

CR 29-2022

Sayers, Margery

From: David Zeitzer <zphoto5@hotmail.com>
Sent: Thursday, March 31, 2022 8:07 PM
To: CouncilMail
Subject: Patuxent Commons

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

Fully support this sorely needed project as it serves several underserved populations.

David Zeitzer
8820 Shining Oceans Way
Unit 101
Columbia, MD 21045

Former member of the Hickory Ridge Village Board

Sent from [Mail](#) for Windows

2021 and 2024 Capacity Utilizations for Patuxent Commons Attendance Areas (and adjacent)

Schools	2021 (1)			Capacity
	Capacity	Enrollment	Utilization	
1. Clemens Crossing Elementary	521	563	108.1%	521
<i>Adjacent Elementary:</i>				
2. Pointers Run	744	743	99.9%	744
3. Swansfield	672	497	74.0%	672
4. Bryant Woods	361	312	86.4%	361
5. Atholton	424	453	106.8%	424
Wilde Lake Middle	740	626	84.6%	740
Atholton High	1,440	1,456	101.1%	1,460

(1) Capacities from the HCPSS 2021 Feasibility Study. Enrollments from official September 30,

(2) Capacities and projected enrollment from the current adopted School Capacity Chart (ado

t elementary schools)

2024 (2)	
Enrollment	Utilization
555	106.5%
810	108.9%
616	91.7%
493	136.6%
476	112.3%
765	103.4%
1,651	113.1%

, 2021 counts.
 (reported July 6, 2021).

Burgess Mill Station, Monarch Mills, and Robinson Over

	Burgess Mill Station	Monarch Mills
SFA Units	28	0
Apt Units	170	224
Total Units	198	224
Elementary Students	37	75
Middle Students	29	44
High Students	36	44
Total Students	102	163
Elementary Yield	0.187	0.335
Middle Yield	0.146	0.196
High Yield	0.182	0.196
Total Yield	0.515	0.728

Source: Dwelling Units from Howard County DPZ Land Use
 Students from HCPSS Planning Office as of September

SOME CONCLUDING COMMENTS WHEN INCLUDING ROB

- 1) Robinson Overlook has significantly lower student yield
- 2) When including Robinson Overlook into the analysis w
 at Patuxent Commons decreases by 1 student at each
- 3) The reason it is only a decrease of 1 student at each sc
 is because Robinson Overlook only carries a 10% weig
 the much larger unit counts at Burgess Mill (198 units
- 4) If Patuxent Commons were to have the same student y
 have 4 elementary, 1 middle, and 5 high school stude
- 5) However, it should be kept in mind that Robinson Ove
 be fully leased up (by Sept 30 2021 from which the of

look Student Standing Yields

Robinson Overlook	Combined Total
0	28
48	442
48	470
4	116
1	74
5	85
10	275
0.083	0.247
0.021	0.157
0.104	0.181
0.208	0.585

ie Database
30, 2021

Unit Type Mix for Patuxent Commons Compared to Burgess

Bedrooms	Patuxent Commons		Burgess M
	Number	Percent	Number
1-bedroom units	43	57%	41
2-bedroom units	27	36%	112
3-bedroom units	6	8%	45
Total Units	76	100%	198
Total Bedrooms	115		400
Average Bedrooms per Unit	1.51		2.02
Average Bedrooms per Unit Combined			

Source: Howard County Housing Department

ROBINSON OVERLOOK INTO THE ANALYSIS:

ds compared to Burgess Mill and Monarch Mills.

ith Burgess Mill and Monarch Mills, the estimated students
school level (elementary, middle and high).

hool level, despite the much lower yields at Robinson Overlook,
ght in the analysis -- 48 units in Robinson Overlook compared to
) and Monarch Mills (224 units).

yields as Robinson Overlook, then it would be estimated to only
nts.

rook was only recently completed in July 2021, so it may not yet
ficial enrollment counts were taken).

is Mill Station, Monarch Mills, and Robinson Overlook

Mill Station	Monarch Mills		Robinson Overlook	
	Percent	Number	Percent	Number
	21%	55	25%	8
	57%	121	54%	19
	23%	48	21%	21
	100%	224	100%	48
		441		109
		1.97		2.27
Burgess, Monarch, and Robinson Combined				
2.02				

Estimated Students That May Reside

Average Bedrooms per Unit ==>
Elementary Yield
Middle Yield
High Yield
Total Yield

Yields Multiplied Time
Elementary Yield
Middle Yield
High Yield
Total Yield

Students at Patuxent Commons in 7
Elementary Students
Middle Students
High Students
Total Students

(1) Rounded to whole number of stu
 Source: Bedooms from Howard Cour
 Yields from HCPSS Planning Office

Value in Patuxent Commons

Burgess, Monarch and Robinson Combined	Patuxent Commons	Ratio
2.02	1.51	75%
0.247		
0.157		
0.181		
0.585		
Value at 75% Ratio		
0.185		
0.118		
0.135		
0.438		

6 Apartment Units (1)
14
9
10
33

Units

City Housing Department
as of September 30, 2021

Sayers, Margery

From: Baker, Kevin
Sent: Thursday, March 31, 2022 10:18 AM
To: Sayers, Margery
Subject: FW: CR29 Patuxent Commons - Yes!

For Related Documents under CR29.

From: David Isquith <davidisquith@gmail.com>
Sent: Thursday, March 31, 2022 8:00 AM
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>
Cc: Rigby, Christiana <crigby@howardcountymd.gov>
Subject: CR29 Patuxent Commons - Yes!

Councilmember Walsh:

Please vote in favor of CR29. Howard County needs housing for adults with autism, and for the others who will benefit from this housing development,

David Isquith
District 1 homeowner
4578 Kingscup Ct, Ellicott City, MD 21042

Sayers, Margery

From: Cynthia Parr <cparr@archoward.org>
Sent: Thursday, March 31, 2022 8:42 AM
To: CouncilMail
Subject: Patuxent Commons

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

Dear County Council Members:

I am writing this letter to encourage you to vote in favor of the Patuxent Commons Housing project. As a provider of services for people with disabilities, I know first-hand the need for such a project in Howard County. Patuxent Commons would designate 25 percent of its units to people with disabilities in an area of Howard County that is in close proximity to shopping, recreation and transit. This is critical for people with disabilities as it further strengthens their ability to be integrated in their community and live independently.

Patuxent Commons is a unique model that aligns with the history of Howard County being at the forefront of innovation for meeting community needs. I hope you will see the value in this worthwhile project and vote in favor of this proposed housing opportunity.

Best regards,
Cindy Parr
Cindy Parr
Executive Director
cparr@archoward.org
The Arc of Howard County
410-730-0638, x225

[Achieving full community life for people with intellectual and developmental disabilities - one person at a time.](#)



Sayers, Margery

From: Christine Day <cmdayrdh@icloud.com>
Sent: Thursday, March 31, 2022 7:38 AM
To: CouncilMail
Subject: Patuxent Commons

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

Dear Howard County councilman,

I love the idea of the proposed Patuxent Commons Community. It is been long needed and I think it's wonderful to see the integration of the aging population, the special needs population and the traditional family unit. I very much hope that you vote for this. I think it's a wonderful idea and should spread throughout the United States. I raised my family in Howard County and still live here today as does one of my daughters and I want to continue to see our great community thrive and grow as a leader. I would definitely buy a unit in this Proposed community!!

Thank you for your time.

Sincerely, Emil Bernhardt

Sayers, Margery

From: Robin Sturman <robinsturman5@gmail.com>
Sent: Thursday, March 31, 2022 6:22 AM
To: CouncilMail
Subject: Patuxent Commons Apartment

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

Please consider a vote for the development of the Patuxent Commons apartment building. There is an extremely strong need for an apartment such as this in our community. As a mother of an autistic son it would be fantastic to have an accessible housing option. Thank you for your consideration.

Sincerely,

Robin Sturman

Sent from my iPhone

Sayers, Margery

From: Britt Franklin <outlook_1F88453EA1754D25@outlook.com>
Sent: Thursday, March 31, 2022 6:37 AM
To: CouncilMail
Subject: Housing for people with disabilities

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

Howard County needs more housing for adults with disabilities. Our 47-year-old son has Down's syndrome.

Wanda Franklin

Sayers, Margery

From: Tim McGee <mcgeetim9999@yahoo.com>
Sent: Wednesday, March 30, 2022 7:46 PM
To: CouncilMail
Subject: Patuxent Commons

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

I've been living in Howard County for 15 years. The same age as my autistic son. This development is a truly one of the best ideas for people with disabilities I've ever heard of!! I've always worried where and how my son would live as an adult. A place like this, at that location, could be a phenomenal option. It deserves a "yes" vote!

I can be contacted for additional input.

Tim McGee
410-419-9150

Sayers, Margery

From: Baker, Kevin
Sent: Wednesday, March 30, 2022 1:24 PM
To: Sayers, Margery
Subject: FW: CR29

For Related Documents under CR29.

-----Original Message-----

From: DAVID OAKS <droaks7@verizon.net>
Sent: Wednesday, March 30, 2022 12:49 PM
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>
Subject: CR29

I am asking you to support CR29 on April 4th. Have lived in Howard County for 50+ years. Currently know of a young man who would greatly benefit from such a living facility. His mother is a tireless advocate. Our church Provided some seed money for this project (that has been in the works for a long time.) Please help make it a reality. Thank you so much. Sharon Oaks Sent from my iPhone

Sayers, Margery

From: colleen bush <colleen.bush@gmail.com>
Sent: Tuesday, March 29, 2022 5:57 AM
To: CouncilMail
Subject: 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:

I am writing to support upcoming legislation CR29. This pilot project is so very important for adults with disabilities who seek purpose, connection, and independence. Howard County is a leader in community development and inclusivity for all. This pilot would be a forward step for these residents and their families and a great way to access and highlight the many benefits of doing the right thing.

I hope we can count on you!

Colleen Bush

Sayers, Margery

From: Larry Carson <karasov1@hotmail.com>
Sent: Friday, March 25, 2022 1:07 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. This story appeared in the Wash Post earlier this week on the Metro section front. It's about Laurel, and how a new owner is displacing elderly residents of a small 10 unit apartment house, which he plans to renovate and double the rents. I think it well illustrates why much more affordable housing is needed for Seniors in particular, which I hope influences any doubters to vote for CR29. Thanks.

Larry Carson

They did us dirty," Janette Pultz said from the chair she had pulled out onto the small lawn. "Like a hit upside the head."

It was a warm Thursday afternoon in mid-February, and dark clouds were creeping into the sky. Pultz and four others were clustered outside the front steps of 332 11th St., a small apartment building in Laurel that they all called home. A resident of seven years, the 70-year-old Pultz was a relative newcomer. Many of her neighbors had been here for decades and now were retired and living on fixed incomes.

"Humiliating," said Joram Calderon, 74, who had been here 26 years.

"Two days after Christmas, to get that letter," said Rose Thompson, 64, who had been here 23 years.

On Dec. 27, they had all found the same note wedged in their doors. The building - two stories, 10 units, less than two miles from a bustling strip of chain stores and restaurants - had been sold, the paper said. The new owners promised that interior renovations were coming soon - "granite countertops and stainless steel appliances, new baths, wood flooring refurbishing" and other improvements, the letter stated.

But the document also informed the tenants that if they decided to stay in a remodeled unit, their rent would increase from \$865 to \$1,600. If any of the tenants could not pay the new rent, they had 60 days from the date of the letter to vacate their units. Four tenants had already moved out. One unit was already empty. The five remaining tenants now were discussing their options in the late afternoon light. They had less than two weeks left.

"The paper originally said we have to be out the 27th," Pultz said.

"I told them that if I'm paying for February, I'm getting every single day!" said Thompson. "All 28 days."

"Can they really make us leave after this deadline?" Howard Wright, 75, asked a few moments later.

The five were wrestling with a housing market that seemed no longer to have a place for them. The average rent in Laurel had increased from just below \$1,600 in February 2021 to nearly \$1,800 in February 2022, according to the real estate data company Yardi Max. Across the country, average rents increased by 14 percent, according to Redfin - a reflection, experts say, of a housing shortage and an economy roaring back to life as a surge of coronavirus infections waned.

Pultz and her neighbors couldn't afford those prices, and now they wondered whether they could plead with the new owner or withhold their rent or even go to court - anything that might keep them in place. Trent Leon-Lierman, a housing advocate with CASA Maryland, a community organizing group, joined the tenants on this day to discuss their next move.

"If this thing happened to go to court, do you still get your deposit back?" Pultz asked.

The housing advocate explained that the landlord could subtract the cost of repairs.

Even if they got the deposits back, the money wouldn't go far toward securing new housing. When Calderon moved in 27 years ago, the deposit was \$300. Thompson put down \$350 when she arrived 23 years ago. Wright's deposit had been \$810. Robert Pendarvis, 63, wasn't even sure; he'd moved in with his sister, then taken over her lease when she died of covid-19 in early 2020.

"They should give us a lot more time to find a place," Wright said. "I've lived around Laurel my whole life."

Thompson nodded. "I'm close to worship. I'm close to my family. My family has been here in this area for 150 years," she said. "My mother's family and my father's family. If I move, you're only shifting me away from all that." The others agreed. But nobody there could say what the next step would bring. None of them had been involved in a rent strike before or discussed strategy with a housing organizer or taken a landlord to court.

"We don't want to *not* pay them," Thompson said. "We just want grace."

A possible compromise

The next day, the five remaining 332 11th St. tenants were huddled in the building's basement. A meeting with the new owner, Cameron Manesh, had just ended. The contours of a compromise were taking shape, but the tenants now wondered if even that was wishful thinking.

The owner had offered to lower their rent to \$1,350. Although it was still out of reach for the five seniors, the city of **Laurel** said it might be able to pitch in \$350 per month for each tenant for a year with funds from the American Rescue Plan Act. **Laurel** City Council member Martin Mitchell was working with the city to secure the funding. Still, the money might not materialize, and if it did, the support payments would last only a year.

In the meantime, Manesh had also offered \$1,000 for anyone interested in moving out. He'd given the tenants till the end of March to decide.

"I want us all to be on the same page," CASA's Leon-Lierman told the group. "Janette, what are you thinking right now? If everyone wants to stay, you are the only one thinking about taking the money and going."

"I want to tell you all right now," Pultz said. "I got a call this morning. I have been accepted into Selborne House." Some of the others had said they, too, had tried to get into Selborne, one of the few affordable senior living facilities close by, but none had been accepted.

"I'm leaving," Pultz said. "I hate to do it!"

"You gotta do what's best for you," Thompson said.

"With Janette leaving, the amount of money we need from the city is about \$15,000," Leon-Lierman said. "So, for the four of you, do you want to stick together and keep fighting? With 'the ask' being that you can stay here? If so, I'm going to call the mayor and try to set up a meeting."

They all nodded.

"This is bigger than the 332 11th Street apartments," Thompson said. "It's about the needs of the people that live in these places. When corporations come in and buy, when they renovate and make it 'brand new,' and put up the prices, then people have nowhere to go."

"There's something else you all gotta be concerned about, too," Pendarvis said. "An eviction, it's like a bad credit rating if you go to court."

"I don't want to go to court," Wright said.

"But listen," Pendarvis continued. "I've got to be realistic. I'm 63 and behind on my rent. I'll probably be going, anyway."

"No, no," Leon-Lierman said. "We are watching out for you."

"I just don't want to be homeless, man," Pendarvis said.

No one spoke for a few seconds, then Thompson answered: "You are not going to be homeless."

The new landlord

The 11th Street building was one of four properties Manesh purchased in a four-month period, he said in an interview. "I was an apartment broker for 20 years. But owning was a new thing. You learn as you buy."

What Manesh had learned so far was that real estate often was a game of winners and losers.

"I realized, 'Whoa, some of these people have no place to go, and then can't get on Section 8 because there's a year-long waiting list,' he said, referring to the federal housing subsidy program. "I don't want anybody to lose their home."

In addition to his Potomac-based real estate business, Manesh also owns Cameron's Seafood, a well-known distributor of fresh crabs and other seafood. But when he heard the tenants' talk about their struggles to find alternative housing in **Laurel**, he could still relate: Manesh's mother had been forced from her home in a similar situation years ago.

"I have a waiting list for people willing to pay \$1,600 or \$1,700 for these units, but at some point you have to make a moral decision," he said.

By early March, Mitchell, the council member, had secured the funding from the city. Each tenant would sign a one-year lease and pay \$1,000 per month. **Laurel** would kick in \$350 per unit each month, for a total monthly rent payment of \$1,350. Manesh would still be able to charge market rent for the rest of the units.

"This was a rather small win. . . . We should celebrate it," Mitchell said. "But this was short-term. What are we going to do on the longer term?"

A new lease

Leon-Lierman returned to the building a few days later. The new property manager came as well. She handed out copies of the new lease agreements for each of the four tenants to sign. They flipped through the pages before taking them home to sign.

"The security deposits that were paid previously are credited in there," the property manager said.

"I'm relieved," Calderon said. "My whole life stopped over this situation."

"Do you guys have any questions?" Leon-Lierman said.

"If we find housing before this lease is up, will we be penalized?" Thompson asked.

"Yes, ma'am," the property manager said. "That would be considered breaking the lease."

"They're saying we'll have to fulfill our contract for the year," Wright said.

"The other thing is this lease ends in February, so we're right back again potentially having to move out in the middle of winter," Thompson said.

"So we'll all have to figure something out way before that," Wright said.

Now they had a year to find new homes.

Sayers, Margery

From: Jennifer Solpietro <jennygrrlrocks@gmail.com>
Sent: Wednesday, March 23, 2022 9:55 PM
To: CouncilMail
Subject: 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 Chair Jones, Vice Chair Rigby, and Councilmembers Walsh, Jung, and Yungmann:

The members of the Howard Progressive Project urge you to approve CR29-2022, the Payment In Lieu of Taxes (PILOT) for the Patuxent Commons housing development.

The United States Supreme Court's 1999 landmark decision in *Olmstead v. L.C.* held that unjustified segregation of people with disabilities is a violation of the Americans with Disabilities Act; this decision centers on the principle of ensuring that people with disabilities receive services in the most integrated setting possible. People with disabilities face unique challenges, including increased risk of homelessness, social exclusion, and discrimination. Integrated housing arrangements that provide opportunities to live, work, and play alongside people without disabilities enable them to live more independent, connected, and enriched lives. Lack of these kinds of residential models is, nationwide, one of the primary barriers to supporting individuals with disabilities to live in the community, and puts them at unnecessary risk of institutionalization.

Patuxent Commons is an innovative inclusive housing model that provides an integrated, affordable, supportive community for people with disabilities, seniors, and families. This development will be a remarkable opportunity for Howard County to offer housing options that serve our neighbors with disabilities in a way that honors not just *Olmstead*, but Jim Rouse's vision for Columbia as well.

The Patuxent Commons model is nationwide best practice for supporting individuals with autism and other developmental disabilities in the community, designed to meet federal requirements to allow the provision Medicaid funded community-based services. Simply put, if we believe that people with disabilities have the right to be included in their communities just as their non-disabled peers do, Patuxent Commons is what that inclusion looks like.

HPP wholeheartedly supports this project and its mission, and we ask that you approve CR29-2022.

Thank you,

Jennifer Solpietro

Board of Directors

Howard Progressive Project

Sayers, Margery

From: Lura Groen <lura.groen@gmail.com>
Sent: Tuesday, March 22, 2022 1:13 PM
To: CouncilMail
Subject: Support for PILOT Agreement and APFO Waiver for Patuxent Commons

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

I write to express my whole-hearted support of the Putuxent Commons, including granting a PILOT Agreement and APFO Waiver.

As a person of faith, I believe God desires fullness of life for all people, and asks us to extend particular care to making sure people with disabilities, the elderly, and those who are low income have what they need to survive. This project, which also values building community, and caring for the earth, fits my Lutheran values, and I celebrate it.

As a neighbor, I know how difficult it has become to find affordable housing in Columbia. I would be disappointed if this area becomes one where only the wealthy can afford to live. The residents of Patuxent Commons will make our neighborhood a richer and more diverse place to live, in all the ways that matter.

Regulations like APFO are helpful and needed to make sure that for-profit development doesn't overwhelm our community, but should be relaxed for projects like this that will enrich us in other ways. For the same reasons I support a PILOT agreement.

--

The Rev. Lura N. Groen, Pastor
she/her/hers or they/them
Abiding Savior Lutheran Church
10689 Owen Brown Rd.
Columbia, MD 21044
cell: 832-350-0404



JANSSEN EVELYN
Democrat for Howard County Council

March 21, 2022

Via Email: councilmail@howardcountymd.gov

Howard County Council
% Council Chair Opel Jones
George Howard Building
3430 Court House Drive
Ellicott City, MD 21043

Statement: CR 29-2022, Support of PILOT Agreement

Council Chair Dr. Jones and members of the Howard County Council,

My name is Janssen Evelyn and I am a resident of the Village of Hickory Ridge. I live within walking distance to this proposed community and I testify in favor of the PILOT agreement, which would qualify the project for an affordable housing exemption from APFO necessary to ensure this project continues to go forward.

The County has performed an updated student generation report in 2022 for the proposed project and anticipates that the maximum number of students generated would be 36 school age children, based on updated student generation data from similar properties in the County.

I also have two elementary age students at Clemens Crossing Elementary - and by the time this project is expected to be completed, my youngest daughter will still be in elementary school there. So my household, and the increasing amount of families in resales with young children, that live in my community are the families that would be "impacted" by the new 76-unit housing community that would serve adults with disabilities, older families, and missing middle income families - both in terms of where the development is and the impact on our schools. Yet, we are overwhelmingly in favor of it. Having served on the HRVB the past two years, I have consistently been in favor of the proposed Patuxent Woods community. Last week, representatives informed the HR community that the disability units and senior preference units are unlikely to have children and that 36 units is the "ceiling" of possible children across elementary, middle and high school. Further, both CCES and AHS would be within walking distance for the children living in this community. This project not only creates affordable housing for those living with developmental disabilities - but equally important, it creates community around their inclusion. These new neighbors will be stakeholders and leaders in this community. I view Patuxent

Our movement. Our moment. Our future.



JANSSEN EVELYN
Democrat for Howard County Council

Woods less as a housing development for them but more as a community founded around them.

Howard County Autism Society, thank you for the work, energy, and dedication on this development.

Hardworking, working class families, and individuals with disabilities deserve to be here. This is a moment for the County Council to support a project that reflects the needs and values of our community - one that has had a lot of public support. We are watching what you will do. Thank you for your service and thank you for your time.

Sincerely,

/s/

Janssen E. Evelyn
Candidate for County Council, District 4

cc: Michelle Harrod, Council Administrator
MRHarrod@HowardCountyMD.gov

Sayers, Margery

From: Jean Sedlacko <jsedlacko@verizon.net>
Sent: Monday, March 21, 2022 4:21 PM
To: Walsh, Elizabeth; CouncilMail
Subject: Please support CR29 - PILOT for Patuxent Commons

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

Hello Councilmembers: My name is Jean Sedlacko and I live in District 1. Please support CR29.

My entire legal career of nearly 30 years has been focused on affordable housing. I know well the need nationally and, most specifically, I know well the significant need right here in Howard County. The Patuxent Commons development is critically important to our neighbors and to our County. One of my great concerns - and yet one of the most rewarding aspects of housing development - is supportive, affordable housing options for persons with disabilities, seniors, and others of limited income. This project affords the opportunity to live somewhere safe, affordable and welcoming, while also enabling people with disabilities to live actively and inclusively within a diverse community. When I heard the details about this development, I was somewhat in awe at the extraordinary nature of it and its thoughtful concept and design. It has been carefully planned to minimize impact on local schools and to fit contextually within the surrounding neighborhood. In fact, it will be a terrific asset for this neighborhood and the larger community. In addition, I know from my own personal experience that Mission First Housing Group is a capable, well-respected and innovator developer who has successfully developed and managed many critically-needed units.

In addition, the PILOT is a crucial element of controlling expenses and thus allowing the development to continue as affordable housing. Affordable housing - both to build and operate it - is financially very complex, often operating with very thin margins. Every dollar or subsidy or other agreements like a PILOT are critical to help the housing remain sustainable and affordable. It is also the next necessary step to meet the APFO waiver requirements. I suggest that the benefits far outweigh any cost of the PILOT versus housing our residents and having a rate of return compared to the current revenue generated.

If we can't promote this worthy and thoughtful project to move forward under the Howard County Autism Society with a very capable developer and with the support of many - including the County, the school system, the State of Maryland, the federal government, and private philanthropies - then I question whether the County will ever make progress on its commitment to affordable housing. It promises to be a shining star for the County.

I respectfully ask for your supportive vote for CR29.

Sincerely,
Jean Sedlacko
Ellicott City, MD