

## Respass, Charity

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**From:** Ted Cochran <tedcochran55409@gmail.com>  
**Sent:** Friday, June 2, 2023 5:52 PM  
**To:** CouncilMail  
**Subject:** In support of HoCo By Design's proposed active transportation policies

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

Greetings,

I am writing to support the bicycle, and pedestrian elements of Chapter 4 of HoCo by Design, and to urge you to adopt them, and in the future, fund them. I am happy that the great work of the past several years that led to the complete streets policy has been recognized, supported, and encouraged for the future.

I am even happier to see that this effort is being implemented— starting with significant investment in transportation alternatives for Howard County in the next fiscal year. This investment will have an outsized impact on our quality of life.

Our transportation infrastructure determines whether we are comfortable considering alternatives to cars—alternatives which reduce traffic congestion and pollution, incorporate exercise into our daily routine, and improve our connectedness with our community. Complete Streets will enable us to walk or bike for errands and short commutes, allow our children to walk or bike to school, and walk or ride to Howard County's many parks, community centers, pools, and other amenities. Because of past investments, we have wonderful walking and biking infrastructure in many parts of Howard County.

But we need to accelerate the growth of this foundation and increase its connectedness. In particular, we need to focus on implementing safe active transportation routes that better connect population centers to employment and activity centers (such as Gateway and APL) and that connect all areas of the county to each other and to attractions outside Howard County. In addition, more safe routes for active transportation across major barriers (such as I-95, I-70 the BW Parkway, Route 32, Route 29, and the Middle Patuxent River in Columbia) are needed and should be prioritized.

The Route 1 corridor, in particular, requires intensive investment to improve the safety and convenience of active transportation. Its status as an industrial corridor and freight route has for too long overshadowed the needs of its large underserved population. The opening of Guilford Park High School will further increase the number of potential pedestrians and cyclists, if only there were a safe route. A separated bike and pedestrian path along the length of Route 1, with connections to nearby destinations, should be a priority.

The adoption of the HoCo by Design transportation plan will improve the ability of cyclists and pedestrians to safely travel around the county and encourage all of us to include these healthy activities in our daily lives. These measures are important for all residents, but are especially needed for our underserved residents.

The timing will be key--if building activity centers occurs without sufficient active transportation improvements, we'll have more disconnected islands. We cannot pave our way out of increasing automobile congestion. We need to provide safe and easy alternatives for short trips and longer commutes, and active transportation and transit will be key.

Thank you for your time,

--tc

Ted Cochran  
Columbia, MD

## Respass, Charity

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**From:** Ray LeVesque <levesque.ray2@gmail.com>  
**Sent:** Wednesday, June 7, 2023 11:50 AM  
**To:** CouncilMail  
**Cc:** Weitz, Valerie; admin@hocohac.org; Dana@bridges2hs.org  
**Subject:** Please support Affordable Housing in our County

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

I will be out of state when the Council meets on this important topic so I am writing to you instead of testifying. I am a longtime resident, and I am generally proud to live in Howard County. Housing is an area that concerns me, though. As economic stratification continues in our country and community, our County needs to take concrete and meaningful action to ensure that all people who work in Howard County can afford to live here, too.

This is not only important to the composition, equity, and inclusion of our community, but also its economic vitality. If the people who enable foundational aspects of Howard County, such as teachers, nurses, first responders, restaurant and hospitality staff, can't afford to live here it will negatively impact our County's quality of life and prosperity, especially over time. I want our children and other young adults and families to be able to afford to live here. Who will "move up" as their families grow - and others want to downsize - if many residents can't afford to live in our County? Let's not wall off our community, further stratifying our economy in an unfair and unhealthy manner. Let's also avoid becoming predominantly a County of renters. Home ownership creates a financial foundation and stability for many, and encourages a sense of investment in our community. It serves us all when the overall community benefits from economic growth, rather than only some.

Diversity, community, inclusion and fairness were key aspects of what drew my wife and I to Howard County twenty-plus years ago when starting our family. Let's take specific steps to ensure that we continue to be a desirable, equitable place where many people live and flourish.

Thank you for listening,  
Ray LeVesque  
6213 Bird Race 21045

## Respass, Charity

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**From:** Amanda Davis <amanda.mr.davis@gmail.com>  
**Sent:** Monday, June 12, 2023 10:01 PM  
**To:** CouncilMail  
**Subject:** Howard County needs more affordable housing

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

County Council,

Howard County desperately needs more housing that is affordable to all income levels. Our housing shortage – a direct result of our current land-use policies and failure to keep pace with job growth – has created intense competition and price increases in both the for-sale and rental housing markets. The consequences have been punishing for many people in our community:

- Over 13,000 households now pay unaffordable rents. Of these households, 6,800 pay more than 50% of gross income on rent.
- Senior renters have seen their rents far outpace their pensions. Senior homeowners who want to downsize find that there are very few affordable options.
- People with disabilities, including our growing population of seniors, can't find affordable housing that is accessible or ADA-compliant.
- Many workers in our public sector, school system, and nonprofit community can't afford to live in the county they serve every day.
- Young adults can't afford to "launch." If they aren't satisfied living in their parents' basements, they're moving out of Howard County and applying their energy and talent elsewhere. This loss of precious human capital does not bode well for the future of our community.
- Our schools continue to see students struggle with homelessness and housing insecurity. As of May 5, 548 children attending our Howard County schools are experiencing homelessness. That means that nearly 1 in 100 of our HCPSS kids are homeless – sadly, enough kids to fill a middle school.
- A lack of affordable housing forces households to be overcrowded or "double up".

Our housing shortage is endangering our community's economic health and quality of life. Therefore, I ask that the County Council amend and approve HoCo by Design with the following housing allocations:

- At least 2,000 new homes should be built each year.
- 25% of the new homes, or a minimum of 500 homes, should be affordable to households earning below 60% of median income.
- Of the affordable homes, at least 10% should support residents with disabilities.

I urge the County Council to take these steps to lead our community out of the housing crisis that is affecting so many residents.

Thank you,  
Amanda Davis

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Amanda M. Roberts Davis, Ph.D.  
202-445-5293 | [amanda.mr.davis@gmail.com](mailto:amanda.mr.davis@gmail.com)

## Respass, Charity

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**From:** Elliot Arditti <earditti@THG-Law.com>  
**Sent:** Monday, June 12, 2023 11:12 AM  
**To:** CouncilMail  
**Cc:** admin@hocohac.org  
**Subject:** Housing Shortage

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

To the County Council:

Howard County desperately needs more housing that is affordable to all income levels. Our housing shortage – a direct result of our current land-use policies and failure to keep pace with job growth – has created intense competition and price increases in both the for-sale and rental housing markets. The consequences have been punishing for many people in our community:

- Over 13,000 households now pay unaffordable rents. Of these households, 6,800 pay more than 50% of gross income on rent.
- Senior renters have seen their rents far outpace their pensions. Senior homeowners who want to downsize find that there are very few affordable options.
- People with disabilities, including our growing population of seniors, can't find affordable housing that is accessible or ADA-compliant.
- Many workers in our public sector, school system, and nonprofit community can't afford to live in the county they serve every day.
- Young adults can't afford to "launch." If they aren't satisfied living in their parents' basements, they're moving out of Howard County and applying their energy and talent elsewhere. This loss of precious human capital does not bode well for the future of our community.
- Our schools continue to see students struggle with homelessness and housing insecurity. As of May 5, 548 children attending our Howard County schools are experiencing homelessness. That means that nearly 1 in 100 of our HCPSS kids are homeless – sadly, enough kids to fill a middle school.

Our housing shortage is endangering our community's economic health and quality of life. Therefore, I ask that the County Council amend and approve HoCo by Design with the following housing allocations:

- At least 2,000 new homes should be built each year.
- 25% of the new homes, or a minimum of 500 homes, should be affordable to households earning below 60% of median income.
- Of the affordable homes, at least 10% should support residents with disabilities.

I urge the County Council to take these steps to lead our community out of the housing crisis that is affecting so many residents.

Elliot R. Arditti, Esq.  
The Hirschel Group, P.C.



**7361 Calhoun Place  
Suite 225  
Rockville, MD 20855**

Direct Dial: (301) 556-4936  
Fax: (202) 836-4219  
Email: [earditti@thg-law.com](mailto:earditti@thg-law.com)

Admitted in the District of Columbia and Virginia  
Not admitted in Maryland

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## Respass, Charity

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**From:** billsalganik@gmail.com  
**Sent:** Monday, June 12, 2023 5:41 PM  
**To:** CouncilMail  
**Subject:** supporting Housing Affordability Coalition

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

Dear Council Members,

We write in support of the Housing Affordability Coalition's recommendations on HoCo By Design.

Housing is a problem that is quickly on its way to becoming a crisis. High and escalating housing prices make living in the county difficult or impossible for starting teachers, firefighters and police officers; that, in turn, makes it harder to recruit the best candidates to teach our kids and protect our community. Working families, living paycheck to paycheck, face eviction for even a small financial setback.

The HoCo By Design draft approved by the Planning Board establishes an essential – but too-often-unrecognized – truth: that growth is needed. Wisely managed growth, to be sure, but growth. It is needed because housing production is not keeping pace with job growth, because we need to fill “the missing middle,” and because slow or no growth means higher taxes or reduced services. When demand is increasing faster than supply, affordability is further deteriorated.

This is a once-in-a-decade chance to get housing moving in the right direction. We support the changes suggested by the Housing Affordability Coalition:

- At least 2,000 new homes should be built each year.
- 25% of the new homes, or a minimum of 500 homes, should be affordable to households earning below 60% of median income.
- Of the affordable homes, at least 10% should support residents with disabilities.

Laura and Bill Salganik, Columbia (District 4)

## Respass, Charity

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**From:** M Pagan <mary899095@gmail.com>  
**Sent:** Monday, June 12, 2023 3:05 PM  
**To:** CouncilMail  
**Subject:** Affordable housing

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

Hello

My daughter, Sarah, is 34 years old, has Down syndrome and has been on a waiting list for years to get into an apartment in Howard county. She has a dream of moving out and being independent. I have hopes of this turning into a reality before it becomes a crisis situation. Please support the measures to help alleviate the housing deficit for people with disabilities and Howard County.

Howard County desperately needs more housing that is affordable to all income levels. Our housing shortage – a direct result of our current land-use policies and failure to keep pace with job growth – has created intense competition and price increases in both the for-sale and rental housing markets. The consequences have been punishing for many people in our community:

- Over 13,000 households now pay unaffordable rents. Of these households, 6,800 pay more than 50% of gross income on rent.
- Senior renters have seen their rents far outpace their pensions. Senior homeowners who want to downsize find that there are very few affordable options.
- People with disabilities, including our growing population of seniors, can't find affordable housing that is accessible or ADA-compliant.
- Many workers in our public sector, school system, and nonprofit community can't afford to live in the county they serve every day.
- Young adults can't afford to "launch." If they aren't satisfied living in their parents' basements, they're moving out of Howard County and applying their energy and talent elsewhere. This loss of precious human capital does not bode well for the future of our community.
- Our schools continue to see students struggle with homelessness and housing insecurity. As of May 5, 548 children attending our Howard County schools are experiencing homelessness. That means that nearly 1 in 100 of our HCPSS kids are homeless – sadly, enough kids to fill a middle school.

Our housing shortage is endangering our community's economic health and quality of life. Therefore, I ask that the County Council amend and approve HoCo by Design with the following housing allocations:

- At least 2,000 new homes should be built each year.
- 25% of the new homes, or a minimum of 500 homes, should be affordable to households earning below 60% of median income.
- Of the affordable homes, at least 10% should support residents with disabilities.

I urge the County Council to take these steps to lead our community out of the housing crisis that is affecting so many residents.

Thank you  
Mary pagan

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Cheers, Mary



## Respass, Charity

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**From:** Ann von Lossberg <1089nights@gmail.com>  
**Sent:** Tuesday, June 13, 2023 9:13 AM  
**To:** CouncilMail  
**Subject:** Please consider affordable housing now!

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

Ladies and gentlemen,

The affordable housing need in Howard County is yawning and was greatly exacerbated by the pandemic, the drug crisis and inflation. Homeless people lack identity, lack of place and resource in our society. Forty percent of the homeless are actually unsheltered. Many did not receive Federal pandemic benefits or checks that could have helped them. And those in need has only grown since that time.

More than 7500 housing units are needed in Howard County and the much talked-about "affordable housing" benchmark is actually very conservative. Howard County's "median income" was \$124,000 in 2023 (higher than the US or Maryland) and we define "moderate income" as earning 60% of median income--which would come to \$74,400. This cannot begin to assist the lower income.

The new affordable housing proposal that Calvin Ball promotes is not helpful enough.

Ann von Lossberg

## Respass, Charity

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**From:** Carla Gates <carla.g725@gmail.com>  
**Sent:** Tuesday, June 13, 2023 9:25 PM  
**To:** CouncilMail  
**Subject:** More affordable housing needed in Howard County

[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 writing to advocate for more affordable housing to be part of the General Plan of Howard County.

Approximately 13,500 households spend 30% of their income on rent and 6,500 of these households spend 50% of their income on rent; meaning HUD would define them as rent-burdened and severely rent burdened. This indicates that there is a need for housing that is more affordable so that our neighbors are not rent burdened. The fact that 33% of HoCo folks living in poverty are African American (AA) when AA people only make up 19% of all Howard County residents, means that poverty here in Howard County is racialized.

These facts indicate that Howard County desperately needs more housing that is affordable to all income levels. Our housing shortage – a direct result of our current land-use policies and failure to keep pace with job growth – has created intense competition and price increases in both the for-sale and rental housing markets. The consequences have been punishing for many people in our community:

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- Senior renters have seen their rents far outpace their pensions. Senior homeowners who want to downsize find that there are very few affordable options.
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- People with disabilities, including our growing population of seniors, can't find affordable housing that is accessible or ADA-compliant.
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- Many workers in our public sector, school system, and nonprofit community can't afford to live in the county they serve every day.
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- Young adults can't afford to "launch." If they aren't satisfied living in their parents' basements, they're moving out of Howard County and applying their energy and talent elsewhere. This loss of precious human capital does not bode well for the future of our community.
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- Our schools continue to see students struggle with homelessness and housing insecurity. As of May 5, 548 children attending our Howard County schools are experiencing homelessness. That means that nearly 1 in 100 of our HCPSS kids are homeless – sadly, enough kids to fill a middle school.
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Our housing shortage is endangering our community's economic health and quality of life. Therefore, I ask that the County Council amend and approve HoCo by Design with the following housing allocations:

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- At least 2,000 new homes should be built each year.
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- 25% of the new homes, or a minimum of 500 homes, should be affordable to households earning below 60% of median income.
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- Of the affordable homes, at least 10% should support residents with disabilities.
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I urge the County Council to take these steps to lead our community out of the housing crisis that is affecting so many residents.

Sincerely,

***Carla M. Gates, MHS, BS, RN - CDE®***  
***She / Her / Hers***

## Respass, Charity

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**From:** Laurie Liskin <lliskin49@gmail.com>  
**Sent:** Tuesday, June 13, 2023 11:41 AM  
**To:** CouncilMail  
**Cc:** Housing Affordability Coalition  
**Subject:** We need affordable housing

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

Dear County Council Representatives,

I have lived in Howard County since 1990. Over the years I have watched the cost of housing increase exponentially, pricing out the many new and existing residents. In 1990, as a single mother with two children, I was able to buy a small but very nice home for \$200,000. My house is now valued at over \$500,000, well beyond the means of other single mothers with children.

Jim Rouse envisioned Columbia as a culturally diverse, integrated, multi-income city. Without affordable housing in Columbia and the rest of Howard County, this vision is unachievable.

We desperately need more housing that is affordable to all income levels. Right now, too many people are pushed out of the housing market including those essential to our county: teachers, nurses, school bus drivers, electricians, and police officers.

Here are the facts:

- Over 13,000 households now pay unaffordable rents. Of these households, 6,800 pay more than 50% of gross income on rent.
- Senior renters have seen their rents far outpace their pensions. Downsizing is sometimes more expensive than staying in original homes.
- People with disabilities, including our growing population of seniors, struggle to find affordable rental units.
- Nearly 1% of our county school students are homeless, limiting their chances to do well and graduate.

Our housing shortage is endangering our community's economic health and quality of life. Therefore, I ask that the County Council amend and approve HoCo by Design with the following housing allocations:

- At least 2,000 new homes should be built each year.
- 25% of the new homes, or a minimum of 500 homes, should be affordable to households earning below 60% of median income.
- Of the affordable homes, at least 10% should support residents with disabilities.

Howard County should be welcome to all residents. I urge the County Council to take these steps and make housing affordable to more than the very wealthy.

Laurie Liskin  
4642 Smokey Wreath Way  
Ellicott City, MD 21042

## Respass, Charity

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**From:** Laura Mettle <ldmettle57@gmail.com>  
**Sent:** Tuesday, June 13, 2023 5:26 PM  
**To:** CouncilMail  
**Subject:** Testimony re: General Plan attached  
**Attachments:** General Plan Testimony personal.docx

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

Attached are my personal comments regarding HoCo By Design.

Laura Mettle  
3320 Daisy Road  
Woodbine, MD 21797

## Respass, Charity

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**From:** Paul Revelle <paul.revelle@gmail.com>  
**Sent:** Tuesday, June 13, 2023 1:30 PM  
**To:** CouncilMail  
**Cc:** admin@hocohac.org  
**Subject:** HCBD and Affordable Housing

[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 support an increase in the residential growth goal and the necessary policies that will enable development of 500 units per year of affordable housing, including housing for people with a disability.

Establishing this housing goal in the General Plan and the policies that support the goal will guide the next two major public debates; re-writing the zoning code/subdivision regulations and tailoring a zoning map to the new code.

**Housing is a solution.** HCBD does not propose major changes to the existing plan for growth but it does recognize that the current path is unsustainable. The Spending Affordability Advisory Committee has been making this point since at least 2019; continuing to increase debt and expand services while annual growth has fallen to 1% per year will force the County to consider reducing services, increasing taxes or both.

**Housing is infrastructure.** Employers consider housing affordability when choosing where to locate because a service economy like ours cannot grow without housing affordable to prospective employees. Three quarters of the the jobs in this County are in the Service Sector and nearly all of them earn below the average weekly wage for the County. Ask the Hospital if the lack of affordable housing hurts their efforts to fill vacancies and how a staffing shortage affects patient care. Ask the Board of Education if the cost of housing in the County hinders their efforts to recruit teachers and staff and how that shortage affects the quality of education. To the Hospital and the Board of Education, housing is very much infrastructure. The Hospital and Schools can't pull up stakes and move to where housing is more affordable, but many other employers- which also face the same wage and recruitment pressures- can move. Maybe that is why the County's job count is lower today than in 2016.

**Housing more than pays its way.** The Fiscal Impact Study prepared for HCBD demonstrates that every form of new residential growth makes a net positive contribution and the one time revenue generated by new residential fees is considerable. The Spending Affordability Advisory Committee took a close look at the methodology used in the Fiscal Impact Study and agreed it was sound.

Paul Revelle



## Respass, Charity

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**From:** Pravin Ponnuri <pravinponnuri@hotmail.com>  
**Sent:** Tuesday, June 13, 2023 11:24 AM  
**To:** CouncilMail  
**Cc:** Lisamarkovitz  
**Subject:** The People's Voice General Plan testimony C1-6  
**Attachments:** CouncilHOCObydesignjune23.docx

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

Good Morning,

Attached is the People's Voice Testimony on the General Plan Chapter 1 through 6. We will be presenting this testimony in person at the council meeting tomorrow.

Pravin Ponnuri  
410-340-0529

Like us at [www.FaceBook.com/MagicianPravin](https://www.FaceBook.com/MagicianPravin)  
[www.MagicianPravin.com](http://www.MagicianPravin.com)



June 14, 2023

Testimony on General Plan Chapters of Hoco By Design

Good Evening Council Members. I know you will be hearing a lot on this matter, mostly regarding general positions. We the "Peoples Voice" would like to suggest a few specific edits. The current draft plan has a lot of commendable goals, but we believe that some supporting data may be based on some inaccurate assumptions. In order to balance a broad spectrum of County needs we would like to recommend a few specific edits, especially regarding the implementation areas.

We agree that the General Plan is indeed supposed to be "general" and Implementation is done over time, starting with zoning changes, followed by development plans showing cohesiveness with the plans goals. Since the general plan has set a high priority goal of increases in residential development, especially with regard to assumptions that those efforts will provide more affordable housing units, it becomes very important to include language in the implementation suggestions, to make sure that goals are met and the assumed benefits are provided.

Here are a few of our recommended edits to the General Plan:

1. Chapter 1 – Regarding Missing Middle income housing, we completely agree with the need to have Middle Income housing in the county, but this goal has been circumvented by the developers in the past by using the "Fees in lieu" provision. Thus, please edit the implementation goals to include well defined pre-conditions to get the benefits, waivers and fast passes. We recommend that words such as "significant units" should be more specifically and objectively defined.
2. Chapter 5 p. 37 #2 – We recommend adding additional language to safeguard the buffering requirements of new high density activity centers coming up next to existing neighborhoods, many of which are located next to old neighborhoods and shopping centers right next to R20 zones. We recommend that the general plan be edited, from where it notes implementation goals to "allow sufficient density in activity centers..." to ADD "along with improved buffering and retained environmental protections." Same buffering language should occur in Chapter 6 p. 44 implementations. This edit will help ensure that high density development does not override all other land use responsibilities.
3. Chapter 6 p. 49 – Again, the affordable overlay should define at a minimum of what we mean by "significant portion" of units.
4. Chapter 6 p. 51 implementing actions – 4 d – Here is an example of where the General plan provides specific exemptions in APFO with regards to the school requirements, without requiring a minimum amount of affordable housing to get this benefit. We believe that the General Plan's assumption that providing specific exemptions will help in reaching affordable unit goals without any suggested requirement on the amount of provisions by a project is a recipe for not meeting this goal at all, and it being taken advantage of by the developers. Please do NOT assume anything, and clearly articulate the county's expectations for providing the benefits to the high density developers.
5. The General Plan continues to misinterpret the HCPSS feasibility study regarding sourcing of new students from development vs. resales. In Chapter 10, data is presented as to how low a percentage of new students come from new homes. It is clearly and honestly noted that "new" homes are being defined as new occupancy permits in the last year. See p. 22 1-c.

# The People's Voice, LLC

3600 Saint Johns Lane, Suite D, Ellicott City, MD 21042

We believe that it is illogical to plan for long term land use while still accepting that “new” housing continue to be defined as a new occupancy permit issued in the last year? These new homes will continue to feed into the school system in the future too and should be included in calculating the projected school capacity.

We recommend adding item “vi” to page 22, Implementations in the School Chapter - Add item to say “Collect Data Sets on sourcing of student enrollment to define a new development beyond one year old units.” The increase in the impact fees were calculated based on the assumption that resales made up the rest of student enrollment and not new development beyond one year. This is not a good myth to keep using in planning.

To end on a compliment, Chapter 10 p. 54 explicitly states the General Plan’s goal of a “one-on-one replacement of affordable units in redevelopment.” We would like to see such specific language in the sections mentioned above too.

Thank you.

Lisa Markovitz

President, The People’s Voice

## Respass, Charity

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**From:** Dan Sterne <dfsterne@gmail.com>  
**Sent:** Wednesday, June 14, 2023 11:14 AM  
**To:** CouncilMail  
**Cc:** admin@hocohac.org  
**Subject:** Affordable Housing Shortage

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

Howard County desperately needs more housing that is affordable to all income levels, particularly for residents with disabilities. Our housing shortage – a direct result of our current land-use policies and failure to keep pace with job growth – has created intense competition and price increases in both the for-sale and rental housing markets. The consequences have been punishing for many people in our community:

People with disabilities, including our growing population of seniors, can't find affordable housing that is accessible or ADA-compliant. ***As senior citizens in our 70s and parents of a 34-year old autistic daughter, this affects my wife and I personally. While our daughter currently lives with us, finding and securing housing for her as we continue to age and after we die is a difficult challenge and remains a principal source of concern and anxiety for our family.***

Howard County's housing shortage is endangering our community's economic health and quality of life. Therefore, I ask that the County Council amend and approve HoCo by Design with the following housing allocations:

- At least 2,000 new homes should be built each year.
- 25% of the new homes, or a minimum of 500 homes, should be affordable to households earning below 60% of median income.
- Of the affordable homes, at least 10% should support residents with disabilities.

I urge the County Council to take these steps to lead our community out of the housing crisis that is affecting so many residents, particularly those with disabilities.

Sincerely,

Dan Sterne  
4607 Brentwood Lane  
Ellicott City, MD 21042

**From:** [Howard County Housing ... \(via Google Docs\)](#)  
**To:** [CouncilMail](#)  
**Cc:** [dana@bridges2hs.org](mailto:dana@bridges2hs.org); [gracekub8@gmail.com](mailto:gracekub8@gmail.com); [gmorris@hhpcorp.org](mailto:gmorris@hhpcorp.org); [psylvester@ats2.org](mailto:psylvester@ats2.org); [r\\_pardoe@hotmail.com](mailto:r_pardoe@hotmail.com); [cjz1984@aol.com](mailto:cjz1984@aol.com); [jwillmott@verizon.net](mailto:jwillmott@verizon.net); [tcoale@gmail.com](mailto:tcoale@gmail.com); [isedlacko@verizon.net](mailto:isedlacko@verizon.net); [jrdriessen@msn.com](mailto:jrdriessen@msn.com); [vonda.orders@yahoo.com](mailto:vonda.orders@yahoo.com); [pastorkanahansju@gmail.com](mailto:pastorkanahansju@gmail.com); [paul.revelle@gmail.com](mailto:paul.revelle@gmail.com); [caseyfam@comcast.net](mailto:caseyfam@comcast.net); [pengel@househoward.org](mailto:pengel@househoward.org)  
**Subject:** Council Letter - HCBD 6-14 Petition Complilation  
**Date:** Friday, June 16, 2023 2:55:21 AM  
**Attachments:** [Council Letter - HCBD 6-14 Petition Complilation.pdf](#)

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

## Howard County Housing Affordability Coalition attached a document



Howard County Housing Affordability Coalition

([admin@hoco hac.org](mailto:admin@hoco hac.org)) has attached the following document:

June 16 Housing Affordability Coalition Letter to County Council Members conveying HCBD Petition Comments.  
Jackie Eng



Council Letter - HCBD 6-14 Petition Complilation

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because [admin@hoco hac.org](mailto:admin@hoco hac.org) shared a document with you from Google Docs.



**From:** [Harrod, Michelle R](#)  
**To:** [Respass, Charity](#); [Anderson, Isaiah](#)  
**Subject:** FW: NAB - 2018- 61782  
**Date:** Wednesday, June 21, 2023 11:27:42 AM

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Thank you,

*Michelle R. Harrod*

Howard County Government  
Administrator to the County Council

410-313-3111 (office)

443-398-6013 (cell)

[mrharrod@howardcountymd.gov](mailto:mrharrod@howardcountymd.gov)

---

**From:** Sharon Boies <sbmuzicmts@gmail.com>

**Sent:** Wednesday, June 21, 2023 11:23 AM

**To:** Danielle Spendiff -MDE- <Danielle.Spendiff1@maryland.gov>; Gregorio Sandi -MDE- <gregorio.sandi@maryland.gov>; Kelly Neff -MDE- <kelly.neff@maryland.gov>; Kolarz, Alexis L CIV USARMY CENAB (USA) <Alexis.L.Kolarz@usace.army.mil>

**Cc:** board.members@columbiaassociation.org; CouncilMail <CouncilMail@howardcountymd.gov>; Ball, Calvin <cball@howardcountymd.gov>

**Subject:** NAB - 2018- 61782

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

Good morning, I will be sending out pictures in batches of the stream " restoration" project that took place in Longfellow, Columbia, Md. This project began in the fall of 2020.

These pictures are of the same location starting as a lush green forest before the project began to standing dead trees in grasses and invasive species. The stream is to the far right of the picture. You can see the remains of the mutli-layered canopy shady forest that once covered the entire area, in the background of the pictures.

Thank you for your interest.

Sharon Boies









## Respass, Charity

---

**From:** Sharon Boies <sbmuzicmts@gmail.com>  
**Sent:** Wednesday, June 21, 2023 11:23 AM  
**To:** Danielle Spendiff -MDE-; Gregorio Sandi -MDE-; Kelly Neff -MDE-; Kolarz, Alexis L CIV USARMY CENAB (USA)  
**Cc:** board.members@columbiaassociation.org; CouncilMail; Ball, Calvin  
**Subject:** NAB - 2018- 61782  
**Attachments:** 20200920\_151505.jpg; DSC04299.JPG; 20220905\_151244.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

Good morning, I will be sending out pictures in batches of the stream " restoration" project that took place in Longfellow, Columbia, Md. This project began in the fall of 2020. These pictures are of the same location starting as a lush green forest before the project began to standing dead trees in grasses and invasive species. The stream is to the far right of the picture. You can see the remains of the mutli-layered canopy shady forest that once covered the entire area, in the background of the pictures.

Thank you for your interest.  
Sharon Boies







## Respass, Charity

---

**From:** Sharon Boies <sbmuzicmts@gmail.com>  
**Sent:** Wednesday, June 21, 2023 1:04 PM  
**To:** Danielle Spendiff -MDE-; Gregorio Sandi -MDE-; Kelly Neff -MDE-; Kolarz, Alexis L CIV USARMY CENAB (USA)  
**Cc:** Ball, Calvin; CouncilMail; board.members@columbiaassociation.org  
**Subject:** NAB -2018-61782 Longfellow stream project  
**Attachments:** IMG\_0835 (1).jpg; DSC04298.JPG; 20210102\_112804.jpg; 20210119\_115641.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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These are all of the same location taken over the course of the construction.

Starting with a shady green forest before the construction began and ending with the completion of the construction before the area was planted.

The stream is to the far left in the pictures.

Sharon Boies











## Respass, Charity

---

**From:** Sharon Boies <sbmuzicmts@gmail.com>  
**Sent:** Wednesday, June 21, 2023 3:04 PM  
**To:** Danielle Spendiff -MDE-; Gregorio Sandi -MDE-; Kelly Neff -MDE-; Suzanne Dorsey -MDE-; serena.mcilwain@maryland.gov; Kolarz, Alexis L CIV USARMY CENAB (USA) board.members@columbiaassociation.org; CouncilMail; Ball, Calvin  
**Cc:**  
**Subject:** NAB-2018-61782 Longfellow, Columbia, Md  
**Attachments:** 20220217\_131738.jpg; 20220609\_152502 (1).jpg; 20220930\_144234 (1).jpg; 20230620\_081009.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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These are all the same location. This is the upstream side of the culvert at Hesperus Drive.

The first picture shows a relatively clean concrete apron in the restored stream in February of 2022. There are a few branches that are just starting to accumulate at the culvert.

The 2nd picture was taken in June of 2022 right after we had the first large rainstorm after the restoration was completed, look at the apron now.

By September of 2022, invasive species were taking root.

The last picture is from yesterday. Someone has moved the branches out of the stream for now, but there is an invasive species island growing in the sediment accumulation in the stream.

Thank you,

Sharon Boies











The stream is going through some changes.

**restore, replant, renew.**

**Why?**  
Streams are important for the health of the forest. They provide habitat for many plants and animals. They also help to filter pollutants and sediments from the water.

**How?**  
We are planting native plants and trees along the stream bank to help stabilize the soil and improve the water quality. We are also removing invasive species that are taking over the stream bank.

**What to look for?**  
Look for native plants and trees along the stream bank. Look for signs of stream bank erosion and sediment in the water.

**What to do?**  
Do not walk on the stream bank. Do not litter. Do not use herbicides or pesticides. Do not cut grass or brush along the stream bank.

**For more information, visit:**  
www.nps.gov/streams

**US National Park Service**











## Respass, Charity

---

**From:** Sharon Boies <sbmuzicmts@gmail.com>  
**Sent:** Wednesday, June 21, 2023 3:30 PM  
**To:** Danielle Spendiff -MDE-; Gregorio Sandi -MDE-; Kelly Neff -MDE-; Suzanne Dorsey -MDE-; serena.mcilwain@maryland.gov; Kolarz, Alexis L CIV USARMY CENAB (USA)  
**Cc:** Ball, Calvin; CouncilMail; board.members@columbiaassociation.org  
**Subject:** NAB-2018-61782 Longfellow, Columbia, MD stream project  
**Attachments:** 20220609\_152502 (1).jpg; 20221011\_104127.jpg; 20230620\_081453.jpg

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

These are all the same location. This is the downstream side of the culvert at Hesperus Drive.

The first picture is from June 2022 of the restored stream right after we had the first big rainstorm since the restoration was done.

The next was from October, you can see the invasive species moving in.

The last picture is from yesterday. There is an invasive species island in the middle of the stream in the sediment buildup on both sides of the culvert now.

Thank you,  
Sharon Boies





