

**Sayers, Margery**

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**From:** Bess Caplan <besswlvb@gmail.com>  
**Sent:** Sunday, October 31, 2021 8:07 AM  
**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.]

I am writing to ask each of you to approve the Roslyn Rise redevelopment. I drive throughout Howard County and see development going in all over the place. There is a new single family development being built on Centennial Lane right now. Huge houses crammed into a one time farm field. How could this development be approved and Roslyn Rise denied? Aren't Centennial schools over crowded as well. I'm getting a whiff of classism here.

Say Yes to Roslyn Rise. That community deserves better housing. Stop prioritizing the rich and start prioritizing those who need better housing the most.

**Bess Caplan (she/her)**

Co-Chair, Wilde Lake CARES  
Wilde Lake Village Neighborhood Representative

"Like" us on Facebook: [Wilde Lake CARES Facebook](https://www.facebook.com/WildeLakeCARES/)  
<https://www.facebook.com/WildeLakeCARES/>

*"The best time to plant a tree was 20 years ago. The second best time is now." Source unknown*

## Sayers, Margery

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**From:** Patrick A. Thronson <PThronson@jjsjustice.com>  
**Sent:** Friday, October 29, 2021 5:41 PM  
**To:** CouncilMail  
**Subject:** Support of CR 144 and 145

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

Good evening, I wanted to write to express my support of CR 144 and 145, approving the APFO waiver for the Roslyn Rise project. This makes practical sense and is the right thing to do. It will help address school overcrowding and improve the livelihood for nearly 60 families, as well as demonstrate the Council's commitment to affirmatively furthering fair housing.

My home address is 11888 Blue February Way, Columbia MD 21044.

Thanks,  
Patrick

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Patrick A. Thronson\*  
**J|J|S Janet, Janet & Suggs, LLC**  
Attorneys at Law  
Janet, Janet & Suggs, LLC  
Executive Centre at Hooks Lane  
4 Reservoir Circle, Suite 200  
Baltimore, Maryland 21208  
Phone: (410) 653-3200  
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Fax: (410) 653-9030  
[www.JJSjustice.com](http://www.JJSjustice.com)

\*Licensed in Maryland, Illinois, and Minnesota

**Sayers, Margery**

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**From:** Lyn Locke <villagemanager@columbiatowncenter.org>  
**Sent:** Friday, October 29, 2021 2:36 PM  
**To:** CouncilMail  
**Subject:** Town Center Community Association Board of Directors' Letter Re: Roslyn Rise  
**Attachments:** TCCA Board of Directors Letter Regarding Roslyn Rise FINAL.pdf

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

Good afternoon.

Thank you for your hard work in addressing the many important issues that face Howard County's residents. We appreciate your service.

We respectfully submit a letter from our Board of Directors regarding the Roslyn Rise development project in the Village of Wilde Lake.

Thank you for considering our collective thoughts and opinions.

*Lyn Locke*

Village Manager, Executive Director

Town Center Community Association  
Historic Oakland Manor  
5430 Vantage Point Road  
Columbia, MD 21044  
410-730-4744 phone  
410-730-1823 fax  
[villagemanager@columbiatowncenter.org](mailto:villagemanager@columbiatowncenter.org)  
[www.columbiatowncenter.org](http://www.columbiatowncenter.org)  
[www.historic-oakland.com](http://www.historic-oakland.com)



# Town Center Community Association

## BOARD OF DIRECTORS

Lynn Foehrkolb  
Joel Broida  
Dean Dworkin  
Jamison Hibbard  
Clara Pino

## COLUMBIA COUNCIL

Lih Eagan

October 29, 2021

**To:** Howard County Council Members

**From:** The Board of Directors of Town Center Community Association

**Subject:** Roslyn Rise Development in Wilde Lake Village

The Town Center Community Association (TCCA) Board of Directors is in support of Roslyn Rise project being built by Enterprise Community Partners. The TCCA Board also agrees with the Wilde Lake Village Board regarding the importance of this initiative to both revitalize the affordable housing in the heart of Wilde Lake Village and to add new market-rate units to the area. We urge you vote in favor of CR 144-2021 and CR 145-2021 with the understanding that all issues related to the potential for Bryant Woods School overcrowding are resolved. We want to ensure that students have an environment that is conducive to learning and they are not stuck in overcrowded conditions and/or housed in temporary trailers for any significant period of time.

The current Roslyn Rise development of fifty-eight units has outlived its usefulness and it is time that the existing affordable housing units be replaced with new units that are accessible, modern, and energy efficient. In addition, new amenity areas for recreation will be added as part of the project that will benefit all residents of Wilde Lake Village. Although **additional** affordable housing units are **NOT** being added, which are sorely needed in Howard County, the purchasing power of the residents of the 153 new units will benefit the Wilde Lake Village Center as well as nearby businesses in Town Center. In addition, employers will benefit as the new community is within walking distance of Howard Community College, Howard General Hospital, Downtown Town Center, and the revitalized Wilde Lake Village Center merchants.

The benefits of the new housing development far outweigh the potential negatives of added traffic congestion. We need more housing in Howard County not less. We have a shortage of all types of units which negatively impacts the tax base, hinders economic growth, and handicaps our School System with "always having to do more with less."



## Town Center Community Association

The new development will vastly improve the living experience for those that have mobility challenges and need to be near work, village centers and convenient amenities including parks and recreation.

The higher disposable income households in the market-rate units will blend well with the lower-income school district and provide the inclusiveness and community that was originally envisioned by James Rouse. The full range of income spectrums will live in one community, Roslyn Rise, which will be amenity-rich, walkable, and contemporary in design with all the modern conveniences.

The TCCA Board agrees with the Wilde Lake Board 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.*”

We strongly urge you to vote YES on the Roslyn Rise project, including Payment in Lieu of Taxes (PILOT) and a waiver from the Appropriate Public Facilities Ordinance (APFO).

## Sayers, Margery

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**From:** allens1015 <allens1015@gmail.com>  
**Sent:** Friday, October 29, 2021 9:42 AM  
**To:** CouncilMail  
**Subject:** Approve CR 144 and CR 145

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

Approval of the APFO waiver for the Roslyn Rise project should not be a school capacity versus affordable housing issue. This is an opportunity to address school (Bryant Woods) over-crowding AND to improve the living conditions of 58 low-income families AND contribute to diluting the concentration of low income housing in Columbia.

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Friday, October 29, 2021 9:38 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** William Tootle <info@sg.actionnetwork.org>  
**Sent:** Thursday, October 28, 2021 6:47 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

William Tootle

dadies@verizon.net

5048 Beatrice Way

Columbia , Virginia 22044/1302

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Friday, October 29, 2021 9:38 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** virginia curtis <info@sg.actionnetwork.org>  
**Sent:** Thursday, October 28, 2021 8:17 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

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It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

virginia curtis

virginia\_curtis@hotmail.com

12122 Red Stream Way

Columbia, Maryland 21044

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Friday, October 29, 2021 9:37 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** Roni Berkowitz <info@sg.actionnetwork.org>  
**Sent:** Thursday, October 28, 2021 9:33 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

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It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Roni Berkowitz

roniberkowitz42@aol.com

2530 Kensington Gardens, #203

Ellicott City, MD, Maryland 21043

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Friday, October 29, 2021 9:35 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Residents of Roslyn Rise need your help.

Testimony

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**From:** Nix Debbie <info@sg.actionnetwork.org>  
**Sent:** Friday, October 29, 2021 12:39 AM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Residents of Roslyn Rise need your help.

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

Councilmember Deb Jung,

As a 50+ year resident of Columbia, I understand that it is more vital than ever to expand and improve the standard of affordable housing, part of the Rouse plan. The time is now - please do not delay this project any longer.

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have

already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Nix Debbie

bdnix32@gmail.com

5693 Harpers Farm Rd Unit A

Columbia, Maryland 21044

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Friday, October 29, 2021 9:33 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** Zepp Karen <info@sg.actionnetwork.org>  
**Sent:** Friday, October 29, 2021 7:26 AM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

I am an educator at Bryant Woods Elementary and I have a vested interest in these families as they are ones that I teach and with which I form long lasting relationships. I urge you to do the right thing and approve the waiver. Thank you.

Zepp Karen

k12rdygo@live.com

5647 Harpers Farm Rd Unit A

Columbia, Maryland 21044

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Thursday, October 28, 2021 4:19 PM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** Tony Powell <info@sg.actionnetwork.org>  
**Sent:** Thursday, October 28, 2021 4:10 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Tony Powell

powelltony1@gmail.com

5207 Grovemont Dr

Elkridge , Maryland 21075

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Thursday, October 28, 2021 3:28 PM  
**To:** Sayers, Margery  
**Subject:** Fw: Our Roslyn Rise neighbors deserve safe and accessible housing

Testimony

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**From:** Dawn Popp <info@sg.actionnetwork.org>  
**Sent:** Thursday, October 28, 2021 3:24 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Our Roslyn Rise neighbors deserve safe and accessible housing

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

Councilmember Deb Jung,

Dear Councilmembers,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have

already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Dawn Popp  
dpmom23@gmail.com  
6036 Toomey Lane  
Elkridge, Maryland 21075

**Sayers, Margery**

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**From:** Amy Jackson <amyjack1@verizon.net>  
**Sent:** Thursday, October 28, 2021 1:21 PM  
**To:** CouncilMail  
**Subject:** Roslyn Rise Vote

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

I am strongly in support of the Roslyn Rise restoration project. This is exactly what Columbia and Howard County should be about - improving living conditions for everyone. Please vote in favor of this initiative. I am especially speaking to my council member Deb Jung. Support CR 144 and 145.

Thank you.  
-Amy Jackson  
Sent from my iPhone

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Thursday, October 28, 2021 1:11 PM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** Gwen Moore <info@sg.actionnetwork.org>  
**Sent:** Thursday, October 28, 2021 12:59 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Gwen Moore

gwensmoore@yahoo.com

6631 Latrobe Falls Rd

Elkridge , Maryland 21075

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Thursday, October 28, 2021 1:07 PM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** Meredith Goode <info@sg.actionnetwork.org>  
**Sent:** Thursday, October 28, 2021 12:59 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Meredith Goode

meredithcg@gmail.com

4524 KINGSCUP CT

Ellicott City, Maryland 21042

## Sayers, Margery

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**From:** Meredith Curtis Goode <meredithcg@gmail.com>  
**Sent:** Thursday, October 28, 2021 12:57 PM  
**To:** CouncilMail  
**Subject:** I strongly support CR144-2021 / CR145-2021 - Inclusive redevelopment for Roslyn Rise

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

Dear Howard County Councilmembers,

I strongly support the redevelopment project for Roslyn Rise as a community-positive enterprise that will strengthen the community overall and create inclusive affordable housing with good amenities, which is a boon overall. I urge you to vote for [CR144-2021](#) / [CR145-2021](#). The APFO waiver should be approved.

This project is in the spirit of a strong community that has both racial and economic diversity. It makes good, humane, people-centered sense.

I love the Wilde Lake area (I went to WLHS long ago) and there has been great redevelopment of the village center there. My daughter is districted to go to WLHS and we couldn't be happier. I want the best for the Wilde Lake village and I think redevelopment of Roslyn Rise is strong part of it.

Thank you,  
Meredith Curtis Goode  
4524 Kingscup Court  
Ellicott City, MD

## Sayers, Margery

---

**From:** Jung, Deb  
**Sent:** Thursday, October 28, 2021 12:28 PM  
**To:** Sayers, Margery  
**Subject:** Fw: Support Affordable Housing in Howard County.

Testimony

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**From:** Kaufman Jessica <info@sg.actionnetwork.org>  
**Sent:** Thursday, October 28, 2021 11:36 AM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support Affordable Housing in Howard County.

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

Councilmember Deb Jung,

Dear Council Members,

I have resided in Howard County for over twenty-five years. In that time rents and housing prices have increased significantly making it difficult if not impossible for low and moderate income people, including those who serve our community such as teachers and emergency personnel to afford to live in the county in which they work.

Access to decent and affordable housing brings new vitality to distressed communities, fosters self-sufficiency and stability for individuals and families, and reduced social and economic problems that place enormous strains on education, public health, social services, law enforcement, and criminal justice systems.

For these reasons I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the

residents' standard of living and giving people from all income levels the chance to live in community with one another.

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It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Thank you for your consideration of this important issue.

Best,

Jessica B. Kaufman

Kaufman Jessica

[jkaufmans@verizon.net](mailto:jkaufmans@verizon.net)

7128 Elk Mar Dr

Elkridge, Maryland 21075

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Thursday, October 28, 2021 12:24 PM  
**To:** Sayers, Margery  
**Subject:** Fw: Roslyn Rise

Testimony

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**From:** Robert Fontaine <rtfontaine01@yahoo.com>  
**Sent:** Thursday, October 28, 2021 11:36 AM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Roslyn Rise

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

Deb-

I am writing to express my very st support for the Roslyn Rise redevelopment proposal.

I was impressed, as was the rest of the Harper's Choice Village Board at the time, by the positive, logical, and forward-thinking plan presented for the redevelopment of this and similar communities. In fact, this plan is the only way to secure their existence and desirability as housing, and at the same time provide for their ongoing economic sustainability.

It is astounding to me that the approval of this project is even in question. It is crucial for both Wilde Lake and Harper's Choice in particular, and for Columbia and Howard County as a whole. The current inequities in housing are frankly shameful. The start of this project has been delayed too long already. Please do the right thing here, and convince the rest of the Council to do so too.

Please feel free to contact me if you would like to discuss this issue.

Thank you,  
Bob Fontaine

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Thursday, October 28, 2021 12:23 PM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** Mettle Laura <info@sg.actionnetwork.org>  
**Sent:** Thursday, October 28, 2021 12:18 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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Councilmember Deb Jung,

I stand with the residents of Howard County and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and appropriate homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible, which is a major problem for disabled residents, who often need affordable housing. Unsafe housing negatively affects the children who live there in many ways, including their health and ability to fully participate in their education. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have

already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Mettle Laura  
ldmettle@yahoo.com  
3320 Daisy Road  
Woodbine, Maryland 21797

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Thursday, October 28, 2021 12:23 PM  
**To:** Sayers, Margery  
**Subject:** Fw: My Support for APFO Waiver and Affordable Housing!

Testimony

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**From:** charles dyer <info@sg.actionnetwork.org>  
**Sent:** Thursday, October 28, 2021 12:09 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** My Support for APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

charles dyer

cadassoc@aol.com

9895 palace hall drive

laurel, Maryland 20723

## Sayers, Margery

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**From:** Emily Allen <ealle1@umaryland.edu>  
**Sent:** Thursday, October 28, 2021 11:25 AM  
**To:** CouncilMail  
**Subject:** Approve CR 144 and CR 145

[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 a resident of Council District 1 writing to urge Council Representative Liz Walsh to approve the APFO waiver for Roslyn Rise. Approval of this waiver should not be a school issue versus affordable housing issue. It is an opportunity to address school over-crowding at Bryant Woods, improve the living conditions of 58 low-income families who deserve safe and healthy homes, and will contribute to diluting the concentration of low income housing in Columbia.

There are several short-term options to relieve any extra capacity issues at Bryant Woods while the project is ongoing, including but not limited to recent State funds to rehabilitate schools, utilizing Faulkner Ridge, and building the new Columbia elementary school. Howard County along with the rest of the United States is facing a housing crisis that will only be exacerbated with the eviction moratorium lift. Data from the Association of Community Services shows us there is a shortage of 6,600 affordable rental units in Howard County alone, 43% of Howard County renters are cost-burdened and 23% are severely cost-burdened. Howard County should not be restricted to the wealthy. I am a 28-year-old woman with a masters degree and even I can't afford to live in this county on my own. If something were to happen to my partner I would either need to find family to live with, find a new roommate, or move out of the county.

The conversation often centers around the impact on schools as that was the reason for APFO in the first place, but we often forget there are other individuals who need access to low-income housing that will not impact our schools. The same Association of Community Services report shows there is a shortage of 1,500 rental units for senior citizens earning below \$30,000 and a shortage of 3,500 units for those earning below \$60,000. Individuals with disabilities often do not receive enough in disability payments to afford middle-income rental units and also deserve access to safe and affordable housing. Seniors and individuals with disabilities will directly benefit from the new units added to Roslyn Rise with waiver approval.

Thank you for your time and I urge you to approve the APFO waiver for Roslyn Rise.

Emily Allen, MSW  
[ealle1@umaryland.edu](mailto:ealle1@umaryland.edu)  
Cell: (443) 878-9308

## Sayers, Margery

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**From:** Khaleda Hasan <shahidkhaleda@gmail.com>  
**Sent:** Thursday, October 28, 2021 9:35 AM  
**To:** CouncilMail  
**Subject:** 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'm writing in support of CR144 and CR145 regarding the Roslyn Rise renovation/redevelopment project. It's unconscionable to leave our fellow residents in substandard housing conditions because of a nominal increase in school crowding over the course of several years. It's irresponsible to ignore their rights to improved housing conditions.

Please vote your values. Or if your values don't align with bettering housing conditions for those in need and to increase the shortage of affordable housing options in our County, please challenge those values and vote to approve CR144 and CR145 for the greater good.

Thank you,  
Dr. Khaleda Hasan  
District 3

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Thursday, October 28, 2021 9:30 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing! We have to get out of our own way

Testimony

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**From:** Gregory Phillips <info@sg.actionnetwork.org>  
**Sent:** Wednesday, October 27, 2021 4:28 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing! We have to get out of our own way

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

Councilmember Deb Jung,

Dear County Council Members,

On January 6, 2022, a building permit will go to \$7.00 per s.f. from \$1.32 per s.f. Which will result in a permit going from \$18k to nearly \$70k PLUS if there is an MIHU fee it will be over \$80k.

I moved here in 1974 and my wife and I have raised three children. Where are they going to live? How are they going to afford to live in this county?

To be clear this letter writing campaign does not cover my family it covers those who are far less fortunate and are in a great need.

We has Howard Countians must find balance with providing real world housing for our aging and most needy population.

Where will the shift manager married to an EMT live in this county? Shall we just import all of these people or can we do something concrete to make their lives better.

If Roslyn Rise is not due for a re development than I do not know what neighborhood is.

We must be more customer and constituent centric in our approach and find ways to get things done and not find ways to put a stop to making things more affordable and accessible.

In that regard...

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Gregory Phillips  
gphillips@mred.us  
7846 River Rock Way  
Columbia, Maryland 21044

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Thursday, October 28, 2021 9:29 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** Karol Hess <info@sg.actionnetwork.org>  
**Sent:** Wednesday, October 27, 2021 4:45 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

I moved to Columbia in August, 1967., and lived there until the year 2020. I have seen all of these properties constructed. I have known many people who have been able to live in Columbia because of these properties.

Columbia and Howard County continue to need low-income housing. This is a perfect opportunity to renovate/reconstruct in existing areas. Land values continue to rise. Existing properties that can be improved for more people need to happen. The county only has approximately 2% developable land currently...WE need to use what is available now.

Looking forward I am confident solutions will be found to take care of the student population.

I urge you to vote in favor of this bill.

Karol Hess  
7335 Brookview Road #304  
Elkridge, MD 21075  
karol@karolhess.com  
410-294-5587

Karol Hess  
karol@karolhess.com  
7335 Brookview Road #304  
Elkridge, Maryland 21075

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Thursday, October 28, 2021 9:22 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** Harriett Tootle <info@sg.actionnetwork.org>  
**Sent:** Wednesday, October 27, 2021 8:56 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Harriett Tootle

dadies@verizon.net

5048 Beatrice Way

Columbia, Maryland 21044

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Thursday, October 28, 2021 9:20 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** Debra Snow <info@sg.actionnetwork.org>  
**Sent:** Wednesday, October 27, 2021 7:12 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Debra Snow

debrasnow@sbcglobal.net

12100 Little Patuxent Pkwy, APT E

Columbia, Maryland 21044-2746

## Sayers, Margery

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**From:** Jolene <jolene@blueliner.org>  
**Sent:** Thursday, October 28, 2021 7:55 AM  
**To:** CouncilMail  
**Subject:** CR 144 and CR 145

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

Hello County Council Members,

Please support **CR 144** and **CR 145**. I am keeping this short because I am sure you are receiving many emails on the topic. I am here if you would like to discuss any of my ideas around improving life and health in our county, which of course includes supporting a healthy school system. Thank you.

Jolene Mosley (D3)

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Wednesday, October 27, 2021 5:16 PM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** Donna Hayman <info@sg.actionnetwork.org>  
**Sent:** Wednesday, October 27, 2021 5:14 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Donna Hayman  
donnaohayman@yahoo.com  
6228 Tamar Dr  
Columbia, Maryland 21045

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Wednesday, October 27, 2021 4:09 PM  
**To:** Sayers, Margery  
**Subject:** Fw: Howard County needs Affordable Housing NOW. Support the APFO Waiver!

Testimony

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**From:** Jean Weller <info@sg.actionnetwork.org>  
**Sent:** Wednesday, October 27, 2021 3:55 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Howard County needs Affordable Housing NOW. Support the APFO Waiver!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. I am a 30 year County resident, widowed, senior with a son, 39, with multiple disabilities, living in a large home whose taxes have skyrocketed in the past few years. However, there are no affordable, truly accessible homes or apartments available for us to move to in Howard County. This county was designed to enable people from diverse cultures and income levels to be able to thrive in Community. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have

already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Jean Weller

[jweller123@comcast.net](mailto:jweller123@comcast.net)

10869 Hilltop Lane

Columbia, Maryland 21044

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Wednesday, October 27, 2021 3:03 PM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** Mary Ka Kanahan <info@sg.actionnetwork.org>  
**Sent:** Wednesday, October 27, 2021 3:01 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

Greetings, Council Member,

As clergy in the community of Wilde Lake, in Columbia, I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to support the PILOT funding and approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another. My St. John United Church congregants who call Roslyn Rise home for 4 decades tell me they are excited about the prospect of living in safer, warmer, adequate housing with outdoor amenities upon their return.

Although increasing the number of housing units would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential

influx of students. (Additionally, in my most recent community meeting with Bryant Woods Elementary School leadership, I was informed that the school is not at capacity.) We recognize moving students to neighboring schools isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. As a clergy co-chair of PATH, and spiritual leader in the Wilde Lake Village, I join with many others and call upon you to support the re-development of Roslyn Rise by supporting the PILOT and approving the APFO waiver.

Mary Ka Kanahan  
pastorkanahansju@gmail.com  
Wilde Lake Interfaith Center  
Columbia, Maryland 21044

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Wednesday, October 27, 2021 2:52 PM  
**To:** Sayers, Margery  
**Subject:** Fw: Greetings, Council Member,Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** Mary Ka Kanahan <info@sg.actionnetwork.org>  
**Sent:** Wednesday, October 27, 2021 2:51 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Greetings, Council Member,Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Mary Ka Kanahan  
pastorkanahansju@gmail.com  
Wilde Lake Interfaith Center  
Columbia, Maryland 21044

## Sayers, Margery

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**From:** Betsy Singer <betsysingermarcus@gmail.com>  
**Sent:** Wednesday, October 27, 2021 2:52 PM  
**To:** CouncilMail  
**Subject:** Approve CR 144 and CR 145 APFO Waiver-Redevelopment of Roslyn Rise

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

Howard County Council Members

October 27, 2021

The Jewish Community Relations Council stands with the Housing Affordability Coalition in support of the APFO waiver necessary to enable redevelopment of the Roslyn Rise Housing Complex in Columbia.

There is a vital need for updating the 50-year-old buildings. The current plan, which provides units for the “missing middle,” has the advantage of increasing the socioeconomic diversity of the neighborhood as well as bringing needed tax credits to the financing.

No one wants overcrowded schools. This fact calls for the County Council to work urgently, collaboratively, and constructively with the Howard County Public School System so the County will plan professionally and courageously for high-quality school facilities for all our students. This effort should start immediately by implementing feasible alternatives to assigning all the students in the new development to Bryant Woods.

Thank you for your consideration.

Laura Salganik, Co- Chair, [lsalganik@gmail.com](mailto:lsalganik@gmail.com)  
Betsy Singer Marcus, Co-Chair, [betsysingermarcus@gmail.com](mailto:betsysingermarcus@gmail.com)  
Jewish Community Relations Council (JCRC) of the Jewish Federation of Howard County

Betsy Singer Marcus, Co-Chair, JCRC  
Jewish Federation of Howard County  
[betsysingermarcus@gmail.com](mailto:betsysingermarcus@gmail.com)  
443-812-2525 cell

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Wednesday, October 27, 2021 12:10 PM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** Mary Anne Newkirk <info@sg.actionnetwork.org>  
**Sent:** Wednesday, October 27, 2021 12:02 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. The redevelopment of Roslyn Rise is an outstanding plan to upgrade outdated housing and increase affordable housing opportunities so that first responders and health care workers who work in Howard County can live here. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Mary Anne Newkirk  
newkirkcmt@verizon.net  
5352 Smooth Meadow Way #1  
Columbia, MD 21044

## Sayers, Margery

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**From:** S.L. Harris <sharris@firstpreshc.org>  
**Sent:** Wednesday, October 27, 2021 11:49 AM  
**To:** CouncilMail  
**Subject:** Approve CR 144 and CR 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,

Approval of the APFO waiver for the Roslyn Rise project should not be a school capacity **versus** affordable housing issue. This is an opportunity to address school (Bryant Woods) over-crowding **AND** to improve the living conditions of 58 low-income families **AND** contribute to diluting the concentration of low income housing in Columbia.

The Roslyn Rise project is consistent with both *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. Choosing not to redevelop the Roslyn Rise complex will leave 58 low-income families living in substandard and unsafe housing that impacts their children's health and capacity to learn. The requirements of the APFO waiver are met by the proposed plan as there is projected capacity in adjacent, recently renovated Swansfield and Running Brook elementary schools to absorb the projected increase in students.

It would be irresponsible for our community not to steward the resource of existing affordable housing in Columbia, by ignoring the need to redevelop this legacy of affordable low-income housing in our community. As a resident of Long Reach/Phelps Luck, I applaud the Enterprise Community development's commitment to redevelop and thus safeguard the vision of a diverse community that has space for vulnerable neighbors who work hard and earn little.

Thank you for voting to approve these resolutions.

Sue Lowcock Harris, Co-Pastor (she/her)

*First Presbyterian Church*  
9325 Presbyterian Circle  
Columbia, MD 21045  
410.730.3545 – church  
443.824.4305 - cell  
[www.firstpreshc.org](http://www.firstpreshc.org)

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Wednesday, October 27, 2021 10:30 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** Raymond Donaldson <info@sg.actionnetwork.org>  
**Sent:** Tuesday, October 26, 2021 5:31 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

Howard County needs affordable housing. Anything and everything needed to make this happen must be done. I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Raymond Donaldson

rtdonaldson@gmail.com

2911 Pauls Provision

Ellicott City, Maryland 21042

## Sayers, Margery

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**From:** Paige Getty <minister@uucolumbia.net>  
**Sent:** Tuesday, October 26, 2021 3:47 PM  
**To:** CouncilMail  
**Subject:** Please approve the APFO waiver to allow the redevelopment of Roslyn Rise!

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

Dear Councilmembers Jung and Rigby, and all who serve on the County Council,

Please approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

We can all agree that Roslyn Rise needs attention—all residents of Howard County deserve safe, affordable, and accessible housing.

I know there are concerns about increasing the number of public school students in the neighborhood. However, I am convinced by the evidence that shows that we have adequate, if not ideal, options for meeting the APFO requirements without overburdening BWES.

No solution is perfect, but Roslyn Rise deserves its promised redevelopment. It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing.

I join with PATH (People Acting Together in Howard), affordable housing advocates, and many others in urging you to support the re-development of Roslyn Rise by approving the APFO waiver.

Thank you,  
Paige Getty (living in District 4 and serving in District 3)

---

The Rev. Paige Getty, Minister  
she / her / hers  
Unitarian Universalist Congregation of Columbia  
7246 Cradlerock Way  
Columbia, Maryland 21045  
(410) 381-0097, ext. 101  
minister@uucolumbia.net

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Tuesday, October 26, 2021 12:51 PM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** Janet Coffin <info@sg.actionnetwork.org>  
**Sent:** Tuesday, October 26, 2021 12:28 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Janet Coffin

janet.coffin1951@gmail.com

3019 Romaric Court

Baltimore, Maryland 21209

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Tuesday, October 26, 2021 11:37 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** Margaret Merritt <info@sg.actionnetwork.org>  
**Sent:** Tuesday, October 26, 2021 11:35 AM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

I have enjoyed the benefits of living in Columbia for over 40 years and would love to see that all who want to live and grow their families to do also. Let's do it and continue the accessibility for all income levels.

Margaret Merritt  
Senior Resident

Margaret Merritt  
bilmar012@aol.com  
6100 Babylon Crest  
Columbia, Maryland 21045

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Tuesday, October 26, 2021 10:42 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** Andrea LeWinter <info@sg.actionnetwork.org>  
**Sent:** Tuesday, October 26, 2021 10:40 AM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Andrea LeWinter  
andrealwinter@cs.com  
5371 Five Fingers Way  
Columbia, Maryland 21045

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Tuesday, October 26, 2021 10:26 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Please act for the least of these

Testimony

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**From:** Kenneth Katzen <info@sg.actionnetwork.org>  
**Sent:** Tuesday, October 26, 2021 10:14 AM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Please act for the least of these

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

Councilmember Deb Jung,

All residents of Howard County deserve to have safe and accessible homes. Affordable housing advocates across the County are urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward. I agree.

Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the geographic segregation of low-income housing. That is not only penny-wise and pound-foolish for the county, but it is counter to everything we say we believe. Roslyn Rise's redevelopment would make low-income housing more equitable and give people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate any influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Kenneth Katzen  
kkatzen01@gmail.com  
4905 Canvasback Dr.  
Columbia, Maryland 21045

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Tuesday, October 26, 2021 10:25 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** C. Elaine McAuliffe <info@sg.actionnetwork.org>  
**Sent:** Tuesday, October 26, 2021 10:23 AM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

As the parent of a young man with a disability who is still searching for full time employment, I

think about affordable housing every day.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

C. Elaine McAuliffe

mattelaineab@yahoo.com

10325 Twinedew Place

Columbia, Maryland 21044

## Sayers, Margery

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**From:** billsalganik@gmail.com  
**Sent:** Tuesday, October 26, 2021 10:15 AM  
**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.]

I write in support of the APFO waiver for the Roslyn Rise redevelopment.

APFO should not prevent the development of needed housing. Rather, it should allow for orderly planning so that additional students can be accommodated.

In the case of Bryant Woods, there is available capacity at nearby schools, and the redevelopment timeframe of two to five years allows time to make the transition.

The Roslyn Rise project is the type of development Howard County needs. It would deconcentrate poverty by adding market-rate units. It would provide units for the "missing middle" while updating low-income housing that has aged and become substandard. Failure to move ahead would leave \$23 million in federal tax credits on the table.

No one wants overcrowded schools. However, I am confident Howard County has the ability to absorb a relatively small number of additional students while permitting this needed project to move forward.

Bill Salganik, resident of District 4

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Tuesday, October 26, 2021 9:38 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Roslyn Rise APFO Waiver  
**Attachments:** Roslyn Rise APFO Letter to HoCo Council 10.22.2021.pdf

Testimony

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**From:** Terri Bradford <tbradford@mih-inc.org>  
**Sent:** Friday, October 22, 2021 10:12 AM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Roslyn Rise APFO Waiver

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

Dear Delegate Jung,

Attached please find a letter of support for the approval of the Roslyn Rise APFO Waiver Application from Maryland Inclusive Housing and the Howard County Housing Committee.

Sincerely,



**Terri Bradford**  
Administrative Assistant  
Maryland Inclusive Housing



[\(301\) 242-9600](tel:(301)242-9600)

[tbradford@mih-inc.org](mailto:tbradford@mih-inc.org)

[www.mih-inc.org](http://www.mih-inc.org)



October 22, 2021

**Members of the Howard County Council**

3430 Court House Drive  
Ellicott City, MD 21043

Dear Chair Liz Walsh, Co-Chair Opel Jones and Council Members Deb Jung, Christiana Rigby and David Yungmann,

Maryland Inclusive Housing Corporation (MIH) was established to help people with intellectual and other developmental disabilities (IDD) successfully access and maintain inclusive, affordable, and accessible housing of their choice. To this end, MIH has established Housing Committees around the state, including one in Howard County to work on these issues.

On behalf of MIH and our Howard County Committee, whose members are listed at the end of this letter, we urge you to approve the Roslyn Rise APFO Waiver Application.

Roslyn Rise is an ideal redevelopment opportunity for people with disabilities in Howard County. All the new units will be wheelchair visitable; 9 units are fully wheelchair accessible, some of the units are accessible for people with vision and hearing impairments. The area is walkable to amenities and there is a good mix of apartments which are affordable for individuals with very low incomes, and it is mixed income. The people who have disabilities whom we represent are much less likely to have school age children than is the case with the general population.

The people who we support desperately need the availability of additional affordable and accessible housing and allowing the redevelopment of Roslyn Rise by approving the APFO waiver would be a step in the right direction.

Sincerely,

Tim Wiens  
Executive Director  
Maryland Inclusive Housing



MIH Howard County Housing Committee Members:

Cindy Parr – Executive Director, Arc/Howard County

Patricia Sylvester – President, Columbia Downtown Housing Corp

Grace Morris – Executive Director, Heritage Housing Partners

Mark Dunham – Consultant, Kindred Strategies

Melissa Rosenberg – Executive Director, Howard County Autism Society

Katie Collins-Ihrke – Executive Director, Accessible Resources for Independence

Dorothy Plantz – Parent and former Arc/Howard County Board Member

Theresa Ballinger – Parent and Board Member of Howard County Autism Society & Arc/Howard County

Nannette Livadas – Deputy Director, Howard County Housing Commission

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Tuesday, October 26, 2021 9:28 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** Debra Snow <info@sg.actionnetwork.org>  
**Sent:** Monday, October 25, 2021 8:05 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Debra Snow

[debrasnow@sbcglobal.net](mailto:debrasnow@sbcglobal.net)

12100 Little Patuxent Pkwy, APT E

Columbia, Maryland 21044-2746

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Tuesday, October 26, 2021 9:28 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** Harriett Katzen <info@sg.actionnetwork.org>  
**Sent:** Monday, October 25, 2021 8:06 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Harriett Katzen

hkatzen7@gmail.com

4905 Canvasback Drive

Columbia, Maryland 21045

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Tuesday, October 26, 2021 9:28 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

---

**From:** Laurie Bulka <info@sg.actionnetwork.org>  
**Sent:** Monday, October 25, 2021 8:26 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I am a member of the Columbia United Christian Church and our entire congregation stands with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Laurie Bulka

lbulka@verizon.net

10924 Battersea Lane

Columbia, Maryland 21044

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Tuesday, October 26, 2021 9:27 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

---

**From:** Deeba Jafri <info@sg.actionnetwork.org>  
**Sent:** Monday, October 25, 2021 8:43 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Deeba Jafri

deebajafri@comcast.net

5840 Rockburn Woods Way

Elkridge, Maryland 21075

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Tuesday, October 26, 2021 9:26 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** Fran Donaldson <info@sg.actionnetwork.org>  
**Sent:** Monday, October 25, 2021 8:54 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

Howard County is very much in need of affordable housing! I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Fran Donaldson

frandonaldson@hotmail.com

2911 Pauls Provision

Ellicott City , Maryland 21042

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Tuesday, October 26, 2021 9:25 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Do what's right--fully support Roslyn Rise!

Testimony

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**From:** Cynthia Marshall <info@sg.actionnetwork.org>  
**Sent:** Monday, October 25, 2021 8:56 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Do what's right--fully support Roslyn Rise!

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

Councilmember Deb Jung,

Dear County Council:

As a 12 year resident of Columbia, I strongly support Howard County doing everything it can to pave the way for affordable housing in Howard County. We have not done enough to live into Jim Rouse's vision of having the janitor and physician live side-by-side, especially with the current housing market.

Most urgently, please do everything you can to move Roslyn Rise's redevelopment as quickly as possible.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and

Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Thank you.

Sincerely,  
Cynthia Marshall

Cynthia Marshall  
PATH.IAF@gmail.com  
7056 Melting Shadows Lane  
Columbia, Maryland 21045

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Tuesday, October 26, 2021 9:24 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

---

**From:** Lorna Carmichael <info@sg.actionnetwork.org>  
**Sent:** Monday, October 25, 2021 9:25 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 may bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. Reserving an allotment for people with special needs is also desired. Everyone deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Respectfully,

Lorna Carmichael

Lorna Carmichael

[lornac7@icloud.com](mailto:lornac7@icloud.com)

10226 Silverstone Place

Ellicott City , Maryland 21042

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Tuesday, October 26, 2021 9:24 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Affordable Housing for Columbia citizens

Testimony

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**From:** Martin Donna <info@sg.actionnetwork.org>  
**Sent:** Monday, October 25, 2021 9:33 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Affordable Housing for Columbia citizens

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

Councilmember Deb Jung,

As a former resident of Columbia MD and a member of Columbia United Church of Christ, and as a person who once knew not where I was going to be able to live, I urge you to do everything possible on behalf of the persons in our beloved community who need adequate to and affordable housing.

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential

influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Martin Donna

drdjmartin@gmail.com

707 Maiden Choice Ln Apt 8g11

Catonsville, Maryland 21228

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Tuesday, October 26, 2021 9:23 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

---

**From:** Roy Appletree <info@sg.actionnetwork.org>  
**Sent:** Tuesday, October 26, 2021 7:11 AM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

My first job in housing was way back in 1979 (sic). I became the President/CEO of the Columbia Interfaith Housing Corporation. My office was in Roslyn Rise and the challenge was the "work out" of a deteriorating set of 5 sites who were also facing financial problems. A major HUD grant put much needed bandaids on the furnaces, fences, windows, insulation, electrical wiring and the like. The community was up in arms about "The Rouse Ghetto" and "Hide Out Heath."

AN OPPORTUNITY TO REBUILD NEW MIXED INCOME HOUSING WOULD SEEM TO BE A NO BRAINER. Let's not miss the forest through the trees.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Roy Appletree  
roy.appletree@gmail.com

7230 Single Wheel Path  
Columbia, Maryland 21046

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Tuesday, October 26, 2021 9:23 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

---

**From:** Ann McHale <info@sg.actionnetwork.org>  
**Sent:** Tuesday, October 26, 2021 7:39 AM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

Ann McHale

amchale1@verizon.net

11233B SNOWFLAKE CT

Columbia , Maryland 21044

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Tuesday, October 26, 2021 9:22 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** RoseMarie Meservey <info@sg.actionnetwork.org>  
**Sent:** Tuesday, October 26, 2021 7:43 AM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I'm a member of the Columbia United Christian Church and have resided in Oakland Mills since 1983 and believe in James Rouse's vision of a community that welcomes diversity.

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have

already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

RoseMarie Meservey  
rmmeserv@gmail.com  
9447 Brett Lane  
Columbia, Maryland 21045

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Tuesday, October 26, 2021 9:21 AM  
**To:** Sayers, Margery  
**Subject:** Fw: Support the APFO Waiver and Affordable Housing!

Testimony

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**From:** Neal Hyman <info@sg.actionnetwork.org>  
**Sent:** Tuesday, October 26, 2021 8:50 AM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Support the APFO Waiver and Affordable Housing!

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

Councilmember Deb Jung,

I stand with People Acting Together in Howard (PATH) and affordable housing advocates across the County urging you to approve the APFO waiver and allow the re-development of Roslyn Rise to move forward.

All residents of Howard County deserve to have safe and accessible homes so their families can thrive. In its current state, Roslyn Rise is not energy efficient or ADA accessible. Additionally, it contributes to the concentration of low-income housing. Our society grows stronger when we encourage socioeconomic diversity in our places of residence. Roslyn Rise's redevelopment would make low-income housing more equitable by increasing the residents' standard of living and giving people from all income levels the chance to live in community with one another.

Although increasing the number of housing units from 58 to 193 would bring more students to the neighboring schools, APFO requirements have been met as neighboring Swansfield and Running Brook elementary schools have the projected capacity to accommodate the potential influx of students. We recognize this solution isn't perfect but many of these families have already been temporarily relocated and they deserve safe, affordable, and accessible housing.

It is vital to preserve the quality of life for all who live in Howard County, especially those who need affordable housing. I join with many others and call upon you to support the re-development of Roslyn Rise by approving the APFO waiver.

I need to say that I favor everything mentioned above but primarily for existing residents of Howard County. I regularly worship at Columbia United Christian Church.

Neal Hyman

nealhyman@netzero.com

5307 Wyndholme Circle Unit 402

Baltimore, Maryland 21229

**Sayers, Margery**

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**From:** Gary Garofalo <ggarofalo@harkinsbuilders.com>  
**Sent:** Monday, October 25, 2021 2:37 PM  
**To:** CouncilMail  
**Subject:** Approve CR 144 and CR 145

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

I wear a couple hats related to this project, so I would like to be fully transparent. I am the President & CEO of Harkins Builders, who will be the general contractor on this project, so my company certainly has a financial interest in building this project (already delayed over a year), which will keep a number of our employees (many of which are HC residents) employed in high paying jobs, during a very difficult and unprecedented time in our company's history and the construction industry as a whole.

In addition, I also serve as a board member of CDHC, that as you know is committed to providing affordable housing for the downtown Columbia community. I believe the argument laid out below addresses the biggest concerns of building this project right now and can be overcome with planning and a better understanding of the number of residents being added, that we believe will not have an adverse affect on the school capacity issues being raised. In addition there are numerous positive outcomes of the redevelopment of the Roslyn Rise Housing Complex, the most notable being that the project will provide 72 new affordable and accessible units to our seniors and people living with disabilities.

I can appreciate that this is complex issue with many factors to consider, but I would ask that you read the email below with an open mind and reach out to me or any on our Board if you have any questions on the key points we have listed below. Thank you in advance for your consideration in this matter.

### **CALL TO ACTION**

**Let County Council members know by October 29 that you support the APFO waiver necessary to enable redevelopment of the Roslyn Rise Housing Complex in Columbia.**

To: <mailto:Councilmail@howardcountymd.gov>

**Subject: Approve CR 144 and CR 145**

**Message:** *Approval of the APFO waiver for the Roslyn Rise project should not be a school capacity **versus** affordable housing issue. This is an opportunity to address school (Bryant Woods) over-crowding **AND** to improve the living conditions of 58 low-income families **AND** contribute to diluting the concentration of low income housing in Columbia.*

**Background**

Roslyn Rise, built in the 1970s, is the first of five Columbia affordable housing complexes that Enterprise Community Development has committed to re-develop. The Roslyn Rise project is consistent with both *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 project will add 95 units and disperse the total of 153 units across the income spectrum (a third each at 0-40% AMI, 41-80 AMI and above 80% AMI). Further, the additional market rate units will provide sustainable income to maintain the property.

**The Issue**

Some County Council members are concerned that approval of the Adequate Public Facilities Ordinance (APFO) waiver will result in further burdening the projected over-capacity Bryant Woods Elementary School. If the waiver is not approved, the development will lose the benefit of \$23 million resulting from the Federal Low Income Tax Credit (LIHTC) program, thereby making the project financially unfeasible. Not redeveloping the Roslyn Rise complex will leave 58 low-income families living in substandard and unsafe housing that impacts their children’s health and capacity to learn.

**Key Points.**

- > The requirements of the APFO waiver are met by the proposed plan as there is projected capacity in adjacent, recently renovated Swansfield and Running Brook elementary schools to absorb the projected increase in students.
- > There are short-term options to help relieve Bryant Woods projected overcapacity and aging infrastructure issues that can be implemented in the two-to-three years that it will take to complete the Roslyn Rise project. The options include:
  - >> The availability of State “Build to Learn Act” school funds to rehabilitate Bryant Woods and Faulkner Ridge elementary schools.
  - >> Use of the Faulkner Ridge elementary school building, enabling short-term use as transition space for Bryant Woods students.
  - >> Immediately building the new Columbia elementary school for which property has been allocated.
- > There will be no increase in the number of affordable/subsidized housing units; therefore the projected increase in students will come from the workforce and market rate units contributing to diluting the concentration of poverty and increasing diversity in the impacted schools—goals shared by housing advocates and the Board of Education.
- > Seniors and people with disabilities will benefit from the 72 new affordable and accessible units, which will not add significantly to school capacity but will address critical housing need for these populations.
- > The Wilde Lake Village Board supports the redevelopment of Roslyn Rise as a project that will provide significant improvements to the neighborhood and benefits to its residents.
- > Redevelopment of the five Enterprise Columbia projects will preserve approximately 7 percent of the County’s affordable housing inventory.

and is expected to vote on the issue at its **November 1** legislative session.

***Every voice in support of affordable housing***

***and Roslyn Rise students and their families is important. Make sure that yours is heard.***

**Recent Read**

**Baltimore SUN; October 21. Housing policy affects population health...** Studies show that providing Americans with more options for safe, affordable housing could yield a broad array of benefits for the nation, from greater social cohesion to helping close the educational achievement gap. Not least, providing more affordable housing also has the potential to improve community health and address some of the stark health disparities that became so vivid and heartbreaking during the pandemic.

[http://digitaledition.baltimoresun.com/infinity/article\\_share.aspx?guid=1f9d3a61-47b8-41c1-afd1-a257081cbb4c](http://digitaledition.baltimoresun.com/infinity/article_share.aspx?guid=1f9d3a61-47b8-41c1-afd1-a257081cbb4c)

####



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Government  
Multifamily



**Gary Garofalo**  
CEO/President

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Columbia, Maryland 21044

ggarofalo@harkinsbuilders.com

**Direct:** 410-480-4232  
**Mobile:** 443-277-1555  
**Office:** 410-750-2600  
**Web:** www.harkinsbuilders.com



## Sayers, Margery

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**From:** Jumel Howard <howard,jumel@pflaghoco.org>  
**Sent:** Monday, October 25, 2021 1:03 PM  
**To:** CouncilMail  
**Subject:** Approve CR 144 and CR 145

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

Approval of the APFO waiver for the Roslyn Rise project should not be a school capacity versus affordable housing issue. This is an opportunity to address school (Bryant Woods) overcrowding AND to improve the living conditions of 58 low-income families AND contribute to diluting the concentration of low income housing in Columbia.

--

*"If there is no struggle, there is no progress" - Frederick Douglass*

**Jumel Howard**  
**Vice-President/Membership Chair**  
**PFLAG Columbia-Howard County**  
[www.pflaghoco.org](http://www.pflaghoco.org)  
**443-953-8631**  
**He, Him, His**

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## Sayers, Margery

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**From:** Frances O'Connor <chettyoak@yahoo.com>  
**Sent:** Monday, October 25, 2021 11:58 AM  
**To:** CouncilMail  
**Subject:** Vote NO on CR144-2021 / CR145-2021.

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

Please vote against CR144 & CR145.

The Roslyn Project does not add to the supply of existing affordable housing units (simply replaces the existing affordable housing) while exacerbating school capacity issues at an already overcrowded school in an overcrowded system.

It is sad that critical county needs so often have to battle one another for resources (in this case, affordable housing and physical seats in classrooms). However, in this case it seems clear that there is only a small positive impact on affordable housing (improving the quality of the Roslyn Rise housing) with a significant impact in adding more permanent school seats in the school system. It should not receive the wait-time exemptions at the expense of the school system.

Thank you.

Frances Keenan  
District 1

## Sayers, Margery

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**From:** lindaleslie@verizon.net  
**Sent:** Monday, October 25, 2021 9:33 AM  
**To:** CouncilMail  
**Subject:** Support Roslyn Rise Redevelopment

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

Dear Councilmember,

I am writing to urge your support of the APFO waiver for Roslyn Rise. I am a resident of Council District 4 and my children attended Wilde Lake High School, one of the schools impacted by this redevelopment.

While I appreciate the concerns that have been raised regarding crowding in our HCPSS schools, including Bryant Woods, I am much more concerned about the living conditions of the current residents of Roslyn Rise, including the students already attending our schools. Howard County is adding housing all over the county. Why is it OK to give a green light to that new housing, which will add thousands of new residents and students to the county, but suddenly we must say no when it comes to *current residents* who need our help? I will give you a moment to think about what makes these individuals different from the folks buying all those single family market rate homes... Is saying no to them really the message we want to be sharing about our values?

This redevelopment meets all the requirements for an APFO exemption. We have an opportunity to do the right thing not just for the residents of Roslyn Rise, but also for Howard County. We desperately need more affordable housing. This project is supported by local residents and by the Wilde Lake and Harper's Choice Village Boards. Please vote to waive the APFO requirement and move the redevelopment forward.

Sincerely,

Linda Lamppert Leslie  
District 4

**Sayers, Margery**

---

**From:** Cloria Kelly <ckelly@jhenergy.com>  
**Sent:** Monday, October 25, 2021 9:32 AM  
**To:** CouncilMail  
**Subject:** Approve CR 144 and CR 145

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

*Approval of the APFO waiver for the Roslyn Rise project should not be a school capacity **versus** affordable housing issue. This is an opportunity to address school (Bryant Woods) over-crowding **AND** to improve the living conditions of 58 low-income families **AND** contribute to diluting the concentration of low income housing in Columbia.*

*I grow up living in Roslyn Rise and it was a great place to live and grow up at. It's a perfect location for schools and we need to keep this housing for families that can't afford these new developments they are building now. Please keep Roslyn Rise.*

**I support the APFO waiver necessary to enable redevelopment of the Roslyn Rise Housing Complex in Columbia.**

**Also, I'm still a Howard County resident.**

**Sayers, Margery**

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**From:** Laura Salganik <lsalganik@gmail.com>  
**Sent:** Monday, October 25, 2021 8:28 AM  
**To:** CouncilMail  
**Subject:** 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 Council Members,

Approval of the APFO waiver for the Roslyn Rise project should not be a school capacity *versus* affordable housing issue. This is an opportunity to address school (Bryant Woods) over-crowding **AND** to improve the living conditions of 58 low-income families **AND** contribute to diluting the concentration of low income housing in Columbia.

Thank you,  
Laura Salganik

**Sayers, Margery**

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**From:** Regina Lee <rvltravel@hotmail.com>  
**Sent:** Sunday, October 24, 2021 8:51 PM  
**To:** CouncilMail  
**Subject:** APPROVE CR 144 AND CR 145

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

I support the APFO Waiver necessary to enable redevelopment to enable redevelopment of the Roslyn Rise Housing Complex in Columbia. Also, hope to move into one of the renovated ADA accessible units.

**Sayers, Margery**

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**From:** Jackie Eng <jleng1747@gmail.com>  
**Sent:** Friday, October 22, 2021 9:41 PM  
**To:** CouncilMail  
**Subject:** CR 144/145 Corrected Testimony  
**Attachments:** HAC CR 144-145 Testimony.pdf

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

Housing Affordability Coalition testimony submitted earlier today contained an error. Please distribute the attached corrected testimony, dated October 23, to Council members and for the public record. I would appreciate a response letting me know that you've received this email and distributed the corrected version.

Thank you,  
Jackie Eng, d

# Howard County Housing Affordability Coalition

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October 23, 2021

Ms. Elizabeth Walsh, Chairwoman  
Howard County Council  
3130 George Howard Building  
Ellicott City, Maryland 21043

Subject: Council Resolution 144-2021 and Council Resolution 145-2021

Dear Chairwoman Walsh:

It is the Housing Affordability Coalition's position that approval of the APFO waiver for the Roslyn Rise redevelopment project should not be considered as a school capacity versus affordable housing issue. Rather, we view this project as an opportunity to address the concern about school (Bryant Woods) overcrowding AND to improve the living conditions of 58 low-income families AND contribute to diluting the concentration of low income housing in Columbia.

Our position that the CR 144 and 145 APFO waivers should be approved is based on the following factors:

- The requirements of the APFO waiver are met by the proposed plan as there is projected capacity in adjacent, recently renovated Swansfield and Running Brook elementary schools to absorb the projected increase in students.
- There are short-term options to help relieve Bryant Woods' projected overcapacity and aging infrastructure issues that can be implemented in the two-to-three years that it will take to complete the Roslyn Rise project. The options include:
  - The availability of State "Build to Learn Act" school funds to rehabilitate Bryant Woods and Faulkner Ridge elementary schools.
  - Use of the Faulkner Ridge elementary school building, enabling short-term use as transition space for Bryant Woods students.
  - Immediately building the new Columbia elementary school for which property has been allocated by the Howard Hughes Corporation.
- There will be no increase in the number of affordable housing units; therefore the projected increase in students will come from the workforce and market rate units contributing to diluting the concentration of poverty and increasing diversity in the impacted schools—goals shared by housing advocates and the Board of Education.
- Seniors and people with disabilities will benefit from the 72 new affordable and accessible units, which will not add significantly to school capacity but will address critical housing need for these populations.
- The Wilde Lake Village Board supports the redevelopment of Roslyn Rise as a project that will provide significant improvements to the neighborhood and benefits to its residents.
- Redevelopment of the five Enterprise Columbia projects will preserve approximately 7 percent of the County's affordable housing inventory.

We appreciate the opportunity to add these additional comments to the Coalition's September 20 testimony.

Respectfully,

*Jackie Eng*

Jackie Eng, Coalition Coordinator  
[Jleng1747@gmail.com](mailto:Jleng1747@gmail.com); 410-808-9677

Deb Jung  
Council Member  
George Howard Building  
1<sup>st</sup> floor  
3430 Courthouse Drive  
Ellicott City, MD 21043

Dear Ms. Jung:

One of the gaps in Howard County is the number of available housing units which are accessible, affordable and inclusive for county residents who are intellectually and developmentally disabled (IDD).

As a parent of an adult son with developmental disabilities and as a member of the Howard County housing committee which was established through the Maryland Inclusive Housing Corporation, I have many concerns regarding housing for Howard County residents with IDD who want to remain in the community.

With the needs of this community in mind, I strongly encourage you to approve the Roslyn Rise APFO Waiver Application. All of the new units will be wheelchair visitable with nine units fully wheelchair accessible. Some units will be accessible for those with vision and hearing impairments. The location of the units allows individuals to access community amenities and there is a mix of units for various income levels including low incomes which support individuals with disabilities. The impact on local schools is expected to be minimal since these individuals are much less likely to have school age children.

The redevelopment of Roslyn Rise creates an opportunity for individuals with IDD to continue to reside in their community. By approving the APFO waiver, you will be taking a step in the right direction to support our friends in this community who desperately need accessible and affordable housing to remain here.

Thank you for considering and supporting this important issue.

Sincerely,

Dorothy Plantz

Member of the Howard County Committee for Inclusive Housing  
Former board member/president of the Arc of Howard County  
Parent of an adult son with IDD  
Resident of Wilde Lake Village  
10128 Spring Pools Lane  
Columbia, MD 21044

## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Friday, October 22, 2021 2:04 PM  
**To:** Sayers, Margery  
**Subject:** Fw: Rosalyn Rise Community

Testimony

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**From:** Jeanette Jenkins <steelmag1@icloud.com>  
**Sent:** Tuesday, October 19, 2021 10:18 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Rosalyn Rise Community

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

Dear Council Member Deb Jung,

I am writing to express my support for redevelopment of the Rosalyn Rise Housing Community. I have lived in Howard County for 47 years and during that time, I have learned that more affordable housing is definitely needed here. From what I have read about the project, it seems well-planned and should fit advantageously within the Wilde Lake Community as well as in Columbia and the overall County.

The pandemic, that we continue to face, has revealed many of the inequities, especially economic throughout this country. Columbia is not exempt from this unfortunate dilemma. Unemployment is a major problem and especially among those who are economically challenged. Our community would benefit from having a larger pool of people who can afford decent housing here and housing located close to potential employment opportunities. The Rosalyn Rise Community meets those criteria.

I encourage you to do everything you can to help ensure that the redevelopment of Rosalyn Rise becomes a reality. The future residents who will live there and everyone else living in the County will benefit from this.

Thank you in advance for your time and attention to this request. Jeanette Jenkins, 10800 Symphony Way, Columbia MD 21044.

Sent from my iPad



Requirements of the Adequate Public Facilities Ordinance’s  
Special Exception for Affordable Housing

“The County Council and County Executive have approved either a Payment in Lieu of Taxes (PILOT) agreement for the project or a resolution authorizing the project to proceed. As part of the approval of the PILOT or resolution, the Council shall hold a public hearing and consider:

**1. The capacity utilization at the school or schools impacted by the project and at adjacent schools, including limiting the potential impact on any elementary or middle school with a capacity utilization rate greater than 115 percent unless an adjacent school with the same grade levels has a capacity utilization rate of 100 percent or less;**

- Roslyn Rise will complete in summer of 2023, so APFO test year is 2023-2024.
  - 2021 Feasibility chart (May 2021 HCPSS projections) for 2023-2024 = 115.2%
    - 2021 Feasibility chart for 2024-2025 = 115.2%
  - 2021 APFO chart (May 2020 HCPSS projections) for 2024-2025= 136.6% capacity
- Even by the APFO chart’s more elevated numbers, 7 of the 11 elementary schools in Columbia have capacity for many years, including 4 immediately adjacent elementary school districts: Longfellow, Running Brook, Swansfield, and Stevens Forest (see: ES attendance areas, Appendix – Feasibility Study: 2023-2024 Adjacent Districts).
  - Per the 2021 Feasibility chart projections from May of this year, Swansfield, Running Brook, and Stevens Forest have abundant capacity; with RBES at projected for 78% of capacity in 2023-2024
- Classroom sizes at BWES have consistently been below recommended classroom sizes for grade level in each of the past three school years.

**2. Estimated student generation from the project**

- Howard County DPZ estimates 47 new students:
  - 23 ES
  - 11 MS
  - 13 HS
- 52 of the 95 net new units will be market-rate.
- The vast majority of the remaining net new units will be moderate income (60-80% AMI) and all net new households will be above the FARMS rate.
- The majority of these units are not large family units. Most are expected to be single adults, young couples, and adult roommates. 55 of the 95 net new units will be one-bedrooms; 24 will be two-bedrooms.
- Per both members of the School Board and the Central Office staff, May 2021’s projections dropped substantially in part because the new Downtown Columbia and Wilde Lake Vista developments have not resulted in nearly as many students as the projects’ Pupil Generation Reports estimated.

Unit Size	Current Mix	Future Mix	# of New Units
<b>1BR</b>	6	61	55
<b>2BR</b>	34	58	24
<b>3BR</b>	13	29	16
<b>4BR</b>	5	5	0
<b>TOTAL</b>	<b>58</b>	<b>153</b>	



**3. Any potential for the Board of Education to add capacity to the impacted school or schools through redistricting, facility expansion, or other programs; and**

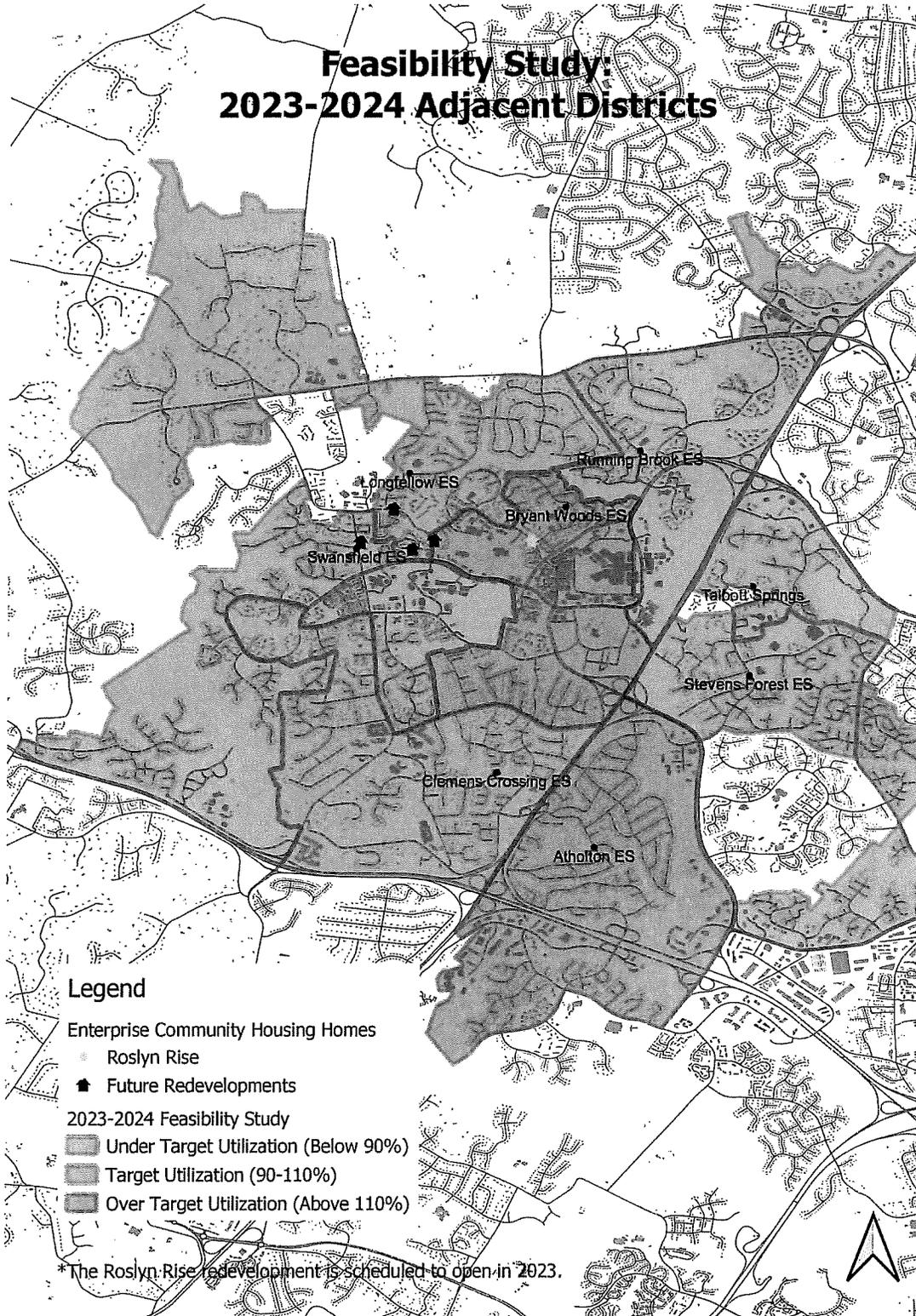
- As outlined above, there is ample capacity in several surrounding schools to accommodate growth if the projections pan out
- The School Board has elected to postpone the new downtown elementary school because capacity projections exceeded new enrollments from recent developments
- As the renovated Talbott Springs Elementary school and the new high school open in 2022-2023, both will prompt boundary review in this region. Any necessary adjustments could be made at this time, as opposed to in a one-off spot-redistricting effort.

**4. The need for affordable housing in the County, including factors such as the housing cost burden on families, the availability of housing for individuals with disabilities, and the extent of homelessness among families and school children.**

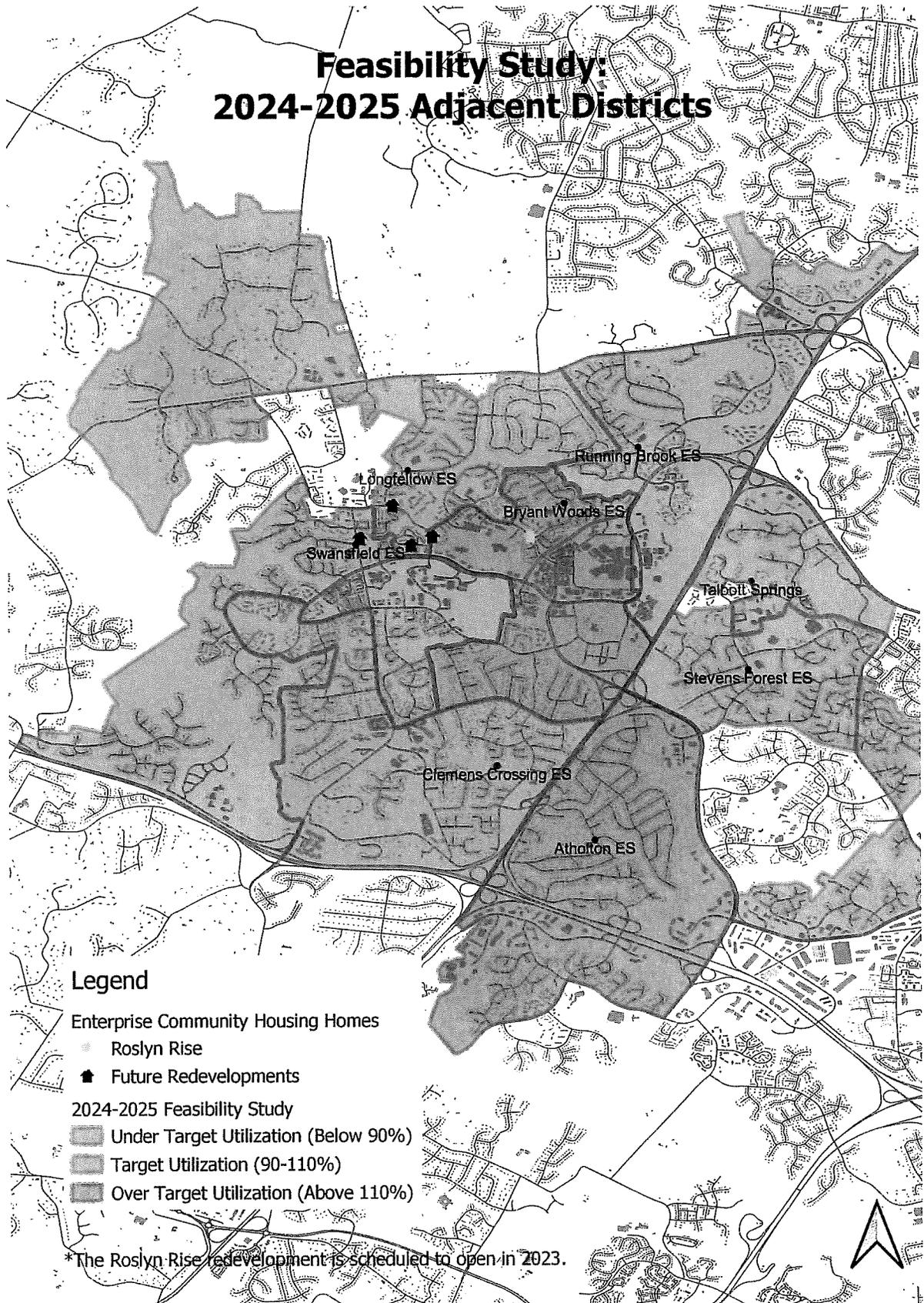
- According to background market research prepared as part of the Housing Opportunities Master Plan process, Howard County is underbuilt by an estimated 20,000 homes (based on job growth) as compared to neighboring counties. Job growth has and continues to rapidly outpace housing growth.
  - The percentage of people who live *and* work in Howard County is far lower than in neighboring counties, regardless of income level
  - Less than 10% of housing in the County is affordable to those earning at or below 60% of Area Median Income (\$63,060 for a family of four), despite those same households making up 17% of the County’s population. Less than one-third of that already-limited supply serves families and has long-term affordability protections attached. Another 6% of the population earns between 60-80% of AMI.
- Per Howard County Housing Commission’s 2018 Rental Housing Survey (pg viii), the county needed more than 6500 additional units affordable to households with incomes below 60% of AMI.
- Older adults and persons with disabilities are an underserved group in the County; this new development would provide new accessible units serving households at all income levels.
- Per 2015-2019 ACS data, 43% of Howard County’s renters are cost-burdened, paying more than 30% of their income towards housing costs. 23% of County households are severely cost-burdened, paying more than 50% of their income towards rent.
- This development adds 8 units at the 60% AMI level, adds 35 units at the 80% AMI level, and replaces 58 units of aging housing that is well past its useful life with high-end, modern, energy-efficient, and elevator-served units for households with low and very low incomes.

Income Set Aside	Number of Units	% of Units
0-60% AMI	66	43%
61-80% AMI	35	23%
Market Rate	52	34%

## Feasibility Study: 2023-2024 Adjacent Districts

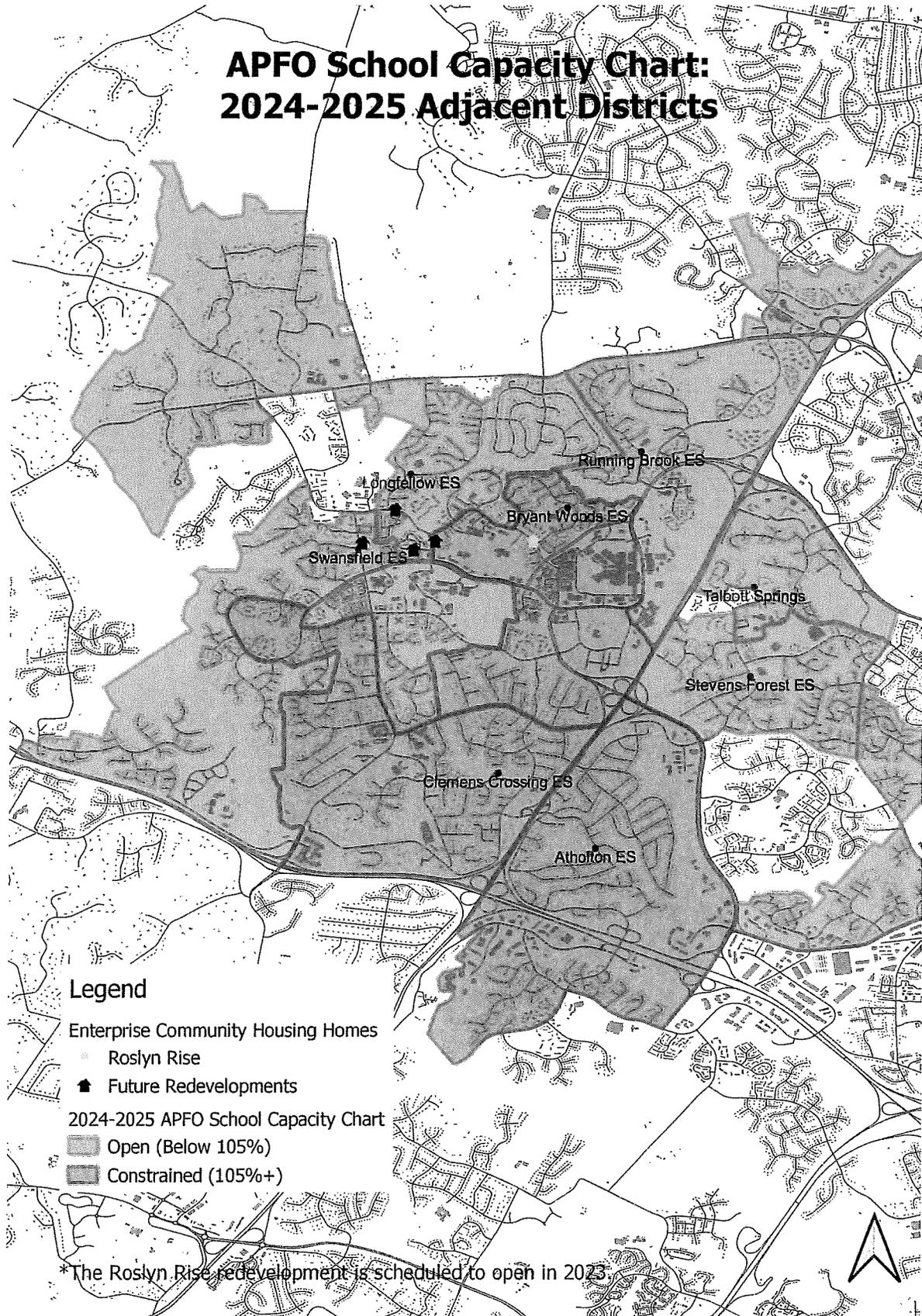


## Feasibility Study: 2024-2025 Adjacent Districts



\*The Roslyn Rise redevelopment is scheduled to open in 2023.

## APFO School Capacity Chart: 2024-2025 Adjacent Districts



## Sayers, Margery

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**From:** NANCY MCCORD <NANCY.MCCORD@Longandfoster.com>  
**Sent:** Friday, October 22, 2021 11:38 AM  
**To:** CouncilMail  
**Subject:** Enterprise renovation of the affordable housing

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

Dear Council members,

Wilde Lake board and village welcome and appreciate the efforts of the Enterpriae Foundation to renovate and upgrade the affordable housing located in Wilde Lake Village.

The current units are very aged and no longer adequate for the population that resides there.

This move to bring nicer homes to those who need lower priced housing and to our community at large is a benefit we must support.

I whole heartedly support the development and hope that our council members will also.

Thank you

Nancy McCord

Sent from my iPhone  
PLEASE IGNORE MISSPELLINGS.

Nancy McCord  
Cell 443-285-9209

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## Sayers, Margery

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**From:** Jung, Deb  
**Sent:** Tuesday, October 19, 2021 3:59 PM  
**To:** Sayers, Margery  
**Subject:** Fw: Redevelopment of Rosslyn Rose

Testimony

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**From:** Judith Todes <todes.judith@gmail.com>  
**Sent:** Tuesday, October 19, 2021 3:52 PM  
**To:** Jung, Deb <djung@howardcountymd.gov>  
**Subject:** Redevelopment of Rosslyn Rose

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

Hello. I live very close to Rosslyn Rose and am writing to urge you to vote in favor of the redevelopment of Rosslyn Rose. It is very important that as a community we welcome people of all income levels and that we have more dense housing. Environmentally it is much better to have denser housing. Also, it is with denser housing and a greater variety of people that a community becomes truly vibrant and interesting. So please approve this development.

Sincerely,

Judith C. Todes

10738 Symphony Way  
Columbia, MD 21044

(410) 707-4342

Sent from [Mail](#) for Windows