

Sayers, Margery

From: Jim Raggio <raggio@comcast.net>
Sent: Wednesday, November 10, 2021 1:52 PM
To: CouncilMail
Subject: CB 87 -2021 (ZRA 198)
Attachments: Response to HCAR Letter.docx

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

Dear Council Member,

The Dunteachin Estates Homeowners Association submits the attached response to the Howard County Association of Realtor's letter opposing the above bill. We appreciate your consideration of our response.

Jim Raggio, Board Member
Dunteachin Estates Homeowners Association

**Dunteachin Estates Homeowners Association Response to
Howard County Association of Realtors' Letter
Opposing CB 87-2021 (ZRA 198)**

The Howard County Association of Realtors (HCAR) makes misleading claims about CB 87 - 2021 (ZRA 198). The misleading claims and the FACTS are examined below.

Misleading Claim #1

“By reducing the number of units per acre and increasing the size of the required community facilities, this guarantees that any new units under this amendment would be less affordable to area seniors.”

FACTS

CB 87-2021 (ZRA 198) would reduce the maximum number of age-restricted housing units allowed per net acre as a conditional use by 1 only in R-ED and R-20 districts. It would not reduce the maximum number of units allowed per net acre in the other 6 residential districts.

Developers do not always build the maximum number of units allowed per net acre as a conditional use. The two most recently approved age-restricted developments in R-20 districts are building fewer units per net acre as shown below.

Recently Approved Age-Restricted Developments in R-20 Districts	Net Acres	Actual Number of Units		Maximum Units Allowed Per Net Acre
		Total	Units Per Net Acre	
Bethany Glen	68.5	154	2.2	5
Enclave at Hines Farm	15.7	63	4.0	5

The prices for these new units will be set by market conditions to sell competitively and not by the number of units per net acre. Increasing the size of the community building a few square feet per unit will not appreciably affect the selling price. In fact, a larger community building is a selling point.

Smaller, single-story units will be priced less than two-story units and will be more affordable for seniors who are empty nesters and want to downsize from their larger family homes as shown by the selling prices of new units built by Ryan Homes at the Two Rivers age-restricted community in Odenton.

Ryan Homes New Units at Two Rivers Age-Restricted Community in Odenton	Square Feet	Selling Price ¹
Palladio Two-Story Unit	2,626	\$662,990
Alberti Ranch Single-Story Unit	1,461	\$568,990
Price Difference		\$94,000

Misleading Claim #2

“Senior housing already in the R-ED and R-20 would become a non-conforming use. That impacts the ability of current owners to obtain mortgages and properly insure their properties.”

FACTS

Amendments to the zoning regulations apply prospectively to future developments, and not retroactively to existing developments.

The Courtyards at Ellicott Mills, a 35 unit age-restricted development on 7 acres in a R20 district, was approved as a conditional use in 2002. BA Case No. 01-47C (June 25, 2002). When the development was approved, the zoning regulations allowed a maximum of 5 units per net acre as a conditional use in R-20 districts and the developer built the maximum number of units allowed. The zoning regulations were amended in 2005 to reduce the maximum number of units allowed in R-20 districts to 4 per net acre for developments with 20 to 49 units. (CB 2 -2005). This zoning regulation amendment has not affected the ability of current owners to obtain mortgages and properly insure their property.

Misleading Claim #3

“It comes at a time where there is a severe shortage of housing units, including those for seniors. Our members have noted that only eight age-restricted housing units have sold in the past year, and residents can search for months before even finding one offered for sale.”

FACTS

A Google search of age-restricted housing units for sale shows that there are a lot more of these units currently for sale.ⁱⁱ The fact that only 8 units have sold in the past year suggests that there are other reasons for the lack of sales. Seniors may not want to buy large age-restricted townhouses with stairs, especially empty nesters who want to downsize to smaller, more affordable units and seniors who want to age-in-place and do not want to climb stairs as their knees and hips age.

Misleading Claim #4

“As the technical staff report notes, this amendment could ‘remove as many as 49 of the remaining 136 properties’ eligible for age-restricted developments.”

FACTS

The zoning regulations require age-restricted developments to contain a minimum of 20 units. If the maximum number of units allowed as a conditional use in R-ED and R-20 districts is reduced from 4 to 3 units per net acre, properties with 6.67 acres or more would potentially be eligible for

development as age-restricted housing. No properties with less than 6.67 acres have been developed as age-restricted housing in R-ED and R-20 in the nearly 20 years since they were first permitted as a conditional use in 2002.ⁱⁱⁱ As the County's Master Plan for Senior Housing explains,

“Sites of less than ten acres have proved to be the most difficult to develop for age-restricted housing in a manner compatible with existing neighborhoods. Larger sites, when developed either under the conditional use provision for age-restricted housing or the PSC (Planned Senior Community) zoning district, generally have their own character and identity and can be set apart from the surrounding community by open space, perimeter setbacks, roads and other features. Although their design features are important, they are able to fit into the larger community in part because they are set apart from existing homes.” Page 23 (Emphasis Added.)

There will still be lots of properties in R-ED and R-20 districts that are 6.67 acres or more that can potentially be developed as conditional use age-restricted housing.

ⁱ Palladio Sales Brochure at: <https://www.ryanhomes.com/new-homes/communities/10222120151588/products/54992/maryland/odenton/two-rivers-active-adult-homes/palladio-2story> (Viewed 11/10/21).

Alberti Ranch Sales Brochure at: <https://www.ryanhomes.com/new-homes/communities/10222120151588/products/54990/maryland/odenton/two-rivers-active-adult-homes/alberti-ranch> (Viewed 11/10/21).

ⁱⁱ More than 20 age-restricted housing units are currently listed for sale on this webpage: <https://www.kareningalls.com/neighborhood/active-adult-homes-in-howard-county/?idxpage=2> (Viewed 11/10/21).

ⁱⁱⁱ No properties in R-ED districts have been developed as conditional use age-restricted housing since 2002. Only 5 properties in R-20 districts have been developed as conditional use age-restricted housing since 2002.

Sayers, Margery

From: John Crisco <criscofamily@verizon.net>
Sent: Tuesday, November 9, 2021 2:08 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Vote Yes on CB 87-2021 (ZRA 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Dayna Crisco
5405 Meadow Pond Dr.
Ellicott City, MD 21043

Sayers, Margery

From: DelRosso, Jeana <JDelRosso@ndm.edu>
Sent: Monday, November 8, 2021 9:21 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Vote Yes on CB 87-2021 (ZRA 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age in place.

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- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
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The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote “Yes” for the bill. Thank you for your consideration.

Sincerely,

Jeana DelRosso

*Dr. Jeana DeRosso
Sister Maura Eichner Endowed Professor of English
Professor of English and Women's Studies
Notre Dame of Maryland University
4701 N. Charles Street
Baltimore, MD 21210
jderosso@ndm.edu*

Sayers, Margery

From: Margie <margaretmizerak@verizon.net>
Sent: Monday, November 8, 2021 7:56 PM
To: CouncilMail
Cc: Ball, Calvin

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

Subject: Vote Yes on CB 87-2021 (ZRA 198)

Dear Council Member,

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buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Margaret Mizerak
5433 Meadow Pond Drive
Ellicott City MD

Sent from my iPhone

Sayers, Margery

From: psteph17@aol.com
Sent: Monday, November 8, 2021 2:29 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Vote Yes on CB 87-2021 (ZRA 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

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Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,
Stephanie Hooker
5115 Dawns Way
Ellicott City, MD 21043

Tudy Adler
11940 Hall Shop Road
Clarksville, Md 21029

November 6, 2021

Dear Council Members:

I am writing to share some information you should consider as you study and discuss CB 87-2021 (ZRA-198).

Full disclosure, I heard this case as a member of the Planning Board on September 9, 2021. My term ended in October after approximately 7 years and I am no longer a Planning Board member.

As a realtor for 16 years, I have extensive experience searching for homes for seniors in Howard County. The inventory consists of apartments, condominiums, villas and ranchers, basically. Sounds like a hefty supply, right? I can summarize these types as such:

Apartments are often small, narrow hallways, very little natural light as you can only have exposure (generally) on one side of the building. Often overlooking parking lots, not always, but often. Can be 55+, but not always.

Condominiums are similar. There are some condos that are more than one level and provide more living space and natural light, but have stairs. Multi level condominiums though there are stairs, there can often be a small patio and or yard out of the ground level area. Again, stair cases have to be negotiated to get to the backyard.

Villas are an option for some seniors, 55+. They almost always have staircases in them, some are three levels. The square footage including basements of these homes can be quite large, 3,000+ sq. ft., not truly a downsize for most. The footprint of the basement is enormous and often not used by seniors, due to the staircase and unnecessary space. Heating and cooling these three story structures has always seemed to me to be impractical for seniors. Often on fixed income, heating and cooling these excess spaces can be burdensome and wasteful. It is safe to say that Villas were a builder's solution to zoning requirements for available school placement. Creating this category meant the only people who would qualify are those 55+ without children living at home. It did not necessarily "serve" the needs of senior citizens or the handicap. This is merely a statement, not a criticism.

Ranchers can offer a nice footprint if a senior has the wherewithal, skill and desire to renovate. Living is on the main floor. Perfect! However washer and dryer are frequently in the basement. Certainly, washer and dryer can be moved to the main level if a senior buyer is willing and able to go thru the effort and expense. These homes are older homes since ranchers are not desired by families today and are no longer built. They require an abundance of renovation and updating. A nice yard is often one of the the greatest features for these old homes. Seniors who love to garden have the space to do so and often there are mature trees, etc.

Tudy Adler
11940 Hall Shop Road
Clarksville, Md 21029

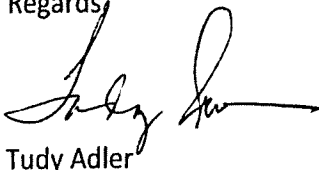
November 6, 2021

ZRA 198 /CB87-2021 put forward by Dunteachin Estates Homeowners Association, Inc. is in my opinion the perfect solution for many seniors. It meets the requirement of PlanHoward 2030 (of which I also was a participant) “expand full spectrum housing for residents at diverse income levels and life stages.....” We know addressing the needs of our seniors are a responsibility of planners.

Smaller homes, abundant natural light on all 4 sides, small yards for the enjoyment of nature and gardening, within a community of seniors for a sense of security and social setting. Main level living is paramount. stairs and stair cases are one of the greatest concerns for seniors. Falls can be life threatening. Howard County has for a few generations now offered some of the most desirable housing in the region and older age does not necessarily mean a single family structure is not appropriate for seniors. Housing planned in size and scale, specifically for seniors, with safe access, safety features and appropriate mechanics for heating and cooling make the most sense.

This concept put forward by the Dunteachin Estates Homeowners Association, Inc. is stellar and would meet the expectations of excellence in housing stock for Howard County. This category is clearly missing in the current housing inventory. I respectfully encourage you to approve this bill.

Regards,

A handwritten signature in black ink, appearing to read 'Tudy Adler', with a long horizontal flourish extending to the right.

Tudy Adler



Main 410-715-1437
Fax 410-715-1489
Web www.hcar.org

November 2, 2021

The Honorable Liz Walsh, Chair
Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

RE: CB 87-2021, ZRA-198

On behalf of the Howard County Association of REALTORS® (HCAR), an organization of over 2,100 real estate professionals, we write to offer the following comments on CB 87-2021, ZRA 198.

While HCAR agrees that a wide variety of senior housing is needed, both in size and price-point, we believe that CB 87 will accomplish only one of those goals at the expense of the other. By reducing the number of the units per acre and increasing the size of the required community facilities, this guarantees that any new units produced under this amendment will be less affordable to area seniors. Further, these changes will not just impact new developments but also those in existence today. Senior housing already in the R-ED and R-20 would become a non-conforming use. That impacts the ability of current unit owners to obtain mortgages and properly insure their properties against losses.

It also comes at a time where there is a severe shortage of housing units, including those for seniors. Our members have noted that only eight age-restricted housing units have sold in the past year, and residents can search for months before even finding one offered for sale. As the technical staff report notes, this amendment could "remove as many as 49 of the remaining 136 properties" eligible for age-restricted developments. This would appear to run counter to Howard County's goals for increasing housing options, both under PlanHoward 2030 and proposed under HoCo by Design.

For these reasons, HCAR must respectfully ask the Council to vote against CB 87.

Sincerely,

Sarah Anderson, GREEN, CMRS
President
Howard County Association of REALTORS®

Sayers, Margery

From: Baker, Kevin
Sent: Monday, November 8, 2021 12:35 PM
To: Sayers, Margery
Subject: FW: ZRA-198 Council Bill 87

For Related Documents under CB87.

From: Michael Markowitz <mdmarkowitz@comcast.net>
Sent: Monday, November 8, 2021 11:33 AM
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>
Subject: ZRA-198 Council Bill 87

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

According to an article by Margie Barrie in the November 3, 2021 edition of Think Advisor, an insurance industry newsletter, "the U.S. age 65 and over population is projected to grow to 71 million in 2030, from 35 million in 2000. Projections suggest that, in 2029, 60% of middle-income seniors will have mobility issues, and the 20% will have high health needs and functional needs." Although these are national projections, certainly Howard County will not escape these realities.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,
Michael Markowitz
5387 Dunteachin Dr.

Sayers, Margery

From: Jung, Deb
Sent: Monday, November 8, 2021 11:44 AM
To: Sayers, Margery
Subject: Fw: Council Bill 87-2021 (ZRA 198)

Testimony

From: Michael Markowitz <mike.markowitz@acsiapartners.net>
Sent: Monday, November 8, 2021 11:42 AM
To: Jung, Deb <djung@howardcountymd.gov>
Subject: Council Bill 87-2021 (ZRA 198)

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

Dear Council Member,

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The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,
Michael Markowitz
5387 Dunteachin Dr.

Michael D. Markowitz
Long Term Care Insurance Education & Solutions
Partnership Certified

mike.markowitz@acsiapartners.com

<http://www.ltciman.com>

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410-302-7381-mobile & text

SCHEDULE AN APPOINTMENT:

<https://calendly.com/ltcman>



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PARTNERS



The best compliment you can give me is a referral to others.

Sayers, Margery

From: Steven Claypool <sclaypo1@jhmi.edu>
Sent: Monday, November 8, 2021 11:24 AM
To: CouncilMail
Cc: Ball, Calvin
Subject: Vote yes on ZRA-198

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

November 8, 2021

Dear Council Member,

We are writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriately targeted and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

A majority of home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. Instead, they prefer that all their living spaces exist on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments. This in turn will ensure that Howard County retains its strength in diversity, equity, and inclusion by accommodating the needs and wants of its aging citizens.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. This bill will make the developments fit in with the surrounding communities in these districts thus allowing our neighborhoods to maintain their character and charm and expand their capacity to meet the needs of a greater percentage of our population.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

For all of these reasons, we urge you to vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Steven and Brianna Claypool
5316 Tims Court
Ellicott City, MD 21043

Email: sclaypo1@jhmi.edu

Sayers, Margery

From: Eric Bruner <ejbruner@gmail.com>
Sent: Monday, November 8, 2021 11:11 AM
To: CouncilMail; Ball, Calvin
Subject: YES - CB-87-2021 - ZRA 198

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

Dear Council,

I am seeking your vote for Council Bill 87 - 2021 (ZRA - 198).

We are recently empty nesters (youngest in college) and started looking in the local area for something that would work for us better than our current 2 level + basement home.

I just had my hip replaced (even though pretty young for that) and my other hip is already insurance/medical qualified to be replaced and I trying to delay that as long as possible, so one of the items we were looking for was NO Stairs.

Townhouses would not work for us, but there aren't many options that are in our budget or desired location of where we currently are.

We are not knowledgeable of all the zoning language, but we understand that increased single-story availability and larger community buildings are key tenets that we support based on what we've seen in Howard County. Attending events that are more local/walking to our homes is something we are seeking.

Please pass this Bill - thank you for your efforts.

Sincerely,

Eric & Julie Bruner

Sayers, Margery

From: kajoyce25@gmail.com
Sent: Monday, November 8, 2021 10:31 AM
To: CouncilMail
Subject: ZRA 198 support

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

Sent from my iPhone

Sayers, Margery

From: Cynthia Wagoner <cindy.wagoner@verizon.net>
Sent: Monday, November 8, 2021 10:27 AM
To: CouncilMail
Cc: Ball, Calvin
Subject: Vote Yes on CB 87-2021 (ZRA 198)

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

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- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

Cynthia Wagoner
5287 Kerger Road
Ellicott City, MD 21043

Sayers, Margery

From: JoAnn Stofregen <jstofregen@yahoo.com>
Sent: Sunday, November 7, 2021 8:29 AM
To: CouncilMail
Cc: Ball, Calvin
Subject: ZRA - 198

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single-level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

My parents were residents of Howard County for many years, but unfortunately, had to move out of the area to be able to reside in a community that was appropriately designed for 55+. Hovnanian's Four Seasons properties was exactly what they were seeking. Howard County offers NOTHING like this. Hovnanian designs these communities to suite the aging population. They offer activities and amenities where seniors can age, in homes that are the size that they can maintain. My parents were living in Turf Valley's 55+ community in a 3 level home (3000+ sq ft), where they NEVER used 2 of the levels, yet needed to maintain them. This is simply not ideal. Having a house this large meant they were spending unneeded time, energy and money to maintain this space. Not how a retired couple wants to spend their time.

We, as well, are looking for our next home, to get out of our current home with stairs, and would love if a development like this was offered in Howard County, but all that is being built are these multi-level homes in the 55+ communities.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

JoAnn Stofregen
5320 Kerger Road
Ellicott City, MD 21043

Sayers, Margery

From: David Zajic <dmzajic@gmail.com>
Sent: Saturday, November 6, 2021 8:03 AM
To: CouncilMail; Ball, Calvin
Subject: Support for Council Bill 87-2021 (ZRA 198)

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

Dear Council Member,

I am writing to urge your support for Council Bill 87 - 2021 (ZRA - 198). Howard County needs a greater variety of appropriate and affordable living options for seniors who want to age-in-place.

The bill amends the zoning regulations for age-restricted housing developments by:

- Reducing the maximum number of homes allowed per net acre in R-ED & R-20 districts by 1.
- Requiring at least 25% of the homes to be smaller, single story homes (1,600 sq. ft. maximum of living space above grade) for empty-nesters who want to downsize to smaller, more affordable homes, seniors who want to age in place, and seniors with disabilities.
- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.

My wife and I have lived in Howard County since 1994. We are both involved in local performing arts groups, and would like to continue to be part of that community even when the time comes to downsize from our current home.

Home buyers age 55 and older who are planning to stay in their homes do not want a home with stairs. They want all their living spaces on a single level. This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

Age-restricted housing developments are typically dense rows of large townhouses that are 3,500 sq. ft. They are not compatible with established neighborhoods of single-family detached homes in R-ED and R-20 districts. The bill will make the developments fit in with the surrounding communities in these districts.

Under the current zoning regulations, community buildings can safely accommodate less than half the residents of age-restricted housing developments. The bill will increase the maximum occupancy of the buildings to accommodate an average of 2 residents per home at largely attended events like community game nights and parties.

The bill will benefit seniors who want to live in age-restricted housing developments and make them a better addition to existing neighborhoods.

Please vote "Yes" for the bill. Thank you for your consideration.

Sincerely,

David Zajic
5344 Dunteachin Drive, Ellicott City

Sayers, Margery

From: Kathy Osborne <kathyosborne1@gmail.com>
Sent: Friday, November 5, 2021 10:02 AM
To: CouncilMail
Cc: info@livingwagehoco.org
Subject: Please pass CB82-2021 to raise the minimum wage in Howard County!

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

Dear Howard County Council,

I am writing to urge you to VOTE YES on CB82-2021 and raise the minimum wage in Howard County.

Howard County is one of the wealthiest in the country, however, more than 1 in 4 households struggle to meet basic needs. Every person deserves the dignity of a paycheck that reflects the importance of their work and provides for their essential needs. Wages that fall well below the level needed to afford these basic living costs create additional barriers to employment and access to opportunities to achieve economic prosperity.

Too many of our neighbors are struggling now, and cannot wait until the state-level mandate of a \$15/hour minimum wage fully takes effect as late as 2026. Other Maryland counties have already raised their minimum wage beyond the state-mandated minimum, and Howard County should follow suit. I urge you to pass CB82-2021 without delay, to provide essential support for Howard County residents and move Howard County closer to ensuring a living wage for all workers.

Thank you for your consideration.

Sincerely,
Kathy Osborne
District 2