

County Council Of Howard County, Maryland

2021 Legislative Session

Legislative Day No. 15

Resolution No. 144 -2021

Introduced by: The Chairperson at the request of the County Executive

A RESOLUTION approving the terms and conditions of a Payment in Lieu of Taxes Agreement by and between the Howard County, Maryland and Roslyn Rise Four, LLC for property located at 10351 Twin Rivers Road, which will comprise a mixed-income, rental housing development to be known as one-half of Roslyn Rise Apartments, and finding that the Development meets the requirements of certain Special Affordable Housing Opportunities pursuant to the Adequate Public Facilities Act and may proceed subject to all other provisions of the Act despite being located in an area that is closed for development due to the projected enrollment in the school capacity chart.

Introduced and read first time Sept 8, 2021.

By order Michelle Harrod
Michelle Harrod, Administrator

Read for a second time at a public hearing on Sept 20, 2021.

By order Michelle Harrod
Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on November 1, 2021.

Certified By Michelle Harrod
Michelle Harrod, Administrator

Approved by the County Executive November 3, 2021

Calvin Ball
Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment

Motion to Divide PILOT and APFO Passed 10-4-2021
Tabled 10-4-2021
Michelle Harrod

1 **WHEREAS**, Roslyn Rise Four, LLC, a limited liability company organized and existing
2 under the laws of the State of Maryland, (the “Company”), has contracted to develop certain real
3 property located at 10351 Twin Rivers Road in Columbia, Maryland (the “Property”); and
4

5 **WHEREAS**, the Company proposes to construct and operate on the Property a 94-unit
6 mixed-income, rental housing development to be known as one-half of “Roslyn Rise
7 Apartments” (the “Development”) with the following mix of units:

- 8 1. 56 units, the “Affordable Dwelling Units”, will be rented to households that earn at or
9 below 80 percent of Area Median Income of the Baltimore Metropolitan Statistical
10 Area (“AMI”), of which twenty-seven (27) units will be rented to residents who earn
11 at or below 50 percent of AMI; and
- 12 2. 38 units will be rented at market rates; and

13
14 **WHEREAS**, the Company has applied to the Maryland Department of Housing and
15 Community Development, either directly or through its Community Development
16 Administration for (i) equity financing derived from 4% Low Income Housing Tax Credits in the
17 approximate amount of \$ ~~7,600,000~~ 7,730,000; (ii) a Rental Housing ~~Programs Fund Works~~
18 loan in the approximate amount of \$ ~~2,500,000~~ 1,400,000 and (iii) a Housing Trust Fund loan in
19 the approximate amount of \$1,100,000 (collectively, the “State Financing Programs”); and
20

21 **WHEREAS**, pursuant to the State Financing Programs, the Development will provide
22 housing for lower income persons; and
23

24 **WHEREAS**, the Company will be the beneficiary of a Housing Assistance Payment
25 contract for 26 project-based vouchers used to subsidize the rent of 26 households; and
26

27 **WHEREAS**, the Company has requested that the County permit the Company to make
28 payments in lieu of County real property taxes (the “PILOT”) pursuant to Section 7-506.1 of the
29 Tax-Property Article of the Annotated Code of Maryland and in accordance with the Payment in
30 Lieu of Taxes Agreement, substantially in the form attached as Exhibit 1; and
31

1 **WHEREAS**, the Company has demonstrated to the County that an agreement for a PILOT
2 is necessary to make the Development economically feasible; and

3
4 **WHEREAS**, the Development has failed the School Capacity Test set forth in Section
5 16.1110(y) of the Adequate Public Facilities Act of Howard County (the "Act"); and

6
7 **WHEREAS**, the Company is requesting that the Howard County Department of Planning
8 and Zoning ("DPZ") authorize the Development to proceed subject to the Special Affordable
9 Housing Opportunities provision set forth in Section 16.1103(e) of the Act; and

10
11 **WHEREAS**, pursuant to the Act, DPZ authorization requires that:

- 12 1. At least 40 percent of the units shall be affordable to households earning 60 percent or
13 less of the metropolitan statistical area median income;
- 14 2. The project or phase of a project is led by or in partnership with a local nonprofit or the
15 Housing Commission;
- 16 3. The project or phase of a project is seeking or has received an allocation of Low-Income
17 Housing Tax Credits or other state or federal financial assistance for affordable
18 housing;
- 19 4. The project or phase of a project has obtained a letter of support from the County
20 Executive; and
- 21 5. The County Council and County Executive have approved either a Payment in Lieu of
22 Taxes agreement for the project or a resolution authorizing the project to proceed; and

23
24 **WHEREAS**, pursuant to Section 16.1103(e)(5) of the Act, the County Council shall hold
25 a public hearing and consider as part of its approval of a Payment in Lieu of Taxes agreement:

- 26 1. The capacity utilization at the school or schools impacted by the project and at adjacent
27 schools, including limiting the potential impact on any elementary or middle school
28 with a capacity utilization rate greater than 115 percent unless an adjacent school with
29 the same grade levels has a capacity utilization rate of 100 percent or less;
- 30 2. Estimated student generation from the project;

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

3 4. The need for affordable housing in the County, including factors such as the housing
4 cost burden on families, the availability of housing for individuals with disabilities, and
5 the extent of homelessness among families and school children; and
6

7 **WHEREAS**, the County has evaluated and found that the Development meets the
8 requirements of the Special Affordable Housing Opportunities provision set forth in Section
9 16.1103(e)(1)-(e)(4) of the Act and the County Council has held a public hearing in accordance
10 with Section 16.1103(e)(5); and
11

12 **WHEREAS**, in accordance with Section 16.1103(e) of the Act, the Development may
13 proceed subject to all other provisions of the Act despite being located in an area that is closed
14 for development due to the projected enrollment in the school capacity chart; and
15

16 **WHEREAS**, in order to induce the Company to provide affordable housing in Howard
17 County, it is in the interest of the County to accept a PILOT subject to the terms and conditions of
18 the Payment in Lieu of Taxes Agreement (the "Agreement"), substantially in the form attached to
19 this Resolution as "Exhibit 1".
20

21 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
22 Maryland this 1 day of November, 2021, that:

23 (1) The Development meets the requirements of the Special Affordable Housing Opportunities
24 provision set forth in Section 16.1103(e)(1)-(e)(4) of the Act and may proceed subject to
25 all other provisions of the Act despite being located in an area that is closed for
26 development due to the projected enrollment in the school capacity chart.

27 (2) In accordance with Section 7-506.1 of the Tax-Property Article of the Annotated Code of
28 Maryland, the County shall abate all County real property taxes for the Development
29 subject to the terms and conditions of the Payment in Lieu of Taxes Agreements (the
30 "Agreement") attached to this Resolution as "Exhibit 1".

1 (3) The County Executive is hereby authorized to execute and deliver the Agreements in the
2 name and on behalf of the County in substantially the forms attached.

3 (4) The County Executive, prior to execution and delivery of the Agreements, may make such
4 changes or modifications to the Agreements as he deems appropriate in order to accomplish
5 the purpose of the transactions authorized by this Resolution, provided that such changes
6 or modifications shall be within the scope of the transactions authorized by this Resolution;
7 and the execution of the Agreements by the County Executive shall be conclusive evidence
8 of the approval by the County Executive of all changes or modifications to the Agreements,
9 and the Agreements shall thereupon become binding upon the County in accordance with
10 its terms.

EXHIBIT 1

Development: Roslyn Rise Four,
LLC

PAYMENT IN LIEU OF TAXES AGREEMENT

THIS AGREEMENT (this "Agreement") is made as of this _____ day of _____, 20____, by and between Roslyn Rise Four, LLC, a limited liability company organized and existing under the laws of the State of Maryland (the "Company") and HOWARD COUNTY, MARYLAND, a body corporate and politic of the State of Maryland (the "County").

RECITALS

A. The Company has contracted to acquire certain real property located on 10351 Twin Rivers Road in Columbia, Maryland, which real property is more particularly described as set forth in the proposed description on Exhibit "A" attached hereto (the "Property"). The Company shall notify the County in writing within five (5) business days of recording the final subdivision and receipt of the recording reference. The Company proposes to construct and operate on the Property a 94-unit mixed-income, rental housing development to be known as one-half of "Roslyn Rise Apartments" (the "Development"). Fifty-six (56) units (the "Affordable Dwelling Units") will be rented to households that earn at or below 80 percent of Area Median Income of the Baltimore Metropolitan Statistical Area ("AMI"), of which twenty-seven (27) units will be rented to residents who earn at or below 50 percent of AMI. An additional thirty-eight (38) units will be rented at market rates.

B. In order to fund a portion of the costs of the Development, the Company has applied to the Maryland Department of Housing and Community Development, either directly or through its Community Development Administration for (i) equity financing derived from 4% Low Income Housing Tax Credits in the approximate amount of ~~Seven Million Six Hundred Thousand Dollars (\$ 7,600,000)~~ and Seven Million, Seven Hundred and Thirty Thousand Dollars (\$ 7,730,000); (ii) a Rental Housing Programs Fund Works loan in the approximate amount of ~~Two Million Five Hundred Thousand Dollars (\$ 2,500,000)~~ One Million Four Hundred Thousand Dollars (\$1,400,000) and (iii) a Housing Trust Fund loan in the approximate amount of One Million One Hundred Thousand Dollars (\$ 1,100,000) (collectively, the "State Financing Programs"). Pursuant to the requirements of the State Financing Programs, the Development will provide housing for lower income persons.

C. The Company will be the beneficiary of a Housing Assistance Payment ("HAP") contract for 26 project-based vouchers used to subsidize the rent of 26 households.

D. The Company has requested that the County permit the Company to make payments in lieu of County real property taxes pursuant to Section 7-506.1 of the Tax-Property Article of the Annotated Code of Maryland (the "Act"). The Act provides, among other things, that real property may be exempt from County property tax if:

(1) the real property is owned by an entity engaged in constructing or operating housing structures or projects;

(2) the real property is used for a housing structure or project that is constructed or substantially rehabilitated under a federal, State, or local government program that funds construction, or insures its financing in whole or in part, or provides interest subsidy, rent subsidy or rent supplements;

(3) the owner of the real property agrees to continue to maintain the real property as rental housing for lower income persons under the requirements of the governmental programs described in item (2) of this paragraph and agrees to renew any annual contributions or other agreements for rental subsidy or supplement; and

(4) the owner and the governing body of the county where the real property is located agree that the owner shall pay a negotiated amount in lieu of the applicable county property tax.

E. In order to induce the Company to provide housing for lower income persons, the County agrees to accept payments in lieu of County real property taxes, subject to the terms and conditions of this Agreement.

F. The County Council of Howard County, Maryland has approved this Agreement by resolution, a copy of which is attached hereto as Exhibit "B".

NOW, THEREFORE, in consideration of the premises and the mutual promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Company and the County agree as follows:

1. Definitions. In this Agreement, the term:

(a) "Affordable Dwelling Unit" means a rental dwelling unit reserved for households that earn at or below 80 percent of AMI.

(b) "County Assessments" means any and all County assessments, charges, fees or non-real property taxes, including but not limited to the County fire tax, front foot benefit assessment charge, ad valorem charges, and any other charges that may appear on the Property's real property tax bill, for which the Company shall continue to be obligated for, and required to pay to the County in full.

(c) "Distribution" means any withdrawal or taking of Surplus Cash or any assets of the Development, excluding payment for reasonable expenses incident to the operation and maintenance of the Development. Such expenses shall include a reasonable property management fee and a reasonable guaranteed distribution to the investor member(s) (or its affiliate) as an investor services fee.

(d) "Gross Rental Income" means the total of all charges paid by all tenants of the Property, less the cost of all utilities paid by the Company.

(e) "Initial Closing" means the date of the initial closing of the financing under the State Financing Programs.

(f) "Market Rate Dwelling Unit" means a rental dwelling unit which is not an Affordable Dwelling Unit.

(g) "Residual Receipts" means any cash remaining at the end of a calendar year after deducting from Surplus Cash:

(i) the Payment required by Section 5(b) of this Agreement; and any Distributions to the Managing Member, the aggregate of which do not exceed 10% of the Managing Members' initial equity investment in the Development, as determined by the County.

(h) "Surplus Cash" means any cash remaining at the end of a calendar year after the payment of:

(i) the Payment required by Section 5(a) of this Agreement;

(ii) all reasonable and actual operating costs and expenses of the Development (whether paid as operating expenses or from available cash flow) including reasonable property management fees, reasonable asset management fees to the managing member, any payments of deferred developer fee, amounts owed to the investor member(s) pursuant to the Company's operating agreement, and a reasonable guaranteed distribution to the investor member(s) (or its affiliates) as an investor services fee, as well as other taxes owed to the State of Maryland; and

(iii) all payments required under any mortgage on the Property approved by the Maryland Department of Housing and Community Development, either directly or through its Community Development Administration or the County, including payments under the State Financing Programs.

(iv) all payments required against any secondary debt or notes on the Property approved by the Maryland Department of Housing and Community Development.

2. Acceptance of Payments. For the term of this Agreement, the Company shall make, and the County shall accept, annual payments in lieu of all County real property taxes due on the Property (the "Payments"). The Property shall be exempt from County real property taxes in accordance with the Act so long as this Agreement is in effect.

3. Conditions Precedent. This Agreement shall not take effect unless and until each of the following conditions precedent have been fulfilled:

(a) Title. The Company shall have taken fee simple title to the Property;

(b) Financing. The Company shall have received financing under the State Financing Programs for construction of the Development; and

(c) PILOT Covenants. The Company shall have executed and recorded covenants on the Property, in a form acceptable to the County, that require the Company and all subsequent owners of the Property to offer for rent fifty-six (56) units to households that earn at or below 80 percent of AMI, of which twenty-seven (27) units will be rented to residents who earn at or below 50 percent of AMI, for a period of not fewer than forty (40) years from the date of Initial Closing (the "PILOT Covenants").

4. Effective Date. This Agreement shall take effect when each of the conditions precedent set forth in Section 3 are fulfilled (the "Effective Date"); provided, however, that if all of the conditions precedent are not fulfilled by October 1, 2022, this Agreement shall be null and void.

5. Amount of Payments. Each Payment made under this Agreement shall be in an amount calculated as follows:

(a) Minimum Payment. The Company shall pay to the County an amount equal to 4.25% of Gross Rental Income, less the amount of any County Assessments paid.

(b) Payment from Surplus Cash. To the extent funds are available from Surplus Cash, the Company shall pay to the County an additional two percent (2%) of the Development's Gross Rental Income.

(c) Payment from Residual Receipts. To the extent funds are available from Residual Receipts, the Company shall pay to the County an amount which, when added to the Payments made under (a) and (b), equals (i) the County real property taxes which would have been paid for the current taxable year if the Development were not exempt from taxation, and (ii) the County Assessments paid by the Company for the Development for the current taxable year.

(d) Total Payment. The intention of this Agreement is that each annual Payment shall at no time exceed the aggregate of (i) County real property taxes which would have been paid for the current taxable year if the Development were not exempt from taxation, and (ii) the County Assessments paid by the Company for the Development for the current taxable year.

6. Time and Place Payments Due. Each Payment shall be made by May 1 of each year for the prior calendar year. Payments shall be made to the Director of Finance, 3430 Courthouse Drive, Ellicott City, Maryland 21043. Payments of the County Assessments shall be made at the time and in the manner provided by law.

7. Penalties for Late Payment. The Company shall be subject to the following penalties for late payments, which penalties shall not be imposed unless such payments remain outstanding after five (5) days' written notice:

(a) 1% per month or part of a month during the period May 2 to June 30 following the due date; and

(b) 1 1/2% per month or part of a month on or after July 1 following the due date.

8. Penalties for Failure to Pay. At the option of the County, if any Payment is due and unpaid on or after July 1 following the due date, this Agreement may be terminated by the County upon ninety (90) days' prior notice, which termination will be void if the Company pays the outstanding Payment within such ninety (90) day period. If the Company fails to pay the outstanding Payment within such ninety (90) day period, then this Agreement will terminate, and all County real property taxes for the preceding taxable year shall be immediately due and payable.

9. Reports and Records.

(a) By no later than March 31 of each year, the Company shall submit to the County's Director of Finance, in a form acceptable to the County, a report of the Development's income and expenses for the preceding calendar year, including an itemized breakdown of Gross Rental Income, Surplus Cash, and Residual Receipts.

(b) The Company shall submit such other reports as the County may reasonably require in order to verify the Company's compliance with this Agreement.

(c) The Company shall permit the County or any of its authorized agents to inspect the records of the Development in order to verify the Company's compliance with this Agreement.

10. Representation and Warranties.

(a) The Company represents and warrants to the County that it is eligible in all respects to enter in this Agreement to make payments in lieu of taxes under the Act.

(b) The Company covenants and agrees that it will do all things necessary to remain eligible to make payments in lieu of taxes in accordance with the Act.

(c) The Company agrees that it shall remain in good standing with the State Department of Assessments and Taxation.

11. Term of Agreement. This Agreement shall remain in effect until the earlier to occur of:

(a) the termination of the PILOT Covenants;

(b) the foreclosure, or the making of a deed in lieu of foreclosure, of any portion of the Property, unless the party acquiring the Property agrees to continue the PILOT Covenants under terms and conditions of this agreement;

(c) any default under the PILOT Covenants which is not cured within a reasonable period after notice, which period shall in all events be at least thirty (30) days; or

(d) any default under this Agreement which is not cured within a reasonable period after notice, which period shall in all events be at least thirty (30) days.

12. Sale; Liens; Partnership Interests. During the term of this Agreement, the Company shall not, without the prior written consent of the County, make any transfer, exchange, encumber or otherwise convey its interest in the Property except as permitted by the State Financing Programs' documents. If the Company transfers the Property to a new owner (subject to the terms of Section 11(b) above), then the Company shall be permitted to assign this Agreement to the new owner, provided that (i) the transfer to the assignee was permitted by the State Financing Programs' documents and (ii) the assignee shall be subject to the terms and conditions of this Agreement.

13. State Taxes. The Company acknowledges and agrees that it shall pay all State real property taxes.

14. Successors and Assigns. This Agreement shall be binding upon, and shall inure to the benefit of, all successors and assigns of the Company.

15. Entire Agreement. This Agreement represents the entire understanding and agreement of the parties relating to the subject matter hereof.

[SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, the Company and the County, by their duly authorized representatives have signed this Agreement as of the date first written above.

WITNESS/ATTEST:

ROSLYN RISE FOUR, LLC

By:

Name: _____
Title: _____

Name: _____ (SEAL)
Title: _____

[COUNTY SIGNATURES ON FOLLOWING PAGE]

WITNESS/ATTEST:

HOWARD COUNTY, MARYLAND

Lonnie Robbins
Chief Administrative Officer

By: _____(SEAL)
Calvin Ball
County Executive

APPROVED for Form and Legal
Sufficiency this _____ day of
_____, 20__.

APPROVED by Department of Finance

Gary Kuc
County Solicitor

Rafu Ighile
Director

Reviewing Attorney:

Kristen Bowen Perry

Exhibit A: Legal Description of Property
Exhibit B: Council Resolution No. _____

EXHIBIT A

**Description of
PROPOSED LOT 8
COLUMBIA, VILLAGE OF WILDE LAKE
SECTION 10 AREA 4
Tax ID. No. 15-009063 & 15-010681**

BEING a piece or parcel of land hereinafter described, situate, lying and being in the Fifth Election District of Howard County, Maryland, being part of the property conveyed to **The Columbia Park and Recreation Association, Inc.** by a deed dated September 20, 1971 and recorded among the Land Records of said County in **Liber 575 at Folio 342**, and part of the property conveyed to **Enterprise Community Homes Housing, LLC** by a deed dated December 21, 2017 and recorded among said Land Records in **Liber 17980 at Folio 426**, and shown on a plat intended to be recorded; said property further being part of Lot No. 2 and Lot No. 3 as shown on a plat of subdivision entitled "**Columbia, Village of Wilde Lake, Amended, Section 10 Area 4**" and recorded among said Land Records in **Plat Book 15 Folio 87**, and being more particularly described, as now surveyed, in the Maryland State Plane Datum (NAD 83/2011):

BEGINNING for the same at a rebar and cap found at the southwesterly end of the North 88°21'17" East, 35.36 (**North 88°23'34" East, 35.36 feet, as now surveyed**) line of said Lot No. 2; said rebar and cap also lying on the westerly right-of-way line of Twin Rivers Road (variable width right-of-way), as shown in Plat Book 12 Folio 49; thence binding and running with said right of way and the outline of said Lot No. 2

1. **North 88°23'34" East, 35.36** feet to the northeasterly end of the South 43°21'17" West, 100.00 foot common line of said Lot No. 2 and Lot No. 3, ±0.7 feet northwest from an iron pipe found; thence leaving said right-of-way and binding with part of said common line
2. **South 43°23'34" West, 29.41** feet to a point; thence leaving said common line and running in, through, over and across said Lot No. 2 and Lot No. 3 for a new line of division
3. **South 29°52'32" East, 271.20** feet to a point on the South 60°05'43" West, 489.63 foot common line of Lot No. 4 and said Lot No. 2, 78.64 feet southwesterly from a pipe found at the northeasterly end thereof; thence binding with part of said common line
4. **South 60°07'28" West, 306.97** feet to a point; thence leaving said common line and returning in, through, over and across said Lot No. 2 for four (4) new lines of division
5. **North 29°52'32" West, 101.31** feet to a point; thence
6. **North 18°07'46" East, 259.13** feet to a point of curvature; thence
7. **26.28** feet along the arc of a tangential curve deflecting to the **right**, having a radius of **62.00** feet and a chord bearing and distance of **North 30°16'19" East, 26.08** feet to a point of tangency; thence
8. **North 42°24'51" East, 87.56** feet to a point on the South 46°38'43" East, 60.00 foot line of said Lot No. 2, 41.32 feet southeasterly from a rebar and cap found at the northwesterly end thereof; said point also lying on the aforementioned westerly right-of-way line of Twin Rivers Road; thence binding with the outline of Lot No. 2 and said right-of-way line
9. **South 46°36'26" East, 18.68** feet to the point of beginning, containing **70,552 square feet** or **1.6196 acres** of land.

EXHIBIT B

Council Resolution No. _____

EXHIBIT 1

Development: Roslyn Rise Four,
LLC

PAYMENT IN LIEU OF TAXES AGREEMENT

THIS AGREEMENT (this "Agreement") is made as of this _____ day of _____, 20____, by and between Roslyn Rise Four, LLC, a limited liability company organized and existing under the laws of the State of Maryland (the "Company") and HOWARD COUNTY, MARYLAND, a body corporate and politic of the State of Maryland (the "County").

RECITALS

A. The Company has contracted to acquire certain real property located on 10351 Twin Rivers Road in Columbia, Maryland, which real property is more particularly described as set forth in the proposed description on Exhibit "A" attached hereto (the "Property"). The Company shall notify the County in writing within five (5) business days of recording the final subdivision and receipt of the recording reference. The Company proposes to construct and operate on the Property a 94-unit mixed-income, rental housing development to be known as one-half of "Roslyn Rise Apartments" (the "Development"). Fifty-six (56) units (the "Affordable Dwelling Units") will be rented to households that earn at or below 80 percent of Area Median Income of the Baltimore Metropolitan Statistical Area ("AMI"), of which twenty-seven (27) units will be rented to residents who earn at or below 50 percent of AMI. An additional thirty-eight (38) units will be rented at market rates.

B. In order to fund a portion of the costs of the Development, the Company has applied to the Maryland Department of Housing and Community Development, either directly or through its Community Development Administration for (i) equity financing derived from 4% Low Income Housing Tax Credits in the approximate amount of ~~Seven Million Six Hundred Thousand Dollars (\$ 7,600,000)~~ and Seven Million, Seven Hundred and Thirty Thousand Dollars (\$ 7,730,000); (ii) a Rental Housing ~~Programs Fund Works~~ loan in the approximate amount of ~~Two Million Five Hundred Thousand Dollars (\$ 2,500,000)~~ One Million Four Hundred Thousand Dollars (\$1,400,000) and (iii) a Housing Trust Fund loan in the approximate amount of One Million One Hundred Thousand Dollars (\$ 1,100,000) (collectively, the "State Financing Programs"). Pursuant to the requirements of the State Financing Programs, the Development will provide housing for lower income persons.

C. The Company will be the beneficiary of a Housing Assistance Payment ("HAP") contract for 26 project-based vouchers used to subsidize the rent of 26 households.

D. The Company has requested that the County permit the Company to make payments in lieu of County real property taxes pursuant to Section 7-506.1 of the Tax-Property Article of the Annotated Code of Maryland (the "Act"). The Act provides, among other things, that real property may be exempt from County property tax if:

(1) the real property is owned by an entity engaged in constructing or operating housing structures or projects;

(2) the real property is used for a housing structure or project that is constructed or substantially rehabilitated under a federal, State, or local government program that funds construction, or insures its financing in whole or in part, or provides interest subsidy, rent subsidy or rent supplements;

(3) the owner of the real property agrees to continue to maintain the real property as rental housing for lower income persons under the requirements of the governmental programs described in item (2) of this paragraph and agrees to renew any annual contributions or other agreements for rental subsidy or supplement; and

(4) the owner and the governing body of the county where the real property is located agree that the owner shall pay a negotiated amount in lieu of the applicable county property tax.

E. In order to induce the Company to provide housing for lower income persons, the County agrees to accept payments in lieu of County real property taxes, subject to the terms and conditions of this Agreement.

F. The County Council of Howard County, Maryland has approved this Agreement by resolution, a copy of which is attached hereto as Exhibit "B".

NOW, THEREFORE, in consideration of the premises and the mutual promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Company and the County agree as follows:

1. Definitions. In this Agreement, the term:

(a) "Affordable Dwelling Unit" means a rental dwelling unit reserved for households that earn at or below 80 percent of AMI.

(b) "County Assessments" means any and all County assessments, charges, fees or non-real property taxes, including but not limited to the County fire tax, front foot benefit assessment charge, ad valorem charges, and any other charges that may appear on the Property's real property tax bill, for which the Company shall continue to be obligated for, and required to pay to the County in full.

(c) "Distribution" means any withdrawal or taking of Surplus Cash or any assets of the Development, excluding payment for reasonable expenses incident to the operation and maintenance of the Development. Such expenses shall include a reasonable property management fee and a reasonable guaranteed distribution to the investor member(s) (or its affiliate) as an investor services fee.

(d) "Gross Rental Income" means the total of all charges paid by all tenants of the Property, less the cost of all utilities paid by the Company.

(e) "Initial Closing" means the date of the initial closing of the financing under the State Financing Programs.

(f) "Market Rate Dwelling Unit" means a rental dwelling unit which is not an Affordable Dwelling Unit.

(g) "Residual Receipts" means any cash remaining at the end of a calendar year after deducting from Surplus Cash:

(i) the Payment required by Section 5(b) of this Agreement; and any Distributions to the Managing Member, the aggregate of which do not exceed 10% of the Managing Members' initial equity investment in the Development, as determined by the County.

(h) "Surplus Cash" means any cash remaining at the end of a calendar year after the payment of:

(i) the Payment required by Section 5(a) of this Agreement;

(ii) all reasonable and actual operating costs and expenses of the Development (whether paid as operating expenses or from available cash flow) including reasonable property management fees, reasonable asset management fees to the managing member, any payments of deferred developer fee, amounts owed to the investor member(s) pursuant to the Company's operating agreement, and a reasonable guaranteed distribution to the investor member(s) (or its affiliates) as an investor services fee, as well as other taxes owed to the State of Maryland; and

(iii) all payments required under any mortgage on the Property approved by the Maryland Department of Housing and Community Development, either directly or through its Community Development Administration or the County, including payments under the State Financing Programs.

(iv) all payments required against any secondary debt or notes on the Property approved by the Maryland Department of Housing and Community Development.

2. Acceptance of Payments. For the term of this Agreement, the Company shall make, and the County shall accept, annual payments in lieu of all County real property taxes due on the Property (the "Payments"). The Property shall be exempt from County real property taxes in accordance with the Act so long as this Agreement is in effect.

3. Conditions Precedent. This Agreement shall not take effect unless and until each of the following conditions precedent have been fulfilled:

(a) Title. The Company shall have taken fee simple title to the Property;

(b) Financing. The Company shall have received financing under the State Financing Programs for construction of the Development; and

(c) PILOT Covenants. The Company shall have executed and recorded covenants on the Property, in a form acceptable to the County, that require the Company and all subsequent owners of the Property to offer for rent fifty-six (56) units to households that earn at or below 80 percent of AMI, of which twenty-seven (27) units will be rented to residents who earn at or below 50 percent of AMI, for a period of not fewer than forty (40) years from the date of Initial Closing (the “PILOT Covenants”).

4. Effective Date. This Agreement shall take effect when each of the conditions precedent set forth in Section 3 are fulfilled (the “Effective Date”); provided, however, that if all of the conditions precedent are not fulfilled by October 1, 2022, this Agreement shall be null and void.

5. Amount of Payments. Each Payment made under this Agreement shall be in an amount calculated as follows:

(a) Minimum Payment. The Company shall pay to the County an amount equal to 4.25% of Gross Rental Income, less the amount of any County Assessments paid.

(b) Payment from Surplus Cash. To the extent funds are available from Surplus Cash, the Company shall pay to the County an additional two percent (2%) of the Development’s Gross Rental Income.

(c) Payment from Residual Receipts. To the extent funds are available from Residual Receipts, the Company shall pay to the County an amount which, when added to the Payments made under (a) and (b), equals (i) the County real property taxes which would have been paid for the current taxable year if the Development were not exempt from taxation, and (ii) the County Assessments paid by the Company for the Development for the current taxable year.

(d) Total Payment. The intention of this Agreement is that each annual Payment shall at no time exceed the aggregate of (i) County real property taxes which would have been paid for the current taxable year if the Development were not exempt from taxation, and (ii) the County Assessments paid by the Company for the Development for the current taxable year.

6. Time and Place Payments Due. Each Payment shall be made by May 1 of each year for the prior calendar year. Payments shall be made to the Director of Finance, 3430 Courthouse Drive, Ellicott City, Maryland 21043. Payments of the County Assessments shall be made at the time and in the manner provided by law.

7. Penalties for Late Payment. The Company shall be subject to the following penalties for late payments, which penalties shall not be imposed unless such payments remain outstanding after five (5) days’ written notice:

(a) 1% per month or part of a month during the period May 2 to June 30 following the due date; and

(b) 1 1/2% per month or part of a month on or after July 1 following the due date.

8. Penalties for Failure to Pay. At the option of the County, if any Payment is due and unpaid on or after July 1 following the due date, this Agreement may be terminated by the County upon ninety (90) days' prior notice, which termination will be void if the Company pays the outstanding Payment within such ninety (90) day period. If the Company fails to pay the outstanding Payment within such ninety (90) day period, then this Agreement will terminate, and all County real property taxes for the preceding taxable year shall be immediately due and payable.

9. Reports and Records.

(a) By no later than March 31 of each year, the Company shall submit to the County's Director of Finance, in a form acceptable to the County, a report of the Development's income and expenses for the preceding calendar year, including an itemized breakdown of Gross Rental Income, Surplus Cash, and Residual Receipts.

(b) The Company shall submit such other reports as the County may reasonably require in order to verify the Company's compliance with this Agreement.

(c) The Company shall permit the County or any of its authorized agents to inspect the records of the Development in order to verify the Company's compliance with this Agreement.

10. Representation and Warranties.

(a) The Company represents and warrants to the County that it is eligible in all respects to enter in this Agreement to make payments in lieu of taxes under the Act.

(b) The Company covenants and agrees that it will do all things necessary to remain eligible to make payments in lieu of taxes in accordance with the Act.

(c) The Company agrees that it shall remain in good standing with the State Department of Assessments and Taxation.

11. Term of Agreement. This Agreement shall remain in effect until the earlier to occur of:

(a) the termination of the PILOT Covenants;

(b) the foreclosure, or the making of a deed in lieu of foreclosure, of any portion of the Property, unless the party acquiring the Property agrees to continue the PILOT Covenants under terms and conditions of this agreement;

(c) any default under the PILOT Covenants which is not cured within a reasonable period after notice, which period shall in all events be at least thirty (30) days; or

(d) any default under this Agreement which is not cured within a reasonable period after notice, which period shall in all events be at least thirty (30) days.

12. Sale; Liens; Partnership Interests. During the term of this Agreement, the Company shall not, without the prior written consent of the County, make any transfer, exchange, encumber or otherwise convey its interest in the Property except as permitted by the State Financing Programs' documents. If the Company transfers the Property to a new owner (subject to the terms of Section 11(b) above), then the Company shall be permitted to assign this Agreement to the new owner, provided that (i) the transfer to the assignee was permitted by the State Financing Programs' documents and (ii) the assignee shall be subject to the terms and conditions of this Agreement.

13. State Taxes. The Company acknowledges and agrees that it shall pay all State real property taxes.

14. Successors and Assigns. This Agreement shall be binding upon, and shall inure to the benefit of, all successors and assigns of the Company.

15. Entire Agreement. This Agreement represents the entire understanding and agreement of the parties relating to the subject matter hereof.

[SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, the Company and the County, by their duly authorized representatives have signed this Agreement as of the date first written above.

WITNESS/ATTEST:

ROSLYN RISE FOUR, LLC

By:

(SEAL)

Name: _____
Title: _____

Name: _____
Title: _____

[COUNTY SIGNATURES ON FOLLOWING PAGE]

WITNESS/ATTEST:

HOWARD COUNTY, MARYLAND

Lonnie Robbins
Chief Administrative Officer

By: _____(SEAL)
Calvin Ball
County Executive

APPROVED for Form and Legal
Sufficiency this _____ day of
_____, 20____.

APPROVED by Department of Finance

Gary Kuc
County Solicitor

Rafiu Ighile
Director

Reviewing Attorney:

Kristen Bowen Perry

Exhibit A: Legal Description of Property

Exhibit B: Council Resolution No. _____

EXHIBIT A

**Description of
PROPOSED LOT 8
COLUMBIA, VILLAGE OF WILDE LAKE
SECTION 10 AREA 4
Tax ID. No. 15-009063 & 15-010681**

BEING a piece or parcel of land hereinafter described, situate, lying and being in the Fifth Election District of Howard County, Maryland, being part of the property conveyed to **The Columbia Park and Recreation Association, Inc.** by a deed dated September 20, 1971 and recorded among the Land Records of said County in **Liber 575 at Folio 342**, and part of the property conveyed to **Enterprise Community Homes Housing, LLC** by a deed dated December 21, 2017 and recorded among said Land Records in **Liber 17980 at Folio 426**, and shown on a plat intended to be recorded; said property further being part of Lot No. 2 and Lot No. 3 as shown on a plat of subdivision entitled "**Columbia, Village of Wilde Lake, Amended, Section 10 Area 4**" and recorded among said Land Records in **Plat Book 15 Folio 87**, and being more particularly described, as now surveyed, in the Maryland State Plane Datum (NAD 83/2011):

BEGINNING for the same at a rebar and cap found at the southwesterly end of the North 88°21'17" East, 35.36 (**North 88°23'34" East, 35.36 feet, as now surveyed**) line of said Lot No. 2; said rebar and cap also lying on the westerly right-of-way line of Twin Rivers Road (variable width right-of-way), as shown in Plat Book 12 Folio 49; thence binding and running with said right of way and the outline of said Lot No. 2

1. **North 88°23'34" East, 35.36** feet to the northeasterly end of the South 43°21'17" West, 100.00 foot common line of said Lot No. 2 and Lot No. 3, ±0.7 feet northwest from an iron pipe found; thence leaving said right-of-way and binding with part of said common line
2. **South 43°23'34" West, 29.41** feet to a point; thence leaving said common line and running in, through, over and across said Lot No. 2 and Lot No. 3 for a new line of division
3. **South 29°52'32" East, 271.20** feet to a point on the South 60°05'43" West, 489.63 foot common line of Lot No. 4 and said Lot No. 2, 78.64 feet southwesterly from a pipe found at the northeasterly end thereof; thence binding with part of said common line
4. **South 60°07'28" West, 306.97** feet to a point; thence leaving said common line and returning in, through, over and across said Lot No. 2 for four (4) new lines of division
5. **North 29°52'32" West, 101.31** feet to a point; thence
6. **North 18°07'46" East, 259.13** feet to a point of curvature; thence
7. **26.28** feet along the arc of a tangential curve deflecting to the **right**, having a radius of **62.00** feet and a chord bearing and distance of **North 30°16'19" East, 26.08** feet to a point of tangency; thence
8. **North 42°24'51" East, 87.56** feet to a point on the South 46°38'43" East, 60.00 foot line of said Lot No. 2, 41.32 feet southeasterly from a rebar and cap found at the northwesterly end thereof; said point also lying on the aforementioned westerly right-of-way line of Twin Rivers Road; thence binding with the outline of Lot No. 2 and said right-of-way line
9. **South 46°36'26" East, 18.68** feet to the point of beginning, containing **70,552 square feet** or **1.6196 acres** of land.

EXHIBIT B

Council Resolution No. _____

Amendment 1 to Council Resolution No. 144-2021

BY: The Chairperson at the request
of the County Executive

Legislative Day 16
Date: October 4, 2021

Amendment No. 1

(This amendment is necessary to reflect the updated state financing amounts noted in the loan decision letter dated 9/13/21 from the Maryland Department of Housing and Community Development, Community Development Administration.)

1 On page 1, in line 17:

- 2 1. Strike "7,600,000 and" and substitute "7,730,000;"
3 2. Strike "Programs Fund" and substitute "Works"

4
5 On page 1, in line 18, strike "2,500,000" and substitute "1,400,000 and (iii) a Housing Trust
6 Fund loan in the approximate amount of \$1,100,000"

7
8 In the Payment in Lieu of Taxes Agreement, attached as Exhibit 1, in recital B:

- 9 1. Strike "Seven Million Six Hundred Thousand Dollars (\$ 7,600,000) and" and substitute
10 "Seven Million, Seven Hundred and Thirty Thousand Dollars (\$ 7,730,000);"
11 2. Strike "Programs Fund" and substitute "Works"
12 3. Strike "Two Million Five Hundred Thousand Dollars (\$ 2,500,000)" and substitute "One
13 Million Four Hundred Thousand Dollars (\$1,400,000) and (iii) a Housing Trust Fund
14 loan in the approximate amount of One Million One Hundred Thousand Dollars (\$
15 1,100,000)"

I certify this is a true copy of

Am 1 to CR 144-2021

passed on 10-4-2021

Michelle Cherrad
Council Administrator

County Council Of Howard County, Maryland

2021 Legislative Session

Legislative Day No. 15

Resolution No. 144 -2021

Introduced by: The Chairperson at the request of the County Executive

A RESOLUTION approving the terms and conditions of a Payment in Lieu of Taxes Agreement by and between the Howard County, Maryland and Roslyn Rise Four, LLC for property located at 10351 Twin Rivers Road, which will comprise a mixed-income, rental housing development to be known as one-half of Roslyn Rise Apartments, and finding that the Development meets the requirements of certain Special Affordable Housing Opportunities pursuant to the Adequate Public Facilities Act and may proceed subject to all other provisions of the Act despite being located in an area that is closed for development due to the projected enrollment in the school capacity chart

Introduced and read first time Sept 8, 2021.

By order Michelle Harrod, Administrator

Read for a second time at a public hearing on Sept 20, 2021.

By order Michelle Harrod, Administrator

This Resolution was read the third time and was Adopted, Adopted with amendments, Failed, Withdrawn, by the County Council on November 1, 2021.

Certified By Michelle Harrod, Administrator

Approved by the County Executive, 2021

Calvin Ball, County Executive

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment

Motion to Divide PILOT and APFO - Passed 10-4-2021 Michelle Harrod
Tabled 10-4-2021 Michelle Harrod

1 **WHEREAS**, Roslyn Rise Four, LLC, a limited liability company organized and existing
2 under the laws of the State of Maryland, (the “Company”), has contracted to develop certain real
3 property located at 10351 Twin Rivers Road in Columbia, Maryland (the “Property”); and
4

5 **WHEREAS**, the Company proposes to construct and operate on the Property a 94-unit
6 mixed-income, rental housing development to be known as one-half of “Roslyn Rise
7 Apartments” (the “Development”) with the following mix of units:

- 8 1. 56 units, the “Affordable Dwelling Units”, will be rented to households that earn at or
9 below 80 percent of Area Median Income of the Baltimore Metropolitan Statistical
10 Area (“AMI”), of which twenty-seven (27) units will be rented to residents who earn
11 at or below 50 percent of AMI; and
- 12 2. 38 units will be rented at market rates; and

13
14 **WHEREAS**, the Company has applied to the Maryland Department of Housing and
15 Community Development, either directly or through its Community Development
16 Administration for (i) equity financing derived from 4% Low Income Housing Tax Credits in the
17 approximate amount of \$ 7,600,000 and (ii) a Rental Housing Programs Fund loan in the
18 approximate amount of \$ 2,500,000 (collectively, the “State Financing Programs”); and
19

20 **WHEREAS**, pursuant to the State Financing Programs, the Development will provide
21 housing for lower income persons; and
22

23 **WHEREAS**, the Company will be the beneficiary of a Housing Assistance Payment
24 contract for 26 project-based vouchers used to subsidize the rent of 26 households; and
25

26 **WHEREAS**, the Company has requested that the County permit the Company to make
27 payments in lieu of County real property taxes (the “PILOT”) pursuant to Section 7-506.1 of the
28 Tax-Property Article of the Annotated Code of Maryland and in accordance with the Payment in
29 Lieu of Taxes Agreement, substantially in the form attached as Exhibit 1; and
30

1 **WHEREAS**, the Company has demonstrated to the County that an agreement for a PILOT
2 is necessary to make the Development economically feasible; and

3
4 **WHEREAS**, the Development has failed the School Capacity Test set forth in Section
5 16.1110(y) of the Adequate Public Facilities Act of Howard County (the "Act"); and

6
7 **WHEREAS**, the Company is requesting that the Howard County Department of Planning
8 and Zoning ("DPZ") authorize the Development to proceed subject to the Special Affordable
9 Housing Opportunities provision set forth in Section 16.1103(e) of the Act; and

10
11 **WHEREAS**, pursuant to the Act, DPZ authorization requires that:

- 12 1. At least 40 percent of the units shall be affordable to households earning 60 percent or
13 less of the metropolitan statistical area median income;
- 14 2. The project or phase of a project is led by or in partnership with a local nonprofit or the
15 Housing Commission;
- 16 3. The project or phase of a project is seeking or has received an allocation of Low-Income
17 Housing Tax Credits or other state or federal financial assistance for affordable
18 housing;
- 19 4. The project or phase of a project has obtained a letter of support from the County
20 Executive; and
- 21 5. The County Council and County Executive have approved either a Payment in Lieu of
22 Taxes agreement for the project or a resolution authorizing the project to proceed; and

23
24 **WHEREAS**, pursuant to Section 16.1103(e)(5) of the Act, the County Council shall hold
25 a public hearing and consider as part of its approval of a Payment in Lieu of Taxes agreement:

- 26 1. The capacity utilization at the school or schools impacted by the project and at adjacent
27 schools, including limiting the potential impact on any elementary or middle school
28 with a capacity utilization rate greater than 115 percent unless an adjacent school with
29 the same grade levels has a capacity utilization rate of 100 percent or less;
- 30 2. Estimated student generation from the project;

- 1 3. Any potential for the Board of Education to add capacity to the impacted school or
- 2 schools through redistricting, facility expansion, or other programs; and
- 3 4. The need for affordable housing in the County, including factors such as the housing
- 4 cost burden on families, the availability of housing for individuals with disabilities, and
- 5 the extent of homelessness among families and school children; and
- 6

7 **WHEREAS**, the County has evaluated and found that the Development meets the
8 requirements of the Special Affordable Housing Opportunities provision set forth in Section
9 16.1103(e)(1)-(e)(4) of the Act and the County Council has held a public hearing in accordance
10 with Section 16.1103(e)(5); and

11
12 **WHEREAS**, in accordance with Section 16.1103(e) of the Act, the Development may
13 proceed subject to all other provisions of the Act despite being located in an area that is closed
14 for development due to the projected enrollment in the school capacity chart; and

15
16 **WHEREAS**, in order to induce the Company to provide affordable housing in Howard
17 County, it is in the interest of the County to accept a PILOT subject to the terms and conditions of
18 the Payment in Lieu of Taxes Agreement (the "Agreement"), substantially in the form attached to
19 this Resolution as "Exhibit 1".

20
21 **NOW, THEREFORE, BE IT RESOLVED** by the County Council of Howard County,
22 Maryland this ____ day of _____, 2021, that:

- 23 (1) The Development meets the requirements of the Special Affordable Housing Opportunities
- 24 provision set forth in Section 16.1103(e)(1)-(e)(4) of the Act and may proceed subject to
- 25 all other provisions of the Act despite being located in an area that is closed for
- 26 development due to the projected enrollment in the school capacity chart.
- 27 (2) In accordance with Section 7-506.1 of the Tax-Property Article of the Annotated Code of
- 28 Maryland, the County shall abate all County real property taxes for the Development
- 29 subject to the terms and conditions of the Payment in Lieu of Taxes Agreements (the
- 30 "Agreement") attached to this Resolution as "Exhibit 1".

1 (3) The County Executive is hereby authorized to execute and deliver the Agreements in the
2 name and on behalf of the County in substantially the forms attached.

3 (4) The County Executive, prior to execution and delivery of the Agreements, may make such
4 changes or modifications to the Agreements as he deems appropriate in order to accomplish
5 the purpose of the transactions authorized by this Resolution, provided that such changes
6 or modifications shall be within the scope of the transactions authorized by this Resolution;
7 and the execution of the Agreements by the County Executive shall be conclusive evidence
8 of the approval by the County Executive of all changes or modifications to the Agreements,
9 and the Agreements shall thereupon become binding upon the County in accordance with
10 its terms.



EXHIBIT 1

Development: Roslyn Rise Four,
LLC

PAYMENT IN LIEU OF TAXES AGREEMENT

THIS AGREEMENT (this "Agreement") is made as of this ____ day of _____, 20____, by and between Roslyn Rise Four, LLC, a limited liability company organized and existing under the laws of the State of Maryland (the "Company") and HOWARD COUNTY, MARYLAND, a body corporate and politic of the State of Maryland (the "County").

RECITALS

A. The Company has contracted to acquire certain real property located on 10351 Twin Rivers Road in Columbia, Maryland, which real property is more particularly described as set forth in the proposed description on Exhibit "A" attached hereto (the "Property"). The Company shall notify the County in writing within five (5) business days of recording the final subdivision and receipt of the recording reference. The Company proposes to construct and operate on the Property a 94-unit mixed-income, rental housing development to be known as one-half of "Roslyn Rise Apartments" (the "Development"). Fifty-six (56) units (the "Affordable Dwelling Units") will be rented to households that earn at or below 80 percent of Area Median Income of the Baltimore Metropolitan Statistical Area ("AMI"), of which twenty-seven (27) units will be rented to residents who earn at or below 50 percent of AMI. An additional thirty-eight (38) units will be rented at market rates.

B. In order to fund a portion of the costs of the Development, the Company has applied to the Maryland Department of Housing and Community Development, either directly or through its Community Development Administration for (i) equity financing derived from 4% Low Income Housing Tax Credits in the approximate amount of Seven Million Six Hundred Thousand Dollars (\$ 7,600,000) and (ii) a Rental Housing Programs Fund loan in the approximate amount of Two Million Five Hundred Thousand Dollars (\$ 2,500,000) (collectively, the "State Financing Programs"). Pursuant to the requirements of the State Financing Programs, the Development will provide housing for lower income persons.

C. The Company will be the beneficiary of a Housing Assistance Payment ("HAP") contract for 26 project-based vouchers used to subsidize the rent of 26 households.

D. The Company has requested that the County permit the Company to make payments in lieu of County real property taxes pursuant to Section 7-506.1 of the Tax-Property Article of the Annotated Code of Maryland (the "Act"). The Act provides, among other things, that real property may be exempt from County property tax if:

(1) the real property is owned by an entity engaged in constructing or operating housing structures or projects;

(2) the real property is used for a housing structure or project that is constructed or substantially rehabilitated under a federal, State, or local government program that funds construction, or insures its financing in whole or in part, or provides interest subsidy, rent subsidy or rent supplements;

(3) the owner of the real property agrees to continue to maintain the real property as rental housing for lower income persons under the requirements of the governmental programs described in item (2) of this paragraph and agrees to renew any annual contributions or other agreements for rental subsidy or supplement; and

(4) the owner and the governing body of the county where the real property is located agree that the owner shall pay a negotiated amount in lieu of the applicable county property tax.

E. In order to induce the Company to provide housing for lower income persons, the County agrees to accept payments in lieu of County real property taxes, subject to the terms and conditions of this Agreement.

F. The County Council of Howard County, Maryland has approved this Agreement by resolution, a copy of which is attached hereto as Exhibit "B".

NOW, THEREFORE, in consideration of the premises and the mutual promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Company and the County agree as follows:

1. Definitions. In this Agreement, the term:

(a) "Affordable Dwelling Unit" means a rental dwelling unit reserved for households that earn at or below 80 percent of AMI.

(b) "County Assessments" means any and all County assessments, charges, fees or non-real property taxes, including but not limited to the County fire tax, front foot benefit assessment charge, ad valorem charges, and any other charges that may appear on the Property's real property tax bill, for which the Company shall continue to be obligated for, and required to pay to the County in full.

(c) "Distribution" means any withdrawal or taking of Surplus Cash or any assets of the Development, excluding payment for reasonable expenses incident to the operation and maintenance of the Development. Such expenses shall include a reasonable property management fee and a reasonable guaranteed distribution to the investor member(s) (or its affiliate) as an investor services fee.

(d) "Gross Rental Income" means the total of all charges paid by all tenants of the Property, less the cost of all utilities paid by the Company.

(e) "Initial Closing" means the date of the initial closing of the financing under the State Financing Programs.

(f) "Market Rate Dwelling Unit" means a rental dwelling unit which is not an Affordable Dwelling Unit.

(g) "Residual Receipts" means any cash remaining at the end of a calendar year after deducting from Surplus Cash:

(i) the Payment required by Section 5(b) of this Agreement; and any Distributions to the Managing Member, the aggregate of which do not exceed 10% of the Managing Members' initial equity investment in the Development, as determined by the County.

(h) "Surplus Cash" means any cash remaining at the end of a calendar year after the payment of:

(i) the Payment required by Section 5(a) of this Agreement;

(ii) all reasonable and actual operating costs and expenses of the Development (whether paid as operating expenses or from available cash flow) including reasonable property management fees, reasonable asset management fees to the managing member, any payments of deferred developer fee, amounts owed to the investor member(s) pursuant to the Company's operating agreement, and a reasonable guaranteed distribution to the investor member(s) (or its affiliates) as an investor services fee, as well as other taxes owed to the State of Maryland; and

(iii) all payments required under any mortgage on the Property approved by the Maryland Department of Housing and Community Development, either directly or through its Community Development Administration of the County, including payments under the State Financing Programs.

(iv) all payments required against any secondary debt or notes on the Property approved by the Maryland Department of Housing and Community Development.

2. Acceptance of Payments. For the term of this Agreement, the Company shall make, and the County shall accept, annual payments in lieu of all County real property taxes due on the Property (the "Payments"). The Property shall be exempt from County real property taxes in accordance with the Act so long as this Agreement is in effect.

3. Conditions Precedent. This Agreement shall not take effect unless and until each of the following conditions precedent have been fulfilled:

(a) Title. The Company shall have taken fee simple title to the Property;

(b) Financing. The Company shall have received financing under the State Financing Programs for construction of the Development; and

(c) PILOT Covenants. The Company shall have executed and recorded covenants on the Property, in a form acceptable to the County, that require the Company and all

subsequent owners of the Property to offer for rent fifty-six (56) units to households that earn at or below 80 percent of AMI, of which twenty-seven (27) units will be rented to residents who earn at or below 50 percent of AMI, for a period of not fewer than forty (40) years from the date of Initial Closing (the "PILOT Covenants").

4. Effective Date. This Agreement shall take effect when each of the conditions precedent set forth in Section 3 are fulfilled (the "Effective Date"); provided, however, that if all of the conditions precedent are not fulfilled by October 1, 2022, this Agreement shall be null and void.

5. Amount of Payments. Each Payment made under this Agreement shall be in an amount calculated as follows:

(a) Minimum Payment. The Company shall pay to the County an amount equal to 4.25% of Gross Rental Income, less the amount of any County Assessments paid.

(b) Payment from Surplus Cash. To the extent funds are available from Surplus Cash, the Company shall pay to the County an additional two percent (2%) of the Development's Gross Rental Income.

(c) Payment from Residual Receipts. To the extent funds are available from Residual Receipts, the Company shall pay to the County an amount which, when added to the Payments made under (a) and (b), equals (i) the County real property taxes which would have been paid for the current taxable year if the Development were not exempt from taxation, and (ii) the County Assessments paid by the Company for the Development for the current taxable year.

(d) Total Payment. The intention of this Agreement is that each annual Payment shall at no time exceed the aggregate of (i) County real property taxes which would have been paid for the current taxable year if the Development were not exempt from taxation, and (ii) the County Assessments paid by the Company for the Development for the current taxable year.

6. Time and Place Payments Due. Each Payment shall be made by May 1 of each year for the prior calendar year. Payments shall be made to the Director of Finance, 3430 Courthouse Drive, Ellicott City, Maryland 21043. Payments of the County Assessments shall be made at the time and in the manner provided by law.

7. Penalties for Late Payment. The Company shall be subject to the following penalties for late payments, which penalties shall not be imposed unless such payments remain outstanding after five (5) days' written notice:

(a) 1% per month or part of a month during the period May 2 to June 30 following the due date; and

(b) 1 1/2% per month or part of a month on or after July 1 following the due date.

8. Penalties for Failure to Pay. At the option of the County, if any Payment is due and unpaid on or after July 1 following the due date, this Agreement may be terminated by the County upon ninety (90) days' prior notice, which termination will be void if the Company pays the outstanding Payment within such ninety (90) day period. If the Company fails to pay the outstanding Payment within such ninety (90) day period, then this Agreement will terminate, and all County real property taxes for the preceding taxable year shall be immediately due and payable.

9. Reports and Records.

(a) By no later than March 31 of each year, the Company shall submit to the County's Director of Finance, in a form acceptable to the County, a report of the Development's income and expenses for the preceding calendar year, including an itemized breakdown of Gross Rental Income, Surplus Cash, and Residual Receipts.

(b) The Company shall submit such other reports as the County may reasonably require in order to verify the Company's compliance with this Agreement.

(c) The Company shall permit the County or any of its authorized agents to inspect the records of the Development in order to verify the Company's compliance with this Agreement.

10. Representation and Warranties.

(a) The Company represents and warrants to the County that it is eligible in all respects to enter in this Agreement to make payments in lieu of taxes under the Act.

(b) The Company covenants and agrees that it will do all things necessary to remain eligible to make payments in lieu of taxes in accordance with the Act.

(c) The Company agrees that it shall remain in good standing with the State Department of Assessments and Taxation.

11. Term of Agreement. This Agreement shall remain in effect until the earlier to occur of:

(a) the termination of the PILOT Covenants;

(b) the foreclosure, or the making of a deed in lieu of foreclosure, of any portion of the Property, unless the party acquiring the Property agrees to continue the PILOT Covenants under terms and conditions of this agreement;

(c) any default under the PILOT Covenants which is not cured within a reasonable period after notice, which period shall in all events be at least thirty (30) days; or

(d) any default under this Agreement which is not cured within a reasonable period after notice, which period shall in all events be at least thirty (30) days.

12. Sale; Liens; Partnership Interests. During the term of this Agreement, the Company shall not, without the prior written consent of the County, make any transfer, exchange, encumber or otherwise convey its interest in the Property except as permitted by the State Financing Programs' documents. If the Company transfers the Property to a new owner (subject to the terms of Section 11(b) above), then the Company shall be permitted to assign this Agreement to the new owner, provided that (i) the transfer to the assignee was permitted by the State Financing Programs' documents and (ii) the assignee shall be subject to the terms and conditions of this Agreement.

13. State Taxes. The Company acknowledges and agrees that it shall pay all State real property taxes.

14. Successors and Assigns. This Agreement shall be binding upon, and shall inure to the benefit of, all successors and assigns of the Company.

15. Entire Agreement. This Agreement represents the entire understanding and agreement of the parties relating to the subject matter hereof.

[SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, the Company and the County, by their duly authorized representatives have signed this Agreement as of the date first written above.

WITNESS/ATTEST:

ROSLYN RISE FOUR, LLC

By:

(SEAL)

Name: _____
Title: _____

Name: _____
Title: _____

[COUNTY SIGNATURES ON FOLLOWING PAGE]

WITNESS/ATTEST:

HOWARD COUNTY, MARYLAND

Lonnie Robbins
Chief Administrative Officer

By: _____ (SEAL)
Calvin Ball
County Executive

APPROVED for Form and Legal
Sufficiency this _____ day of
_____, 20____.

APPROVED by Department of Finance

Gary Kuc
County Solicitor

Rafiu Ighile
Director

Reviewing Attorney:

Kristen Bowen Perry

Exhibit A: Legal Description of Property

Exhibit B: Council Resolution No. _____

EXHIBIT A

**Description of
PROPOSED LOT 8
COLUMBIA, VILLAGE OF WILDE LAKE
SECTION 10 AREA 4
Tax ID. No. 15-009063 & 15-010681**

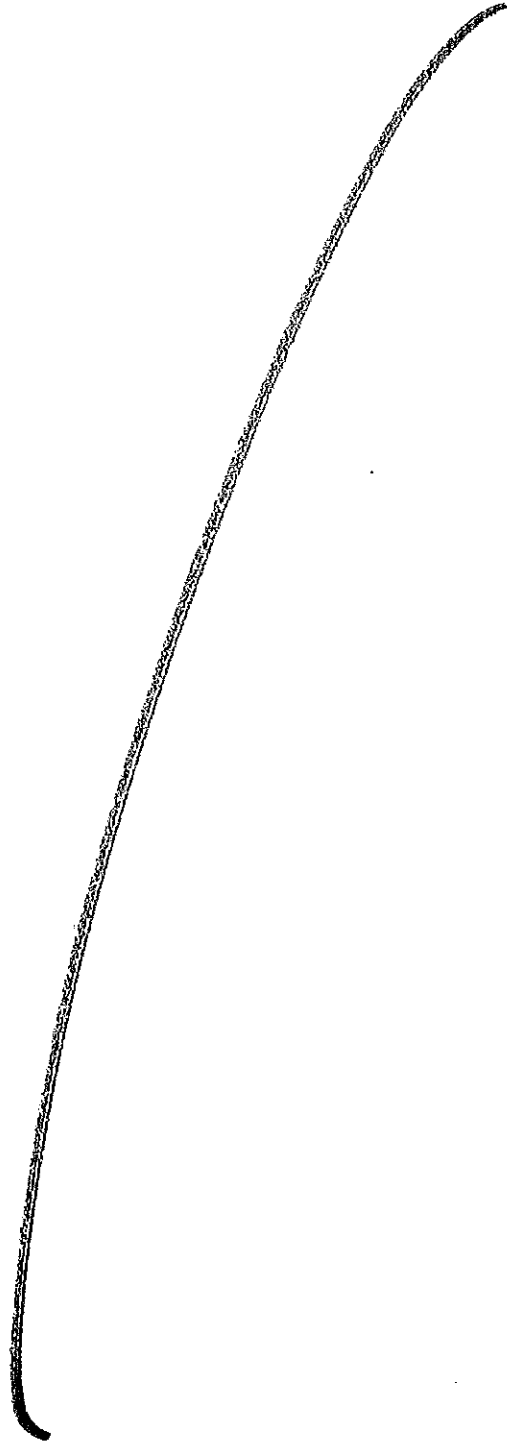
BEING a piece or parcel of land hereinafter described, situate, lying and being in the Fifth Election District of Howard County, Maryland, being part of the property conveyed to **The Columbia Park and Recreation Association, Inc.** by a deed dated September 20, 1971 and recorded among the Land Records of said County in **Liber 575 at Folio 342**, and part of the property conveyed to **Enterprise Community Homes Housing, LLC** by a deed dated December 21, 2017 and recorded among said Land Records in **Liber 17980 at Folio 426**, and shown on a plat intended to be recorded; said property further being part of Lot No. 2 and Lot No. 3 as shown on a plat of subdivision entitled "**Columbia, Village of Wilde Lake, Amended, Section 10 Area 4**" and recorded among said Land Records in **Plat Book 15 Folio 87**, and being more particularly described, as now surveyed, in the Maryland State Plane Datum (NAD 83/2011):

BEGINNING for the same at a rebar and cap found at the southwesterly end of the North 88°21'17" East, 35.36 (**North 88°23'34" East, 35.36 feet, as now surveyed**) line of said Lot No. 2; said rebar and cap also lying on the westerly right-of-way line of Twin Rivers Road (variable width right-of-way), as shown in Plat Book 12 Folio 49; thence binding and running with said right of way and the outline of said Lot No. 2

1. **North 88°23'34" East, 35.36** feet to the northeasterly end of the South 43°21'17" West, 100.00 foot common line of said Lot No. 2 and Lot No. 3, ±0.7 feet northwest from an iron pipe found; thence leaving said right-of-way and binding with part of said common line
2. **South 43°23'34" West, 29.41** feet to a point; thence leaving said common line and running in, through, over and across said Lot No. 2 and Lot No. 3 for a new line of division
3. **South 29°52'32" East, 271.20** feet to a point on the South 60°05'43" West, 489.63 foot common line of Lot No. 4 and said Lot No. 2, 78.64 feet southwesterly from a pipe found at the northeasterly end thereof; thence binding with part of said common line
4. **South 60°07'28" West, 306.97** feet to a point; thence leaving said common line and returning in, through, over and across said Lot No. 2 for four (4) new lines of division
5. **North 29°52'32" West, 101.31** feet to a point; thence
6. **North 18°07'46" East, 259.13** feet to a point of curvature; thence
7. **26.28** feet along the arc of a tangential curve deflecting to the **right**, having a radius of **62.00** feet and a chord bearing and distance of **North 30°16'19" East, 26.08** feet to a point of tangency; thence
8. **North 42°24'51" East, 87.56** feet to a point on the South 46°38'43" East, 60.00 foot line of said Lot No. 2, 41.32 feet southeasterly from a rebar and cap found at the northwesterly end thereof; said point also lying on the aforementioned westerly right-of-way line of Twin Rivers Road; thence binding with the outline of Lot No. 2 and said right-of-way line
9. **South 46°36'26" East, 18.68** feet to the point of beginning, containing **70,552 square feet** or **1.6196 acres** of land.

EXHIBIT B

Council Resolution No. _____



Amendment 1 to Council Resolution No. 144-2021

**BY: The Chairperson at the request
of the County Executive**

**Legislative Day 16
Date: October 4, 2021**

Amendment No. 1

(This amendment is necessary to reflect the updated state financing amounts noted in the loan decision letter dated 9/13/21 from the Maryland Department of Housing and Community Development, Community Development Administration.)

1 On page 1, in line 17:

- 2 1. Strike “7,600,000 and” and substitute “7,730,000;”
- 3 2. Strike “Programs Fund” and substitute “Works”

4

5 On page 1, in line 18, strike “2,500,000” and substitute “1,400,000 and (iii) a Housing Trust
6 Fund loan in the approximate amount of \$1,100,000”

7

8 In the Payment in Lieu of Taxes Agreement, attached as Exhibit 1, in recital B:

- 9 1. Strike “Seven Million Six Hundred Thousand Dollars (\$ 7,600,000) and” and substitute
10 “Seven Million, Seven Hundred and Thirty Thousand Dollars (\$ 7,730,000);”
- 11 2. Strike “Programs Fund” and substitute “Works”
- 12 3. Strike “Two Million Five Hundred Thousand Dollars (\$ 2,500,000)” and substitute “One
13 Million Four Hundred Thousand Dollars (\$1,400,000) and (iii) a Housing Trust Fund
14 loan in the approximate amount of One Million One Hundred Thousand Dollars (\$
15 1,100,000)”

Sayers, Margery

From: Meredith Curtis <curtis@aclu-md.org>
Sent: Tuesday, November 2, 2021 7:48 AM
To: CouncilDistrict1@howardcountymd.gov
Subject: Note to Howard County Council Member Liz Walsh

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

Council Member Walsh,

I'm deeply disappointed in your no vote on the important Roslyn Rise development. Our daughter will go to WLHS and this is good project to improve the quality of life for her future classmates, which will ultimately help her too.

A vital part of being a progressive, which is what I understood you to be based on your campaigning, is supporting inclusive, humane, affordable housing — something we need throughout the county to make our communities stronger for everyone. This is very important to me and many others who want a strong HoCo for all. I hope you vote the right, humane way the next time an affordable housing project comes up — anywhere in the county.

Sincerely,
Meredith Goode
4524 Kingscup Court
Ellicott City
District 1

Sent from my iPhone

Sayers, Margery

From: Meredith Curtis <curtis@aclu-md.org>
Sent: Tuesday, November 2, 2021 7:48 AM
To: CouncilDistrict1@howardcountymd.gov
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Sincerely,
Meredith Goode
4524 Kingscup Court
Ellicott City
District 1

Sent from my iPhone

Sayers, Margery

From: Jung, Deb
Sent: Monday, November 1, 2021 6:03 PM
To: Sayers, Margery
Subject: Fw: Support the APFO Waiver and Affordable Housing!

Testimony

From: Rodriguez Hector <info@sg.actionnetwork.org>
Sent: Monday, November 1, 2021 5:15 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.

Rodriguez Hector
hectorraul@verizon.net
6960 Sunfleck Row
Columbia , Maryland 21045

Sayers, Margery

From: Jung, Deb
Sent: Monday, November 1, 2021 2:10 PM
To: Sayers, Margery
Subject: Fw: Support the APFO Waiver and Affordable Housing!

Testimony

From: Drenner Amber <info@sg.actionnetwork.org>
Sent: Monday, November 1, 2021 2:01 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 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.

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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.

Drenner Amber

amber.drenner@uwcm.org

9374 Duff Ct

Ellicott City, Maryland 21042

Sayers, Margery

From: Jung, Deb
Sent: Monday, November 1, 2021 11:42 AM
To: Sayers, Margery
Subject: Fw: Support Affordable Housing!

Testimony

From: Andrea Barnes <info@sg.actionnetwork.org>
Sent: Saturday, October 30, 2021 4:48 PM
To: Jung, Deb <djung@howardcountymd.gov>
Subject: Support 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. 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.

Andrea Barnes
awbarnes00@aol.com
6682 Possum Court
Columbia, Maryland 21045

Sayers, Margery

From: Jung, Deb
Sent: Monday, November 1, 2021 11:35 AM
To: Sayers, Margery
Subject: Fw: Support Affordable Housing!

Testimony

From: Philip Barnes <info@sg.actionnetwork.org>
Sent: Saturday, October 30, 2021 4:39 PM
To: Jung, Deb <djung@howardcountymd.gov>
Subject: Support 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 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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Philip Barnes
philb00@verizon.net
6682 Possum Court
Columbia, Maryland 21045

Sayers, Margery

From: Jung, Deb
Sent: Monday, November 1, 2021 11:32 AM
To: Sayers, Margery
Subject: Fw: Support the APFO Waiver and Affordable Housing!

Testimony

From: Davis Amanda <info@sg.actionnetwork.org>
Sent: Saturday, October 30, 2021 9:03 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.

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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.

Davis Amanda

amanda.mr.davis@gmail.com

6228 Welcome Home Dr

Columbia, Maryland 21045

Sayers, Margery

From: Jung, Deb
Sent: Monday, November 1, 2021 11:23 AM
To: Sayers, Margery
Subject: Fw: Support the APFO Waiver and Affordable Housing!

Testimony

From: Kathleen Feddor <info@sg.actionnetwork.org>
Sent: Sunday, October 31, 2021 4:21 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.

Kathleen Feddor

kathyfeddor@gmail.com

10583 Faulkner Ridge Circle

Columbia, Maryland 21044

Sayers, Margery

From: Jung, Deb
Sent: Monday, November 1, 2021 11:21 AM
To: Sayers, Margery
Subject: Fw: Support the APFO Waiver and Affordable Housing!

Testimony

From: Margaret Caldwell <info@sg.actionnetwork.org>
Sent: Sunday, October 31, 2021 2:23 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.

Margaret Caldwell
Maggi Caldwell44@gmail.com
6176 Prophecy Place
Columbia, Maryland 21045

Sayers, Margery

From: Jung, Deb
Sent: Monday, November 1, 2021 11:15 AM
To: Sayers, Margery
Subject: Fw: Support the APFO Waiver and Affordable Housing!

Testimony

From: Gail Holm <info@sg.actionnetwork.org>
Sent: Monday, November 1, 2021 10:57 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.

Although Cradlerock Elementary probably doesn't have the capacity to serve students from the redeveloped complex, there are alternatives. Swansfield and Running Brook are projected to have the capacity. Other temporary solutions include using Build to Learn Act funds to upgrade Bryant Woods and Faulkner Ridge Elementary Schools, moving forward with construction of a new elementary school and using the Faulkner Ridge build for transition space while Bryant Woods is under construction.

Housing for people with lower incomes shouldn't be inferior. Roslyn Rise is dated. It isn't energy efficient. People have already been temporarily relocated. We can't afford to lose the \$23 million dollars in funding dedicated to this mixed-income project. James Rouse would agree.

Sincerely,
Gail P. Holm
10081 Fair Beauty

Gail Holm
gailholm@gmail.com
10081 Fair Beauty
Columbia, Maryland 21046

Sayers, Margery

From: Jung, Deb
Sent: Monday, November 1, 2021 11:07 AM
To: Sayers, Margery
Subject: Fw: I'm in favor of the APFO Waiver and Affordable Housing at Roslyn Rise!

Testimony

From: Albert Holm <info@sg.actionnetwork.org>
Sent: Monday, November 1, 2021 8:37 AM
To: Jung, Deb <djung@howardcountymd.gov>
Subject: I'm in favor of the APFO Waiver and Affordable Housing at 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,

Please support our police....and nurses and firefighters and teachers and all others who need affordable housing to live in Howard County near where they work.

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 live at 10081 Fair Beauty in Columbia and attend the Unitarian Universalist Congregation of Columbia.

Albert Holm

holm_albert@yahoo.com

10081 Fair Beauty

Columbia, Maryland 21046

Sayers, Margery

From: Harriet Bachman <hlbachfam@gmail.com>
Sent: Monday, November 1, 2021 10:25 AM
To: CouncilMail
Subject: Roslyn Rise redevelopment- Yes, it's time!

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

To the Howard County Council members:

We are writing in support of the renovation of Roslyn Rise. Clearly, the development is past its prime and the idea of renovation into a mixed use community is definitely the way to go. The renovation of Burgess Mill Station demonstrates that this is an innovative and effective way to add affordable housing, so needed in the county, and to create a community that is viable and positive.

We have lived in Columbia for almost 40 years and we are aware of the radical and innovative vision of Jim Rouse, which is frequently touted. Let's continue to keep the vision alive in a meaningful and effective way. Please support the Roslyn Rise redevelopment; it's time!

Thank you.

Harriet and Larry Bachman
9426 North Penfield Road
Columbia, MD 2045
HLBachfam@gmail.com

Sayers, Margery

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

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

Patrick A. Thronson*
J|J|S Janet, Janet & Suggs, LLC
Janet, Janet & Suggs, LLC
Executive Centre at Hooks Lane
4 Reservoir Circle, Suite 200
Baltimore, Maryland 21208
Phone: (410) 653-3200
Direct dial: (443) 471-0753
Fax: (410) 653-9030
www.JJSjustice.com

*Licensed in Maryland, Illinois, and Minnesota

Sayers, Margery

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
www.columbiatowncenter.org
www.historic-oakland.com



Town Center Community Association

BOARD OF DIRECTORS

Lynn Foehrkolb
Joel Broida
Dean Dworkin
Jamison Hibbard
Clara Pino

COLUMBIA COUNCIL

Lin 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

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

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

Testimony

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

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

Testimony

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.

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.

virginia curtis

virginia_curtis@hotmail.com

12122 Red Stream Way

Columbia, Maryland 21044

Sayers, Margery

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

Testimony

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.

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.

Roni Berkowitz

roniberkowitz42@aol.com

2530 Kensington Gardens, #203

Ellicott City, MD, Maryland 21043

Sayers, Margery

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

Testimony

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

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

Testimony

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

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

Testimony

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.

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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.

Tony Powell

powelltony1@gmail.com

5207 Grovemont Dr

Elkridge , Maryland 21075

Sayers, Margery

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

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.

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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

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

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

Testimony

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

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

Testimony

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

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

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.

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 for your consideration of this important issue.

Best,

Jessica B. Kaufman

Kaufman Jessica

jkaufmans@verizon.net

7128 Elk Mar Dr

Elkridge, Maryland 21075

Sayers, Margery

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

Testimony

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

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

Testimony

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!

[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 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

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

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.

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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.

charles dyer
cadassoc@aol.com
9895 palace hall drive
laurel, Maryland 20723

Sayers, Margery

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
Cell: (443) 878-9308

Sayers, Margery

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

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

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

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

Testimony

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

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

Testimony

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

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

Testimony

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

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

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

Testimony

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

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

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

10869 Hilltop Lane

Columbia, Maryland 21044

Sayers, Margery

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

Testimony

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

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

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

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
Betsy Singer Marcus, Co-Chair, 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
443-812-2525 cell

Sayers, Margery

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

Testimony

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

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

Sayers, Margery

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

Testimony

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

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

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

Testimony

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

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

Testimony

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
biimar012@aol.com
6100 Babylon Crest
Columbia, Maryland 21045

Sayers, Margery

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

Testimony

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

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

Testimony

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

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

Testimony

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

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

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

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



[\(301\) 242-9661](tel:(301)242-9661)
tbradford@mih-inc.org
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 the 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

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: 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

12100 Little Patuxent Pkwy, APT E

Columbia, Maryland 21044-2746

Sayers, Margery

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: 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

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: Laurle 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

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

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

Testimony

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

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

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

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

10226 Silverstone Place

Ellicott City , Maryland 21042

Sayers, Margery

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

Testimony

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

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

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

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

Testimony

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

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

Testimony

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.

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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.

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

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.

The County Council will discuss CR 144 and CR 145 at its **October 25** work session

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

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



Sayers, Margery

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
443-953-8631
He, Him, His

--

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Sayers, Margery

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

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

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

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

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

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; 410-808-9677

Deb Jung
Council Member
George Howard Building
1st 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

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

Testimony

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
1BR	6	61	55
2BR	34	58	24
3BR	13	29	16
4BR	5	5	0
TOTAL	58	153	

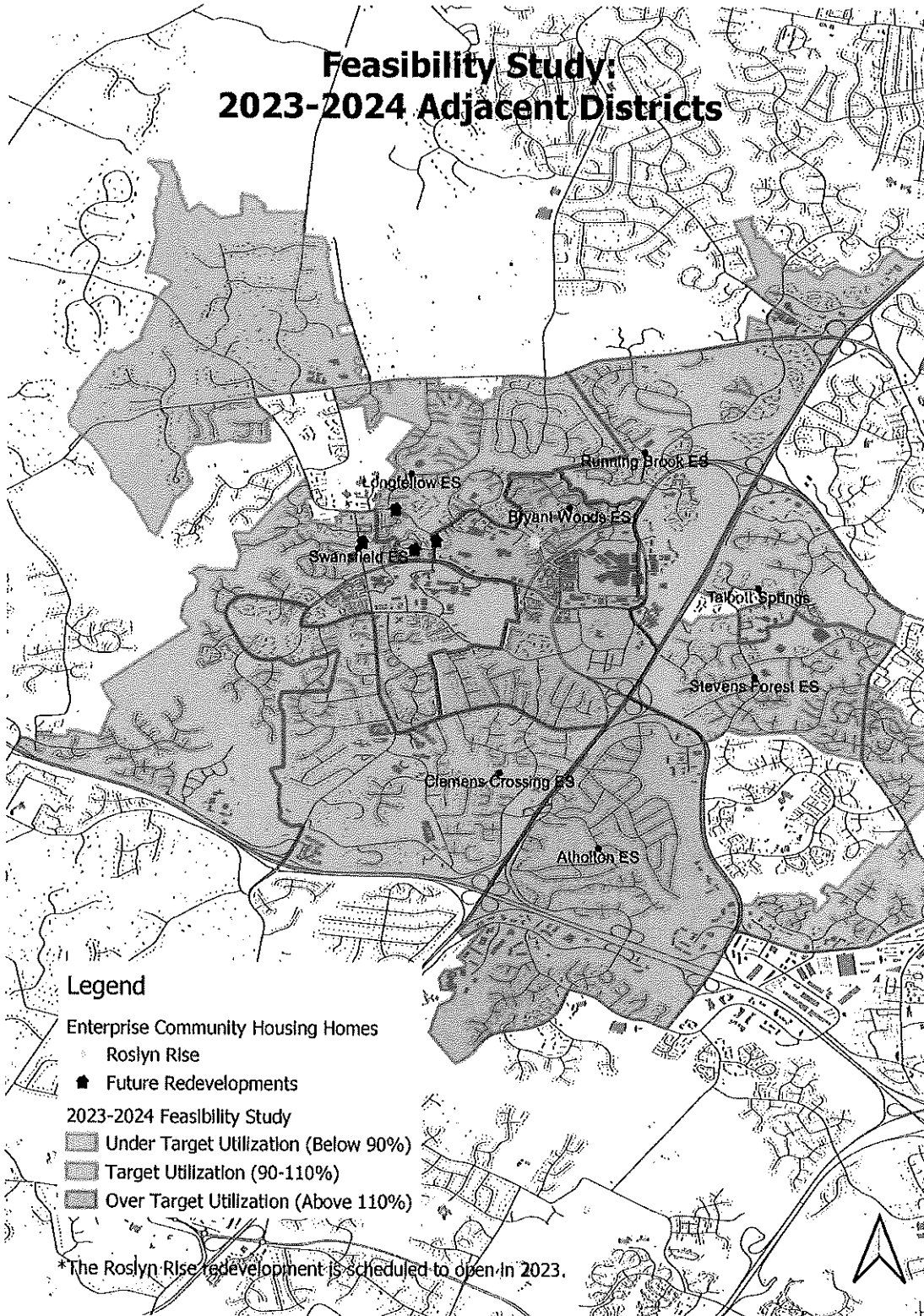


3. **Any potential for the Board of Education to add capacity to the impacted school or schools through redistricting, facility expansion, or other programs; and**
 - o As outlined above, there is ample capacity in several surrounding schools to accommodate growth if the projections pan out
 - o The School Board has elected to postpone the new downtown elementary school because capacity projections exceeded new enrollments from recent developments
 - o 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.

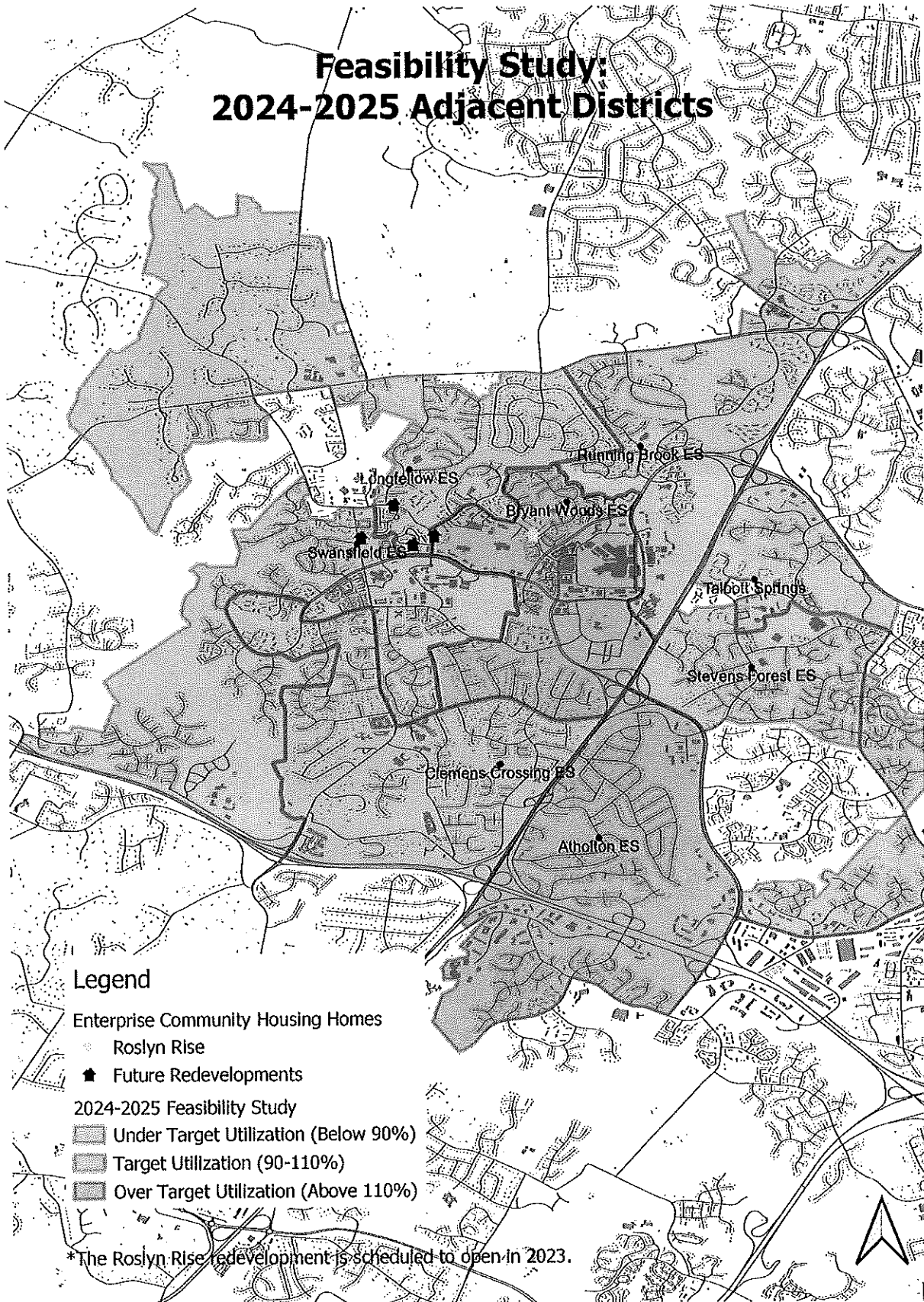
4. **The need for affordable housing in the County, including factors such as the housing cost burden on families, the availability of housing for individuals with disabilities, and the extent of homelessness among families and school children.**
 - o According to background market research prepared 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.
 - o 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.
 - o 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.
 - o 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.
 - o 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%

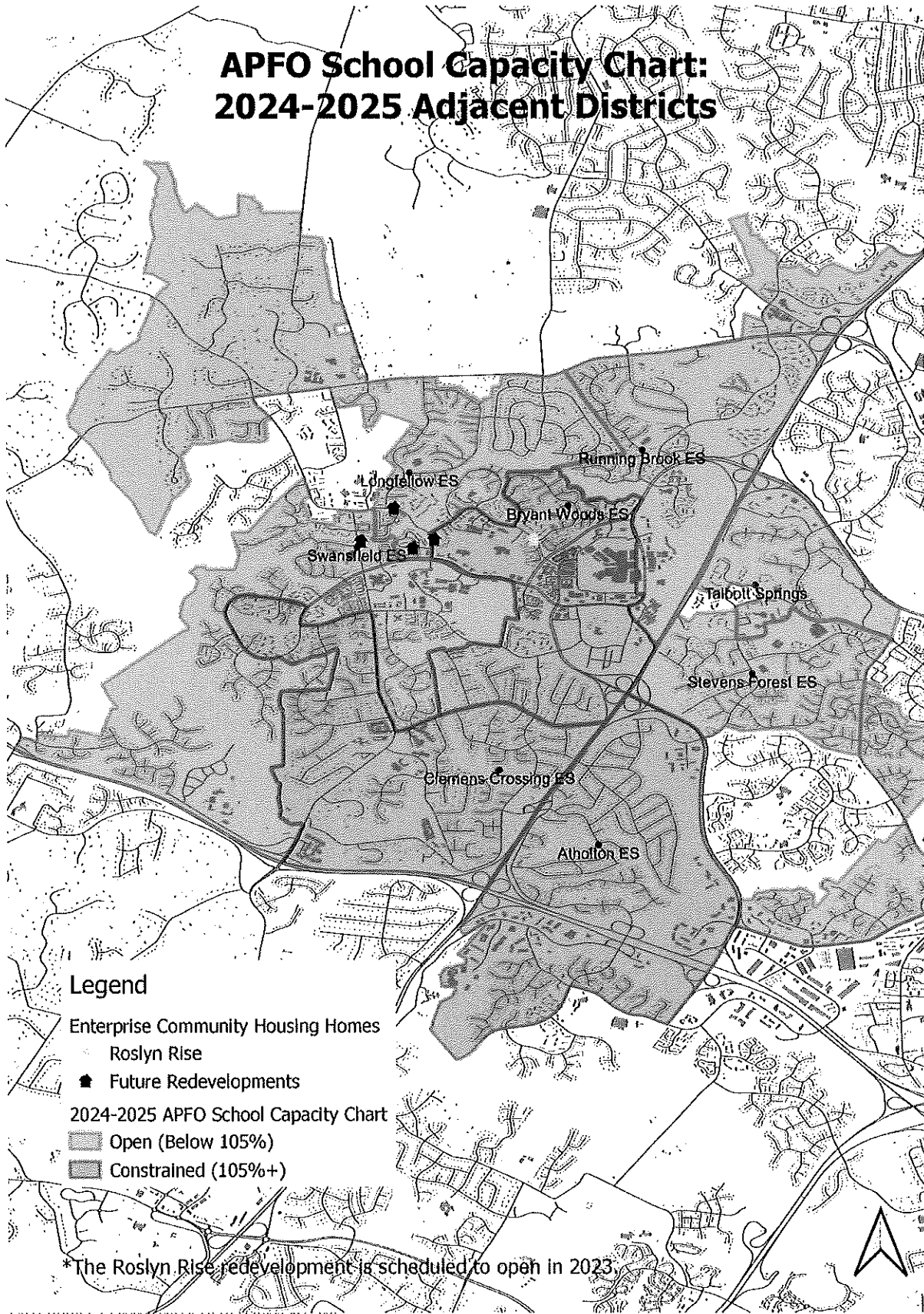
Feasibility Study: 2023-2024 Adjacent Districts



Feasibility Study: 2024-2025 Adjacent Districts



APFO School Capacity Chart: 2024-2025 Adjacent Districts



Sayers, Margery

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

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

Testimony

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

CP144-2021

Sayers, Margery

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

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

Dear County Council,

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

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

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

Sincerely,

Meredith Barclay
13021 Deanmar Drive
Highland, MD 20777

Sayers, Margery

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

Testimony

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

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

Hi Deb,

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

Sayers, Margery

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

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

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

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

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

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

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

Best,
Alison Hickman

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

Hello,

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

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

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

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

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

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

Sayers, Margery

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

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

Dear Councilmembers,

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

Linda Leslie
District 4

Sayers, Margery

From: larcar4@comcast.net
Sent: Monday, October 4, 2021 10:32 AM
To: CouncilMail
Subject: CR144 -2021 and CR145-2021

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

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

Dear Council Members,

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

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

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

Thank you.

Sincerely,

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

Sayers, Margery

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

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

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

Thank you.

Christine (Tina) Horn
Wilde Lake resident

Sayers, Margery

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

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

Dear Council,

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

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

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

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

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

Looking forward to these resolutions passing.

Thank you for your time and service,

Elizabeth Napoda
5412 Morning Glory Ct.
Columbia, MD 21044

Sayers, Margery

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

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

Dear Councilmembers,

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

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

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

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

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

Looking forward to these resolutions passing.

Thanks for your time

Kathleen & Adam Kirk
5439 Wooded Way
Columbia, MD 21044

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



Harper's Choice Community Association

October 1, 2021

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

Re: CR 144-2021 and CR 145-2021

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

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

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

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

Kahler Hall

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

Page Two
The Howard County Council

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

Respectfully,

A handwritten signature in cursive script, appearing to read "Rebecca Beall".

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

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

Sayers, Margery

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

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

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

Sayers, Margery

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

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

October 1, 2021

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

Re: CR 144-2021 and CR 145-2021

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

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

I was greatly disappointed to hear some of our school board members testify against this earlier this week. Please do not be swayed by their misguided testimony. Although Bryant Woods Elementary School is overcrowded, two other elementary schools in the area are under capacity. According to the Zoning policy, affordable housing projects like this one can go forward if there are adjacent schools with capacity. The HCPSS Board of Education is obligated under policy 6010 to consider boundary adjustments under circumstances like this.

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

Thank you.

Rebecca Beall
5456 Endicott Lane
Columbia, MD 21044

Sayers, Margery

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

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

Dear Council members,

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

Sincerely,
Lisa Marini
District 4

Sayers, Margery

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

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

Hello,

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

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

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

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

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

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

Sayers, Margery

From: Williams, China
Sent: Thursday, September 30, 2021 10:46 AM
To: Sayers, Margery
Subject: FW: Letter from Wilde Lake Village Board: CR144-2021 and CR145-2021

Testimony for CR144

----- Forwarded message -----

From: Kristin Shulder <wlca@wildelake.org>
Date: Fri, Sep 17, 2021 at 3:41 PM
Subject: Letter from Wilde Lake Village Board: CR144-2021 and CR145-2021
To: <ewalsh@howardcountymd.gov>, <oijones@howardcountymd.gov>, <crigby@howardcountymd.gov>, Jung, Deb <djung@howardcountymd.gov>, <dyungmann@howardcountymd.gov>
Cc: <mrharrod@howardcountymd.gov>, Elizabeth Lopez <elizabeth.maryland1@yahoo.com>, Kevin McAliley <klmcaliley@gmail.com>, Laura Torres <lmt4941@yahoo.com>, Tina Horn <tinahorn_cae@hotmail.com>, Tracey Manning <tmmannin@ix.netcom.com>

Dear Howard County Council Members,

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

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

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

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

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

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

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

Respectfully, Kristin Shulder

--

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

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

--

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

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

Sayers, Margery

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

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

Dear Councilmembers –

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

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

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

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

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

Thank you,

Jennifer Solpietro

District 4 Resident

CR 144-2021

Sayers, Margery

From: tESFATSION aSMELASH <tesfugebr027@gmail.com>
Sent: Thursday, September 23, 2021 4:16 PM
To: CouncilMail

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

Howard County
Council

9/23/2021

George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Dear Councilmembers:

RE: CR-144-2021 & CR 145-2021

My name is Tesfatsion Gebreamlak Asmelash. I have lived in Colombia, at Roslyn Rise community home for 5 years with my wife and four children. Two of my children attend Howard County Public Schools. My youngest son attends Bryant Woods Elementary and my daughter attends Wilde Lake High School and they are doing very well. We are content with being residents of Howard County because it's safe, and the school system is great and offers good education opportunities.

Roslyn Rise has been a great location for my family, the Roslyn Rise management and its workers are like a family to us but our housing is old and could be improved. I am looking forward to the redevelopment of the community, and ask the Council to support the redevelopment of Roslyn Rise.

Sincerely,

Tesfatsion Asmelash

Sayers, Margery

From: Joan Driessen <joan.driessen@acshoco.org>
Sent: Wednesday, September 22, 2021 12:04 PM
To: CouncilMail
Subject: Support for CR144 and 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,

On behalf of the Association of Community Services and our over 150 member organizations and community advocates, I strongly urge you to vote in favor of CR 144 and CR 145 to approve Enterprise Community Partner's Roslyn Rise PILOT. ACS has been a long-time advocate for housing in Howard County and is actively working to support efforts that coincide with the needs outlined in the *Housing Opportunities Master Plan*.

The shortage of housing units that are affordable to people with low incomes was estimated to be between 5,500 and 6,000 in Howard County alone. This number has surely increased and will continue to increase as State of Emergency provisions and eviction moratoriums have expired. Supporting these resolutions will move us the right direction with Roslyn Rise Apartments adding 95 units of affordable housing plus a total of 153 units that will make housing accessible to people throughout the income spectrum.

While there are real concerns around the impacts of more housing units on schools, traffic patterns, etc., we stand to lose more if we do not redevelop and revitalize communities with existing affordable housing. Everyone benefits when safe, stable housing at every income level is a reality in all of our communities. Students do better in school when they don't have to move frequently, people are not pushed into living in temporary shelters, healthy living spaces help us to live healthier lives, and people have actual opportunities to live close to where they work. We can expand opportunities for people of all income *and* maintain our great schools, parks, and libraries.

Fortunately for us, we have shown that, here in Howard County, we can balance economic growth with maintaining a high quality of life for all residents. Now is the time to show your commitment to providing opportunities for all of our residents by voting in favor of CR 144 and CR 145.

Thank you.

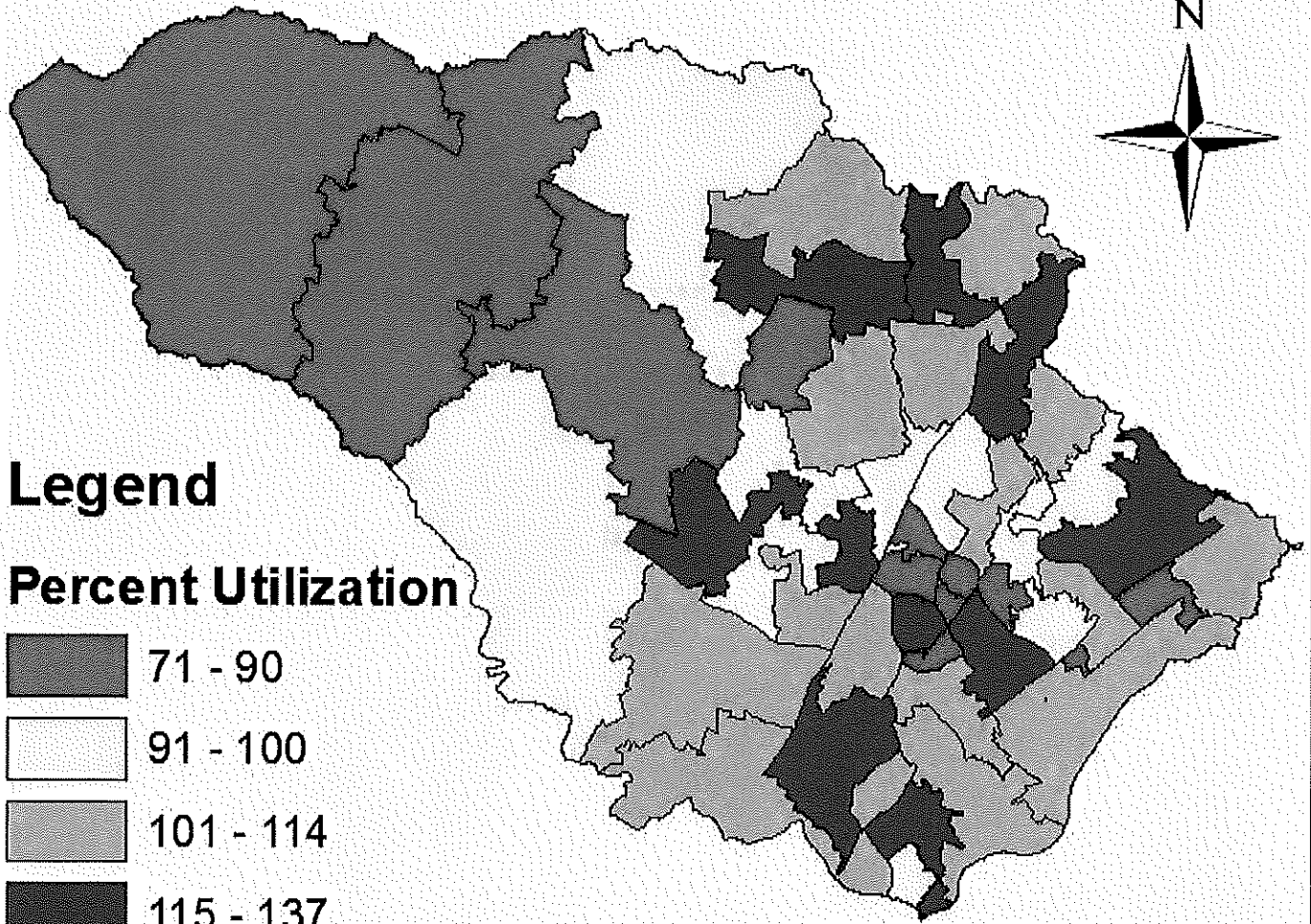
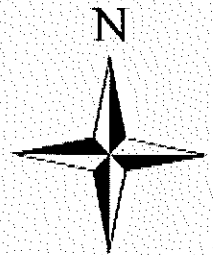
Best,

Joan

Joan Driessen
Executive Director
Association of Community Services of Howard County
9770 Patuxent Woods Drive, Suite 301
Columbia, MD 21046
410-715-9545
Direct: 443-518-7701

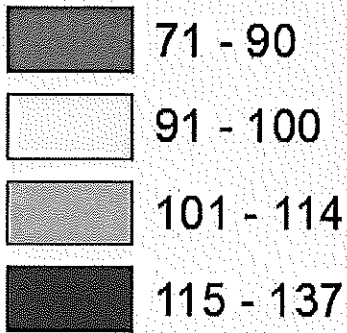


Elementary School Projected Capacity 2024-25

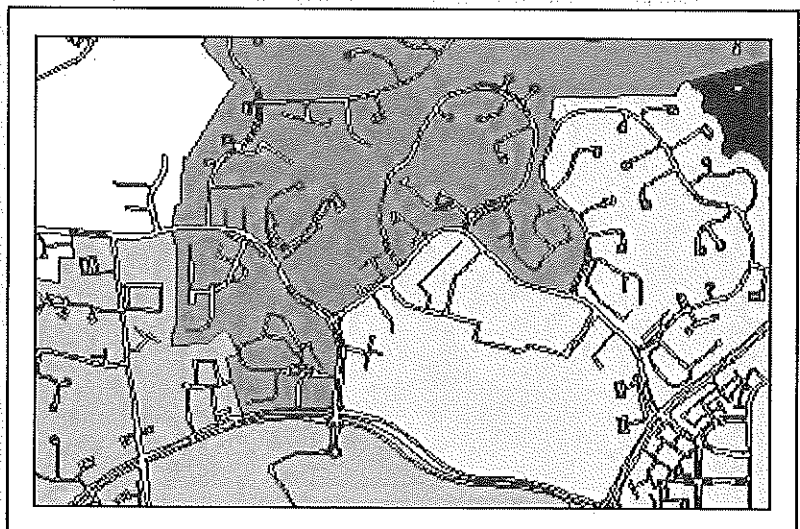
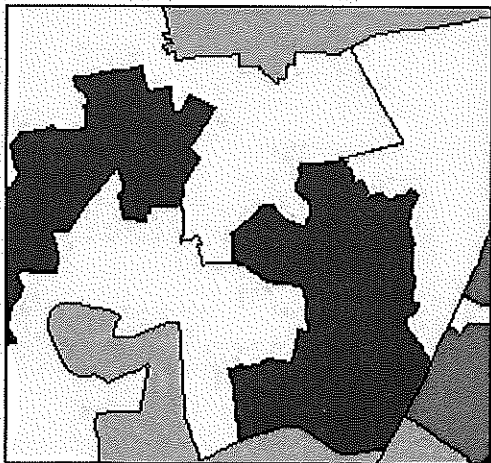


Legend

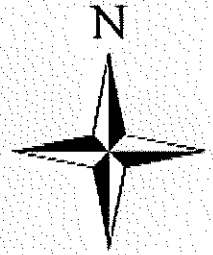
Percent Utilization



West Columbia
Attendance Area Boundaries

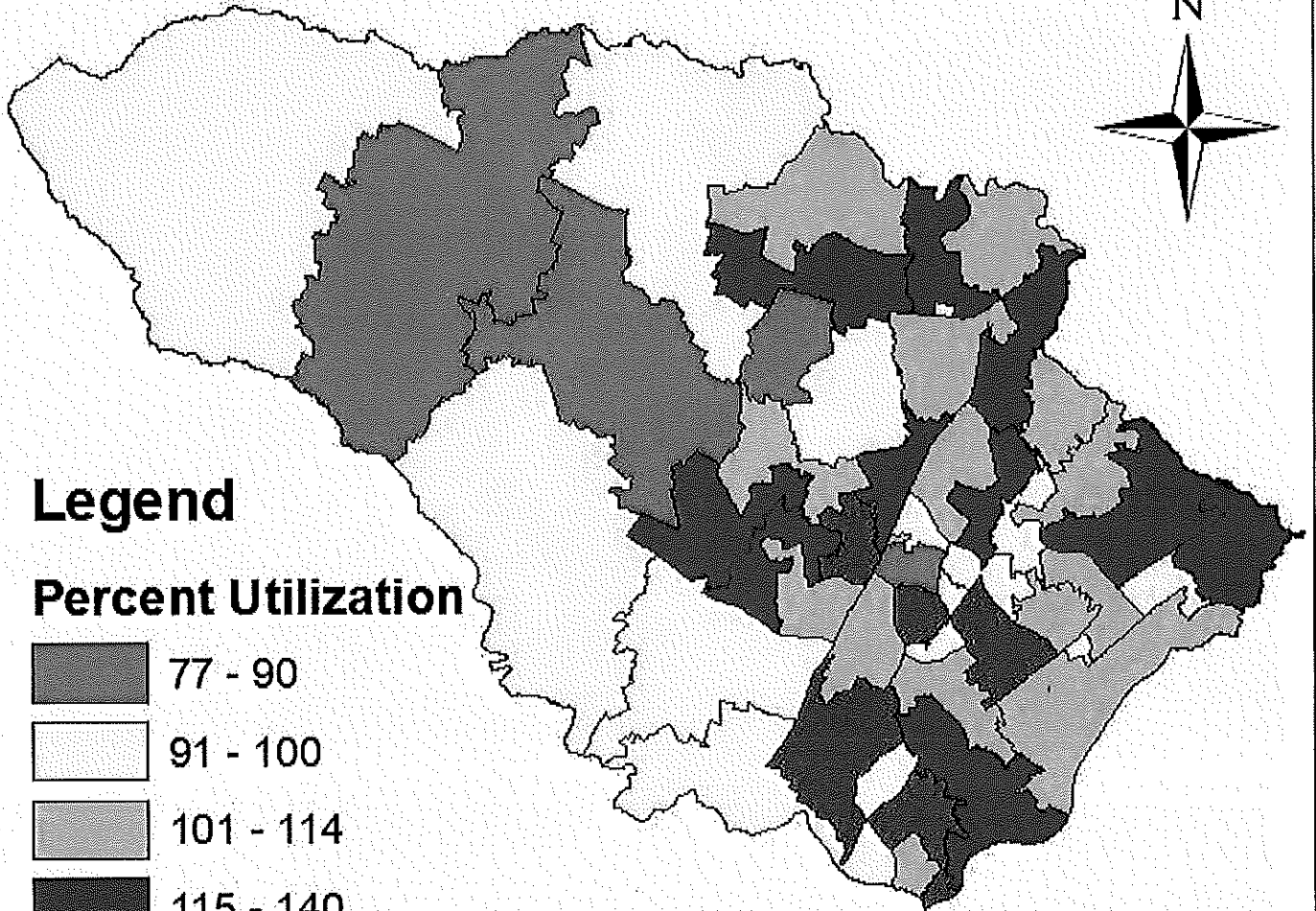
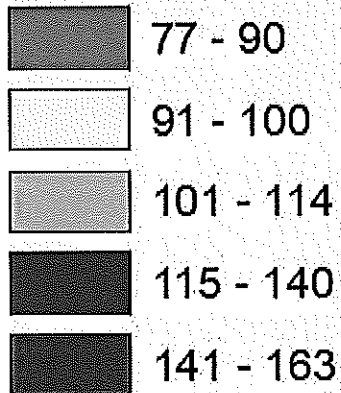


Elementary School Projected Capacity 2033-34

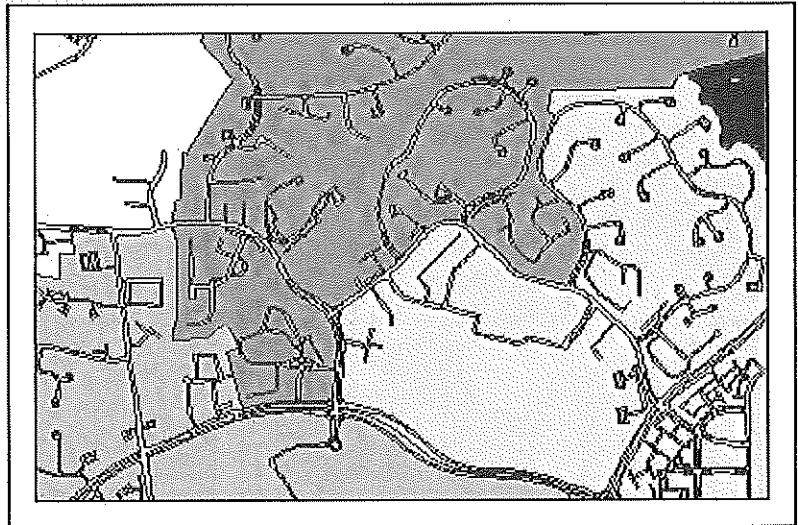


Legend

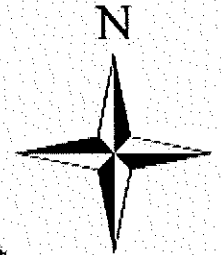
Percent Utilization



West Columbia
Attendance Area Boundaries







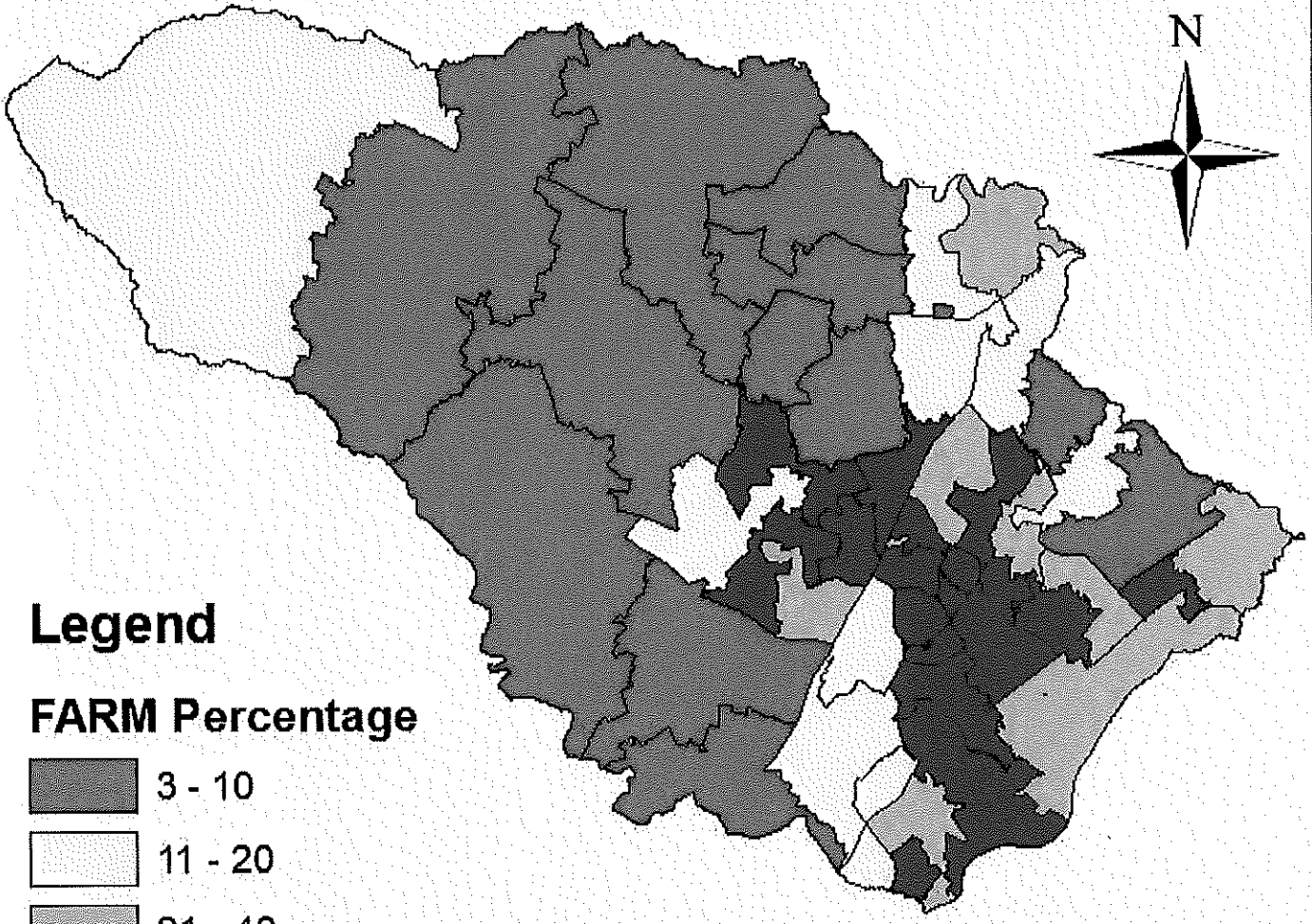
Elementary School Percent FARM 2021



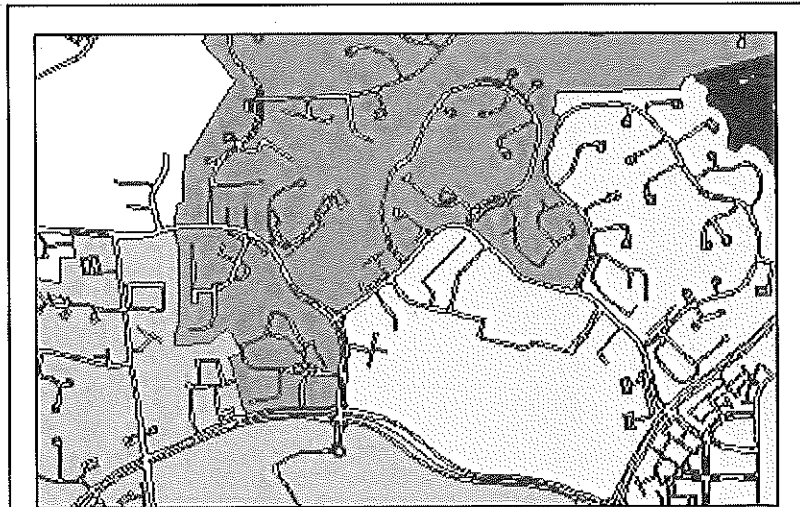
Legend

FARM Percentage

-  3 - 10
-  11 - 20
-  21 - 40
-  41 - 64



West Columbia
Attendance Area Boundaries



Enterprise Development School Capacity Comparison

Background

In 2019, the Company acquired five properties (Roslyn Rise, Ranleigh Court, Rideout Heath, Fall River Terrace, Waverly Winds)

Community	Existing Units	Planned Units	Increase # Units	Percent Increase
Roslyn Rise	58	153	95	264%
Ranleigh	41	76	35	185%
Rideout Heath	83	151	68	182%
Waverly Winds	62	100	38	161%
Fall River Terrace	56	120	64	214%
Totals	300	600	300	200%

* "The new units must be distributed across all five properties that are the subject of the petition, such that each site may receive no more than 100 of the new units"

School Assignments, Capacity Projections, and FARM Percentage for All 5 Properties					
Property	School	Capacity	Pct. Utilization 2024-25	Highest Projection 2033-34	Farm %
Roslyn Rise: (10301-10421 Twin Rivers Rd.)	Bryant Woods ES	361	136.6%	162.6%	57.10%
	Wilde Lake MS	740	103.4%	125.5%	46.58%
	Wilde Lake HS	1424	94.0%	103.4%	47.43%
Waverly Winds: (5501-5627 Cedar Lane)	Swansfield ES	672	91.7%	119.0%	52.01%
	Harpers Choice MS	506	92.9%	108.9%	55.31%
	Wilde Lake HS	1424	94.0%	103.4%	47.43%
Rideout Heath: (5817-5991 Harpers Farm Rd.)	Bryant Woods ES	361	136.6%	162.6%	57.10%
	Wilde Lake MS	740	103.4%	125.5%	46.58%
	Wilde Lake HS	1424	94.0%	103.4%	47.43%
Fall River Terrace: (5503-5615 Harpers Farm Rd.)	Longfellow ES	512	95.9%	109.2%	53.11%
	Harpers Choice MS	506	92.9%	108.9%	55.31%
	Wilde Lake HS	1424	94.0%	103.4%	47.43%
Ranleigh: (5951-6033 Turnabout Lane)	Longfellow ES	512	95.9%	109.2%	53.11%
	Harpers Choice MS	506	92.9%	108.9%	55.31%
	Wilde Lake HS	1424	94.0%	103.4%	47.43%

Source: School capacity projections from CR105-2021 School Capacity Chart

Size of Properties	
Roslyn Rise	3.5 Acres
Waverly Winds	3.7 Acres
Rideout Heath	5.76 Acres
Fall River Terrace	2.84 Acres
Ranleigh	2.01 Acres

CR 144-2021

Howard Hughes.

**THE HOWARD
RESEARCH AND
DEVELOPMENT
CORPORATION**

September 16, 2021

Howard County Council
3430 Court House Drive
Ellicott City, MD 21043

Re: CR-144-2021 and CR-145-2021 - Proposed PILOT for Roslyn Rise redevelopment

Dear Chairperson Walsh and Members of the Council,

I am writing on behalf of the Howard Hughes Corporation to urge the Council to vote in favor of the proposed PILOTs for the developments known as Roslyn Rise 4 and Roslyn Rise 9.

As has been identified for many years now, Howard County needs more housing. Much of our moderate and lower income workforce within the County cannot afford to live here, forcing long commutes that add to traffic and pollution in Howard County, or afford to live here only by doubling or tripling up in units designed for fewer people.

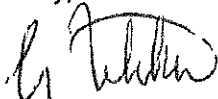
Infill development is one of the best tools we have to address this issue. The Roslyn Rise redevelopment proposes to provide almost 100 new units in a walkable, bikeable, transit accessible, resource-rich and opportunity-rich part of the County. These high-quality new units would be within walking distance of many large employers, including the businesses of Downtown Columbia, Howard Community College, and Howard County General Hospital. The new buildings will also be accessible, a feature hard to come by in Columbia's villages, where the housing stock is often dated and inaccessible to those with mobility challenges.

The redevelopment of the existing Roslyn Rise community will preserve and expand a wide spectrum of affordable housing opportunities, while introducing market-rate units to what is currently an income-segregated community. Mixed-income communities, like the one proposed here and like the residences being built under the Downtown Columbia Plan, are precisely what James Rouse's vision of Columbia was all about: ensuring that residents of all incomes and all backgrounds can afford to live in a thoughtfully designed environment with access to nature, high-quality schools, jobs, cultural experiences, restaurants and retail.

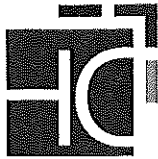
PILOTs are an excellent tool for spurring more inclusive housing. This project will benefit the County by increasing surrounding property values, introducing new customers for local businesses, creating an income-diverse and amenity-rich community for all residents, bringing more high-earning households into a lower-income school district, and ensuring the continued health of Rouse's original vision for an accessible, inclusive city. And importantly, it will contribute over \$1M in one-time fees toward schools and other public capital projects, and generate far more recurring revenue to the County than the existing development does.

The Howard Hughes Corporation encourages the Council to take this opportunity to support a thoughtful and high-impact project. Roslyn Rise's residents and neighbors, current and future, will thank you.

Sincerely,



Greg Fitchitt
President, Columbia, The Howard Hughes Corporation



HOWARD COUNTY
CHAMBER



GovCONNECTS



YPN

6240 Old Dobbin Lane # Suite 110 # Columbia, MD 21045

September 17, 2021

Ms. Liz Walsh
Council Chairman, Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

RE: CR 144-2021 and CR 145-2021

Dear Councilchair Walsh:

The Howard County Chamber (Chamber) is an organization that works diligently to foster job creation and economic investment in Howard County. While a business organization, we recognize that the issue of housing is inextricably linked to that of business growth. Thus, we have come to follow the issue of affordable housing quite closely and come to you at this time to state our support for CR 144 and 145. These resolutions will approve the terms and conditions of Payment in Lieu of Taxes (PILOTs) agreements between the County and Roslyn Rise Four and Roslyn Rise Nine for properties located at 10351 and 10401 Twin Rivers Road.

The 2021 Howard County Housing Opportunities Master Plan estimates that the County will need 20,000 new homes to meet the current housing demands with affordability being a major component. In Roslyn Rise, there is an opportunity to address the neighborhood challenges of redevelopment and housing income diversity. Should this redevelopment take place, 58 aging units will be replaced with 153 contemporary units complete with modern amenities. This development will expand both affordable and market rate units. In this development, there is an opportunity to expand the James Rouse vision of ensuring that residents of all incomes and all backgrounds can afford to live in high-quality homes with access to greenspace, recreational and retail opportunities, quality schools, and employment.

As part of efforts to make the project economically feasible, this project is seeking a Payment In Lieu of Taxes (PILOT) which is cause for consternation for some. However, The PILOT policy for affordable housing was designed to make redevelopment projects like Roslyn Rise feasible. The benefits of this project are worth the costs. It will infuse capital into the community; create new construction jobs; create an amenity-rich community for residents across the income spectrum benefitting the local schools and businesses; and advance Rouse's vision for an accessible and inclusive Columbia for years to come.



CR 144-2021 and CR 145-2021

September 17, 2021

2

In closing, we ask that you and your council colleagues, Vote "YES", enabling the PILOTs, the APFO waivers, and the redevelopment to proceed. This is an opportunity to enhance the lives of those in the Twin Rivers Road/Wilde Lake area and the area around it.

Respectfully,

A handwritten signature in black ink that reads "Leonardo McClarty". The signature is written in a cursive, flowing style.

Leonardo McClarty, CCE
President/CEO, Howard County Chamber

COLUMBIA DOWNTOWN HOUSING CORPORATION
9820 Patuxent Woods Drive, Suite 224, Columbia, MD 21046
(O) 410-313-6316; housing@howardcountymd.gov

To: Council Chairman Walsh and Councilmembers Jones, Rigby, Jung, Yungmann
From: Patricia Rynn Sylvester, President, CDHC
Date: September 14, 2021
RE: CR 144-2021 and CR 145-2021

The Columbia Downtown Housing Corporation (CDHC) supports **CR 144 and CR 145** and requests your **FAVORABLE** votes on these Resolutions. These resolutions will approve the terms and conditions of Payment in Lieu of Taxes (PILOTs) agreements between the County and Roslyn Rise Four and Roslyn Rise Nine for property located at 10351 and 10401 Twin Rivers Road, which is to be developed for affordable and market-rate housing ("the Development"). CDHC also supports the finding that the Development meets the requirements of the Special Affordable Housing Opportunities pursuant to the Adequate Public Facilities Ordinance (APFO) and may proceed as provided under APFO.

Recent estimates suggest that Howard County needs 20,000 new homes to meet existing demand,¹ and the Development aligns with the County's goal to preserve and produce new housing at a range of affordability levels. The Development is consistent with and will complement CDHC's affordable housing work in downtown Columbia.

The Development will replace 58 aging, small, inaccessible, and inefficient townhomes with 153 modern, accessible, efficient multifamily units. It will preserve and expand affordable and workforce units and add market-rate units and amenities to the community. We welcome this revitalization of our neighbor in the walkable, bike-friendly, and resource-rich heart of Columbia, within walking distance of new downtown employers and businesses, Howard Community College, Howard County General Hospital, and the recently redeveloped Alta Wilde Lake Center and the Wilde Lake Village Center. It will enable James Rouse's vision of Columbia: ensuring that residents of all incomes and all backgrounds can afford to live in high-quality homes with access to greenspace, recreational and retail opportunities, quality schools, and employment.

CDHC urges you to vote YES and move Roslyn Rise forward.

¹ Howard County Housing Opportunities Master Plan 2021

The Columbia Downtown Housing Corporation ("CDHC") serves as the Downtown Columbia Housing Foundation recognized by the Howard County Council under Title 28 of the Howard County Code. CDHC is organized specifically to fulfill the vision of the Downtown Columbia Plan for a full spectrum and diverse mix of housing in Downtown Columbia, including affordable housing that will ensure low, moderate and middle- income families will have an opportunity to live in Downtown Columbia.



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, BRENT LOVELESS, have been duly authorized by
(name of individual)

PTACHC to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding Rozlyn Rise APFO Exemption to express the organization's
(bill or resolution number)

request to amend this legislation.
(Please circle one.)

Printed Name: BRENT Loveless

Signature: Brent Loveless

Date: 9/20/21

Organization: PTACHC

Organization Address: 5431 Bearskill Rd Columbia MD 21044

Number of Members: 10,000+

Name of Chair/President: Shrini Gordola

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 2 hours prior to the start of the Public Hearing.



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

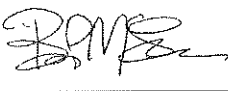
I, Brian McLaughlin, have been duly authorized by
(name of individual)

Enterprise Community Development, Inc. to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CR 144-2021 and CR 145-2021 to express the organization's
(bill or resolution number)

support for / ~~opposition to~~ / ~~request to amend~~ this legislation.
(Please circle one.)

Printed Name: Brian McLaughlin

Signature: 

Date: 09/14/2021

Organization: Enterprise Community Development, Inc.

Organization Address: 875 Hollins Street, Suite 202

Baltimore, MD 21201

Number of Members: n/a

Name of Chair/President: Brian McLaughlin, President

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.

Howard County Housing Affordability Coalition

Testimony In Support of CR 144 and CR 145: Enterprise Roslyn Rise PILOT

September 20, 2021

On behalf of the Howard County Housing Affordability Coalition I appreciate the opportunity to convey the Coalition's strong support for approval of Council Resolutions 144 and 145 that would approve Enterprise Community Development's request for a PILOT. These PILOTs are an essential element of the redevelopment of the Roslyn Rise apartment complex in Columbia, one of the five Columbia affordable housing developments that Enterprise is committed to redeveloping. These five developments comprise about seven (7%) percent of the County's current affordable housing stock.

Consistent both with *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 addition of 95 units and the dispersal of the total of 153 units across the income spectrum (a third each at 0-40% AMI, 41-80 AMI and above 80% AMI) will dilute the concentration of the very low and low income households. Further, the additional market rate units will provide sustainable income to maintain the property in concert with Enterprise's long-term business plan.

Approval of these PILOTs will enable creation of new, safe and attractive mixed-income housing that will be fiscally-sustainable for the long-term, thereby not only significantly improving the quality of living for some of our county's low and lowest income residents, but as importantly, preserving affordability for the next generation.

The Coalition understands the difficult challenge the Council faces in balancing the need for safe, affordable housing with other needs of the communities in question. We recognize that adding 95 more housing units will impact traffic and schools, but losing any of our County's already limited affordable housing stock to disrepair or the termination of affordability restrictions is not an acceptable alternative. We support the finding that the Roslyn Rise redevelopment project meets the requirements of the Special Affordable Housing Opportunities pursuant to the Adequate Public Facilities Ordinance (APFO) and should proceed as provided under APFO. Approving the PILOT and not approving the exception kills the project.

Just as Downtown Columbia is celebrating its redevelopment, so too should the areas surrounding downtown be given the opportunity to revitalize. Approval of these two PILOTs will be the County's contribution to this revitalization—including diversification and de-concentration—and will underscore the County's commitment to sustainable affordable housing and the families that housing serves. Approval will also enable Enterprise to do in its own community what it does for communities across the country.

The Coalition urges Council adoption of Council Resolutions 144 and 145.

Respectfully,

Jackie Eng

Jackie Eng, Coalition Coordinator

leng1747@gmail.com; 410-808-9677



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, JACKIE ENG, have been duly authorized by
(name of individual)

HOUSING AFFORDABILITY COALITION to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CR 144 AND CR 145 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: JACKIE ENG

Signature: Jackie Eng

Date: 16 Sept 2011

Organization: Housing Affordability Coalition

Organization Address: 9770 Patuxent Woods Drive
Columbia MD 21046

Number of Members: 70

Name of Chair/President: JACKIE ENG, COORDINATOR

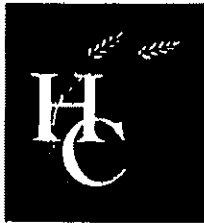
This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 2 hours prior to the start of the Public Hearing.

Testimony in Favor of PILOT for Roslyn Rise
Daniel Kelliher
On Behalf of Community Homes Housing Inc.
September 20, 2021
CR 144-2021 and CR 145-2021

1. My name is Dan Kelliher, I am President of the Board of Community Homes Housing Inc. CHHI which is the former owner of Roslyn Rise and I am testifying in favor of granting the PILOTs for the redevelopment of Roslyn Rise.
2. At the time Roslyn Rise was built in 1971, it was substantially similar to the market rate units being built in Wilde Lake. The apartments recently built in Columbia's Downtown are far superior in function, size, quality and appearance than those built in the early 70's. CHHI firmly believes that the residents of Roslyn Rise deserve housing which is substantially similar to that being built for and enjoyed by other residents of Wilde Lake. Roslyn Rise is required to be maintained as affordable housing by covenants placed on the property by HUD, so the question isn't whether there will be affordable housing, the question is whether such housing will be vastly inferior to the housing of the other members of the Community.
3. Howard County is making a significant investment in updating Downtown Columbia from a late 60's neighborhood to one which is modern and competitive with other cities. While Roslyn Rise is not technically in the Downtown Columbia neighborhood, it is immediately adjacent to it and is the gateway to the downtown from the new apartments at WLVC. It makes good business sense to incorporate Roslyn Rise into the modernization of the Downtown area and not to leave behind those who live at Roslyn Rise while the remainder of Downtown is updated and improved.
4. Beginning in 2010, CHHI tried to obtain tax credits for a substantial rehab on Roslyn Rise. CHHI could not get HUD and State approval for tax credits because of the age of the buildings and the inability to create units consistent with the current apartment market.

5. CHHI sold the property to Enterprise in 2017. We structured the sale to ensure that a redevelopment would be performed. CHHI sold Roslyn Rise to Enterprise for approximately 5.5MM and took back a Seller financing Note for \$4.7MM. This note was structured to require principal and interest payments until tax credit award, deferral of payments and then the note would be subordinated to first financing and become a cash flow note to allow for redevelopment. Enterprise was able to secure State and HUD support for the redevelopment and receive tax credits on its second attempt despite a very competitive process. This success was based on CHHI's agreement to invest an additional \$5.3MM which will also become a subordinated cash flow note.

6. I urge you to approve the PILOTs for Roslyn Rise as the redevelopment will not be possible without it, even with the significant state investment and an investment of over \$10MM by CHHI through deferral of payments and subordination of the notes.



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Daniel Kelliher, have been duly authorized by
(name of individual)

Community Homes Housing, Inc. to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CR 144-2021 CR 145-2021 to express the organization's
(bill or resolution number)

support for / ~~opposition to~~ / ~~request to amend~~ this legislation.
(Please circle one.)

Printed Name: Daniel Kelliher

Signature: Dan P. Kelliher

Date: 9-20-21

Organization: Community Homes Housing Inc.

Organization Address: Columbia, MD 21044

Columbia, MD 21044

Number of Members: Five Board Member

Name of Chair/President: Dan Kelliher

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 2 hours prior to the start of the Public Hearing.

**Howard County Council
CR 144-2021 and CR 145-2021
Public Hearing
September 20, 2021**

TESTIMONY

**Theresa Ballinger, Immediate Past President
Howard County Autism Society**

My name is Theresa Ballinger and I am the immediate past president of the Howard County Autism Society. I am a lifelong resident of Howard County currently residing in District 1 and the parent of 25 year old autistic son. I am here this evening to express the strong support of the Autism Society for CR 144-2021 and CR 145-2021, which would allow the Roslyn Rise project to advance with a Payment in Lieu of Taxes (PILOT) and a waiver from the Appropriate Public Facilities Ordinance (APFO). We support these measures because this project will provide affordable, accessible housing units that individuals with disabilities in Howard County will have the opportunity to access.

In 2018, HCAS was actively involved in crafting and advocating for passage of the waiver provision in APFO that would allow affordable housing initiatives such as Roslyn Rise to proceed with development, assuming they met certain requirements. We did so because we believed it essential that a viable pathway be established for such critically needed housing to be brought to our community. In the three years since, many more young adults with disabilities have transitioned out of Howard County schools, joining a long list of people with disabilities awaiting affordable, accessible housing throughout the County.

HCAS has monitored the efforts to redevelop Roslyn Rise with great interest for several years. We are committed to seeing it advance because of the potential it holds to affordably house the people we serve. But it is more than its affordability that makes this project so important: it is also its location, in the heart of Columbia, that will prove so valuable to people with disabilities, for whom mobility is very frequently an ongoing challenge. On average, people with disabilities drive far less than people without disabilities and are much more reliant on public transit. The walkability and transit access of Roslyn Rise could be a gamechanger for the people with autism and other disabilities who would live in this community. Being close enough to walk to jobs, or access a bus that could take them to the Howard County Community College could literally transform their lives.

Councilmembers, inclusion has been a long-discussed topic in the disability community; thankfully, it's a topic that our broader society is increasingly discussing as well. You cannot be included in a community you cannot physically access. Roslyn Rise would not guarantee our fellow citizens with disabilities inclusion but its location would certainly provide them with greater opportunities to be included in the community than most of them currently enjoy.

This is why we enthusiastically support this project and ask you to do the same. Please vote yes on both CR 144 and CR 145 and ensure our sons and daughters with disabilities can be affordably housed at a location where they can access the experiences, opportunities and rich life experiences they deserve.

Thank you.

Theresa Ballinger
Immediate Past President
Howard County Autism Society

Email: tballinger@howard-autism.org



HOWARD COUNTY COUNCIL
AFFIDAVIT OF AUTHORIZATION
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Theresa Ballinger, have been duly authorized by
(name of individual)

Howard County Autism Society to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CR144-2021 & CR145-2021 to express the organization's
(bill or resolution number)

support for / opposition to / request to amend this legislation.
(Please circle one.)

Printed Name: Theresa Ballinger

Signature: THERESA BALLINGER Digitally signed by THERESA BALLINGER
Date: 2021.09.20 11:05:25 -04'00'

Date: 09/20/2021

Organization: Howard County Autism Society

Organization Address: 9770 Patuxent Woods Drive, Suite 308 Columbia, MD 21046

Number of Members: 350 families

Name of Chair/President: Patrick Poxall, Board President

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 2 hours prior to the start of the Public Hearing.



May 20, 2020

Dear Howard County Council Members,

I'm writing in support of Council Resolution 144-2021 introduced by the Howard County Council Chair. Bridges to Housing Stability's mission is to provide a path to self sufficiency to prevent homelessness through affordable housing solutions and advocacy in Howard County. As an organization that helped rehouse almost 100 households last year, we are well aware of the shortage of affordable housing in the county. We serve hundreds of working families that call Howard County home, as do their children. Yet often these neighbors must leave the county to find more affordable housing in surrounding counties because prices continue to rise in Howard. In School Year 2020-2021, the County had 379 homeless students attending county schools. This reflects the great need for more affordable housing in the county for families experiencing homelessness. Our Bridges program staff struggle daily to find affordable units for households that are already residents of this County. This will provide an additional housing opportunity for these residents.

It is important that our Council do all in its power to help grow affordable housing opportunities. This PILOT will create additional units of safe, high quality, energy efficient homes for low income households. Rents in Howard County continue to rise, pricing out many households from maintaining residences in the County. Roslyn Rise four will create an additional ninety five units of housing, a majority of them affordable long term for working households. According to the latest Rental Survey in Howard County, there is still a shortage of 5034 units for renter households with incomes below \$50,000. This project will help bring that number down.

I hope you will all support CR144-2021.

Respectfully,

Jen Broderick, LCSW
Executive Director
Bridges to Housing Stability, Inc.

Bridges to Housing Stability, Inc.
9520 Berger Rd., Suite 311, Columbia, MD 21046
Phone (410) 312-5760 Fax (410) 312-5765
www.Bridges2HS.org

Testimony of Paul Revelle
CR-144-2021 and CR-145-2021

I am testifying in favor of both PILOTs for the Roslyn Rise redevelopment and the APFO waiver because;

- The fiscal impact to the County is positive.
- The impact to schools is 47 additional students but there appears to be capacity in the nearby elementary schools to absorb the 23 additional students who would attend Bryant Woods Elementary school.
- Wilde Lake Middle School is projected to have enough surplus capacity to absorb the 11 additional students from Roslyn Rise.
- Wilde Lake High School is also projected to have enough surplus capacity to absorb the 13 additional students from Roslyn Rise.
- The mixed income model will make Roslyn Rise more financially sustainable than its current model which relies on very modest annual increases to the Section 8 subsidy and the 30% of the household income of people at the very bottom of the income ladder, many of whom are hourly wage earners with fluctuating and seasonal incomes.
- The existing units have exceeded their useful life and are now functionally obsolete, small and not at all competitive with any of the multifamily communities nearby.
- The addition of market rate units will dilute the concentration of low and very low income households.
- The project will retain its affordable units.
- The site is a prime example of what Smart Growth is supposed to be- near walkable schools and shopping, located on a bus route and makes use of existing infrastructure.
- The new units will be large, modern and competitive with the newest nearby multifamily projects and they will be a better neighbor to Bryant Gardens across the street and to the neighbors who live on Daystar Court and Nightmist Court.
- Enterprise has gone about this re-development in the right way; reaching out to the Village Boards, keeping the current residents updated and, using every financial tool in the tool box.

I urge you to approve both PILOTs and the APFO waiver.