

Sayers, Margery

From: Andrew Targonski <andrew.targonski@gmail.com>
Sent: Sunday, November 14, 2021 7:10 PM
To: CouncilMail
Cc: 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.

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,

Andrew Targonski
5343 Dunteachin Drive
Ellicott City, MD 21043

Sent from my iPad

Sayers, Margery

From: Monica Targonski <targonski4@verizon.net>
Sent: Sunday, November 14, 2021 7:04 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Support of 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.

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

Sincerely,

Monica Targonski
5343 Dunteachin Drive
Ellicott City, Md 21043

Sent from my iPhone

Sayers, Margery

From: Barbara Bunting <BABunting@outlook.com>
Sent: Sunday, November 14, 2021 6:24 PM
To: CouncilMail
Cc: 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.

Personally, my husband and I have lived in Howard County for 12 years now, and we are nearing retirement age. We are currently empty nesters living in a 3400 sq.ft. colonial single-family home. We want to downsize to a ranch-style, single-level to enable us to affordably retire in Howard County. The opportunities are quite limited locally, however, so we've had to expand our search to private communities outside of Maryland. Our preference is to stay in Howard County if at all possible, and hope that you'd consider supporting this bill.

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

Warmest regards,

Barbara & Paul Bunting
5387 Briar Oak Ct.
Ellicott City, MD 21043
(301) 356-3048

Sayers, Margery

From: Xuhui "Sunny" Zhao <zhaoxuhui@gmail.com>
Sent: Sunday, November 14, 2021 5:15 PM
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.

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

Sincerely,
Xuhui Zhao
5331 Briar Oak Ct
Ellicott City, MD 21043

Sayers, Margery

From: Matthew Ryan Roesch <mroesch@umd.edu>
Sent: Sunday, November 14, 2021 4:37 PM
To: CouncilMail
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,

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,
Tricia Roesch
Howard County resident for 11 years.

Sayers, Margery

From: TRICIA ROESCH <t.roesch@comcast.net>
Sent: Sunday, November 14, 2021 1:50 PM
To: CouncilMail
Cc: CouncilMail
Subject: Council Bill 87 - 2021 (ZRA - 198)- please vote yes for this bill

[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,
Tricia Roesch
Howard County resident for 11 years.

Sayers, Margery

From: Jeff and Sandra <j.duerr@comcast.net>
Sent: Sunday, November 14, 2021 1:37 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Residents 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.

My husband, Jeff, and I are both 62 year old seniors who agree with this bill. We have lived in Ellicott City for 18 years. We have raised 4 children here. Our youngest daughter just moved out in August making us empty nesters. They all still live in the area, so we would like to remain in Ellicott City or at least Howard County. We enjoy entertaining on our deck, overlooking our yard where we can enjoy gardening and playing with our grandson. We are starting to have knee and back trouble, so we would prefer a one level individual home with a yard.

This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

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

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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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- **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.**
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- **Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.**
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Please vote “Yes” for the bill. Thank you for your consideration.

Sincerely,

Sandra and Jeff Duerr

Sayers, Margery

From: DOUGLAS HIGGINS <dbhiggi@msn.com>
Sent: Sunday, November 14, 2021 9:49 AM
To: CouncilMail
Subject: Support for 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:

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

Sincerely,

Douglas and Maureen Higgins
5224 Kerger Road
Ellicott City, Md 21043

Sent from my iPhone

Sayers, Margery

From: Sharon Fowler <fowler0965@gmail.com>
Sent: Saturday, November 13, 2021 11:11 PM
To: CouncilMail
Cc: Ball, Calvin
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,

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:

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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.

I am recently widowed and live in a ranch home, but my laundry room is in the basement. Also, most of the current 55 and older housing is 3,000 square feet and quite expensive. The units recommended in this Bill would be ideal for me. I would like to remain in Howard County, as I have lived in my home for 46 years.

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

Sincerely,

Sharon Fowler
7906 James Ave.
Ellicott City, MD 21043

Sayers, Margery

From: Jeff Smith <jeff_patty88@yahoo.com>
Sent: Saturday, November 13, 2021 6:50 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Please Support 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.

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My wife and I desire to downsize to a smaller single story home. Our children are grown and have moved out of the house, and the best option for a home is one with no stairs allowing us to age in place. The recent 55 and over housing receiving Conditional Use exception have been multi-story with stairs having 3500 or more square feet of living space. This housing option may work for those persons who desire to have a multi-generational living arrangement, but it is completely unacceptable for older individuals who desire to downsize and be in a home where they can age in place without the need to climb stairs. At 55, most people are still able to climb stairs, but senior housing must also address the needs of those age 65, 75, 85, or 95. Housing appropriate for a retired couple or someone who is widowed has been totally neglected. ZRA -198 will ensure that this population of Seniors is given consideration by requiring that 25% of the homes in Conditional Use are 1600 square foot or less and single Story without stairs.

Howard County's greatest resource is its residents, many who have significant life experience. It is in the best interest of Howard County to keep these valuable residents in the county. Once retired, these residents and their life experience are often a valued resource by volunteering in the community. Without appropriate housing available to allow retirees to age in place, they will leave the county and their vast experience will be lost. New construction single story housing with 1600 square foot or less is already available as close as Anne Arundel County.

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

Sincerely,

Jeffrey Smith
5348 Sunny Field Ct
Ellicott City, MD 21043

Sayers, Margery

From: A Y <ary2email@gmail.com>
Sent: Saturday, November 13, 2021 1:57 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Please 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 like my parents.

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.
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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 moved to Columbia, MD from WV for better access to the health systems like Johns Hopkins and spent much time searching for ranchers, which were hard to find. While the rancher has a basement, one parent installed additional railings and voice activated systems should one of them fall down the stairs alone in the house. Ideally, they wouldn't have a basement but enough space to work on hobbies.

Given that my stepdad has already fallen two times in the last two months, I am still grateful that they are in a rancher, rather than a townhouse. Stretchers are challenging to move on multilevel home. Seeing how this is for my parents, I can't imagine what it is like for other seniors looking to relocate to Howard County to be closer to family and medical facilities. Especially with the pandemic, keeping them out of a nursing home was important.

This bill will ensure that this type of home is available to seniors who want to live in age-restricted housing developments.

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

Sincerely,
Andrea Young,
Loving Howard County since 2002

Sayers, Margery

From: vishal jain <contactvj@gmail.com>
Sent: Saturday, November 13, 2021 1:48 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: 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,

Vishal Jain
5422 Josie Ct
Ellicott City, MD 21043

Sayers, Margery

From: Matthew M <mattsep24@gmail.com>
Sent: Saturday, November 13, 2021 1:25 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: Please support 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,

Matthew Malnati
5396 Dunteachin Drive,
Ellicott City, MD 21043
443-296-2886

Sayers, Margery

From: John Schickert <john.schickert@gmail.com>
Sent: Saturday, November 13, 2021 12:49 PM
To: CouncilMail
Cc: Ball, Calvin
Subject: CB87-2021/ZRA 198

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Dear Council Member,

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- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.
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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,

John Schickert

5163 Ilchester Road
Ellicott City, MD 21043

Sayers, Margery

From: Anna and Charlie Gable <act3gable@comcast.net>
Sent: Saturday, November 13, 2021 12:41 PM
To: Ball, Calvin; CouncilMail
Subject: Please support 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 County Executive Ball and Council Members,

Please support Council Bill 87 - 2021 (ZRA-198). Howard County needs a greater variety of appropriate and affordable living options for seniors like ourselves 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.

Please ensure that my husband and I will be able to stay in Howard County when we look to downsize to a smaller, age-appropriate residence. Please vote "Yes" for the bill. Thank you.

Sincerely,

Anna & Charles Gable
Ellicott City residents for 32 years

Sayers, Margery

From: Soffen, Scott <SSoffen@ATAPCO.COM>
Sent: Saturday, November 13, 2021 12:26 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,

Scott Soffen
5310 Honey Court
Ellicott City, MD 21043

Sayers, Margery

From: Rochelle Lida <animalrvt@aol.com>
Sent: Saturday, November 13, 2021 12:11 PM
To: CouncilMail
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.

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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,

Rochelle Lida
5394 Briar Oak Court
Ellicott City, MD 21043

Sayers, Margery

From: Nida Kazim <nida.kazim@gmail.com>
Sent: Saturday, November 13, 2021 11:55 AM
To: CouncilMail
Cc: Ball, Calvin
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,

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.

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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,

Nida Kazim & Justin Price

5408 Meadowpond dr. Ellicott city, MD 21043

Sayers, Margery

From: Dan Evans <devans2@gmail.com>
Sent: Saturday, November 13, 2021 11:50 AM
To: CouncilMail
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.

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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,

Daniel Evans

Sent from my iPhone

Sayers, Margery

From: Frances O'Connor <chettyoak@yahoo.com>
Sent: Saturday, November 13, 2021 11:35 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.]

Dear Elected Officials,

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.

Right now, the current zoning for age restricted housing in R-ED & R-20 favors building large (3,000 sq ft), multi-level townhomes. While these homes might be a stepping stone for families with a member 55+, they are NOT appealing to a large portion of seniors who want single floor living and the ability to age in place. Currently, there are not enough options in Howard County for seniors who want smaller homes without stairs.

I participated in several focus groups and community discussions related to Plan Howard 2030. Time and time again I heard seniors lament the lack of smaller, single floor homes available for seniors. The phrase "true senior housing" was used several times -- referring to the need for homes without stairs, ADA compliant, and a focus on community building/amenities and aging in place. Seniors in these focus groups also referenced not being able to afford the 3-5 bedroom large townhomes that are being offered.

CB87 - 2001 (ZRA 198) does a nice job of ensuring that the 55+ age-restricted communities in R-ED & R-20 offer a variety of housing options for seniors -- a true need in the county.

Critics of ZRA 198 have suggested that fewer property owners will sell to developers looking to build 55+ communities if ZRA 198 is passed. However, I would remind the council that a huge incentive for developing these communities is that the developments do not have to pass the schools capacity tests. Therefore, the quicker timeline will still be a significant motivator to both sellers and buyers.

Additionally, there is concern that ZRA 198 could decrease the quantity of senior housing available. I urge the council to dig into this and consider 1) the extent to which 55+ communities have been built to maximum allowed density (I believe it is primarily only on the much smaller parcels of land, which are those that are often the most incongruous with surrounding neighborhoods and receive the most community push back) and 2) the trade-off between absolute # of 55+ homes vs. the quality of the homes and the populations they are actually serving.

Finally, yesterday I started writing this testimony. It would have been my grandmother's 94th birthday. She passed away peacefully in her single floor home of nearly thirty years -- something she made clear was important to her. My father and his siblings took great comfort that she was able to stay in her home until her death. I contrast that with the experience of a good friend's grandmother who passed away during the same time frame. She had to move several times in her last 10 years -- the stairs and design of the living spaces were not appropriate for a senior with a walker, and

the cost of upkeep for her larger home was no longer feasible. It was emotionally heart wrenching for her and her family.

If the council cares about providing true senior housing options for individuals who can age-in-place, you will support CB 87-2021/ ZRA 198.

Thank you for your time and consideration,

Frances Keenan
Autumn Field Court
District 1

Sayers, Margery

From: Priscila Boyle <priscila.boyle@gmail.com>
Sent: Friday, November 12, 2021 7:08 AM
To: CouncilMail
Cc: 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:

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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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- 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.
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- Increasing the minimum size of community buildings from 20 to 30 sq. ft. of net floor area per home.
-

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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 & Priscila Boyle
5415 Josie Ct
Ellicott City, MD. 21043

Sayers, Margery

From: Elizabeth S <elizabeth.schroen@gmail.com>
Sent: Thursday, November 11, 2021 8:31 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 County Council,

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.
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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,
Elizabeth Schroen
7897 James Ave
Ellicott City, MD 21043
District 1 Resident