



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


I, Peter Engel, have been duly authorized by
(name of individual)

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

County Council regarding CB 09-2022 to express the organization's
(bill or resolution number)

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

Printed Name: Peter Engel

Signature: 

Date: 01/10/2022

Organization: Howard County Housing Commission

Organization Address: 9770 Patuxent Woods Dr., Suite 100

Columbia, MD 21046

Number of Members: Seven Commissioners; approximately 3,000 household clients

Name of Chair/President: Elizabeth Homan

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.



January 11, 2022

Liz Walsh
Opel Jones
Christiana Rigby
Deb Jung
David Yungmann

Dear Howard County Council members,

On behalf of Bridges to Housing Stability, Inc. in Howard County, I am writing in support CB 9 2022. Bridges to Housing Stability has been a Howard County Nonprofit for thirty-one years, and helps tenants find and move into safe, affordable housing, and also is a provider of forty-six units of scattered site affordable housing rental units.

Bridges supports CB9, as this gives an opportunity for developers to work with Howard County Public Schools, to work out solutions to school capacity concerns and keep affordable housing projects viable in the county. It is important to provide alternative solutions that do not prohibit affordable housing in the county, when there is so much need. The housing crisis has made housing even more unattainable for almost fifty thousand households that have high rent burdens. If affordable housing projects are not allowed to proceed, the cost of housing will continue to climb for low and moderate income renters, and residents that have lived in Howard County for decades will be forced to leave the county or pay rents that are unsustainable.

I hope you will support CB 9 2022.

If you have any questions, please feel free to contact me anytime at 410-312-5760 ext. 117 or jennifer@bridges2hs.org

Thank you for your consideration of this testimony,

Jennifer Broderick, LCSW
Executive Director
Bridges to Housing Stability, Inc.
9520 Berger Rd. Suite 311
Columbia, MD, 21046



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

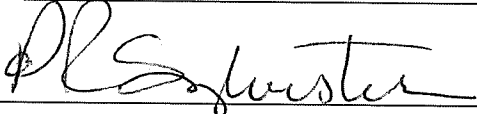
I, Patricia Sylvester, have been duly authorized by
(name of individual)

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

County Council regarding CB 9-2022 to express the organization's
(bill or resolution number)

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

Printed Name: Patricia Sylvester

Signature: 

Date: January 13, 2022

Organization: Housing Affordability Coalition

Organization Address: 9770 Patuxent Woods Dr
Columbia MD 21046

Number of Members: 65

Name of Chair/President: Jackie Eng, Coalition Coordinator

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

Council Bill 9-2022 Testimony January 18, 2022

Good evening Council Chair Jones and Council members. I am Pat Sylvester testifying as a member of the Housing Affordability Coalition Steering Committee. **The Coalition strongly opposes Council Bill 9-2022.** My comments tonight highlight our major points of concern. The Coalition's full written testimony includes an addendum that identifies additional practical issues and technical questions about the bill.

CB9-2022 would negate the Special Housing Opportunity provisions in the current APFO law by adding a burdensome and impractical additional requirement for developments of affordable housing. Additionally, CB 9 would interfere with the County's efforts to affirmatively further fair housing as required under federal law.

- The Special Housing Opportunity provisions of the APFO law were carefully crafted and enacted in 2018, with input from all affected parties, to enable the Council to consider the full community wide context for allowing an affordable housing development to proceed in a closed school attendance area.
 - These Special Housing Opportunity provisions were legislated in part to ensure that the County meets its obligation to affirmatively further fair housing. The provisions provide a reasonable path to provide housing to lower-income people in the county who are often people of color, people with disabilities and families with children—all protected classes under federal and state law.
- The APFO process is working although it is not simple and adds cost and time to the affordable housing development process.
 - Robinson Overlook and Roslyn Rise came before this Council and this Council evaluated the projects considering the school capacity issues and made a determination to allow the projects to proceed.
- CB 9-2022 would shift the Council's responsibility under the law to balance two important County priorities—housing and schools—into the hands of the school system.
 - It would require a developer of affordable housing to meet with the Superintendent's designee and "SECURE A REASSIGNMENT OR CAPACITY SOLUTION IN WRITING" before the developer could apply for any state grants or credits.
 - The school system has a critical but narrower community responsibility than the Council and should not be required to perform the Council's community wide duties. The school system's mission does not include making housing development decisions.
- The failure of a developer to secure such a written solution **before** applying to the State would preclude them from accessing the Special Housing Opportunity "waiver" despite meeting all other current provisions of the law.

The Coalition strongly supports collaborative and productive discussions between developer and the school system. CB 9, however, would not accomplish that goal. Instead it would add—to an already lengthy and complex planning and development process—a cumbersome, unworkable and confusing process to the detriment of housing affordability and the school system. It clearly would not further the County's duty to affirmatively further fair housing. Do we want to undermine our fair housing obligations and put at risk our receipt of federal funding?

We ask that Council members vote not to adopt CB 9. We would be pleased to engage in discussions as you continue your consideration of this legislation.

Respectfully,

Pat Sylvester

Pat Sylvester

Coalition Steering Committee Member

Howard County Housing Affordability Coalition

Council Bill 9-2022 Oral Testimony Addendum

PRACTICAL ISSUES

- Developer discussion with HCPPS should happen once a development is more than an idea and has met basic threshold standards for funding, which generally are identified and addressed through an application for funding. Other facets for planning an affordable housing community should also be in place, including unit numbers and sizes.
 - Requiring written solutions BEFORE there is even a viable development (pre-application for funding) adds unnecessary barriers that will put Howard County at a disadvantage in accessing public and private housing resources and impede affordable housing development in the County.
 - An affordable project seeking Low Income Housing Tax Credits (LIHTC) may not be successful in its first or even its second attempt, and each LIHTC cycle is one year long. The Superintendent's solution may not be viable by the time the project gains a LIHTC award and has been tested for school capacity upon its initial plan submission.
 - This legislation would require the school system to spend time solving capacity issues in writing that may never come to pass. Is this a good use of its time rather than working with the current Council to evaluate Special Housing Opportunities under the existing legislation for "real" projects?
- The cost of preparing a LIHTC proposal is significant and this proposal would add additional, frontend entitlement risk that will do nothing but discourage an affordable developer from risking that level of capital in a community that raises these kinds of barriers.
- The list of proposed subdivisions and their school boundaries in 16.101(3)(iv) of the bill would be a snapshot that would change as every new project enters the subdivision process as the school system makes redistricting/reassignment decisions. That list would quickly lose its relevance and add confusion to the administration of APFO.
 - If the Superintendent's designee agrees to provide the solution required by 16.1103(e)3(5) of the bill, it would also be influenced by projects that entered the subdivision system subsequent to the proposed list and add even more confusion to the administration of APFO.

TECHNICAL QUESTIONS

- The language of the bill is unclear and raises several concerns about whether it could be implemented. For example:
 - What does "SECURED A REASSIGNMENT OR CAPACITY SOLUTION IN WRITING" mean? How would this happen? Can a designated representative of the Superintendent provide such a solution in writing? Can the Superintendent alone provide such a solution?
 - The written solution must be "SECURED...BEFORE APPLICATION FOR STATE GRANTS AND CREDITS." The LIHTC program is a federal program. Does the bill intend to cover applications for LIHTCs? Most State resources used for affordable housing finance are loans, not grants. Does the pre-application requirement added by the bill apply to a developer applying for federal LIHTCs without State grants or to applications for federal LIHTCs and State loan funds?
- Under Section 2 of the bill, the language appears to permit DPZ to allow an affordable development to proceed if an application was submitted before the Act becomes effective and the developer secures a written solution before construction begins. Does this mean that the County Council would not hold a public hearing for this project as otherwise described in 16.2203(e)3(6) of the Act if such a solution was secured?
- Would this bill allow the Council to consider and reject or change the written solution provided by the school system? If so, how does this improve the current waiver process?



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

I, Hiruy Hadgu, have been duly authorized by
(name of individual)

Howard County Citizens Association (HCCA) to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB6-2022 and CB9-2022 to express the organization's
(bill or resolution number)

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

Printed Name: Hiruy Hadgu

Signature: Hiruy Hadgu Digitally signed by Hiruy Hadgu
Date: 2022.01.18 11:18:27 -05'00'

Date: 1-18-2022

Organization: Howard County Citizens Association (HCCA)

Organization Address: P.O.Box 89, Ellicott City, MD 21041

P.O.Box 89, Ellicott City, MD 21041

Number of Members: 500

Name of Chair/President: Stu Kohn

*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 Citizens Association

Since 1961...

The Voice Of The People of Howard County

CB9-2022: Requiring Developers to meet with the School System on
School Capacity Solutions
01/18/2022

The Howard County Citizens Association is supportive of this legislation and would like to thank Councilmember Deb Jung for introducing it.

The Adequate Public Facilities Ordinance is a tool to mitigate the impact of residential development on public facilities. A well maintained public facility preserves quality of life. Howard County's major economic engine is its school system, which unfortunately has been adversely impacted by unmitigated increase in residential development and terrible zoning and land-use decisions.

These adverse decisions lead to higher class-sizes, increase in teacher-to-student ratio, and general pressure on county resources. The children disproportionately impacted by reduction in level of service of schools are those from low income families and the school's special education program. Which is why we continue to be puzzled by the APFO carveout that allows the county to ignore school capacity when approving homes that benefit children from low-income families.

Unmitigated increase in residential development leads to inequitable conditions for those disproportionality impacted. This legislation will add a safeguard to APFO by requiring coordination with the school system to ensure that affordable housing projects are not plopped in already segregated neighborhoods, thereby exacerbating the inequitable conditions.

The HCCA continues to advocate for an economically integrated Howard County and zoning and land-use policies that do not concentrate poverty. We urge the county council to work towards a vision of an integrated community by eliminating favorable exemptions, fees-in-lieu, and minimal obligations.

Hiruy Hadgu

HCCA



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

I, Mackenzie Kisiel, 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 CB9-2022 to express the organization's
(bill or resolution number)

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

Printed Name: Mackenzie Kisiel

Signature: Mackenzie Kisiel

Date: January 18, 2022

Organization: Enterprise Community Development, Inc.

Organization Address: Baltimore, MD 21202

Baltimore, MD 21202

Number of Members: _____

Name of Chair/President: Brian McLaughlin, CEO

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**

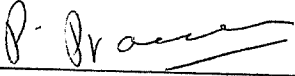
I, Pravin Ponnuri, have been duly authorized by
(name of individual)

The People's Voice LLC to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)
CB6, CB7, CB8 and CB9

County Council regarding _____ to express the organization's
(bill or resolution number)

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

Printed Name: Pravin Ponnuri

Signature: 

Date: 1/15/22

Organization: The People's Voice LLC

Organization Address: 3205 B Corporate Ct, Ellicott City MD 21042

3205 B Corporate Ct, Ellicott City MD 21042

Number of Members: 4,351

Name of Chair/President: Lisa Markovitz

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.

The People's Voice, LLC

3600 Saint Johns Lane, Suite D, Ellicott City, MD 21042

January 18, 2022

RE: Support CB9

Dear Council Members:

The People's Voice supports CB-9, but recommends that we add an enforcement aspect to require a notification that the meeting took place as part of the project's requirements to proceed through the DPZ process.

Thank you.

Pravin Ponnuri
Director



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

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

PTA COUNCIL OF HOWARD COUNTY to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB9-2022 to express the organization's
(bill or resolution number)

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

Printed Name: BRENT LOUELESS

Signature: Brent Louless

Date: 1/18/2022

Organization: PTACHC

Organization Address: 5451 Beaverkill Columbia MD 21044

Number of Members: Representatives from all HCPSS schools

Name of Chair/President: Srinu Gorantla

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.



STATE OF MARYLAND
TO TESTIFY ON BEHALF OF AN ORGANIZATION

I, Kevin McAiley, have been duly authorized by
(name of individual)

Wilde Lake Community Association to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CB9-2022 to express the organization's
(bill or resolution number)

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

Printed Name: Kevin McAiley

Signature: Kevin McAiley

Date: 1-18-22

Organization: Wilde Lake Community Association

Organization Address: 10400 Cross Fox Lane

Columbia, MD 21044

Number of Members: 5

Name of Chair/President: Kevin McAiley

...electronically via email to



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

I, Kelly Klinefelter, have been duly authorized by
(name of individual)

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

County Council regarding CB-9 to express the organization's
(bill or resolution number)

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

Printed Name: Kelly Klinefelter

Signature: [Handwritten Signature]

Date: 1/18/22

Organization: HPP

Organization Address: 5903 Village Cir Dr #223

Columbia, MD 21044

Number of Members: 12

Name of Chair/President: K. Klinefelter

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.