

CB 7-2022

LAW OFFICES OF
TALKIN & OH, LLP
COLUMBIA OFFICE
5100 DORSEY HALL DRIVE
ELLCOTT CITY, MARYLAND 21042-7870

(410) 964-0300
(301) 596-6500
Fax: (410) 964-2008

March 7, 2022

Howard County Council
George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043
ewalsh@howardcountymd.gov
Via E-mail

Re: Council Bill 7 -2022 and Related Amendments

Dear Councilpersons:

Please accept this correspondence on behalf of Mangione Family Enterprises of Turf Valley ("Mangione Family Enterprises"). As stated in our public testimony and during the work session, Mangione Family Enterprises is not opposed to an MIHU requirement in Turf Valley. For all the reasons previously provided, however, a 15% MIHU requirement cannot be implemented at this late stage of the development process. Further, as was expressed in the letter sent on February 7, 2022, there are several significant legal concerns regarding Amendment 3, and now also Amendments 4 and 5, to Council Bill 7-2022.

Despite these legal and practical issues, Mangione Family Enterprises recognizes the importance of creating a more inclusive Turf Valley community. To that end, Mangione Family Enterprises is willing to implement a 10% MIHU requirement for the remainder of the Turf Valley development in exchange for the passage of Amendments 1 and 2 to Council Bill 7-2022. The 10% MIHU requirement is consistent with the permitted density in Turf Valley and matches the MIHU requirement for zoning districts with similar densities.

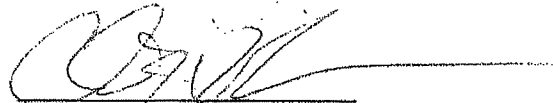
To implement this, Mangione Family Enterprises will submit, prior to March 31, 2022, a Final Development Plan Amendment requiring all future submitted site development plans to comply with the 10% MIHU requirement. This will guarantee that MIHUs are built in Turf Valley. And will prevent any disruption in additional

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housing supply from coming online in an area of targeted growth ensuring that school surcharge and permit fees that the County is counting on are not delayed.

Very truly yours,

TALKIN & OH, LLP.

A handwritten signature in black ink, appearing to read 'C. DeCarlo', written over a horizontal line.

Christopher M. DeCarlo