

CR 185-2022

Sayers, Margery

From: Dana Sohr <danasohr@gmail.com>
Sent: Monday, October 17, 2022 5:24 PM
To: CouncilMail
Subject: I support CR-185

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

I ask the Council to support the financing request from Enterprise Community Homes for the Ranleigh Court redevelopment. Our community desperately needs to preserve affordable homes, and this project will do just that.

Dana Sohr
Deputy Director
Bridges to Housing Stability
c: (240) 205-2493 o: 410-312-5760 x104 f: 410-312-5765



www.Bridges2HS.org

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Sent from [Mail](#) for Windows

Sayers, Margery

From: melissa.rosenberg@howard-autism.org
Sent: Monday, October 17, 2022 4:52 PM
To: CouncilMail
Subject: Supporting CR 185

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

Dear Members of the Howard County Council,

I am writing on behalf of the Howard County Autism Society to express our support for Council Resolution (CR) 185. CR 185 support authorizing a Payment-in-Lieu-of-Taxes (PILOT) and a request for gap financing for Ranleigh Court affordable housing redevelopment project.

The PILOT and gap financing are necessary for Enterprise Community Homes Housing (ECHH) to proceed with the redevelopment of Ranleigh Court, which is one of five affordable Columbia properties that the ECHH is preserving and redeveloping. The PILOT, which the County has established as a tool specifically to enable affordable housing development in high-cost Howard County, and financing assistance are the only way that this project can proceed. Without the County's approval of CR 185, the ECHH will need to find approximately \$1.9M in additional funding.

The need for affordable housing opportunities is great, and even greater for those in the disability community. Ranleigh Court presents an opportunity to create new units that will allow the property to add workforce and market-rate housing units while preserving affordability for its existing low-income families. The redevelopment of this property will create an amenity-rich, ADA-accessible community. And all residents who live there today will continue to have an opportunity to return to their affordable residence in the new development should they wish.

Thank you for your consideration.

Warm regards,

Melissa Rosenberg

Executive Director
Howard County Autism Society

410-290-3466 (Office)
240-271-7066 (Cell)
melissa.rosenberg@howard-autism.org
<https://howard-autism.org>
9770 Patuxent Woods Dr., #308
Columbia, MD 21046



The Howard County Autism Society provides information and resources to the community but does not recommend, endorse, guarantee or promote these services and/or interventions. The listing of any organization or provider does not imply endorsement by the Howard County Autism Society staff or Board of Directors. *If you have suggestions of additional groups to add or corrections to the content here, please contact our office at 410-290-3466 or info@howard-autism.org.*

Sayers, Margery

From: Dione Mahoney <storycrone@gmail.com>
Sent: Monday, October 17, 2022 2:55 PM
To: CouncilMail
Subject: CR185-2022

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

Howard County Council Members:

As Columbia residents since 1974, my husband and I strongly urge you to pass CR185-2022 in support of affordable housing. Our county desperately needs affordable and accessible units for our citizens! This would be a small step in the right direction.

Respectfully,
James and Dione Mahoney
9457 Wandering Way
Columbia, MD 21045

Sayers, Margery

From: Melanie Yaksich <myak@comcast.net>
Sent: Monday, October 17, 2022 2:04 PM
To: CouncilMail
Subject: Voicing My Support for CR185-2022

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

Good afternoon! I am sending this email to join Bridges to Housing Stability and Howard county residents in support of CR185-2022 to provide much needed financial assistance to redevelop the Ranleagh Court apartments.

Thanks for the work you do! What helps one of us, helps all of us.

Melanie Yaksich
Howard County resident

Sent from my iPhone

Sayers, Margery

From: patricia fanning <ptrcfnnng@gmail.com>
Sent: Monday, October 17, 2022 11:52 AM
To: CouncilMail
Subject: Urging support of CR185-2022

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

Dear members of the Howard County Council,

Please approve a suitable amount of financing assistance to Enterprise Community Development to redevelop the Ranleagh Court apartments.

I am a Howard County homeowner who has lived in Columbia for nearly 40 years. I first became aware of the problem of people lacking affordable housing in 1991 and the situation has worsened since then. Nowadays, I help lead volunteer efforts through a church in Howard County to each month feed approximately 100 homeless individuals. We also provide over-the-counter medicines and other essentials to the free medical clinic at the Grassroots-operated Day Resource Center in Jessup.

It would be better to get to the root cause of housing options. That's one reason that I personally also support --monetarily and in-kind --Bridges to Housing Stability, which called attention to the Enterprise Community Development request. Please meet its need for county assistance to finish redeveloping Ranleagh Court.

Thanks for your consideration,

Patricia Fanning
Howard County resident
9438 Macomber Lane
Columbia, MD 20145

cell: 443-691-8212



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

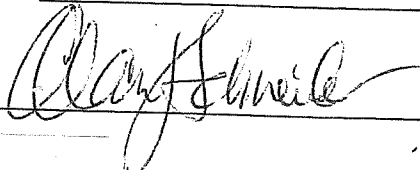
I, Alan Schneider, have been duly authorized by
(name of individual)

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

County Council regarding CR 185 to express the organization's
(bill or resolution number)

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

Printed Name: Alan Schneider

Signature: 

Date: Oct 17, 2022

Organization: Howard County Citizens Association

Organization Address: POB 89, Ellicott City, Md 21041

Number of Members: 500

Name of Chair/President: Stu Kohn

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 5pm the day of the Public Hearing or delivered in person the night of the Public Hearing before testifying.



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


I, Paul Revelle, have been duly authorized by
(name of individual)

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

County Council regarding CR 185-2022 to express the organization's
(bill or resolution number)

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

Printed Name: Paul Revelle

Signature: 

Date: October 17, 2022

Organization: Howard County Housing Affordability Coalition

Organization Address: 9770 Patuxent Woods Road, Columbia MD 21046

9770 Patuxent Woods Road, Columbia MD 21046

Number of Members: 70

Name of Chair/President: Coordinator: Jackie Eng

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



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

I, Mackenzie Kisiel, have been duly authorized by
(name of individual)

Enterprise Community Development, Inc. to deliver testimony to the
(name of nonprofit organization or government board, commission, or task force)

County Council regarding CR185-2022 to express the organization's
(bill or resolution number)

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

Printed Name: Mackenzie Kisiel

Signature: Mackenzie Kisiel

Date: 2022.10.14

Organization: Enterprise Community Development, Inc.

Organization Address: 875 Hollins Street, Suite 202, Baltimore, MD 21201

875 Hollins Street, Suite 202, Baltimore, MD 21201

Number of Members: _____

Name of Chair/President: Brian McLaughlin, President

This form can be submitted electronically via email to councilmail@howardcountymd.gov no later than 2 hours prior to the start of the Public Hearing.

Howard County Housing Affordability Coalition

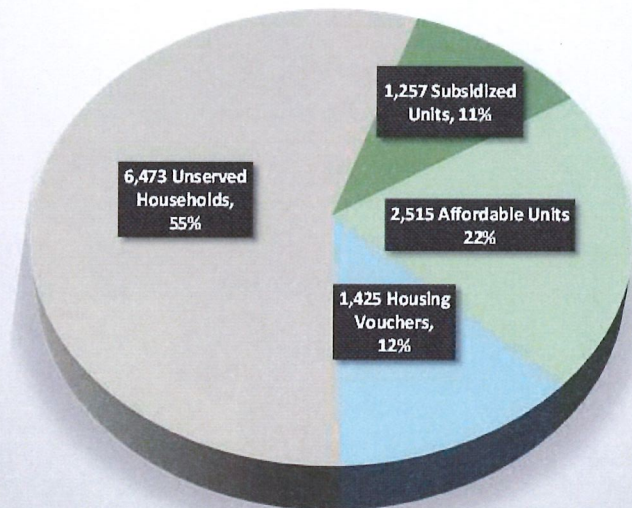
Howard County Council Public Hearing Testimony in Support of Continuing Resolution 185-2022 October 17, 2022

Good evening Council Chair Jones and Council members. I am Paul Revelle and am pleased to offer this testimony on behalf of the Howard County Housing Affordability Coalition. The Coalition supports Council approval of CR 185-2022 that will enable a Payment-in-Lieu-of-Taxes (PILOT) agreement and gap financing necessary to move forward the re-development of Enterprise Community Homes Housing's (ECHH) Ranleigh Court project.

This project will preserve 41 units of critically needed affordable County housing and add another 41 units, 29 of which will be deeply subsidized for low and very low income families. These new, modern, safe, mixed-income units will transform the 50-year old property into an ADA-accessible and amenity rich community that will exponentially increase the quality of the current substandard living conditions and in turn the quality of residents' lives. The redeveloped property will include larger units, in-unit washer/dryers, a diversity of outdoor spaces, an afterschool homework space, club room, and fitness and business centers.

Sixty (60) percent of area median income is \$62,700 for a family of 3. According to the Howard County 2022 Rental Survey, there are 11,670 available rental units for people earning \$60,000 or less, but there remains a shortage of 6,473 units for this same income group. This is the shortage for people already living in the County and we are providing only a relatively few new such homes each year. If Ranleigh Court is not preserved, it will add another 41 units to the housing gap and won't create the 29 new units, which will at least shorten the list a bit.

Units Available for 11,670 Howard County Renter Households with Incomes Below \$60,000



Source: 2022 Howard County Rental Survey

It is our understanding that with the doubling of units in the newly comprised Ranlaegh Court community, the County will benefit financially from the PILOT as the property will generate as much as \$75,000 in additional local use and impact fees in the first year and those payments will increase as ECHH pays off its gap debts to the state and other lenders.

The Coalition strongly urges County Council members to vote in favor of CR 185. Vote to improve the living conditions of Ranleagh Court's current residents, preserve and create new County affordable housing units and keep advancing the redevelopment of the 300 affordable units across five properties to which ECHH has committed.

Thank you for consideration of the Coalition's position.

Respectfully submitted,

Paul Revelle

Steering Committee Member