



# Howard County

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## HOUSING

May 28, 2014

Howard County Council  
c/o Sheila Tolliver, Administrator  
3430 Courthouse Drive  
Ellicott City, Maryland 21043

Re: CB 18-2014

Dear Council Members,

At its meeting on May 20, 2014, the Howard County Housing Commission discussed Council Bill 18-2014. We would like to take this opportunity to provide you with our thoughts on the bill.

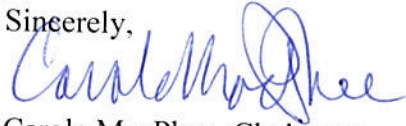
As you know, the Commission strongly supports the development of mixed-income, integrated communities, a concept that is clearly expressed in our 2009 Strategic Housing Plan and physically evidenced by our Monarch Mills and Burgess Mill Station redevelopments. We agree that the undue concentration of poverty in neighborhoods not only has deleterious effects on the community, but also adversely impacts the residents of the affordable units. Diverse communities provide greater opportunities for better education, employment, health, safety, and quality of life for all residents.

While we agree with the intent behind CB 18, we believe the language as written will actually hinder the potential for revitalizing neighborhoods and de-concentrating poverty. Specifically, Section 13.1500 would prohibit the Commission from constructing a housing project in a census tract block group with a poverty rate of 10% or higher. Under this proposed provision, for example, the Commission will not be able to complete the second phase of Burgess Mill Station, which will involve the redevelopment of Ellicott Terrace and the old Roger Carter Center site. If allowed to go forward, the construction of Phase Two will actually help to de-concentrate the low-income housing presently in that community. Additionally, if CB 18 had been in place at the time, the Commission could not have completed Phase One of Burgess Mill Station or the Cottages at Greenwood subdivision.

The Commission therefore recommends that the Council amend CB 18 to provide that neither the Department nor the Commission will engage in a housing project that would serve to exacerbate the problems of poverty concentration. The Commission would be supportive of a bill with this language.

Thank you for the opportunity to express our views. If you have any questions concerning this matter, please do not hesitate to contact me.

Sincerely,



Carole MacPhee, Chairperson  
Howard County Housing Commission

cc: Commissioners  
Thomas P. Carbo, Executive Director