

**Sayers, Margery**

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**From:** t than <kilikili.20906@yahoo.com>  
**Sent:** Monday, March 21, 2022 2:27 PM  
**To:** CouncilMail  
**Subject:** Important CR29 legislation

[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 am a mother of a son with moderately severe Autism. When people look at him they think, Oh, he's not so bad. He's a handsome young man, always smiling. Unfortunately, he hardly communicates. He has no friends . We have no family in this country. I am retired and am 67 years old. Where will he live when we are gone? He may get an entry level job at a Supermarket. That would be nice. I have taught him how to clean his room, prepare some food, wash and dry his clothes, the essentials of daily living.

He will need a community that is inclusive and affordable. A community where people will accept him and others like him, as he is. Patuxent Commons is HCAS way of building that community right here in Howard County. They have researched other inclusive communities around the country. They have done their homework. They have a plan. But we need your help! Please help our families.

Yours Sincerely,  
Maria Ribaya-Tham

## Sayers, Margery

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**From:** Lynne DAutrechy <lynnedautrechy@me.com>  
**Sent:** Monday, March 21, 2022 2:12 PM  
**To:** CouncilMail  
**Cc:** Lynne D'Autrechy  
**Subject:** Please vote to allow PILOT for Patuxent Common

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

Dear County Council member,

My name is Lynne D'Autrechy and I live in District 1. I am writing to express my support of PILOT for the Patuxent Common project. Please vote for CR29. As a friend of families having children with Autism and Down Syndrome, I know how stressful it is for parents of these children who are concerned a the future when they are no longer able to care for their children. Not only does Patuxent Common fill that need, but it also provides affordable housing for others in the area and creates a caring community for all residents.

The financial support the PILOT will provide will significantly reduce the project's annual operating expenses. This is important for a project like Patuxent Commons, which has deeply subsidized rents for adults with disabilities.

The PILOT makes it possible for the county to help enable a project that provides affordable, inclusive housing for some of its most vulnerable residents. And because this project will be developing a currently underutilized site, the PILOT will significantly increase the revenue the county receives from the property by generating annual payments that are at least five times what the site is currently producing in annual tax payments.

HCPSS Superintendent Martirano is strongly supportive of Patuxent Commons and has stated he and HCPSS are prepared to assemble a solution, if needed, to address any overcrowding at the nearby school.

Thank you for your time. Please vote for CR29.

Sincerely,

Lynne D'Autrechy  
Ellicott City

Written Testimony

Monday, March 21, 2022

CR29-2022

Phyllis Zolotorow  
8720 Ridge Road apt 208  
Ellicott City, Md 21043  
[cjz1984@aol.com](mailto:cjz1984@aol.com)  
410-461-5134

I am writing in support of CR29-2022. This is the first opportunity in many years to build housing for the most vulnerable Howard County residents. Low-income seniors and disabled have been ignored in this county for too long.

**Some statistics I have found:**

**The National Women's Law Center** reports that the group most likely to end up in poverty is women 65 and over and women are approximately 2/3 of the senior population.

Something that most people don't realize until it happens to them is that when your spouse dies, your income is cut by more than half by the first of the next month. I can attest to that! Your rent is not decreased by half, nor are your utilities. That alone can put seniors at risk of homelessness.

**The United Way Alice Project** found that there are somewhere between 2,000 and 8,000 seniors whose monthly income places them between poverty level and just survival. I have not heard of any new Section 8 vouchers available. Those of us who have not been given raises in rent for the last two covid years will catch up all at once. Social Security does not keep up with raises in rent.

Howard County can do better by low-income seniors and disabled. I am asking the County Council to vote FOR CR29-2022.

## Sayers, Margery

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**From:** larry Carson <karasov1@hotmail.com>  
**Sent:** Monday, March 21, 2022 12:59 PM  
**To:** CouncilMail  
**Subject:** CR29

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

Hi. I'm Larry Carson, a resident of Owen Brown, Columbia and a volunteer on the Age Friendly task Force, housing committee.

I wanted to urge every county council member to support this resolution, which is vital to allow Patuxent Commons' 76-unit apartment house to be built, primarily serving seniors and disabled people with limited incomes.

In our work, the Age Friendly Task force found that the supply of affordable housing for seniors and the disabled is woefully low and is NOT growing, due to the vagaries of state funding programs. But the need for this kind of housing is increasing.

In addition, this particular development would be right across the street from the Hickory Ridge Village Center, which was an important part of our recommendations on housing. All but one of the Shelter Development subsidized units for seniors are built in places convenient to developers, not to the residents of these buildings.

Owen Brown is the only exception, with two large apartment houses within easy walking distance of a supermarket, pharmacy, banks, etc.

I don't see a down side to Patuxent Commons which is a rare chance to help fill a growing need in the county. Thanks.

Support CR29!

Larry Carson, 7168 Winter rose Path, Columbia, 21045. 410-381-6506.

**To The Members of the Howard County Council,**

**My name is Jorge Tirigall, a 24 year old with autism. I am writing to you today because I support CR29-2022 and the Patuxent Commons project. It is my opinion that inclusive, affordable housing in Howard County must be implemented. Inclusive, affordable housing cannot be possible without the majority support of the Howard County Council. I want to remind every one of you that the patriotism of people with autism cannot be questioned. People with autism are active members of the Howard County community. As a matter of fact, I am involved with the Howard County Autism Society. I serve as a member of the Howard County Autism Society's Board of Directors. As a person with autism, I believe that it's important for the people with autism to find a low cost, affordable home. The Howard County Council must have love for the patriotic people with autism. It is my opinion that Democrats and Republicans must accept people with autism because they have opinions and people with autism can express their views. More than ever, if CR29-2022 is passed by the Council, the lives of persons with autism including myself will change in a positive, optimistic manner as I seriously think that the Howard County Educators Association is a serious, dangerous threat to the patriotic civil liberties of students with autism. Clearly, the attacks against the patriotic civil liberties of students with autism must come to an end. I urge the members of the Howard County Council to protect the patriotic civil liberties of people with autism and accept the people with autism by voting yes on CR29-2022 and by advancing the Patuxent Commons project. Thank you for your time to read my testimony today and I hope you consider what I wrote.**

**Signed,**

**Jorge Tirigall**

## Sayers, Margery

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**From:** Susan <susan@c-not-k.com>  
**Sent:** Monday, March 21, 2022 9:30 AM  
**To:** CouncilMail  
**Subject:** CR29

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

Please support CR29 to help provide much needed affordable inclusive housing for people of all abilities in Howard County. Rarely do we have opportunities to do so little in order to do so much good for residents who need our help.

Susan Hinton

## Sayers, Margery

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**From:** Will Scott <willjill@verizon.net>  
**Sent:** Sunday, March 20, 2022 8:50 PM  
**To:** CouncilMail  
**Subject:** Please support CR29-2022

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

Dear Council,

I support the Patuxent Commons Project in my neighborhood to meet the growing need for housing for the autistic and other disabled, including two persons of my acquaintance.

Thanks for your responsible government of Howard County

Will Scott  
Clemens Crossing, Hickory Ridge

Testimony of Raya Armaly  
In Support of CR29-2022  
Howard County Council Hearing  
March 21, 2022

My name is, Raya Armaly, and I am a retired physician who has lived in Hickory Ridge with my family for 33 years. In fact, I live less than a half mile from the proposed building site of Patuxent Commons. I am presenting testimony tonight in support of CR29 that would provide the PILOT agreement needed for Patuxent Commons to progress towards actualization.

Despite a warm reception from our community towards Patuxent Commons, I imagine that there are still people hesitant to support it. I understand the fear of the unknown when there are plans to introduce a new community into our residential area. Tonight, I hope to dispel some of the fear about Patuxent Commons by telling you about one of its potential residents; my son.

Three years ago, my 33-year-old son was in medical school when he suffered a traumatic injury to his cervical spine that left him quadriplegic. He is paralyzed below the level of his upper chest with no use of his hands or legs and confined to a wheelchair. In that split second of diving into the Chesapeake, his life and that of our family completely changed. We entered the parallel universe of the disabled community where everything is much more difficult to achieve.

He could no longer meet the physical demands of medical school and had to withdraw. Since that physical and emotional blow, he has been steadfastly working towards becoming a productive member of our community. His trajectory towards independence has been interrupted by seven hospitalizations and three additional surgical procedures. He spends two hours a day exercising at home, three days a week with a personal trainer and two days at spinal rehabilitation at the Kennedy Krieger Institute. Even during the pandemic, he opted for online rehabilitation sessions to continue the necessary training to maintain his current physical ability.

Meanwhile, he has also pursued a different career path, now halfway through his degree as a licensed clinical psychological counselor at Loyola University of Baltimore. As you can see, he is doing all that he can to maintain dignity and reintegrate into society. His family and friends have also dedicated themselves to supporting his efforts.

Eventually, he wants to move out of our home and live independently. The community at Patuxent Commons would be an ideal stepping-stone for his path to independence. By the time Patuxent Commons is built, he would be entering the work force with entry-level income. He will still require caregivers for most of the day and night. But more importantly, he will live in a community where others have been self-selected to embrace the idea of supporting its members. I cannot tell you the comfort that I will feel, as his parent, to know that there will be people there to support him.

So, I ask, as a community living in the spirit of Columbia, shouldn't we support the hard efforts of someone like my son? Perhaps as people learn more about the background stories of other potential residents at Patuxent Commons, they will recognize that the residents will enhance and not detract



from our community.

Thank-you for the opportunity to present my testimony tonight.

My name is Courtney Clutts and I reside at 6641 Dovecote Drive in Hickory Ridge. I intend to lend my support for the proposed development of Patuxent Commons and respectfully request that you support CR29.

I am a lifelong resident of Hickory Ridge. I attended Clemens Crossing Elementary, Wilde Lake Middle School, and Atholton High School. When my husband Eric and I purchased our first home, we were so pleased to find a home that would allow us to stay in Hickory Ridge. We knew it would cost us more to stay here, but all this community brings, it was well worth it.

My brother Matthew is three years younger than I and he has Autism Spectrum Disorder (“ASD”). I know first-hand the blessings and challenges of having someone in your family with a disability. Growing up, there were difficult times, but through it all, Matt has continued to exceed all of our expectations. We were lucky to live in Howard County where there are so many services available for children with disabilities. I believe this was a key reason I decided to become a Special Educator. The schools, available programs, and medical professionals are second to none in this area. After years of intensive support, Matt has graduated High School, attended Howard Community College, and now has a part time job.

The challenge he and my family now face as we look to the future is that as a young adult with ASD, the services and opportunities for him are much more difficult to find. He has gained a tremendous amount of maturity and self-esteem. He independently takes public transportation to the Mall, loves going to movies, and enjoys taking long walks by himself all around Hickory Ridge. Matt still lives with my parents, but his next step is finding a place of his own near our family where he can continue to grow and expand his independence. However, housing for people with disabilities and other exceptionalities in Howard County is extremely limited. My brother seeks his supported independence.

The concept of Patuxent Commons is based on a proven model of inclusion where adults with disabilities can live independently, yet be a part of a broader community of senior citizens and other community members. Matt will continue to thrive in Hickory Ridge and it brings the added benefit of being close to my family where he is familiar with the area, great transportation options, and near HCC where Matt hopes to continue his education.

When Eric and I purchased our house, we were filled with pride and a sense of achievement knowing that we now have a home of our own. I want my brother to have that same feeling. Patuxent Commons is not merely a living community. It will be a place for Matt to call home. While my younger brother still has so much to learn about life, I firmly believe that this community can learn from him and others like him as well.

Not only does CR29 and Patuxent Commons need your support, but think about each and every member of this community. What do you want your legacy as a leader to be? Set the example for our community in the name of inclusion and opportunity. Vote Yes for CR29 and Patuxent Commons and be the community minded leaders we know you to be.

Thank you for your consideration and support.

## Sayers, Margery

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**From:** Christi Hanks <christi.hanks@gmail.com>  
**Sent:** Sunday, March 20, 2022 7:51 PM  
**To:** CouncilMail  
**Subject:** Fwd: Please support CR29

[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 am Christi Hanks and I live in District 1. I'm writing to urge yoursupport for CR29. This legislation is critically important and it deserves your full support, Councilmember Walsh. My child, Jonathan, is 23 years old and has autism. He wants to have a college experience, find a job, and live on his own. Unfortunately, due to his autism and intellectual disability, he cannot do these things without support. He receives social security for his income, but it is woefully inadequate for paying rent in this area. Howard County has a real need for affordable housing for individuals with disabilities. They deserve to be able to live fulfilling lives in their community, near their friends and family. I would love for Jonathan to live in a community where his differences are accepted and his gifts appreciated and valued. I want him to live in a place like Patuxent Commons, and you have the opportunity to help make this place a reality by voting for CR29.

Please vote in support of CR20.

Thank you,  
Christi Hanks  
8308 Fall Chill Ct  
Ellicott City, MD 21043

## Sayers, Margery

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**From:** Joan Driessen <joan.driessen@acshoco.org>  
**Sent:** Sunday, March 20, 2022 3:00 PM  
**To:** CouncilMail  
**Subject:** Support CR29

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

Dear Council Members,

ACS strongly urges you to vote in favor of CR29 providing a PILOT for the Patuxent Commons development. This innovative and much-needed development will be an asset to our entire community. It will provide an affordable and supportive community for people of all abilities. A vote in favor of CR29 will show your support for creative solutions to housing needs in Howard County.

Thank you!

Best,

*Joan*

Joan Driessen  
Executive Director  
Association of Community Services of Howard County  
9770 Patuxent Woods Drive, Suite 301  
Columbia, MD 21046  
[www.acshoco.org](http://www.acshoco.org)  
(443) 518-7701 (office)  
(443-255-7427 (cell)



## Sayers, Margery

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**From:** Tracey <tlburk74@gmail.com>  
**Sent:** Sunday, March 20, 2022 9:12 AM  
**To:** CouncilMail  
**Subject:** CR29

[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 that you support CR29 legislation. I am in support of inclusive, affordable housing in Howard County. Please vote yes to CR29 and pass this important legislation.

Thank you,  
Tracey Burk  
Howard County Resident

Good evening.

I'm Skye Anderson and I've lived in Hickory Ridge for 32 years.

I am on the Hickory Ridge Village Board but

I am here speaking tonight as a resident - **not** as a village board member.

I am wholeheartedly in favor of a PILOT agreement and APFO waiver for Patuxent Commons.

Currently the land is an empty lot -

with the passage of CR-29-2022, the county will generate at least 5 times the income that it currently does from this location, plus

reap the benefits of a true community not only for the residents but also for those nearby.

Patuxent Commons is not on CA-assessed Hickory Ridge Village property, but on an out-parcel.

You know the income mix and the number of bedrooms in each unit

so I will not reiterate that information.

The pastor of Abiding Savior Lutheran Church,

basically the next-door,

is also looking forward to her new neighbors.

Funding has been secured, parking will be ample,

children of school age will be minimal, and

residents will be close to a supermarket, college, transportation, and medical facilities.

I was also on the Hickory Ridge Village Board two years ago

when we were given a presentation about Patuxent Commons.

I was hesitant at first

but after my questions about trees and pervious surfaces were answered,

I became fully committed.

The entire board of directors was unanimously onboard and excited about the project -

we also wrote a letter of support,

and last Monday night

the 5 members of the current village board were also totally in favor of Patuxent Commons.

I love the community aspect of intentional neighboring

where not only do seniors, the disabled, families and kids live next to each other

but they also will attend the same events in their building/their home,

serve on the same committees and

get to not only know one another but also

help one another and mitigate any potential social isolation.

They will be not just apartment dwellers but a true community.

In closing, Patuxent Commons will be such an incredible asset to the community and sorely needed.

Please vote yes so it can move forward to completion. Thank you.

**Howard County Council  
Public Hearing on CR29  
March 21, 2022**

**TESTIMONY**

**Mark Howard**

My name is Mark Howard and I live at 6266 Cricket Pass just about a ¼ mile from the Patuxent Commons site. I am here tonight to urge your support for CR29, the legislation that will enable the Patuxent Commons project to advance.

In summary here is why: The project is well thought out – for its mission, its intended clientele, how well it integrates into its chosen location, and ultimately it will prove to be a big plus for Hickory Ridge and its village center.

But before I go into technical aspects on why this is so, first let me get to human element of this project. Here I have a picture of my son, Nicholas, taken during one of the county high school cross country races. As they say he is differently abled showing many of the classic signs of autism. His story puts a face on how and why the project will be a success not just for those living in Patuxent Commons but also for the Hickory Ridge community. I bring Nicholas up to put a face to a group of young people he figuratively represents – those who are in a similar situation - currently living in our community that went to our high schools but are not able to live independently but nor do they need to be placed in an institutions.

As you can see from the picture, my son, Nicholas went to Atholton HS where his and the school's experience were enhanced by his participation on the cross country and track teams. His running journey occurred despite some initial resistance as it presented some additional challenges for the special education program and coaches, yet each season his participation

turned out to be a beneficial experience not just for Nicholas but also as a growth experience for his teammates. Season after season many of his teammates took on a protective, older brother approach towards him.

At the end of many of those season, I was often approached by one or more of his teammates to say how much they learned about themselves and how came to appreciate someone who had noticeable differences then themselves.

With this project, I anticipate several in the community will experience a similar outcome as well.

So how does this fit in with the more technical questions before the council?

About eight years ago, I joined the initial group of parents in the HC Autism Society that formed a subcommittee to look at housing options for the young adults like my son. The subcommittee researched several projects around the country to see what would make the most sense to do in Howard County. The process was not quick nor easy, however, the result ultimately led to a strong consensus that a project that would provide a supportive, intentional, and intergenerational community should be pursued.

The subcommittee came to understand a project like this has many complexities and requires the coordination of all kinds of resources and strategies that were beyond the time we could give and handed off the mission but not the projects core goals to Mission First, an experienced housing developer that understood our vision. They were brought on board having demonstrated that they possessed the experience and expertise necessary to navigate the complexities needed to bring this vision to fruition.

In conversations with people in the Hickory Ridge community, I have found that when they understand that such a project as this would include people living in it who went to our high



schools, or seniors who had lived in the neighborhoods, and were service minded people, they overwhelmingly supported a project like this in the village shopping center area.

That said, I am aware that there is some opposition this project. (As this is America, it is right and natural this does occur.) As I understand it the concerns run along the lines of it being either along the lines of 'it would change the character of Hickory Ridge' or that it would lead to overcrowding in the nearby schools.

However, I respectfully disagree with that view. The subcommittee selected the model after carefully considered for how well it would fit in the Columbia model (of which Hickory Ridge is a part of). Given the mix of occupants, the impact on the nearby schools would be de negligible.

There are two big points missing from the discussion of the project outcome. First it will lead to a revival of the village center in part because the residents would do most of their shopping at there and second the apartments would give a more appealing and completed look to the area and in particular the intersection of Freetown Road and Cedar Lane rather than a huge mound of dirt and unmanaged woodlands that currently dominates that site.

When we set out to plan and launch this project, I never expected it would be located in Hickory Ridge, where my wife and I have raised my son Nicholas and his two older brothers. But we could not be more pleased that this is the location.

Yes, there are always a number of factors that must be considered as you make decisions on bills like CR29. There are interests and priorities to be balanced, no doubt. But I am confident you can achieve that balance and make a good, well-considered decision to support CR29. In fact, I would respectfully submit that a vote for CR29 is the only decision that can be reached if the full realm of interests at play here are truly understood and considered.

Nicholas, and I, and my family appreciate your service. We are relying on you to do what is right and fair for the many Nicholas(es) that need and for all of us by supporting CR29. Thank you for your work to improve this County we love.

Mark Howard  
6266 Cricket Pass  
Columbia, MD 21044  
443-545-5311



**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 CR-29-2022 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: March 18, 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

*This form can be submitted electronically via email to [councilmail@howardcountymd.gov](mailto: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 Council  
CR29  
Public Hearing  
March 21, 2022**

**TESTIMONY**

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

Good evening Councilmembers. My name is Theresa Ballinger and I am here tonight officially representing the Howard County Autism Society, where I serve as a board member and chair of our housing task force. On behalf of the Autism Society, I am voicing our strong support for CR29, which would provide Patuxent Commons with a Payment in Lieu of Taxes (PILOT), which is the final requirement the project must meet in order to be granted a waiver from the Adequate Public Facilities Ordinance (APFO).

Members of the Council, I trust that you are well aware of the need for affordable, inclusive housing faced by adults with autism and other disabilities in Howard County. By now, I believe you are also familiar with the concept for Patuxent Commons, which is the result of years of committed effort by the Autism Society. Frankly, there were times over the last decade when we were not sure this day would come. And to be clear, we still have much work ahead of us. But this hearing represents a real milestone for our organization and the people we serve. You need only look behind me to see the evidence – human evidence – of the depth of support this project has generated among our advocates. And there are many more watching online who are equally invested in this project and in the outcome of this evening's important hearing.

But while tonight is a milestone in a sense, the fate of Patuxent Commons has yet to be decided. That decision is in your hands. And my fellow advocates and I are here this evening to respectfully urge you to support CR29 and, in the process, join us in doing something very important:

***Lead the way.*** Lead the way, Councilmembers. You see this phrase on the stickers we are wearing this evening: Lead the way HoCo. What exactly do we mean by that?

It's very simple. While we have drawn from several proven, successful housing models to develop the Patuxent Commons concept, in key respects this project will be the first of its kind. That's an audacious claim to make but it's no exaggeration. This is a groundbreaking initiative. Now while that may add a level of excitement to this proposition it has not been a goal in and of itself. We created this innovative concept not to be novel or unique but because the community our children need and deserve simply didn't exist. So, we had to create it. And we must lead the way because, frankly, there's no one ahead of us. That's the unfortunate truth.

And we need you to join us, councilmembers. We need you to join us so we can finally move forward and bring this collective effort, that so many have worked so hard on for so long, into reality. And we need you to join us so others around the country who are watching – and they are, I can assure you – will learn from our example and draw inspiration and knowledge from the community that emerges on Freetown Road. This is why the Howard County Autism Society and Mission First are firmly committed to evaluating what help makes the community successful, what hinders it, and how the Patuxent Commons program can be continually evaluated and improved once operational. Because that's what innovation requires.

And in supporting CR29, you will have a major role in this innovation and a big part in the Patuxent Commons story. A story that those other autism and disability groups in other counties will take inspiration from. A story that they'll take to their local leaders and county councils as an example of what happened when county residents, advocates, elected leaders and housing developers decided together that what existed was not good enough for our citizens with disabilities and we had to do better. And we did. And because we did, others could too.

So, we're not just asking you to help lead the way for this project, Councilmembers, we're asking you to **help lead a movement**. Because nothing less than a movement is needed to create real change and to give my son Trey and others with disabilities throughout this county and this country the inclusive, affordable housing they deserve. And what better place than here in Howard County – **in James Rouse's Columbia, in Hickory Ridge** – for such a movement to take shape.

So, we ask you to support CR29 and lead the way, councilmembers. Lead the way.

Thank you.

Theresa Ballinger

Board member and Housing Task Force Chair

Howard County Autism Society

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

Testimony of C. Elaine McAuliffe  
In Support of CR29-2022

Howard County Council Hearing

March 21, 2022

Good evening, my name is Elaine McAuliffe. I live in District 4. I am here because I strongly support the approval of CR29, which is needed to make the inclusive Patuxent Commons housing development, proposed in my district a reality. I love my home in Clemens Crossing, it is where I have lived and raised my family since 1999.

Patuxent Commons is important to me because 1999 is also the year my son was diagnosed with autism spectrum disorder. We were fortunate to live in a community of supportive neighbors, where the school system was trying to meet the needs of a growing number of students affected by ASD. Later, we made use of the excellent opportunities provided by nearby Howard Community College, where my son completed two associate degrees. Now, here we are in 2022, my son is 26 years old, and has a job working 8-10 hours a week. He has not yet found full-time employment, but is still trying. My daughter is 24 and lives and works in Massachusetts. Next year my husband will be 60, and I am not far behind him; all that happened in the blink of an eye. For many years we have tried to envision what the future will look like for our boy, now a man. I have shared conversations in which I have debated whether or not it is a relief he has not yet qualified for disability benefits and shared the fear that one day my child could end up homeless, when we are gone and there is no other family nearby to look out for him. My husband and I would like our son to experience more independent living, while we can still help him navigate living in a place of his own, but have been unable to find anything he or we could afford close to where we live. Patuxent Commons addresses the housing needs faced by not just my son, but many people in our community. It is the kind of place where I can see him thriving because it is designed to promote social connectedness and integration into the greater community. My son is very social, but has never been interested in programs that segregate him by his disability. He wants to live in a place that mirrors the diversity of the community in which he was raised. Patuxent Commons provides this and would allow him to receive AND give support to the people around him.

As you have probably heard, the location of Patuxent Commons, if approved, could not be better, located across the street from the Hickory Ridge Village Center and close to health facilities, and public transportation. Patuxent Commons scale and design blends beautifully into my community, unlike some other recently proposed housing developments, and it will not put strain on the current infrastructure. Patuxent Commons meets all the criteria to receive a PILOT, which CR29 provides.

There is no guarantee my son will get into Patuxent Commons if it is built. The need for affordable, well-designed housing is great, but it is a start and I hope that it will serve as a model and encourage the building of more innovative, inclusive communities that will make our world a safer, better place for all in the future. Please support CR29, thank you.

March 21, 2022

CR 29-2022

Good evening, Chairperson Jones and Council Members:

I am Dorothy Plantz and I reside at 10128 Spring Pools Lane Columbia Maryland. My testimony tonight is in favor of CR 29-2022. I am a parent of an adult son with disabilities and an advocate. I am also a member of the Board of Directors for the Arc of Maryland.

Approximately 15 years ago I had a conversation with an elected official who was asking why advocates believed that it was important for individuals with disabilities to continue to reside in the community in which they were raised and where their family resided. It was noted at that time that there was a shortage of affordable and accessible housing within Howard County. It was suggested to me that these individuals could be relocated to neighboring counties where there were more affordable and accessible housing options.

This solution created many concerns for family members and self-advocates. Relocation of individuals with disabilities to unfamiliar locations away from their natural supports of family, friends and community knowledge is challenging. Individuals and their families would need to ask many questions. Those receiving agency supports would need to determine if these supports could continue. Would available transportation options allow individuals to continue their employment and medical care? These displaced individuals would need to relearn transportation routes, shopping locations and recreational options and build a new support system from the ground up apart from family and friends. Ultimately, we agreed that transitioning youth and adults into full community life would be least disruptive when done within their own county where individuals could continue to have access to their natural supports during this time of transition and throughout their lives.

During the next six (6) years 600 youth will be transitioning out of the Howard County Public School System. Currently House Bill 1403 and Senate Bill 0636, The Maryland Department of Health-Waiver Programs-Waitlist Reduction (End the Wait Act) is being discussed in the Maryland legislature. The purpose of this act is to reduce the waiting list of individuals who are eligible for Developmental Disability Services and those found on the Autism Registry by 50% by 2024. Among other services, these individuals will be seeking housing opportunities which provide access to public transportation, employment, shopping and recreational opportunities.

Patuxent Commons is a project which provides this access to residents of all abilities in a supportive, inclusive and affordable community to live the most independent life possible. Twenty-Five percent of the units will be set aside for individuals with disabilities. The Arc of Maryland, a statewide advocacy group, works to create a world where children and adults with intellectual and developmental disabilities (IDD) have and enjoy equal rights and opportunities. Patuxent commons provides these opportunities and this project is supported by the Arc of Maryland.

Patuxent Commons is the right thing to do and will be a model for this county and the nation. Thank you for your support.



## Howard County Housing Affordability Coalition

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### Testimony: CR 29-2022 Patuxent Commons Payment in Lieu of Taxes

March 21, 2022

Good evening Council Chair Jones and Council members. It is my privilege to testify this evening on behalf of the Housing Affordability Coalition's 69 individual and organizational members.

The Coalition strongly supports approval of Council Resolution 29-2022. In addition to providing much needed affordable and accessible housing for people with disabilities and seniors, the Patuxent Commons project as you've heard this evening is extraordinarily innovative. It will contribute to Howard County's reputation of being a model for other communities across the state and the nation—in this case communities seeking to provide safe, equitable and diverse housing options for their residents and workers.

As with most affordable housing projects, receiving local government approval of a payment in lieu of taxes (PILOT) is a critical element in closing the development financing gap.

Howard County could not ask for better long-term business partners--our local disability community, the Howard County Housing Commission, the nationally respected nonprofit developer Mission First, and the numerous individuals and organizations who collaborated with the Howard County Autism Society's workgroup in bringing this community from concept to reality. Each brings a strong commitment to, and well-proven track record of working to provide inclusive, affordable housing to vulnerable populations. Patuxent Commons will bring 19 much needed deeply subsidized rental units for adults with disabilities and 50 critically needed below market rental units for seniors and other low and moderate-income households. Ten percent of the units will be market rate ensuring a truly inclusive, accessible and integrated community that welcomes all.

Thank you for the opportunity to testify in support of this proposed PILOT and the APFO waiver, which will enable this project to move forward. Patuxent Commons will be a huge community social and economic asset. The Coalition urges Council approval of CR 29.

Respectfully,

*Pat Sylvester*

Pat Sylvester, Steering Committee Member

**Howard County Council  
Public Hearing on CR29  
March 21, 2022**

**TESTIMONY**

**Patrick Boxall, Immediate Past President  
Howard County Autism Society**

Good evening, my name is Patrick Boxall and I come before you tonight to urge your support for CR29.

I am testifying tonight in several relevant capacities. I am a long-time resident of Howard County. I live here with my family, in County Council District 5. We pay property taxes and enjoy all the benefits of living in this wonderful community. In addition, I am the immediate past president of the Howard County Autism Society, a role that allowed me to be closely involved in the development of this very important, very necessary project. And finally, and perhaps most important, I am the father of two young men with autism and therefore very aware of the challenges many in their circumstances have in finding affordable housing in the community they call home.

We need only look at the numbers to understand the need for the project. The March 2019 Commission on Disabilities Report on the Status of People with Disabilities in Howard County found that more than 21,000 individuals with at least one disability live in the county, nearly 10,000 of whom are between the ages of 18 and 64. Out of this cohort, 17 percent live in poverty – that's roughly 1,700 people. Affordable, accessible housing remains scarce and unattainable for these individuals, many of whom (like my son Nicholas) depend on SSI. And, looking ahead, every reliable demographic trend signals that the question is not whether the size of this group is going to increase, but by what magnitude.

What we know is that some 600 young adults with disabilities are expected to transition out of Howard County schools in the next five years. Many of them are going to need affordable housing. And, the direct support professionals that assist adults with disabilities need affordable housing, too. This is an underpaid, underappreciated workforce that increasingly cannot afford to live here. The same goes for many of our older adults in the County, another population that's expected to grow exponentially over the coming decades.

In short, there is a "perfect storm" of housing challenges – for adults with disabilities, working families and older adults. But in this "storm", we see an **opportunity**, and it is this opportunity that's at the heart of Patuxent Commons. It is our premise that, with skillful programming and supports, neighbors will bring diverse strengths to the community that can be leveraged for the benefit of all of Patuxent Commons' residents.

That's the aspect of this project that makes it genuinely unique and, in my view, so aligned with the ideals on which James Rouse founded Columbia.

This project represents the kind of creative, innovative approach we must pursue if we are to keep Howard County truly accessible and available for all. Please allow it to go forward by supporting CR29.

Thank you.

Patrick Boxall

4105 Flintlock Court, Glenelg Maryland 21737

(301) 233-6930

[ptjboxall@gmail.com](mailto:ptjboxall@gmail.com)

**Matthew Plantz Testimony CR029 2022  
County Council 3/21/2022**

**Q: Matt, please share your name and what you're here to testify about tonight.**

Matthew Plantz and I'm here to testify in support of CR 029-2022

**Q: Why do you support this bill?**

It will help people with disabilities to be more inclusive in the community.

**Q: How have you been involved with Patuxent Commons?**

I'm a member of the Task Force supporting it.

**Q: Why is Patuxent Commons important to you?**

Because it would allow people across the spectrum as well as people with any disability to have access to housing in the county, they grew up in. People want as much independence as possible. It will also provide a community where people of all abilities can live alongside one another.

**Q: Why does affordable, inclusive housing mean so much to people with disabilities?**

Because it is so hard to get! There's very little available that we can afford and that allows us to live among people who are of all different abilities.

**Q: What else would you like to share with the Council members?**

You have an opportunity to do something historic in Howard County. This will be the first community of its kind in Maryland and one of the first in the country. Please support this bill!

Thank you very much!

**Howard County Council  
Public Hearing on CR29  
March 21, 2022**

**TESTIMONY**

**Richard Dean**

My name is Richard Dean and I am a long-time resident of Howard County and Hickory Ridge Village. I am here tonight to urge your support for CR29, legislation that will provide Patuxent Commons with a Payment in Lieu of Taxes (PILOT). As you know, this is the final requirement the project must meet to receive a waiver from the Adequate Public Facilities Ordinance (APFO).

I am here in several capacities. I am a Howard County business owner and employer. I am also the father of two adult daughters with autism. I am the former President of both the Arc of Howard County and the Arc of Maryland, both of which have endorsed the Patuxent Commons project and have substantively contributed to the planning of this initiative. Finally, I am pleased to serve on the Task Force created by the Howard County Autism Society to drive the development of Patuxent Commons.

Howard County is a community comprised of people who, on the whole, truly care for one another. And they particularly care for those who have less or who have been dealt challenges that make their lives harder. Affordable housing is one such challenge faced by adults with disabilities.

Councilmembers, my daughters deal with challenges but housing has thankfully not been one of them. They – and my wife and I – are fortunate. Because my wife and I have the necessary resources, they are both able to live in their own respective homes. Our biggest difficulty is securing the ongoing services they need to live independently, which was difficult before Covid and which has only grown

harder during the pandemic. But my daughters are safely and securely housed and they will be for the rest of their lives. Others are far less fortunate.

So, like many of the parents involved with Patuxent Commons, my involvement with this project is not because I envision my daughters living in this community once it is created. I hope some of their friends will, and they'll have the opportunity to visit and be welcomed there. But I'm not doing this for them. And many of the parents involved who do hope their children will become residents are realistic about the odds of that happening. They're fully aware that 19 apartments will go fast and there simply may not be a home for them in this community.

But like me, they're doing this because it needs to be done, if not for our sons and daughters, for the adult children of other parents, many of whom have neither the resources or the skills of advocacy and organization building required to get a complicated project like this up and off the ground. And we're doing this so the next one will be easier, and the next one after that will come faster. And that by working together, we will begin chipping away at this deeply serious problem by creating the affordable, inclusive housing our fellow citizens with disabilities need and deserve.

I am here tonight as someone whose life has been deeply touched by disability. And I am here to ask you to join us in leading the way, not because it will necessarily benefit my daughters but because it is the right thing to do and it needs to be done. And it won't be done without your vote for CR29. Please support this critical legislation.

Thank you.

Richard Dean

11885 Bright Passage

Columbia, MD 21044      CELL 410-365-2858

**Howard County Council  
Public Hearing on SAO 3  
Testimony by Pamela Beck  
Monday, March 21, 2022**

Good evening members of the Council. My name is Pam Beck, I've lived in Howard County for 44 years, and I am here to urge your support for CR29.

While I am here primarily because I am a parent of a young man with autism, I would like to highlight the benefits of Patuxent Commons to a different population – one that I personally am a member of: Older Adults. For the past eight years, I provide 50+ Older Adult Arthritis fitness instruction, Group Fitness classes and Personal Training through the Howard County Office on Aging and Independence.

Patuxent Commons will establish a preference so that older adults will effectively have a right of first refusal for 40% of the units. Just as in other communities based on this model, older adults will be valued as genuine community assets at Patuxent Commons. They'll be engaged as supportive neighbors and asked to lend social support to their neighbors in return, including those with disabilities.

Through my work, I see first-hand the impact of social engagement on the health and well-being of older adults. This is why there is such a need for this project – because not only will it actively work to combat social isolation, but also provide these seniors with affordable housing which represents a serious and growing crisis for so many of this age. I serve on the Task Force for Patuxent Commons along with Dr. Peter Rabins, a leading expert and renowned gerontologist from Johns Hopkins. Peter will help lead the

development of the programming that will engage older adults and other community members to help reduce isolation and foster engagement.

Councilmembers, there are many reasons to support CR29. Please support this bill and ensure that people with disabilities, older adults and families are provided with accessible, affordable housing so they can live a full and rewarding life in their own communities.

Pamela Beck

[pammyb582@gmail.com](mailto:pammyb582@gmail.com)



## Testimony on CR29-2022

Cole Schnorf

### Howard County Council Public Hearing

Monday, March 21, 2022

Good evening members of the Council. My name is Cole Schnorf, I reside at 4912 Valley View Overlook, Ellicott City, MD, and I am a 30 year resident of Howard County. I am not a member of the Howard County Autism Society, but I do serve on the Task Force created by the Autism Society to support the development of Patuxent Commons, and I have been active for many years with the Arc of Howard County, including a term as Board President. I am testifying in support of CR29, which would provide a PILOT for this project, allowing it to complete the requirements to receive an exemption from the Adequate Public Facilities Ordinance (APFO).

I speak to you tonight as proud father of a daughter, Julia, who has Down Syndrome. Julia is 34 years old, which I can hardly believe. She is a loving and much-loved young woman with a range of interests. When I think of Julia's future, I want for her what most parents want for their child. I want her to have a full and happy life with friends, family, activities, and opportunities. I want her to be a contributing member of society, and of significance to tonight's discussion, I want her to have the option of living independently, or with moderate supports, outside of our family's home. She deserves a place in a community that is safe, secure and affordable and that offers **access** to the kinds of things that so many of us without disabilities take for granted.

**Access** is the key word. For Julia and other adults with disabilities to thrive, they need access to transportation, to walkable amenities, and to employment opportunities.

There's a reason why this location, just in front of a bus stop and across the street from the village center, is so necessary for Patuxent Commons and why we have worked so hard with Mission First to secure it for this project. Location is always important in real estate, but for people with disabilities, it can make the difference between a full, engaged life and a life of isolation.

Most of our fellow Howard County citizens with intellectual disabilities can't drive. If you couldn't drive, consider what a difference it would make to have ready access to a bus at the front door of your residence, allowing for a short bus ride to Howard County General Hospital, HCC, and Town Center Columbia? And to have a village center across the street with a grocery store, retail amenities, and job opportunities?

Location also matters for another population: the workforce of direct support professionals who Julia and others like her rely on for daily services and supports. We are in the midst of a workforce crisis for this chronically underpaid group, and this crisis is exacerbated when individuals working in this field cannot afford to live close to the people they serve and cannot access reliable transportation to get them to their jobs.

As a long-time county resident who had four children graduate from the Howard County Public School System, I understand the importance of our quality of life and the quality of our school system and support the goals of APFO. It's essential that we not overburden our schools and other public facilities, but we can and must arrive at a **balance** that ensures both good schools and affordable, accessible housing for those who need it

most. The supporters and developer of this project have worked hard to ensure that this project helps Columbia achieve that balance, and I believe we have succeeded.

However, we will not truly succeed, and this project will not advance without your help and your support for CR29. This is a groundbreaking, innovative initiative. It is different from any development that has ever been proposed for this county, or this state for that matter, and it is long overdue. With your help, we can lead the way and keep Howard County where it belongs, at the forefront of innovation and progress. I ask you to vote in favor of County Resolution 29-2022.

Thank you.

Cole Schnorf  
4912 Valley View Overlook  
Ellicott City, MD 21042

**Howard County Council  
CR 29-2022  
Public Hearing  
March 21, 2022**

**TESTIMONY**

**Deborah Clutts**

My name is Debbie Clutts. I am a 27-year resident of the Hickory Ridge neighborhood and a 39-year resident of Columbia, a great place to live! As the mother of Matthew, my 24-year-old adult son with autism spectrum disorder, and as a long-time volunteer with the Howard County Autism Society I am here to express my strong support – and the support of my family – for CR 29.

Ten years ago, the Howard County Autism Society (HCAS) held a meeting to talk about Housing for adults with disabilities. There was a packed room! Housing was a huge need then and that need has only grown over the past decade.

Just over four years ago, in January 2018, I appeared before this body to urge support for the Affordable Housing waiver to APFO. This project was much earlier in its development, but we realized that if APFO was enacted without a waiver, the consequences would be profound. So the Autism Society helped draft and advocate for this legislation, which the Council adopted.

Four years later, we come before you to make appropriate use of the very provision for which we advocated. And we do so with a well- formed and vetted project that any of us would agree is impressive. We selected Mission First Housing Group to bring the Patuxent Commons concept to life and they secured an excellent site with the transit access and walkable amenities our residents will need to thrive. Millions of dollars in capital funds and financing has

been assembled from County, state, federal and foundation sources. And if you approve a PILOT for the project, it will have met all the requirements for the APFO waiver.

Councilmembers, at every step of the way, we've deliberately balanced the needs of adults with disabilities with those of the larger community, both in the design of our program and the design of the housing itself. The site is an outparcel in Hickory Ridge and our 76-unit building has been efficiently designed to fit into the community, take advantage of the natural landscape, and respect the surrounding natural and built environments.

This parcel of land will eventually be developed, that is certain. We have the opportunity to use it to generate desperately needed housing and extraordinary social benefit and in a manner that is harmonious with the residential nature of our community, and will have minimal impact on our schools, traffic, and infrastructure!

I have heard discussion over the years about how certain proposed developments much larger than this one could change the character of Hickory Ridge. What I can say with absolute certainty is that **this** project, Patuxent Commons, will not **change** the character of Hickory Ridge, it will **embody** the character of Hickory Ridge, a community that values and supports all of its residents, regardless of ability, age or income.

As parents of an adult son with autism spectrum disorder, we hope that Matt has the opportunity to live and thrive in the Columbia community in which he was raised and is most comfortable. Please do the right thing and vote yes to CR29 and Patuxent Commons. Help us ensure our sons and daughters with disabilities as well as our senior citizens can affordably live in Hickory Ridge and be a true part of our inclusive and caring community.

Thank you.

Deborah Clutts  
Resident, Hickory Ridge



**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 29-2022 to express the organization's  
*(bill or resolution number)*

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

Printed Name: Peter Engel

Signature: 

Date: March 17, 2020

Organization: Howard County Housing Commission

Organization Address: Columbia, MD 21046

Columbia, MD 21046

Number of Members: Seven Commissioners

Name of Chair/President: Elizabeth Homan

*This form can be submitted electronically via email to [councilmail@howardcountymd.gov](mailto: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.*

## Sayers, Margery

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**From:** Kathy Humm <khumm@harkinsbuilders.com>  
**Sent:** Friday, March 18, 2022 4:11 PM  
**To:** CouncilMail  
**Subject:** Support Patuxent Commons

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

Council Members,

I whole-heartedly support Patuxent Commons. There isn't enough housing for adults with disabilities and this would be a start to such a dire situation.

Thanks.

Kathy Humm

The concept for Patuxent Commons was created by non-profits organizations [Howard County Autism Society](#) and [Mission First Housing Group](#) as an innovative housing solution to help address the housing needs of adults with autism and other disabilities. The intergenerational, mixed-income 76-unit apartment building is envisioned as a supportive community for people of all ages, abilities, and incomes to live alongside one another and commit to being supportive neighbors. In other words, it would be a microcosm of Columbia itself.

The concept purposefully includes a mix of affordable and market-rate units with commons spaces and active event programming to facilitate community-building and relational connections. All 76 housing units will be in a single building and will include a 25% set-aside (19 units) for persons with disabilities, as well as a senior preference for 40%, or 30 units. 69 of the units will be rented to households that earn at or below 60% of area median income and 7 will be leased at market-rates. The development will include a mix of 1BR (43 units), 2 BR (27 units) and 3 BR (6 units) is proposed. The building will have a focus on accessibility and meet National Green Building Standards. Public sidewalks will be added along the site perimeter.

Patuxent Commons is to be located at the intersection of Cedar Lane and Freetown Road across the street from the Hickory Ridge Village Center with vehicle access from Freetown Road at the existing traffic light across from the village center entrance. A transit accessible, central location like this that is close to shopping, recreation and educational/vocational opportunities is important to promote the ability of residents with disabilities to live as independently as possible. The Giant grocery store and other amenities at the Hickory Ridge Village Center as well as the RTA Route 404 bus stop located directly adjacent to Patuxent will help enable residents to accomplish day-to-day activities without needing a vehicle.

The project was first announced in 2020 (see *The Merriweather Post* article "*Patuxent Commons: New Mixed-Income Community Proposed for Cedar Lane and Freetown Road*") and has received significant public support in multiple hearings over the past two years. Patuxent has been awarded a Low Income Housing Tax Credit and has received public financing commitments from various Federal and State loan and grant programs.

Patuxent Commons is planning to begin construction in early 2023 so it could open and welcome residents in 2024.

### **COUNTY COUNCIL APPROVAL**

As a final step for this project to move forward, the project organizers are seeking a Payment in Lieu of Taxes Agreement (PILOT) agreement from the Howard County Council. See Council Bill [CR-29-2022](#). The PILOT agreement would qualify the project for a special affordable housing exemption from the Adequate Public Facilities Ordinance (APFO).

### **PILOT**

Full-spectrum housing like this is expensive. Patuxent has demonstrated that an agreement for a PILOT is necessary to make the development economically feasible. Under the proposed terms of the PILOT, Patuxent would be required to make payments totaling \$633,066 to the County over the project's first 20 years. These payments would be more than 5 times larger than the projected property taxes paid over the next 20 years if the land was not developed.

### **APFO**

Under the [Adequate Public Facilities Ordinance](#) public school test, an area is deemed closed for new residential development if the assigned elementary school for the new development is projected to exceed 105% capacity during the scheduled completion year of the project. Clemens Crossing Elementary is projected to have 106.5% capacity in 2024-25 per [the adopted June 2021 APFO School Capacity Chart](#), and as such, the area is closed for new residential development.

However, a [special affordable housing opportunities exemption](#) in the APFO regulations permits affordable housing projects like this to proceed provided certain criteria are met. The project has already met 4 of the 5 necessary criteria for the APFO exemption, and only needs the final criteria - Council approval of a PILOT agreement - to qualify for the APFO affordable housing exemption. When determining whether to approve affordable housing under this criteria, APFO regulations directs the Council to consider the capacity utilization of the impacted school and adjacent schools, estimated student generation from the project, any potential for the Board of Education to add capacity, and the need for affordable housing in the County.

Patuxent Commons is expected to generate a relatively small number of students. Given the types of households targeted (persons with disabilities for 25% of the units and a senior preference for 40% of the units), it is likely that number of students living in the building will be lower than expected if this targeting were not to occur. Nonetheless, for the purposes of estimating student yield from Patuxent for APFO, the projection methodology used student yields of similar projects in Howard County that do not have such targeting. This analysis projects Patuxent to add 36 students to HCPSS schools (15 in elementary, 10 in middle, and 11 in high school), though the actual number should be considerably less.

### **HOW YOU CAN HELP**

If you support this project, as I do, you can show your support in number of ways. You can join the council meeting in person or online on Monday March 21, submit written testimony to the Council (email: [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov)), e-mail support to your own Councilmember, and/or help spread the



word to friends, neighbors, and via social media. More information on both the project itself and advocacy tips are included on the [Patuxent Commons website](#).



BUILDING  
EXCEPTIONAL

Commercial  
Government  
Multifamily



**Kathy Humm**

Director of Human Resources

**Harkins Builders, Inc**  
10490 Little Patuxent Parkway  
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**Office:** 410-750-2600  
**Web:** [www.harkinsbuilders.com](http://www.harkinsbuilders.com)





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

I, Elizabeth Everhart, 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 CR-29 to express the organization's  
*(bill or resolution number)*

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

Printed Name: Elizabeth Everhart

Signature: *Elizabeth Everhart*

Date: 3/17/22

Organization: Mission First Housing Development Corporation

Organization Address: Washington, DC 20036

Washington, DC 20036

Number of Members: NA - nonprofit affordable housing developer

Name of Chair/President: Chip Darling

*This form can be submitted electronically via email to  
[councilmail@howardcountymd.gov](mailto: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, Brent Louless, 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 CR-29 to express the organization's  
*(bill or resolution number)*

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

Printed Name: BRENT LOULESS

Signature: 

Date: 3/21/22

Organization: PTACHC

Organization Address: 5451 Beaverkill Columbia MD 21044

Number of Members: Rep 74 School PTA's

Name of Chair/President: Shrini Gorantla

***This form can be submitted electronically via email to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov) no later than 2 hours prior to the start of the Public Hearing.***