we stand to lose more if we do not redevelop and revitalize communities with existing affordable housing. Everyone benefits when safe, stable housing at every income level is a reality in all of our communities. Students do better in school when they don't have to move frequently, people are not pushed into living in temporary shelters, healthy living spaces help us to live healthier lives, and people have actual opportunities to live close to where they work. We can expand opportunities for people of all income *and* maintain our great schools, parks, and libraries.

Fortunately for us, we have shown that, here in Howard County, we can balance economic growth with maintaining a high quality of life for all residents. Now is the time to show your commitment to providing opportunities for all of our residents by voting in favor of CR 144 and CR 145.

Thank you.

Best,

*Joan*

Joan Driessen  
Executive Director  
Association of Community Services of Howard County  
9770 Patuxent Woods Drive, Suite 301  
Columbia, MD 21046  
410-715-9545  
Direct: 443-518-7701







*Achieve with us.*

September 21, 2021

County Council Members:

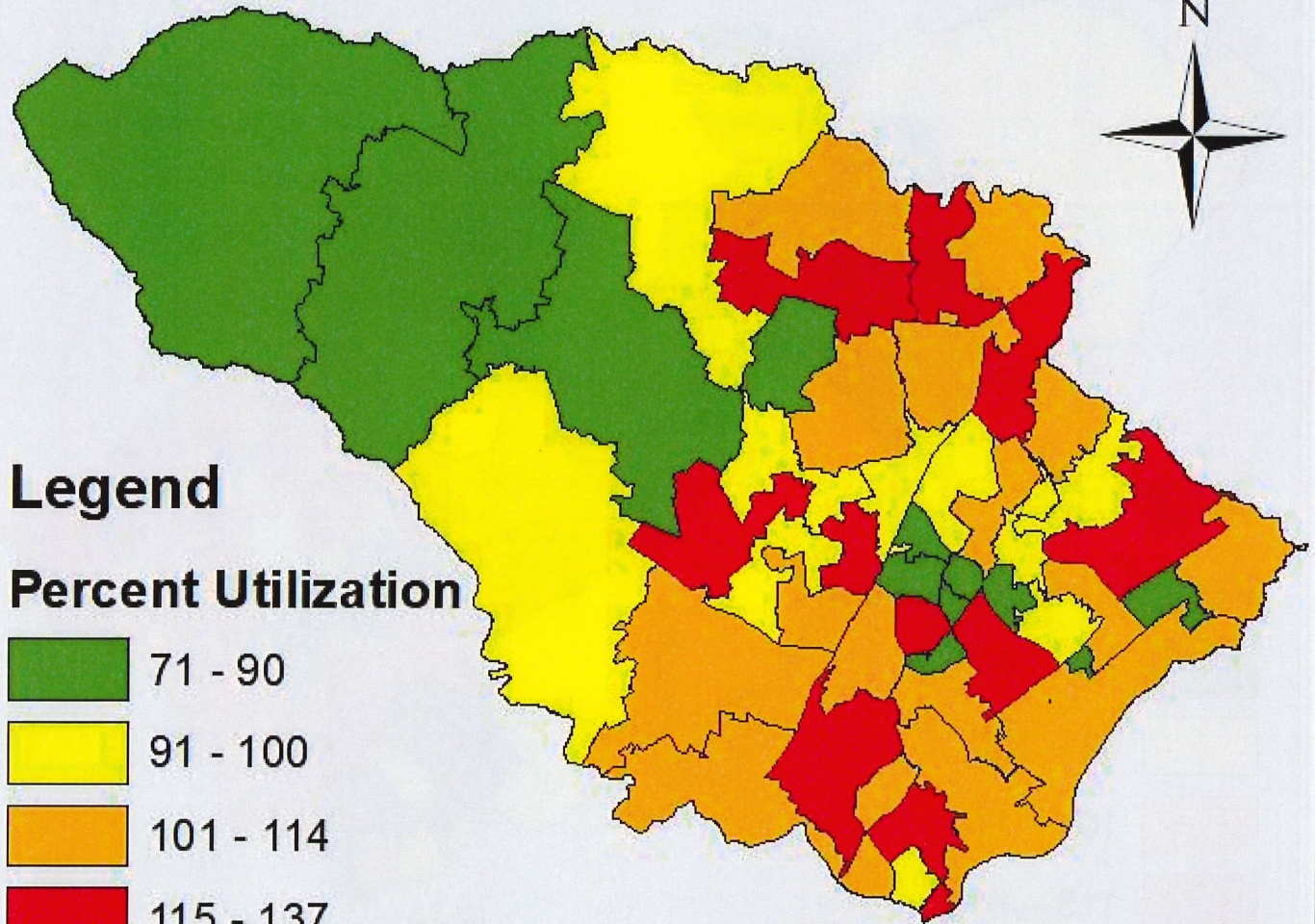
The Arc of Howard County supports CR 144 and CR 145 and requests your FAVORABLE votes on these Resolutions. These resolutions will approve the terms and conditions of Payment in Lieu of Taxes (PILOTs) agreements between the County and Roslyn Rise Four and Roslyn Rise Nine for property located at 10351 and 10401 Twin Rivers Road, which is to be developed for affordable and market-rate housing ("the Development"). As a provider of supports for individuals with intellectual and developmental disabilities, we recognize the importance of projects that provide affordable options for people who want to access the amenities that exist in their community. The Arc of Howard County 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. Howard County needs 20,000 new homes to meet existing demand, and this Development aligns with the County's goal to preserve and produce new housing at a range of affordability levels. 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. Please vote YES so Roslyn Rise can move forward.

Sincerely,

A handwritten signature in black ink, appearing to read "Cindy Parr".

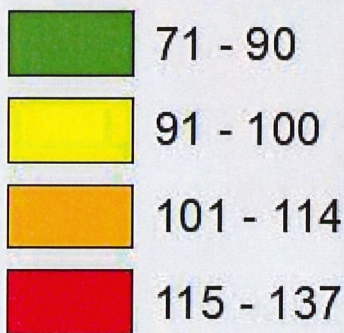
Cindy Parr  
Executive Director

# Elementary School Projected Capacity 2024-25

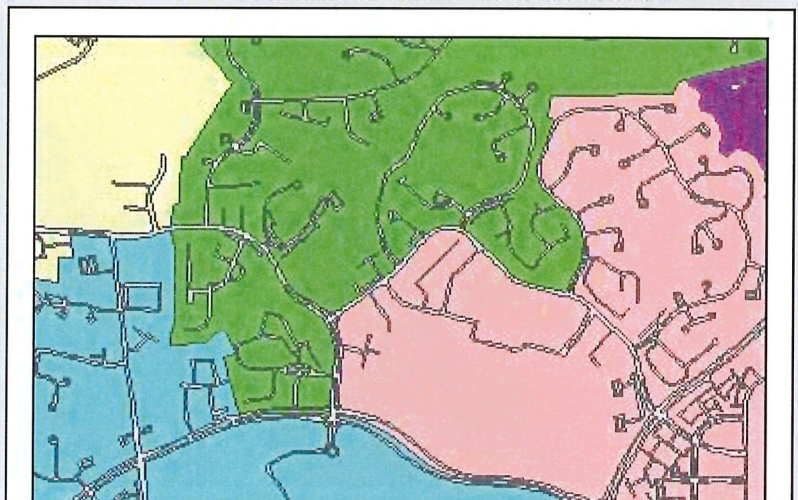
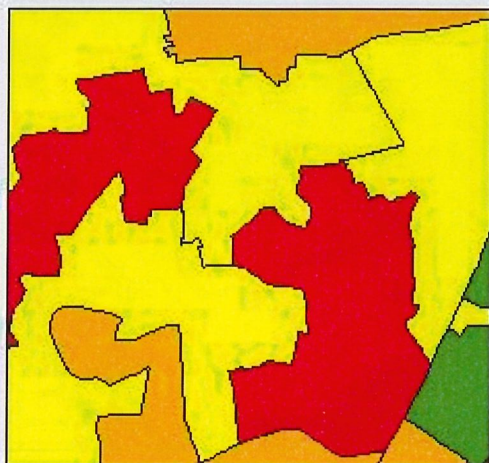


## Legend

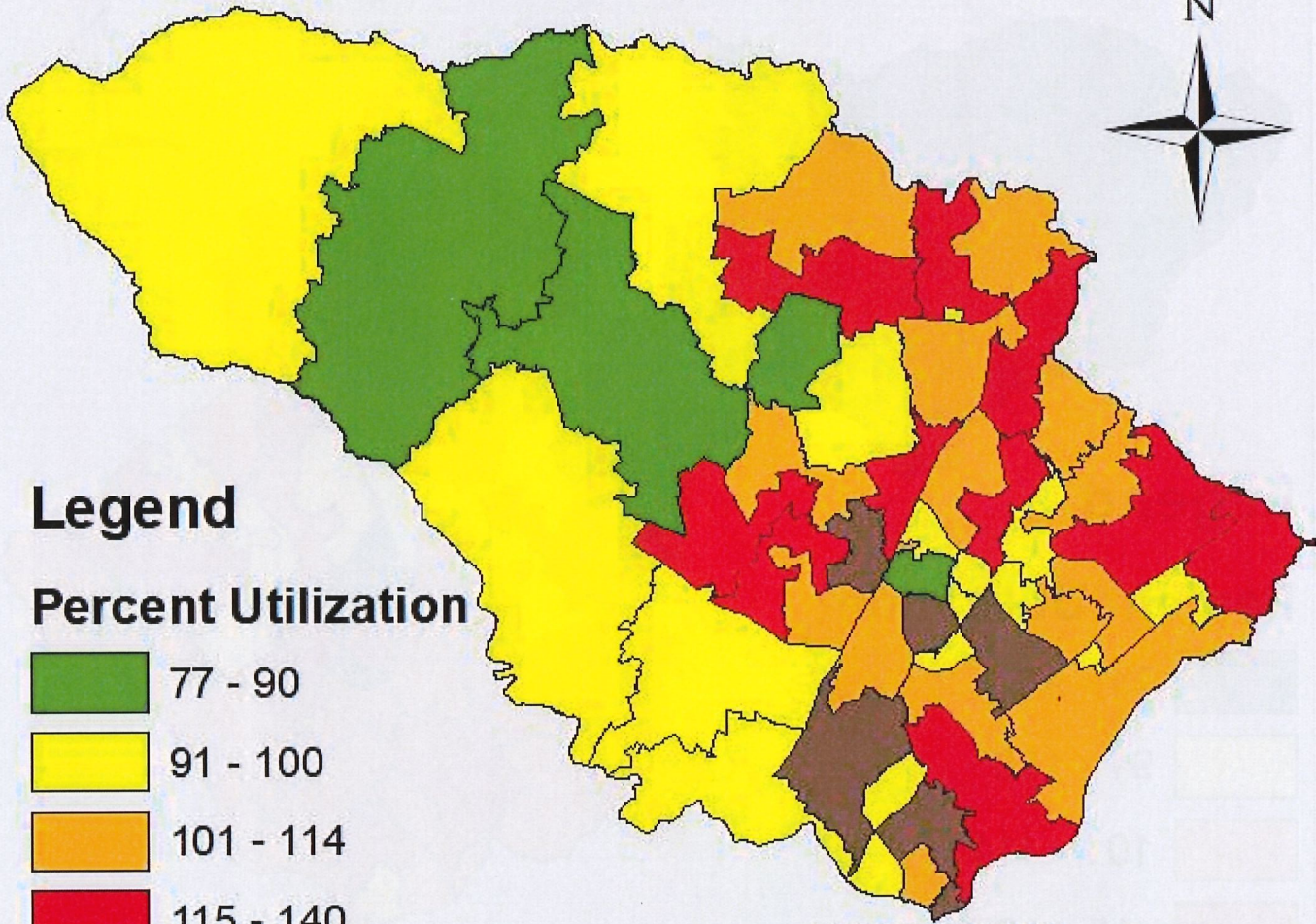
### Percent Utilization



West Columbia  
Attendance Area Boundaries


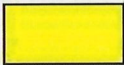
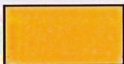




# Elementary School Projected Capacity 2033-34

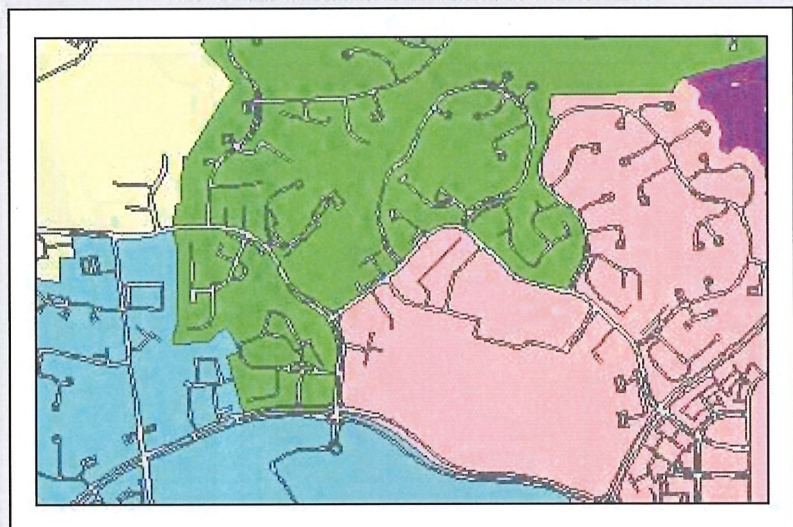
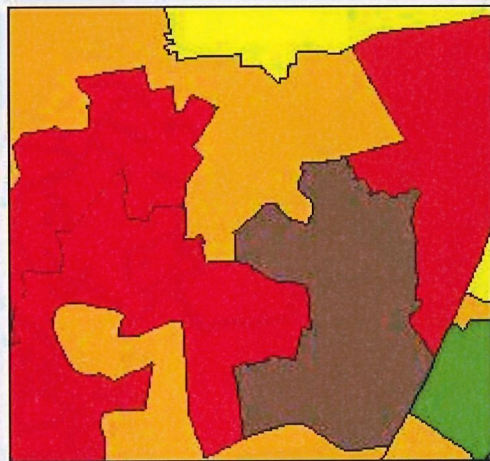


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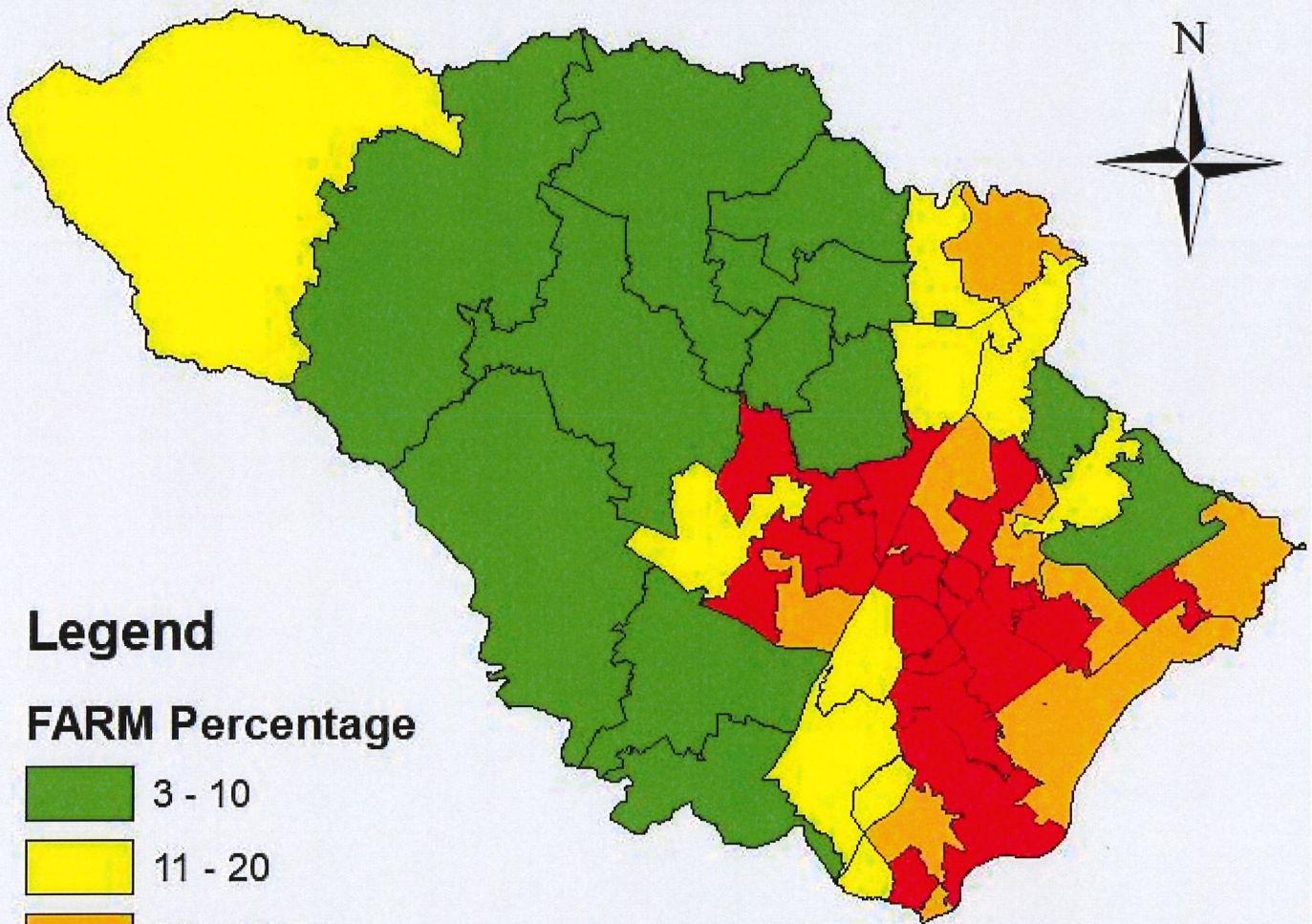
### Percent Utilization

-  77 - 90
-  91 - 100
-  101 - 114
-  115 - 140
-  141 - 163

West Columbia  
Attendance Area Boundaries

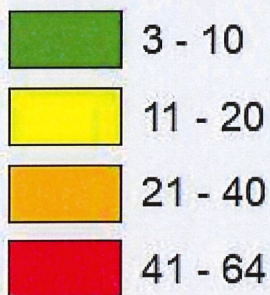


# Elementary School Percent FARM 2021

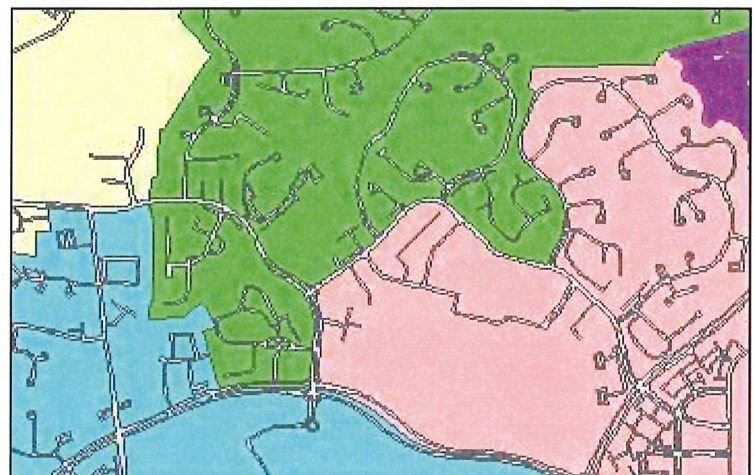
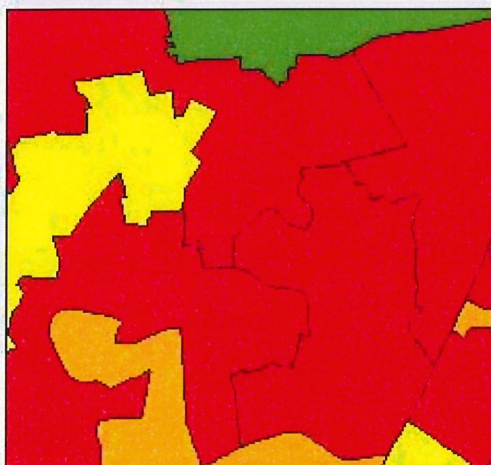


## Legend

### FARM Percentage



West Columbia  
Attendance Area Boundaries



## Enterprise Development School Capacity Comparison

### Background

In 2019, the Company acquired five properties (Roslyn Rise, Ranleigh Court, Rideout Heath, Fall River Terrace, Waverly Winds)

Community	Existing Units	Planned Units	Increase # Units	Percent Increase
Roslyn Rise	58	153	95	264%
Ranleigh	41	76	35	185%
Rideout Heath	83	151	68	182%
Waverly Winds	62	100	38	161%
Fall River Terrace	56	120	64	214%
Totals	300	600	300	200%

\* “The new units must be distributed across all five properties that are the subject of the petition, such that each site may receive no more than 100 of the new units”

School Assignments, Capacity Projections, and FARM Percentage for All 5 Properties					
Property	School	Capacity	Pct. Utilization 2024-25	Highest Projection 2033-34	Farm %
Roslyn Rise: (10301-10421 Twin Rivers Rd.)	Bryant Woods ES	361	<b>136.6%</b>	162.6%	<b>57.10%</b>
	Wilde Lake MS	740	103.4%	125.5%	46.58%
	Wilde Lake HS	1424	94.0%	103.4%	47.43%
Waverly Winds: (5501-5627 Cedar Lane)	Swansfield ES	672	91.7%	119.0%	52.01%
	Harpers Choice MS	506	92.9%	108.9%	55.31%
	Wilde Lake HS	1424	94.0%	103.4%	47.43%
Rideout Heath: (5817-5991 Harpers Farm Rd.)	Bryant Woods ES	361	136.6%	162.6%	57.10%
	Wilde Lake MS	740	103.4%	125.5%	46.58%
	Wilde Lake HS	1424	94.0%	103.4%	47.43%
Fall River Terrace: (5503-5615 Harpers Farm Rd.)	Longfellow ES	512	95.9%	109.2%	53.11%
	Harpers Choice MS	506	92.9%	108.9%	55.31%
	Wilde Lake HS	1424	94.0%	103.4%	47.43%
Ranleigh: (5951-6033 Turnabout Lane)	Longfellow ES	512	95.9%	109.2%	53.11%
	Harpers Choice MS	506	92.9%	108.9%	55.31%
	Wilde Lake HS	1424	94.0%	103.4%	47.43%

Source: School capacity projections from CR105-2021 School Capacity Chart

Size of Properties	
Roslyn Rise	3.5 Acres
Waverly Winds	3.7 Acres
Rideout Health	5.76 Acres
Fall River Terrace	2.84 Acres
Ranleigh	2.01 Acres