

CG 1-15-2021

Sayers, Margery

From: Meredith Barclay <meredithpbarclay@gmail.com>
Sent: Friday, October 8, 2021 2:59 PM
To: CouncilMail
Subject: Roslyn Rise

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

Dear County Council,

Please approve the APFO exception for Roslyn Rise. While I appreciate the nuances of school capacity and I understand there are pressures there, as a former resident of Sewell's Orchard who attended Oakland Mills, I also know those decisions have to be made thoughtfully and with a full view of the impacts. The addition of market rate housing to this redevelopment is a smart and thoughtful improvement that I support. In this situation by adding market rate units, we are spreading housing across a range of income types all the way from 0% to over 80%

We cannot deconcentrate the poverty in our school system with redistricting as the only tool. If there is an opportunity to make our neighborhoods more diverse through thoughtful redevelopment, we'd be foolish not to do that.

In this scenario, there is a clear benefit to approving this APFO waiver - I advocate for your approval of this.

Sincerely,

Meredith Barclay
13021 Deanmar Drive
Highland, MD 20777

Sayers, Margery

From: Jung, Deb
Sent: Friday, October 8, 2021 2:46 PM
To: Sayers, Margery
Subject: Fw: Affordable housing

Testimony

From: MAIL SERVICE <Heruther@hotmail.com>
Sent: Wednesday, October 6, 2021 3:26 PM
To: Jung, Deb <djung@howardcountymd.gov>
Subject: Affordable housing

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

Hi Deb,

I am supportive of the redevelopment of the affordable housing in West Columbia. I am a pioneer resident of Columbia and was so proud when those houses were built, It is time for them to be redeveloped and the current plan is a good one. I understand you are opposed to it. I'd like to know why,

Helen Ruther

Sayers, Margery

From: Alison Hickman <alisonhickman@gmail.com>
Sent: Tuesday, October 5, 2021 11:58 AM
To: CouncilMail
Cc: Ball, Calvin
Subject: Re: PILOT

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

I wanted to make a few follow-up comments on Roslyn Rise as you evaluate information coming in over the next four weeks. This project would deconcentrate poverty immediately close to a higher-poverty school. This is exactly the planning and zoning type of decision that we should be making that reduces pressure on the school system to do hopscotch redistricting as we saw in the last round. This would enable a broader mix of incomes living nearby the Bryant Woods School, this would enable the school being in a better long-term position to have a mix of income ranges drawing from students within its own neighborhood boundaries rather than having to reach across Columbia in ways that don't make a ton of geographic sense (i.e. my neighbors on Llanfair who would be good candidates to walk to Clemens with the addition of a crosswalk- that would have helped our bus issues too...). While we can't fix everything about past planning and zoning decisions in the County, this is a clear good step in the right direction, and if there is some short-term adjustment that needs to be made, the long-term benefits of this appear to outweigh those adjustments. (I'll add as an aside I actually was not a fan of the way the last redistricting was done. I'm a proud OMHS grad and a fan of the goals stated, but I really took issue with the methodology and I question whether the impacts achieved along the margins of FARM rates were approached the right way.)

We should evaluate whether the overall school system is at capacity; if it is broadly at capacity, then that capacity should be allocated to enable these smart growth decisions. Instead we are looking at capacity with a limited lens (looking only at BWES, looking only at D4; not considering broader shifts that could be made by looking westward) and using that capacity as a roadblock to making these smart planning decisions.

Finally, there was a lot of discussion of the welfare of children when making this decision, which is important to me too as the mom of a 5 and 7 year old and the stepmom of a 24 year old. I'd suggest evaluating this from all relevant facets, including the known impacts of substandard housing on school performance. This article from the Robert Wood Johnson Foundation captures how facets of housing quality AND neighborhood poverty level are both inputs here that would be positively impacted by the approval of this APFO waiver. <https://www.rwjf.org/en/library/research/2011/05/housing-and-health.html>

One thing is clear, Howard County is willing to delay LIHTC projects that were awarded competitively and that come with strict IRS timelines. It's hard to imagine that this won't go without being noted when the state is deciding how to allocate its limited 9% LIHTC resources and seeks to deploy those in shovel-ready projects. It's increasingly clear we are a county where adhering to the timeline is not one that will be automatically supported through the full council process.

Thank you for allowing me to share these thoughts and for your continued service to our County.

Best,
Alison Hickman

On Thu, Sep 30, 2021 at 4:49 PM Alison Hickman <alisonhickman@gmail.com> wrote:

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: lindaleslie@verizon.net
Sent: Monday, October 4, 2021 9:25 PM
To: CouncilMail
Subject: Yes on CB 144 and 145

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

Dear Councilmembers,

I am writing to voice my strong support for CB144 and CB145. The residents of Roslyn Rise deserve homes that are safe and modern. Howard County needs more affordable housing. This seems like a win-win situation for us. While the local elementary school may be at capacity, there are multiple other schools nearby with capacity (not to mention an *entire school* that is empty - Faulkner Ridge). Arguing that there isn't room for more housing in the area because of a non-existent school capacity issue ignores the very real needs of the children who live in Roslyn Rise. We need to pass this legislation now.

Linda Leslie
District 4

Sayers, Margery

From: larcar4@comcast.net
Sent: Monday, October 4, 2021 10:32 AM
To: CouncilMail
Subject: 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.]

NOTE: My "o" key sticks about 9 times out of 10, so I am using an "0" in its place when this happens. Sorry. I hope you can read my message.

Dear Council Members,

I apologize for sending this so late, but I want to record the fact that I urgently ask you to approve these two bills. The Roslyn Rise property should definitely be approved for the proposed re-vamp.

This property is one of the original Columbia Interfaith Housing projects, and was a way to enable Rouse's dream of affording the low and middle income people who work in Columbia a way to be able to live in Columbia as well. People forget that middle income means that teachers and fire fighters will be able to live here too. Our community badly needs a way to allow this; Columbia is becoming a haven for the wealthy exclusively.

Please continue the interfaith tradition in Howard County, and pass these two bills

Thank you.

Sincerely,

Carolyn Arena
5033 Broken Oak Lane
Columbia, MD 21044
larcar4@comcast.net

Sayers, Margery

From: Tina Horn <tinahorn_cae@hotmail.com>
Sent: Monday, October 4, 2021 10:05 AM
To: CouncilMail
Subject: Support the Roslyn Rise PILOT

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

I strongly support the PILOT for the Roslyn Rise redevelopment in Wilde Lake. The residents of the current property want their homes redone. The Wilde Lake Village Board wants the redevelopment. The project will bring greener standards to the neighborhood; much needed "missing middle" rental housing; and a boost to the pride we feel in our community. Please vote to extend the PILOT for Roslyn Rise.

Thank you.

Christine (Tina) Horn
Wilde Lake resident