

My name is Paul Revelle and I am testifying in support of SA03-FY2022 on behalf of Community Homes Housing, Inc. (CHHI) and in particular, in support of the \$2,500,000 proposed gap financing for the redevelopment of Ranleagh Court. Ranleagh Court is located across the street from Howard Community College, down the street from Howard County General Hospital at the NW corner of the intersection of Harpers Farm Road and Little Patuxent Parkway.

CHHI is a lender on this project; we hold a cash flow subordinated note. We have committed to providing cash flow gap financing and to fund the relocation expenses for Ranleagh Court. These pledges amount to \$3.3M of cash flow financing and another \$200,000 for tenant relocation expenses. This \$3.5M commitment is more soft debt than any other funder.

Enterprise applied for the competitive 9% tax credits for the redevelopment of Ranleagh Court three times and came very close each time but they were not successful. So, after 3 unsuccessful attempts, Enterprise pivoted to the non-competitive 4% tax credits but these tax credits don't generate the same level of funding as the 9% credits do, so they approached us at CHHI and DHCD about gap financing.

The \$2.5M proposed by this legislation will be of enormous help with the redevelopment of Ranleagh Court. Several nearby jurisdictions are taking similar steps to close the affordability gap and this funding may do even more. The redevelopment of Ranleagh Court is a vitally necessary part of revitalizing Columbia and signals a serious investment by the County in this Downtown gateway community at a major intersection in the heart of Columbia Downtown. CHHI is pleased that the Administration has proposed this gap financing and we ask that the Council members vote to approve it.

**Howard County Council  
SAO 3  
Public Hearing  
February 22, 2022**

**TESTIMONY**

**Deborah Clutts**

My name is Debbie Clutts and appear before you tonight in two important capacities – as the mother of Matt, my 24 year old adult son with autism, and as a long-time, 27 year resident of the Hickory Ridge neighborhood. I am here to express my strong support – and the support of my family – for SAO 3, which would provide critical support for affordable housing initiatives in Howard County. We are particularly supportive of this measure because it will fund the development of Patuxent Commons, an affordable, accessible development in Hickory Ridge that will provide individuals with disabilities with housing and a supportive community.

We are committed to seeing Patuxent Commons advance because of the potential it holds to affordably house people with disabilities. But it is more than its affordability that makes this project so important: it is also its location, in the heart of Hickory Ridge, that will prove so valuable to people with disabilities, for whom mobility is very frequently an ongoing challenge. People with disabilities drive far less than people without disabilities and are much more reliant on public transit. The walkability and transit access of Patuxent Commons could be a gamechanger for 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 job



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 SA 03 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*

Date: February 22, 2022

Organization: Howard County Autism Society

Organization Address: \_9770 Patuxent Woods Drive, Suite 308 Columbia, MD  
21046

Number of Members: 500

Name of Chair/President: Donald Barrick, President of the Board

**Public Hearing.**

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**Howard County Council  
SAO 3  
Public Hearing  
February 22, 2022**

**TESTIMONY**

**Theresa Ballinger, Chair  
Howard County Autism Society  
Housing Task Force**

My name is Theresa Ballinger and I am speaking to you this evening both as a parent of an adult son with autism and as the chair of the Howard County Autism Society Housing Task Force. I am here to express the support of the Autism Society for SAO 3, which would authorize funding for much-needed affordable housing initiatives in Howard County. We are particularly supportive of this project because of the funding it will provide Patuxent Commons, an innovative housing development that will include housing units for a mix of Howard County residents, including individuals with disabilities.

As most of you know, the Autism Society has been actively exploring strategies to address the growing housing crisis facing adults with disabilities for over a decade. Patuxent Commons will provide three primary resident groups – adults with disabilities, older adults, and families – with an inclusive, affordable place to live where they can thrive alongside neighbors of different ages and abilities. I chair the Autism Society Task Force, which selected Mission First Housing Group, a highly regarded and experienced affordable housing developer, to bring the vision for Patuxent Commons to fruition here in Howard County.

We are working hard and successfully to bring forward our vision for a mostly affordable, mixed income community where people live independent lives while also keeping an eye out for their neighbor. The spirit of Jim Rouse is very much embodied in Patuxent Commons, which will adapt an award-winning housing model in which individuals and families of all ages, capabilities and strengths live alongside one another and commit to being “good neighbors.”

Development of affordable housing isn't easy. And like everything else these days, it isn't cheap. It takes resources, which is why we're discussing this bill this evening. What I can assure you is that as a fiscally conservative Howard County resident, I take very seriously the appropriation of public dollars for any purpose. What I can also assure you is that this project is a worthy recipient of such dollars and we have not taken the support of the County, which has already committed \$2 million in funding, for granted. To the contrary, the entire Patuxent Commons team has been tireless in our collective efforts to identify and pursue non-County support for this project. And, as evidenced by our extremely diverse and lengthy list of funding sources, we have been successful in attracting many different funders. This is evidence of both how hard we have been working as well as how compelling and exciting this project has proven to be to so many supporters.

But we need you, Councilmembers, to increase your support for this project. Because for our sons and daughters, affordable housing is not simply good to have, it is essential to their safety and wellbeing. What kind of signal does it send them, when we cannot adequately fund the housing they need, here in the community where they were raised and educated?

My role as a parent and advocate for people with disabilities is what led to my involvement in Patuxent Commons but, in closing, I want to encourage you to consider how

impactful it will be on an even wider swath of residents – not only adults with disabilities but older adults, families, and people of all ages, abilities and incomes. This diversity is what makes Howard County such a vibrant community and to keep it that way, we need to ensure that affordable housing is available for young families, older adults, and everyone in between. Your support for SAO 3 will help make this goal achievable and Patuxent Commons possible.

Thank you.

Theresa Ballinger

Chair

Howard County Autism Society Housing Task Force

Email: [tballinger@howard-autism.org](mailto:tballinger@howard-autism.org)



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 Support for SAO3-2022 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: \_\_\_\_\_

Date: February 19, 2022

Organization: Housing Affordability Coalition

Organization Address: 9770 Patuxent Woods Road

9770 Patuxent Woods Road

Number of Members: 65

Name of Chair/President: Coordinator: Jackie Eng

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Public Hearing.*

## Sayers, Margery

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**From:** no-reply@howardcountymd.gov  
**Sent:** Sunday, February 20, 2022 5:51 PM  
**To:** rjbella358@gmail.com  
**Subject:** Council - Support for SAO3-FY2022

**First Name:** Rebecca

**Last Name:** Beall

**Email:** [rjbella358@gmail.com](mailto:rjbella358@gmail.com)

**Street Address:** 5456 Endicott Lane

**City:** Columbia

**Subject:** Support for SAO3-FY2022

**Message:** Hello, Council Members, I am writing today to express my support for SAO3-FY2022, the Act to move \$6,560,000 from the General Fund, Contingency Reserve to the DHCD in order to move priority affordable housing communities forward and to further affordable housing initiatives. Affordable housing is a critical issue in our county now and as we want to prosperously and equitably grow in the future. Thank you for all you do.  
Rebecca Beall





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

I, Sarah Constant, have been duly authorized by  
*(name of individual)*

Mission First Housing Development Corporation to deliver testimony to the  
*(name of nonprofit organization or government board, commission, or task force)*

County Council regarding SAO3-FY2022 to express the organization's  
*(bill or resolution number)*

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

Printed Name: Sarah Constant

Signature: 

Date: February 22, 2022

Organization: Mission First Housing Development Corporation

Organization Address: 1330 New Hampshire Avenue, NW Suite 116 Washington, DC 20036

1330 New Hampshire Avenue, NW Suite 116 Washington, DC 20036

Number of Members: Non Profit Corporation

Name of Chair/President: Michael Davidson

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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 SAO3-FY2022 to express the organization's  
*(bill or resolution number)*

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

Printed Name: Brent Loveless

Signature: Brent Loveless Digitally signed by Brent Loveless  
Date: 2022.02.22 02:46:19 -05'00'

Date: 2-22-22

Organization: PTACHC

Organization Address: 5451 Beaverkill Columbia MD 21044

5451 Beaverkill Columbia MD 21044

Number of Members: \_\_\_\_\_

Name of Chair/President: Srini Gorantla

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**Howard County Council  
Public Hearing on SAO 3  
Testimony by Pamela Beck  
Tuesday, February 22, 2022**

Good evening members of the Council. My name is Pam Beck and I am here to urge your support for SAO 3.

I speak to you tonight in a number of different capacities, but I want to highlight two that are most relevant. I am a parent of a young man with autism as well as a fitness professional who works with older adults in a program supported by the Howard County Office on Aging.

My son Brandon is 37 years old. For Brandon and adults like him with disabilities in Howard County, the affordable housing crisis is real. And it has certainly been real for our family. From the time Brandon was 20 and a graduate from high school, our primary focus was to make him as independent as possible. With no family nearby, we had to prepare him for living without us – and considering that he has autism and insulin-dependent diabetes, we knew that

was going to be a challenge. Thankfully, he's now in his eighth year of living in his own apartment, a milestone made possible when he received a "Choice Housing Voucher". How unfair would it be to those with disabilities not to do what we all take for granted – to be able to live independently!

Brandon was educated in Howard County public schools. I certainly appreciate the quality services and supports he received from the school system. But the services and education that my son and other individuals with disabilities received in our schools stop at the age of 21. It cannot provide them an affordable home in which to live or a community in which to thrive. It cannot assure them the shelter and long-term stability that most of us take for granted. And there simply isn't a sufficient supply of affordable housing available for them to live independently and in the community.

This is why I have dedicated myself, along with other members of the Howard County Autism Society, to addressing the housing crisis facing our sons and

daughters. Our first major initiative is Patuxent Commons, an inclusive, intergenerational housing development that will bring together people of different ages, abilities, and incomes in a mutually supportive environment. It would be fully integrated into the larger community while being thoughtfully planned to meet the unique needs of its residents. Not only would it expand affordable housing options for adults with disabilities but also for older adults and families.

From the outset of planning this project, we have set out to create an intentionally, intergenerational community where older adults will not only be housed, but socially engaged and supported. In fact, we have established a preference that will set aside up to 40% of the units for older adults.

Older adults are a population with which I am very familiar. For over eight years, I provide Older Adult fitness instruction in Arthritis, Group Fitness Instruction and Personal Training through the Howard County Office on Aging. I see first-hand the impact of social engagement on the health and well-being of older adults. This is why this project will actively work to combat social isolation, which,

along with affordable housing, represents a serious and growing crisis for older adults and adults with disabilities. I'm pleased to say that we have already initiated planning of a social support program that will facilitate relationships and connections between neighbors at Patuxent Commons. This effort is being led by Dr. Peter Rabins, a leading expert and renowned gerontologist from Johns Hopkins, who serves with me as a member of the Autism Society's Patuxent Commons Task Force.

Councilmembers, as a single project, Patuxent Commons represents a relatively modest solution to growing challenges. But as the first community of its kind in Howard County – and one of the first in the country – it represents a critical start. And without sufficient funding, this pioneering initiative will not succeed and people with disabilities will be denied an affordable, accessible home and supportive community.

Our sons and daughters, parents, elders, and families, deserve better. With the affordable housing stock in Howard County so inadequate to the rapidly growing need, it is essential that funding for such initiatives be provided so

they can advance. Please pass SAO 3 and ensure that more people with disabilities, older adults and families are provided with the accessible, affordable housing they need to live full, rewarding lives, as they deserve.

Thank you for your time.



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 SAO3-FY2022 to express the organization's  
*(bill or resolution number)*

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

Printed Name: Mackenzie Kisiel

Signature: Mackenzie Kisiel Digitally signed by Mackenzie Kisiel  
Date: 2022.02.18 09:19:29 -05'00'

Date: 02/18/2022

Organization: Enterprise Community Development, Inc.

Organization Address: Baltimore, MD 21201

Baltimore, MD 21201

Number of Members: n/a

Name of Chair/President: Brian McLaughlin, President

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[councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) no later than 2 hours prior to the start of the  
Public Hearing.*