

Sayers, Margery

From: Elizabeth N. <enapoda@gmail.com>
Sent: Saturday, October 2, 2021 9:03 PM
To: CouncilMail
Subject: In Support of CR144 & CR145

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

Dear Council,

I write to you **in support** of CR144-2021 & CR145-2021.

I would like to see my fellow neighbors who work in this community and will attend school with my children deserve to live in updated accommodation. I also read some of the written testimony, and the letter from the past president of the Howard County Autism Society, rang true. Having more affordable housing (that is updated) would allow more members of community to thrive and have possibilities they otherwise may not. With Roslyn Rise being on a bus route that goes to The Mall in Columbia and HCC can offer life-changing opportunities.

Nearby schools gaining students should not override the need for an improvement to current low-income housing and gaining market rate apartments. My three children will attend Wilde Lake High School at some point; I would like to think the BOE will be able to work out the potential influx of students to the nearby schools so that people (who do NOT have children) that require low-income housing will have that opportunity.

I read through posted written & public testimony already submitted- and it means something when so many different agencies who work with and advocate with people who have fixed income due to disability and/ or live with low income for a variety of reasons- are writing to you in support of this project moving forward.

The current residents of Roslyn Rise testimony is powerful. I hope they are listened to.

Looking forward to these resolutions passing.

Thank you for your time and service,

Elizabeth Napoda
5412 Morning Glory Ct.
Columbia, MD 21044

Sayers, Margery

From: Katie Kirk <knapoda@gmail.com>
Sent: Friday, October 1, 2021 1:50 PM
To: CouncilMail
Cc: Adam My Love
Subject: CR144-2021 and CR145-2021- Please support

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

Dear Councilmembers,

I write to you in support of CR144-2021 & CR145-2021 (pilot for RR4 & RR9).

I drove by Roslyn Rise complexes all the time - and I think it is great that residents will have an opportunity for updated housing- and also sounds like a challenge.

I do not think that nearby schools gaining students, should override the need for an improvement to current low-income housing and gaining market rate apartments too. And I write this as a parent of a future SES, HCMS, and WLHS student. Improvement of the housing will lead to improvement of quality of life for all residents and once completed will make the whole neighborhood improved with it being more modern and up to date.

I read through posted written & public testimony already submitted- and it means something when so many different agencies who work with and advocate with people who have fixed income due to disability and/ or live with low income for a variety of reasons- are writing to you in support of this project moving forward.

The current residents of Roslyn Rise testimony is powerful. I hope they are listened to.

Looking forward to these resolutions passing.

Thanks for your time

Kathleen & Adam Kirk
5439 Wooded Way
Columbia, MD 21044

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Katie Kirk , LMSW
(she/ her)
knapoda@gmail.com
201-306-8619



Harper's Choice Community Association

October 1, 2021

The Howard County Council
George Howard Building
3430 Courthouse Drive
Ellicott City, MD 21043

Re: CR 144-2021 and CR 145-2021

On behalf of the Harper's Choice Community Association (HCCA) Board of Directors, I urge the Howard County Council to vote in favor of CR 144-2021 and CR 145-2021, the proposed PILOTs for the redevelopment of Roslyn Rise in the Village of Wilde Lake in Columbia.

The HCCA Board feels that Enterprise's proposal for the redevelopment of Roslyn Rise, and the future redevelopment in Harper's Choice, helps to ensure that Columbia and the Villages remain accessible to families of all income levels. The Roslyn Rise redevelopment will replace 58 aging, small, inaccessible, and inefficient townhome units, with 153 modern, accessible, and efficient multifamily units. The redevelopment will preserve and expand the number of affordable and workforce rental units and provide the community with new market-rate rentals. Furthermore, this will all be provided within walking distance of several large employers, Howard Community College, Howard County General Hospital, the recently redeveloped Wilde Lake Village Center, and the new and expanding Downtown Columbia.

The HCCA Board believes that this project, and future like-minded projects, will enrich the Villages in several ways. It will improve the quality of life of current residents; welcome new neighbors into the Village; replace declining properties with new, high quality buildings; improve storm water management and beautify the natural landscape; and provide for new recreational amenities for residents to use and enjoy.

The PILOT policy for affordable housing was designed to make projects like the redevelopment of Roslyn Rise feasible. The benefits of this project will outstrip the costs to the County by infusing capital into the community; creating new construction jobs; increasing surrounding property values; introducing new customers for area businesses; creating an amenity-rich community for residents across the income spectrum; and advancing James Rouse's vision for an accessible, inclusive, and diverse Columbia for years to come. The HCCA Board also supports the Adequate Public Facilities Ordinance waiver, which the County also established as a tool to enable affordable housing.

Kahler Hall

5440 Old Tucker Row • Columbia, MD 21044
410-730-0770 • fax 410-730-8046
www.harperschoice.org

Page Two
The Howard County Council

This redevelopment in Wilde Lake, and future redevelopment in Harper's Choice, will change the face of our Villages. Instead of just talking about equity and inclusiveness, it will give us the opportunity to "walk the walk." Please help us narrow the gaps and eliminate the separation of residents based on socio-economic status. Residents and neighbors, both current and future, will thank you.

Respectfully,



Rebecca Beall, Chair
Board of Directors
Harper's Choice Community Association

Cc: Board of Directors, HCCA
Steve Ingley, Village Manager, HCCA

Sayers, Margery

From: no-reply@howardcountymd.gov
Sent: Friday, October 1, 2021 7:03 AM
To: rjbella38@gmail.com
Subject: Council - Support for CR 144-2021 and CR 145-2021

First Name: Rebecca
Last Name: Beall
Email: rjbella38@gmail.com
Street Address: 5456 Endicott Lane
City: Columbia
Subject: Support for CR 144-2021 and CR 145-2021

Message:

I am writing today to urge the Howard County Council to vote in favor of CR 144-2021 and CR 145-2021, the proposed PILOTs for the redevelopment of Roslyn Rise in the Village of Wilde Lake in Columbia. Roslyn Rise development (as well as the other Enterprise developments) epitomizes Rouse's vision of a truly integrated and diverse community, particularly his vision of people with different income levels living and enjoying the same community. The development projects bring forth the evolution of community thought, as well as 50 years of living, that has highlighted the necessity of a changed delivery structure of low income housing, from a separate entity inside a community to an integrated mixed income property with equitable amenities and aesthetics that is part of a desirable community. This project is planned to have several environmental improvements. There will be permeable pavers in the parking lot with electric charging stations, bioswales/stormwater gardens, and solar panels for common area components. The new buildings will substantially improve the efficiency for the new units, with enhanced building insulation, higher window quality, and improved construction. Not only will this be good for our residents, current and future, it continues to elevate the expectation of thoughtful development that benefits Howard County on socially, economically, environmentally, and in our pursuit of greater and greater equity. I was greatly disappointed to hear some of our school board members testify against this earlier this week. Please do not be swayed by their misguided testimony. Although Bryant Woods Elementary School is overcrowded, two other elementary schools in the area are under capacity. According to the Zoning policy, affordable housing projects like this one can go forward if there are adjacent schools with capacity. The HCPSS Board of Education is obligated under policy 6010 to consider boundary adjustments under circumstances like this. This project makes our entire community more appealing. Please support CR144-2021 and CR145-2021.

Sayers, Margery

From: Rebecca Beall <rjbella358@gmail.com>
Sent: Friday, October 1, 2021 7:02 AM
To: CouncilMail
Subject: Support for CR144-2021 and CR145-2021

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

October 1, 2021

The Howard County Council
George Howard Building
3430 Courthouse Drive
Ellicott City, MD 21043

Re: CR 144-2021 and CR 145-2021

I am writing today to urge the Howard County Council to vote in favor of CR 144-2021 and CR 145-2021, the proposed PILOTs for the redevelopment of Roslyn Rise in the Village of Wilde Lake in Columbia.

Roslyn Rise development (as well as the other Enterprise developments) epitomizes Rouse's vision of a truly integrated and diverse community, particularly his vision of people with different income levels living and enjoying the same community. The development projects bring forth the evolution of community thought, as well as 50 years of living, that has highlighted the necessity of a changed delivery structure of low income housing, from a separate entity inside a community to an integrated mixed income property with equitable amenities and aesthetics that is part of a desirable community. This project is planned to have several environmental improvements. There will be permeable pavers in the parking lot with electric charging stations, bioswales/stormwater gardens, and solar panels for common area components. The new buildings will substantially improve the efficiency fo the new units, with enhanced building insulation, higher window quality, and improved construction. Not only will this be good for our residents, current and future, it continues to elevate the expectation of thoughtful development that benefits Howard County socially, economically, environmentally, and in our pursuit of greater and greater equity.

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This project makes our entire community more appealing. Please support CR144-2021 and CR145-2021.

Thank you.

Rebecca Beall
5456 Endicott Lane
Columbia, MD 21044

Sayers, Margery

From: Lisa Marini <lisavmarini@gmail.com>
Sent: Thursday, September 30, 2021 5:26 PM
To: CouncilMail
Subject: support CR144-2021 and CR145-2021

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

Dear Council members,

I urge you all to support the bills that will allow the Rosslyn Rise redevelopment plan to proceed. These are our neighbors and they deserve a dignified standard of housing just as much as everyone else. We need more housing, we need our existing neighbors to have decent housing, and we need retrofits to improve environmental outcomes. This project achieves those goals. Let's get it done, please.

Sincerely,
Lisa Marini
District 4

Sayers, Margery

From: Alison Hickman <alisonhickman@gmail.com>
Sent: Thursday, September 30, 2021 4:49 PM
To: CouncilMail
Subject: PILOT

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

Hello,

I absolutely support a PILOT for Roslyn Rise. This development is an important improvement to the Wilde Lake neighborhood and exactly the type of redevelopment I am hopeful the County will provide support for.

PILOTs are an important component of the expense stack that supports the overall NOI available to pay debt service on these types of developments. While I am speaking personally and not professionally, I spent 18 years in affordable housing LIHTC development and am very supportive of both the development and the support that is being asked for by the county to make it happen.

I will just say overall I think it would be beneficial to provide more information to County taxpayers on school capacity, where the dollars do come from for school construction, where they can come from, what trade-offs are being made by maintaining the status quo vs. making changes. There is a general information vacuum and people utilize that to get into non-fact based discussions about what trade offs are truly being made or not made. I think there is also a perception that the only potential source of dollars is developers. On my street alone resales of nearly every house built in the 70s and sold by older residents results in at least two school age children. It's wonderful to have a street teeming with children, but there is an inaccurate perception that only development drives attendance to our schools.

Similar to the Howard County Planning Academy, maybe there could be a virtual way to educate our county more on the logistics of school funding so at least people could engage in more productive advocacy based on the merits or detriments of whatever position they want to take. Right now it is an internet free-for-all, which I suspect drives a lot of traffic to your inboxes :-).

Please feel free to contact me with any questions or concerns.

Thanks so much,
Alison Hickman
6454 Red Keel, Columbia, MD 21044
301-580-5442

Sayers, Margery

From: Gelwicks, Colette
Sent: Thursday, September 30, 2021 9:24 AM
To: Sayers, Margery
Subject: FW: Letter from Wilde Lake Village Board: CR144-2021 and CR145-2021

From: Kristin Shulder <wlca@wildelake.org>
Sent: Friday, September 17, 2021 3:42 PM
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>; Jones, Opel <ojones@howardcountymd.gov>; Rigby, Christiana <crigby@howardcountymd.gov>; Jung, Deb <djung@howardcountymd.gov>; Yungmann, David <dyungmann@howardcountymd.gov>
Cc: Harrod, Michelle R <mrharrod@howardcountymd.gov>; Elizabeth Lopez <elizabeth.maryland1@yahoo.com>; Kevin McAliley <klmcaliley@gmail.com>; Laura Torres <lmt4941@yahoo.com>; Tina Horn <tinahorn_cae@hotmail.com>; Tracey Manning <tmmannin@ix.netcom.com>
Subject: Letter from Wilde Lake Village Board: CR144-2021 and CR145-2021

[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 am writing on behalf of the Wilde Lake Village Board ("WLVB"). The WLVB urges the Howard County Council to vote in favor of CR 144-2021 and CR 145-2021, the proposed PILOTs for the redevelopment of Roslyn Rise, a dated affordable housing community that is in the heart of Wilde Lake Village.

Enterprise Community Development has worked closely with the WLVB to ensure that its proposal is in line with the Wilde Lake Community Association Design Guidelines, that community members would benefit from the redevelopment, and that the neighborhood was in support. Enterprise has responded to resident concerns as they have been raised, and fully engaged with the WLCA design review process. Enterprise is also working with the Columbia Association to improve pedestrian connectivity along and under Twin Rivers Road, as well as to provide a substantial recreation space that will be available for the public to use.

The WLVB is proud of the Village's location in Columbia, home to Jim Rouse's vision for a beautiful, diverse, inclusive City for all. The WLVB feels that Enterprise's proposal for the redevelopment of Roslyn Rise helps to ensure that Columbia and Wilde Lake remain accessible to families of all income levels. The Roslyn Rise redevelopment will replace 58 aging, small, inaccessible, and inefficient townhome units, with 153 modern, accessible, and efficient multifamily units. The redevelopment will preserve and expand the number of affordable and workforce rental units and provide the community with new market-rate rentals. Furthermore, this will all be provided within walking distance of several large employers, Howard Community College, Howard County General Hospital, the recently redeveloped Wilde Lake Village Center, and the new and expanding Downtown Columbia.

In short, the WLVB believes that this project will enrich the neighborhood in several ways. It will improve the quality of life of current Roslyn Rise residents; welcome new neighbors into the Village; replace a declining property with a new, high-quality pair of buildings; improve stormwater management and beautify the natural landscape; and provide for new recreational amenities for Village residents to use and enjoy.

The PILOT policy for affordable housing was designed to make projects like the redevelopment of Roslyn Rise feasible. The benefits of this project will outstrip the costs to the County by infusing capital into the community; creating new construction jobs; increasing surrounding property values; introducing new customers for area businesses; creating an

amenity-rich community for residents across the income spectrum; and advancing Rouse's vision for an accessible, inclusive and diverse Columbia for years to come. The WLVB also supports the Adequate Public Facilities Ordinance waiver, which the County also established as a tool to enable affordable housing

The Wilde Lake Village Board encourages the Howard County Council to take this opportunity to allow this high-impact project to move forward. Roslyn Rise's residents and neighbors, both current and future, will thank you.

Respectfully, Kristin Shulder

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Kristin Shulder
Village Manager
Wilde Lake Community Association
Slayton House, 10400 Cross Fox Lane, Columbia, MD 21044
410/730-3987, ext. 14 (office)

**Visit us on the web: www.wildelake.org
www.facebook.com/wildelakevillage**

Sayers, Margery

From: Jennifer Solpietro <jennygrrlrocks@gmail.com>
Sent: Wednesday, September 29, 2021 11:46 PM
To: CouncilMail
Subject: Please approve CR144 and CR145

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

Dear Councilmembers –

I write to you today to urge you to pass CR144 and CR145 to allow the PILOT for Roslyn Rise to move forward, for one simple reason: the residents want this redevelopment to move forward.

Tenants of leased properties, and especially tenants of income-restricted and subsidized housing, often have very little political power to influence housing decisions in a way that meets their needs. Housing policies and decisions in jurisdictions across America have long been shaped by homeowners, landlords, and the politically connected. Often, this has come at the expense of the working class and poor, many of whom are renters, as they struggle to make stagnant wages stretch far enough to accommodate rising housing costs. And often, at decision-making time, their voices cannot be heard above the shouts of the more powerful.

Roslyn Rise is an opportunity to let tenants' voices be heard and for our elected officials to accept their influence.

The residents of Roslyn Rise have made it clear that they are ready and eager for this project to move forward so that they can enjoy modernized, safe, healthy, comfortable homes. Please approve this PILOT and show them that their needs matter – that their voices matter.

They are a part of your constituency. Please hear them.

Thank you,

Jennifer Solpietro

District 4 Resident