

Respass, Charity

From: Ruth Frost <ruthsfrost@gmail.com>
Sent: Saturday, September 16, 2023 8:39 AM
To: CouncilMail
Subject: Re: Sept. 20 hearing on HoCo by Design

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.]

PS:

Howard County's housing crisis is impacting seniors, young adults and families, people with disabilities, and essential but lower-paid members of our workforce (including teachers). I support the solutions recommended by the Housing Affordability Coalition:

Increase in Housing Allocations

We must expand our housing supply. We should build 2,000 new homes each year, of which 25% should be affordable for households earning less than 60% of area median. Further, 10% of the affordable homes should meet ADA requirements.

Modified Land-Use Map

Multifamily and missing middle housing (such as duplexes, quadplexes and accessory dwelling units [ADUs]) should be allowed by right in more areas of the county, because these housing types are normally more affordable than single-family detached homes. In addition, we should expand the Public Service Area to support future development of missing middle housing.

Incentives for Special-Needs Housing

We must create more incentives for the development of housing for seniors and others who have low incomes and/or disabilities.

Preservation of Affordable Housing

Housing that is today affordable should not be lost when its ownership changes. We should set a goal of zero net loss of existing housing for households with incomes below 60% of area median, and employ preservation and revitalization strategies to ensure we hit the goal.

Targets and Timing for Gateway

We must move faster on Gateway redevelopment. We should establish targets now for commercial, housing, school capacity and transportation in Gateway, and move forward rapidly with the redevelopment plan for that area.

Support for Housing and Schools

We must find the capacity -- including new funding -- to support the development of additional housing while seeking innovative approaches to locating school facilities. We can have more housing and great schools!

On Sat, Sep 16, 2023, 6:51 AM Ruth Frost <ruthsfrost@gmail.com> wrote:

Hi Howard County council,

I support HoCo by Design. I've been living in Howard County since 2007. I love living here, but I'm sad about the housing situation.

My 20-year-old son has autism and will need affordable housing soon. He's a delightful young man who is eager to contribute to the world in a meaningful way. With appropriate supports, he is making progress toward that goal.

I also have various extended family members who need affordable housing: My dad, brother, sister, niece, and nephew. All of them live near Howard County. My sister was a bus attendant on HCPSS busses for ten years while living in Prince George's County.

Please change our county's policies to ensure that our housing market provides affordable options for seniors, young adults and families, neighbors with disabilities, and members of our workforce earning lower wages, including bus attendants & teachers.

Sincerely,
Ruth Simpson Frost

8064 Prelude Lane
Jessup MD 20794
240 499 5702

Respass, Charity

From: Ruth Frost <ruthsfrost@gmail.com>
Sent: Saturday, September 16, 2023 6:52 AM
To: CouncilMail
Subject: Sept. 20 hearing on HoCo by Design

Follow Up Flag: Follow up
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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.]

Hi Howard County council,

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Sincerely,
Ruth Simpson Frost

8064 Prelude Lane
Jessup MD 20794
240 499 5702

Respass, Charity

From: Anna Rubin <airubin@umbc.edu>
Sent: Sunday, September 17, 2023 9:55 PM
To: CouncilMail; Christiana Rigby
Subject: Support affordable housing

Follow Up Flag: Follow up
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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.]

Dear Christiana Rigby, please support as much affordable housing as possible for those earning less than 60% of the median. Multifamily and middle housing such as duplexes etc should be approved. We should be providing incentives for more housing for more senior and low income/folks with disabilities. We must preserve presently affordable housing so that when ownership changes, the costs don't go up. We should establish targets now for more housing in Gateway.

Thanks for your attention.

Sincerely,

Dr. Anna Rubin
6268 Cobbler Ct.
Columbia, MD 21045

Respass, Charity

From: Jen McClurg <jenmcclurg@gmail.com>
Sent: Sunday, September 17, 2023 11:11 PM
To: BoE Email; superintendent@hcpss.org; Antonia Watts; yun_lu@hcpss.org; linfeng_chen@hcpss.org; Jennifer Mallo; jolene_mosley@hcpss.org; jacquelin_mccooy@hcpss.org; robyn_scates@hcpss.org; CouncilMail; Ball, Calvin; Jung, Deb
Subject: Renovate Bryant Woods Elementary School!

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.]

Dear HCPSS Board of Education, Dr. Martirano, County Executive Calvin Ball, members of the Howard County Council,

The Bryant Woods Elementary School (BWES) PTA is urgently asking for renovations at Bryant Woods Elementary School as soon as possible due to many concerns with the conditions of the building. These conditions seemed to have escalated quickly in the short few weeks since school started on August 28, 2023. The BWES PTA has written multiple times since the fall of 2018 for attention to the building needs but have been met with limited response and “band-aids” to our requests when we need real long-term solutions.

At the start of the 2023-24 school year, several classrooms at BWES were found by parents and students to have poor indoor air quality, with elevated temperatures and uncomfortable humidity. A request was made to HCPSS to investigate, and on August 30, 2023, maintenance staff replaced at least six air filters on HVAC units throughout the school. A parent found the filters in the dumpster and noticed they were black with contamination. The six air filters were retrieved, and all were found to be heavily loaded with dirt and contaminants (see photographs below). These filters all had a MERV 8 filtration rating, and one of the six had an installation date of “3-7-22” indicated in black marker, approximately 18 months prior to the date of removal.

The air conditioning in the building has improved but remains inconsistent. The school held two back-to-school nights on Tuesday, September 12th and Wednesday, September 13th. The cafeteria was used for portions of the event. Parents noticed that the air conditioning seemed to be working well in the cafeteria on Tuesday, but on Wednesday, the space felt hot, humid, and stuffy. An HVAC technician and/or other county maintenance staff have been at the school almost daily since August 28th and there are still issues with the quality of the system. It has become increasingly apparent that the school needs more than these short term solutions.

An Indoor Environmental Quality (IEQ) concern submitted shortly thereafter revealed mold growth next to a refrigerator in the custodial office. The BWES community was notified of this discovery on September 12th and informed that the area was cleaned and disinfected. The report notes that moisture readings indicated wet drywall within the office and that there will be additional assessments to determine the cause of these issues.

On Wednesday, September 13th, the PTA learned that there were several areas in the building, including around the media center, that were wet from the roof leaking. The roof was last replaced in 2007. The same day that the PTA learned about

the leaks, we also learned that the exhaust system in the school's gym has been broken since May. The staff had submitted a work order but there have been no repairs, which has resulted in staff buying fans with their own money in order to make the conditions of the gym more tolerable for students during PE class.

This is just a sample off the issues in the building. There are numerous reports of mice sightings and/or droppings in classrooms, the cafeteria, student bathrooms, and the front office. The ceiling tiles are sagging. The curtains on the stage have turned from blue to brown. The age and deferred maintenance of the building is evident as soon as you step through the front doors, of which there is only one set, and there is still no vestibule providing security to staff and students.

The BWES PTA wants to work with the County in ensuring that the building is improved to ensure our children are able to learn in a comfortable and safe environment. We are asking to ensure the building is evaluated, in particular for replacing the HVAC, but also for ensuring the entire school is evaluated and the concerns called out in this letter are addressed.

When Dan Lubeley presented this year's Capital Improvement Plan, he stated that "the Capital Improvement Plan aligns with the goals of the strategic call to action of meeting the objectives that the learning and working environment for ALL students and staff are clean, safe and healthy." HCPSS is failing to serve this mission at BWES and has been for some time. In a dream world, the school would be considered for a full replacement, but given the current budget climate that has been presented to date, we simply request that Bryant Woods be considered for an HVAC replacement.

Thank you for consideration,
Jen McClurg

Respass, Charity

From: Meagan Lohin <president@bwespta.org>
Sent: Sunday, September 17, 2023 8:57 PM
To: Linfeng Chen; boe@hcpss.org; Ball, Calvin; CouncilMail; Jung, Deb; jennifer_mallo@hcpss.org; superintendent@hcpss.org; Tinahorn_cae; wlca@wildelake.org
Subject: Please consider Bryant Woods Elementary School for Urgent Renovations!

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.]

I am writing to advocate that Bryant Woods Elementary School be added to the HCPSS capital improvement plan for replacement/renovation. Bryant Woods is one of the oldest elementary schools in Columbia, built in 1968 and the only school serving Downtown Columbia (specifically the Banneker and Warfield neighborhoods as well as the Merriweather District) that has not been substantially renovated or replaced.

Some of the issues I will address have to do with

- Safety
- Dilapidated and Outdated Facilities
- Community Impact on Underserved Populations

Safety Concerns:

Bryant Woods Elementary School is an aging building that is no longer able to meet the needs of the students in the Wilde Lake, Downtown, and Hickory Ridges communities it serves. The school has a very small entrance that is not fully visible to staff in the front office. Once a person is buzzed into the only set of doors, they could easily access two pre-k classrooms, a music class, or the cafetorium. This is a safety concern because the office staff could miss someone who does not promptly walk several feet to the office after gaining entry.

At the back of the school are six portables without bathroom facilities. Children need to use the bathrooms inside the school building which could create a security breach in the rear of the building. There are numerous neighborhood foot paths as well where non-school-going pedestrians walk right by the portables leading to further concerns about security and safety around the portables. Due to some of these issues, only intermediate grade level classrooms are held outside with other portables serving as pull-out areas for GT and Special Education. Administration is limited in choosing the grades who inevitably have to use the portables as their main classroom as the maturity of the grade has to be considered when battling these safety concerns.

Insufficient facilities:

Enrollment so far for the 2023-2024 school year is at 367 which includes 21 pre-k students. This number exceeds the 2023 projection of 337 even when removing the pre-k students. Teachers have been found teaching in the lobby or wherever they can find space for pull out instruction. Every square inch of the building is occupied. The cafetorium holds a maximum of 110 people making it incredibly difficult to host events for more than a third of the school population. For the last few years, the school has held back to school night over 2 nights to help ease the crowds due to limited facility capacity for the school community as a whole. This makes it difficult to build community and foster better relationships with families and staff.

Dilapidated facilities:

The ceiling tiles in the cafetorium are in poor shape. They are sagging and bowed. In 2009, they were identified in an assessment conducted by Gilbert Architects as needing to be replaced. Despite being recommended to be replaced in 2022, they are not on any Capital Improvement Budget. There is mouse excrement on the stage and around school instruments presenting a health concern. More has been found in the front office and in the pre-K classrooms. The blue curtains hanging from the stage have now turned brown and are falling apart. The 2009 the recommendation was also made to replace all HVAC by 2024. There were further recommendations to replace the generator, vinyl floor tiles, the gym floor, and carpets all prior to 2022, none of which has happened. The HVAC has worked inconsistently so far this school year and an HVAC technician has been present at the school almost daily for the first 3 weeks of the 2023-2024 school year.

Health concerns: – Lead in the water. In 2018, 28 of the 59 faucets tested had reportable levels of lead with 3 having actionable levels. The EPA has said no lead in drink water is acceptable. Most sinks have red signs to not drink the water, despite many of them also having drinking faucet attachments that the kids still use. Mold was discovered in September 2023 in the custodial space and more assessments are still to come to determine why the drywall in this space was wet.

Getting to school:

The school is nestled deep in the residential neighborhood of Bryant Woods in Wilde Lake. It is better to access it by walking due to the many footpaths and sidewalks leading up to the school than by the tiny residential road that serves as it's vehicular entrance. There are more crosswalks than there are crossing guards, which raises chronic safety concerns. There is now significant vehicle traffic on Green Mountain Circle which poses increasing challenges for the remaining walking population. The bus loop is incredibly tiny and can only hold one bus never mind the fact that there are now 6-7 buses. The car loop was not anticipated in 1969, so it overlaps with the bus loop. Due to the increasing need for students to be dropped off which is expected to increase with the expansion of the non-transportation zone, the cars have to snake around the parking lot which creates confusion and safety issues for the students who need to cross through the parking lot to get to school.

Capacity:

At a capacity of 361 students, BWES is one of Columbia's smallest elementary schools. Adding just 36 students increases school capacity by 10%. Despite the small size of the school, it will include all

of the apartments (6,000+ when the currentproposed plan is complete) in the Merriweather District. In Spring 2024, Roslyn Rise will reopen at almost double the number of units it held before it was demolished in fall 2021. The school gains students each month of the school year and is a late enrolling school. It is often hard to projection the actual enrollment of the school especially due to being a late enrolling school. With the ever increasing rents in the area, families have no choice but to hop around chasing affordable rates which is creates a significant amount of late enrollments. These families deserve to be served by an adequate school no matter what their income level.

History of Repairs:

Bryant Woods had an addition in 1984 that included a gymnasium and three classrooms to enable all day Kindergarten, which are now used for band/strings and two pre-K classrooms. A renovation in 2004 replaced the packaged rooftop air conditioner along with the addition of a gymnasium gas-fired make-up air unit . On July 13, 2006, the board approved that the roof be replaced by Cole Roofing Co. for a little over \$602 thousand. According to the strategic plan, Bryant Woods was last renovated in 2004, and all other elementary schools except 1 have been renovated or had an addition since then.

Community Impact:

Bryant Woods Elementary School serves pre-K through 5th grade and is a community eligible and Title 1 school with 40% of children receiving free and reduced meals . It a majority minority elementary school with 46% of the students being Black/African American and 14% being Hispanic/Latino. The great thing about Bryant Woods is that these students are also taught and witness a diverse staff as well. Finding a school with representation is desirable for families of diverse populations making this an asset to the community. They should have desirable building to work and learn in.

Other school renovations:

Wilde Lake High School was originally built in 1971, was completely replaced in 1995 and had a new roof in 2019. Wilde Lake Middle School was built in 1969 and completely replaced in 2016. However, Bryant Woods Elementary School (BWES) was built in 1968, before either of those schools, and has not seen substantial recent renovations and has major issues. Running Brook is the only other elementary school that serves Downtown Columbia. Running Brook was built in 1970 and renovated with a new addition including a security vestibule in 2014.

Bryant Woods Elementary School needs to be replaced. It is infrastructure that supports the growing Downtown Columbiaarea. Funding is needed to address the capital needs of the school. At the very least, the HVAC system at Bryant Woods should be added to the HCPSS capital improvement plan. Ultimately, the entire building should be completely replaced with a larger school that supports the growing elementary school needs in the area.

Sincerely,

Meagan Lohin

Respass, Charity

From: Evelyn Mogren <evelynmmogren@gmail.com>
Sent: Monday, September 18, 2023 7:52 AM
To: CouncilMail
Subject: Affordable housing in the General Plan

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.]

HoCo Board members,

Housing development can be done environmentally smart as well as in proper density to be lower rent for everyone. You need to knuckle down and make the rules that are being urged by many citizen groups so developers have to use models of housing from Europe, Singapore, and beyond and stop going for only the big bucks that US "traditional " housing pulls in. Responsible development starts with you! Don't limit housing just because you can't see a way to do it! There ARE ways. Take the time to actually make housing work for the community.

Evelyn Mogren

Oakland Mills Village resident

Sent from my iPhone

Good evening, Everyone,

My Name is Mae A. Beale. I am a senior, have lived in Columbia, Maryland, for 51 Years, and have one son, Terrence. Howard County's housing crisis impacts seniors, young adults, families, people with disabilities, and our lower-paid residents from all spectrums of our workforce. I am here tonight to speak on behalf of our seniors by supporting the solutions the Housing Affordability Coalition recommended to reinforce the goal of allowing 2,000 housing units each year, with 25% being affordable and 10% designated for low-income people who are disabled or seniors. The housing crisis has not personally impacted me. I am primarily concerned about the plight of our seniors. Seniors are one of the most vulnerable residents in Howard County regarding affordable housing. Many are on a fixed income, and housing is not affordable. Most spend the majority of their retirement income on rent, and for many, their monthly income doesn't cover their rent. Some seniors have disabilities, and many houses are not ADA-compliant.

Some programs, such as the Income Housing Credit, are in place, but it does not necessarily target seniors. It is often up to the builders to decide how many units are set aside for seniors and low-income residents. In some instances, seniors must also meet HUD's income criteria for approved dwellings and fill out paperwork regarding their eligibility status. How many seniors are knowledgeable enough to take on the daunting task of completing all the necessary paperwork? Many resources and programs are available to assist seniors with housing needs in Howard County. 1. Is the information regarding the availability of housing accessible to the seniors and those who can benefit the most? 2. Are we committed to ensuring seniors are educated and informed about how, when, and where affordable houses are available.? The need for more affordable housing is unquestionable. We must create more easily accessible housing incentives by continuing to organize and advocate for seniors and low-

income residents. Again, I support the solutions the Housing Affordability Coalition recommended.

Respass, Charity

From: Mary Jane Sasser <maryjane.sasser@gmail.com>
Sent: Monday, September 18, 2023 2:24 PM
To: CouncilMail
Subject: My Daughter-College Grad/NASA Employee Cannot afford to Live in HOCO! This needs to change!

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

Howard County's housing crisis is impacting seniors, young adults and families, people with disabilities, and essential but lower-paid members of our workforce (including teachers). I support the solutions recommended by the Housing Affordability Coalition:

- **Increase in Housing Allocations.** We must expand our housing supply. We should build 2,000 new homes each year, of which 25% should be affordable for households earning less than 60% of area median. Further, 10% of the affordable homes should meet ADA requirements.
- **Modified Land-Use Map.** Multifamily and missing middle housing (such as duplexes, quadplexes and accessory dwelling units [ADUs]) should be allowed by right in more areas of the county, because these housing types are normally more affordable than single-family detached homes. In addition, we should expand the Public Service Area to support future development of missing middle housing.
- **Incentives for Special-Needs Housing.** We must create more incentives for the development of housing for seniors and others who have low incomes and/or disabilities.
- **Preservation of Affordable Housing.** Housing that is today affordable should not be lost when its ownership changes. We should set a goal of zero net loss of existing housing for households with incomes below 60% of area median, and employ preservation and revitalization strategies to ensure we hit the goal.
- **Targets and Timing for Gateway.** We must move faster on Gateway redevelopment. We should establish targets now for commercial, housing, school capacity and transportation in Gateway, and move forward rapidly with the redevelopment plan for that area.
- **Support for Housing and Schools.** We must find the capacity -- including new funding -- to support the development of additional housing while seeking innovative approaches to locating school facilities. We can have more housing and great schools!

Respass, Charity

From: Sherry Banks <smb8400@gmail.com>
Sent: Monday, September 18, 2023 12:42 PM
To: CouncilMail
Subject: Howard County Needs more Affordable Housing Now!

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.]

Good Day,

My name is Sherry Banks and I am a resident of Howard County. I also have the unique opportunity of working in the county as well. I have resided here for over 15 years and my son attends public school (Long Reach High) in the area. We have seen first hand how affordable housing can aide families who are in dire need of assistance outside of traditional government assistance offered through federal grants and funding as we have never qualified for such due to me always working a "living wage" The problem is Howard County is one of the most expensive Counties in America and a "living wage" is not truly such. Knowing this to be a fact at the legislative level more is required of those that we vote into office.

There are large areas of Howard County that are redlined to prevent the building of affordable housing for multiple families outside of the Columbia/Ellicott/Elkridge region. This are appears to be allocated for the more well to do community who who do not want to mix with the middle class and are not forced to do so by the legislatures. Big companies get away with only paying fees when they dont uphold their obligligations to build enough low and middle class housing spaces n new developments. Knowing this, the laws still have not changed to do what is most advantageous for the community. At what point do those in office start advocating for us?

Please also see the below unified message on what else is required for better housing assistance.

Howard County's housing crisis is impacting seniors, young adults and families, people with disabilities, and essential but lower-paid members of our workforce (including teachers). I support the solutions recommended by the Housing Affordability Coalition:

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- **Support for Housing and Schools.** We must find the capacity -- including new funding -- to support the development of additional housing while seeking innovative approaches to locating school facilities. We can have more housing and great schools!

Thank you for your time and consideration.

Respectfully,
Sherry Banks
HC resident and mom

Testimony in Support of Affordable Housing

Howard County Council Hearing on HoCo by Design, September 20, 2023

Dear Howard County Council Members,

On September 12, the *Baltimore Sun* published an article on housing costs in the Baltimore region. The median price for a home in Howard County is \$567,000, almost \$100,000 more than the next most expensive of the other five counties listed. And the median price in Howard County has increased by 4.6% in the last 12 months.

<https://www.baltimoresun.com/business/bs-bz-baltimore-home-sales-20230912-ltjqmshsvbgptny7ka2kextkdi-story.html>

With prices like these, Howard County is shutting out many groups of people: young families and young adults buying or renting their first homes, seniors, people with disabilities, and critically important members of our workforce who make Howard County function--nurses, teachers, firefighters, and police among others.

You have an opportunity to change this situation over the next decade through HoCo by Design.

Please support the recommendations of the Housing Affordability Coalition:

- Increase the number of new homes and homes for moderate-income families
- Increase the variety of houses built to accommodate more residents: multifamily units, duplexes, quadplexes and ADUs. Single family detached homes should not be the only option.
- Create incentives for special-needs housing
- Preserve existing affordable housing
- Promote affordable housing within the new Gateway Complex

Howard County needs to house people from all walks of life to make our community diverse, equitable, and vibrant. You have the power to welcome and embrace people from multiple income levels. Please support the recommendations of the Housing Affordability Coalition.

Laurie Liskin
4642 Smokey Wreath Way, Ellicott City, MD 21042
Lliskin49@gmail.com

Respass, Charity

From: Regina Lee <rvltravel@hotmail.com>
Sent: Tuesday, September 19, 2023 10:21 AM
To: CouncilMail
Subject: Testimony on CB28-2023, Howard County General Plan

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

Regina Lee
Columbia, MD 21044
rvltravel@hotmail.com
240-462-1623

Testimony sent in to the Howard County Council
for Support of the HOCO by Design General Plans
On the topic of "Housing" Given Wed., September 20, 2023

My name is Regina Lee, a member of St John Baptist Church, and my husband and I have lived in District 1 in Columbia for 9 years. I am a "DIFFERENTLY ABLED" 67 year old black female, who uses a wheelchair for total mobility. I am giving my testimony on the HoCo by Design General Plan not as a member of any of the numerous organizations that I am a member of, but as an individual. Under the topic of "Housing" – 1) I am in support of the diverse housing choices (such as Missing Middle and Accessory Dwelling Units), as long as they are built with safe building materials; 2) The housing demand/supply imbalance to end homelessness here in Howard County; 3) Addressing the housing needs as it relates to affordability and not necessarily ACCESSIBLE, but ADA COMPLIANT. And to ensure people of all income levels and age ranges can afford to live, work, and play in this community. If the County Council and ALL OF US don't get this right, 20 years from now – Columbia in particular will still be #13 – not as one of the BEST city's in America to live in, but as the WORST.

Respass, Charity

From: Alex.epperly@everyactioncustom.com on behalf of Alex Epperly <Alex.epperly@everyactioncustom.com>
Sent: Tuesday, September 19, 2023 5:11 PM
To: CouncilMail
Subject: Protect \$12+ Million in County Funds for Bicycle & Pedestrian Projects in FY 2024 Budget

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.]

Dear Howard County Council,

My wife and I moved to Howard County this year, and frankly, I am surprised at how un-walkable and un-bikeable a lot of the streets are.

I've been fortunate enough to live in some communities that valued pedestrian- and bicycle-friendly roads and development. I've also lived in some places that haven't cared about it.

Without fail, the communities that paid attention to their pedestrians and cyclists tended to do a lot better, gain residents, and become places where more and more people wanted to live and care about their communities.

I see plenty of adults and children trying to walk along our nearby artery, Bethany Lane, essentially leaving their lives in the hands of a constant stream of distracted, rush-hour traffic drivers. Already this year, we have had one local child injured on Bethany Lane while cycling due to inadequate bike lane space and a distracted driver.

How many more must we have until we get some sidewalks and bike lanes in? Even PARTIAL ones would be an improvement.

I reviewed the Howard County Design Manual, and Bethany Lane is currently outfitted as if it's a "rural road," stuck in another time period. Well, Bethany Lane is not a rural road.

It may be that some folks don't want sidewalks, but times are changing — people want to walk and cycle, get some exercise, and have safe spaces to move about without an engine. And it's not the only one that's woefully underequipped.

The nice ideas laid out in the development guides are just that — nice ideas. But to me, they seem more like dreams until the county puts its money where its mouth is and dedicates actual dollars to making things right, both here on Bethany Lane and elsewhere in Howard County.

Do the right thing.

Best,
Alex Epperly

Sincerely,
Alex Epperly
10014 Fox Den Rd Ellicott City, MD 21042-2226 Alex.epperly@gmail.com

Respass, Charity

From: Cheri Chaney-Hall <cchaney_hall@yahoo.com>
Sent: Tuesday, September 19, 2023 11:04 PM
To: CouncilMail; Jennifer Broderick
Subject: RE: Affordable Housing is Needed in Howard County

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.]

To Whom it May Concern,

My name is Alicia. Before Bridges to Housing Stability, my family and I lived in a one-room efficiency. I could not get into an apartment or a house. I am so grateful that I found out about Bridges. I don't know where we would be without them. My family and I have a safe place that is appropriate for children. Howard County is in desperate need of affordable housing. Thank you,

Alicia

Respass, Charity

From: Amanda Davis <amanda.mr.davis@gmail.com>
Sent: Tuesday, September 19, 2023 3:56 PM
To: CouncilMail
Subject: Testimony For Sept. 20th Public Hearing

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.]

To Whom it may concern,

Howard County has a housing affordability crisis. Over the last few years, the costs of ownership and rentals have skyrocketed. This housing crisis is impacting seniors, young adults and families, people with disabilities, and essential but lower-paid members of our workforce (including teachers).

I support the solutions recommended by the Housing Affordability Coalition:

Increase in Housing Allocations

We must expand our housing supply. We should build 2,000 new homes each year, of which 25% should be affordable for households earning less than 60% of area median. Further, 10% of the affordable homes should meet ADA requirements.

Modified Land-Use Map

Multifamily and missing middle housing (such as duplexes, quadplexes and accessory dwelling units [ADUs]) should be allowed by right in more areas of the county, because these housing types are normally more affordable than single-family detached homes. In addition, we should expand the Public Service Area to support future development of missing middle housing.

Incentives for Special-Needs Housing

We must create more incentives for the development of housing for seniors and others who have low incomes and/or disabilities.

Preservation of Affordable Housing

Housing that is affordable today should not be lost when its ownership changes. We should set a goal of zero net loss of existing housing for households with incomes below 60% of area median, and employ preservation and revitalization strategies to ensure we hit the goal.

Targets and Timing for Gateway

We must move faster on Gateway redevelopment. We should establish targets now for commercial, housing, school capacity and transportation in Gateway, and move forward rapidly with the redevelopment plan for that area.

Support for Housing and Schools

We must find the capacity -- including new funding -- to support the development of additional housing while seeking innovative approaches to locating school facilities and improving and expanding existing schools. We can have more housing and great schools!

Thank you,
Amanda Davis

--

Amanda M. Roberts Davis, Ph.D.
202-445-5293 | amanda.mr.davis@gmail.com

Respass, Charity

From: amyandpatc@aol.com
Sent: Tuesday, September 19, 2023 5:59 PM
To: CouncilMail
Subject: Future Housing in Howard County.

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.]

I am currently effected by the Howard County housing crisis in two ways. I have two 27-29 year old children, both with college degrees and full time jobs, that can't even come close to living here. Even with parental help, buying a townhouse or condo here is outside of their reach. And on my side, my husband and I would love to downsize our house. I looked into selling our home and moving to an apartment with one floor living to make it easier as we age, but the prices were outrageous. So we stay in our home (which would be perfect for a family with young children) as we can't afford to move. I know schools are very important, and I support Howard County Schools. However, I think we can have great schools and affordable housing for the teachers, nurses, and service people who work here.

Thank you, Amy Curran

Howard County's housing crisis is impacting seniors, young adults and families, people with disabilities, and essential but lower-paid members of our workforce (including teachers). I support the solutions recommended by the Housing Affordability Coalition:

- **Increase in Housing Allocations.** We must expand our housing supply. We should build 2,000 new homes each year, of which 25% should be affordable for households earning less than 60% of area median. Further, 10% of the affordable homes should meet ADA requirements.
- **Modified Land-Use Map.** Multifamily and missing middle housing (such as duplexes, quadplexes and accessory dwelling units [ADUs]) should be allowed by right in more areas of the county, because these housing types are normally more affordable than single-family detached homes. In addition, we should expand the Public Service Area to support future development of missing middle housing.
- **Incentives for Special-Needs Housing.** We must create more incentives for the development of housing for seniors and others who have low incomes and/or disabilities.
- **Preservation of Affordable Housing.** Housing that is today affordable should not be lost when its ownership changes. We should set a goal of zero net loss of existing housing for households with incomes below 60% of area median, and employ preservation and revitalization strategies to ensure we hit the goal.
- **Targets and Timing for Gateway.** We must move faster on Gateway redevelopment. We should establish targets now for commercial, housing, school capacity and transportation in Gateway, and move forward rapidly with the redevelopment plan for that area.
- **Support for Housing and Schools.** We must find the capacity -- including new funding -- to support the development of additional housing while seeking innovative approaches to locating school facilities. We can have more housing and great schools!

Respass, Charity

From: curtis20852@gmail.com
Sent: Tuesday, September 19, 2023 5:54 PM
To: CouncilMail
Cc: 'Columbia Housing Center'
Subject: Support for Affordable Housing - 20Sep2023

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.]

Dear Howard County Council,

I am writing to express my support for the affordable housing goals of the Howard County Housing Affordability Coalition (HCHAC) and for consideration by HoCo by Design.

As a resident of Howard County for over 10 years, I have experienced the challenges that people of limited means face in finding housing. The median home price in Howard County is over \$600,000, and the median rent for a 1 bedroom apartment is over \$2,000 per month. This is far out of reach for me.

I am 65+, semi-retired, functionally independent man. I am now facing the very real possibility of not being able to afford to live in Howard County. I have been searching for affordable housing for over a year.

I urge you to support the development of more entry and fixed income housing in Howard County. By doing so, you can help to ensure that everyone has a safe and affordable place to live, including seniors.

I urge you to work with the HCHAC to develop a comprehensive plan to address the affordable housing crisis in Howard County.

Here are some specific ways that the Howard County Council can support affordable housing:

- Promote conversion of single-family residences to dual-use
- Promote mixed-income housing developments
- Creation of a stable rental structure for 65+

Thank you for your time and consideration.

Curtis Phinney,

3378A NCR, Ellicott City, MD 21042-2738

Respass, Charity

From: jsanders@umd.edu
Sent: Tuesday, September 19, 2023 10:40 PM
To: CouncilMail
Cc: jsanders@rhsmith.umd.edu
Subject: Suggestions HoCo By Design
Attachments: HoCo By Design Improvements JSanders final.docx

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.]

James Sanders

jsanders@rhsmith.umd.edu

HoCo By Design Improvements

Adj. Professor of Entrepreneurship and Real Estate, University of Maryland

Leader, Aging in Place; TVIH & Age Friendly Howard County

Board Chair Grants, Community Foundation. Planning & Evaluation, Community Action Council

Retired Director of Strategy & M&A, Honeywell

I offer improvements on four topics: 1) increased innovation and flexibility, 2) support for the recommendations and analysis of HoCo Affordable Housing Coalition and the HoCo Age in Place program, 3) response to the needs of aging citizens which the largest and most predictable audience of housing changes due to financial and health needs.

Introduction: I am a 49 year Columbia resident with deep engagement in the community. For the last 8 years I have focused on Aging in Place and led workshops and research programs at the Village in Howard County (TVIH) and Age Friendly. I have also used my strategy and investment skills to lead a real estate MBA course and incubator focused on real estate entrepreneurship and innovation at the Smith School and School of Architecture. The program involved creating business plans and implementation programs for 25 new projects and ventures.

Recommendation 1: Adopt the HoCo Affordable Housing Coalition proposals

Increase in Housing Allocations. Build 2,000 new homes each year, of which 25% should be affordable for households earning less than 60% of area median. 10% of the affordable homes should meet ADA requirements.

Modified Land-Use Map. Multifamily and missing middle housing (such as duplexes, quadplexes and accessory dwelling units [ADUs]) should be allowed by right. Expand the Public Service Area to support future development of missing middle housing.

Incentives for Special-Needs Housing. Create more incentives for the development of housing for seniors and others who have low incomes and/or disabilities.

Recommendation 2: Adopt flexibility and innovation methods in the ten year plan. Create easy ways to adapt to changes in technology, investment, and regulation.

Support improvements in the three predictors of creating affordable housing

Innovation in construction. New approaches reduce construction time and cost by 50%. Greystar and other major builders are using innovations in offsite, modular, and 3D printing construction to create homes in Maryland. Ivory Innovations ten

year incubator and investment program has an inventory of 500 affordable housing projects around the country.

<https://ivoryinnovations.org/foundingpartners>

Innovations in regulation and zoning. Regulation is the most difficult issue in creating affordable housing. There is a range of innovations around special circumstances: office-to-residential conversion, disability, aging needs, and affordability challenges. Certainty required for investment is a challenge. Cost is also a challenge; NAHB studies found that regulation is 25% of the cost of building a single family home and 32% of multifamily homes. Work on innovating regulatory approaches continues with dozens of studies. The recently launched Maryland Task Force of ADUs is reviewing current studies, interviewing stakeholders and will propose solutions to the legislature in June 2024. These proposals will impact HoCoBy Design. Decisions about ADUs should wait for this more thorough review.

Innovation in financing. Philanthropy, impact investors, Fannie Mae, and community banks are innovating with a range of financing models and private/public programs. Innovations in supporting ADUs include access to Fannie Mae programs, better valuations, fewer restrictions on resale. Many of the financing approaches are dependent on innovations in regulation.

Recommendation 3: Adopt the HoCo Age Friendly/Aging in Place recommendations.

H 4a: Create an Older Adult Housing Plan that includes an analysis of current and planned future housing for older adults. Review current building stock, analyze predictable, health requirements, identify options, and create a development program to fill gaps.

H 1g: Support in-law suites/Accessory Dwelling Units (ADUs) by creating a by-right regulatory approval of in-law suites and ADUs. Create a Howard County ADU facilitation program.

H 7 Develop consistent permitting requirements across all jurisdictions within the County, that removes barriers to home modifications that facilitate Aging in Place (AIP)

H 10 Modify regulations to facilitate home sharing (program where unrelated adults can share housing with older adults) Support home sharing for both financial viability and to lessen isolation.

Thank you for your consideration. Jim Sanders

James Sanders

jsanders@rhsmith.umd.edu

HoCo By Design Improvements

Adj. Professor of Entrepreneurship and Real Estate, University of Maryland

Leader, Aging in Place; TVIH & Age Friendly Howard County

Board Chair Grants, Community Foundation. Planning & Evaluation, Community Action Council

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H 10 Modify regulations to facilitate home sharing (program where unrelated adults can share housing with older adults) Support home sharing for both financial viability and to lessen isolation.

Thank you for your consideration. Jim Sanders

Respass, Charity

From: Krista Threefoot <kthreefoot@lwvmd.org>
Sent: Tuesday, September 19, 2023 4:03 PM
To: CouncilMail
Subject: Testimony on CB28-2023, Howard County General Plan

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.]

To: Chairperson Christiana Rigby and the Members of the Howard County Council

Thank you for the opportunity to participate in the public discussion of HoCo By Design and the impact it will have on Howard County now and in the future.

The League of Women Voters of Howard County has been involved in advocacy related to land development and housing for a number of years, and we have been following the evolution of this new general plan closely. As an organization that values research and consensus, we are pleased with the work the county has done to study the issues from all sides and to involve a diverse array of stakeholders in developing the HoCo By Design plan. We also support the intentional focus on equity within each branch of the plan.

AFFORDABLE HOUSING

The League is well-aware of the immense growth Howard County has experienced and will continue to experience over the next decade and more, and how this growth makes it imperative for us to increase the number of housing units. We are also aware of how current housing shortages, and the resulting increases to housing costs, have created an affordability crisis that impacts everyone in the county, including those who protect, serve, and teach in our communities.

We **support** HoCo By Design's plan to address low-income housing as well as the "missing middle" through the diversification of new housing construction, especially the focus on multi-family units, smaller units that enable home ownership for low to moderate income individuals and families, mixed-use buildings, and changes to zoning codes that allow the use of ADUs.

However, as members of the Affordable Housing Coalition, we believe that this plan does not go far enough in its requirements for affordable units in new housing construction.

Specifically, we believe that the plan should be amended to state that:

We should build 2,000 new homes each year, of which 25% or 500 homes should be affordable for households earning less than 60% of area median. Further, 10% of the affordable homes should meet ADA requirements.

TRANSPORTATION

Transportation is both a key issue for us as a growing county and a subsidiary issue related to affordable housing. It's not enough for someone to be able to own a home or pay reasonable rent – they also need to be able to reliably access workplaces and commerce centers from their homes.

Additionally, as population and construction increase, the County will need infrastructure that accommodates more people traveling through more crowded spaces.

Therefore, the League **supports** HoCo By Design's investments in increasing and improving public transportation, especially the new Downtown Columbia and East County Transit Centers, new park and ride lots, and County-supported improvements to MARC stations/lines, as well as building new walking and biking pathways to connect housing and commercial areas.

ENVIRONMENTAL IMPACT

Protecting and preserving our beautiful county is also of great importance to the League, and we **support** HoCo By Design's ecological health implementation actions as outlined in the plan.

PUBLIC SCHOOLS

Finally, the League is invested in promoting equity in education, which includes ensuring that all students attend schools that provide adequate space, well-maintained facilities, and a healthy environment. We support HoCo By Design's plan to address both population growth and extensive deferred maintenance by renovating Oakland Mills Middle School, Dunloggin Middle School, and Oakland Mills High School, and by increasing space at Hammond High School.

In summary, the League is highly supportive of HoCo By Design, with the only caveat being that we believe it includes insufficient requirements for affordable housing. **We urge the county to pass this plan with an amendment that requires the building of 2,000 new homes each year, of which 25% or 500 homes should be affordable for households earning less than 60% of area median. Further, 10% of the affordable homes should meet ADA requirements.**

Thank you again for your time and consideration of our testimony.

Sincerely,

Krista Threefoot
President, LWVHC

Respass, Charity

From: Norman Rivera <normanrivera2012@gmail.com>
Sent: Tuesday, September 19, 2023 11:41 AM
To: CouncilMail; Jung, Deb
Subject: Testimony on CB28-2023, Howard County General Plan/HOCO By Design

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.]

I am a land use attorney who lives in the Merriweather District. I practice mostly in Prince George's County, Washington DC and other Counties. I have lived in Prince George's County and Baltimore City then moved to Mapelawn and now here. Everywhere in the DMV and especially here now in Howard County, affordable housing for all sectors of our society is needed. I generally align myself with the views of the Columbia Housing Center, and the Housing Affordability Coalition. It is important to provide simple safe housing, then opportunities to move up with owner-occupied housing. It should be walkable, near transportation corridors, and energy efficient to the degree reasonably possible. I work as a volunteer on a hospital board to provide mental health and women's care as well as charity groups to assist the poor and disadvantaged. The more that succeed is better for all.

Respass, Charity

From: Paul Verchinski <verchinski@yahoo.com>
Sent: Tuesday, September 19, 2023 6:30 PM
To: CouncilMail
Subject: HoCobyDesign Comments
Attachments: SAC-Meeting-2-Presentation-August-4th-2020.pdf

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.]

See Page 30 of the attachment which is the BWI Plan for a parallel runway to Runway 28 for 2030 This will negatively impact Gateway.

Paul Verchinski
5475 Sleeping Dog Lane
Columbia

-

--



**Baltimore/Washington International Thurgood Marshall Airport (BWI Marshall)
Airport Noise Zone (ANZ) Update
Stakeholder Advisory Committee (SAC) Meeting #2**

Presented by:

The Maryland Department of Transportation (MDOT)

Maryland Aviation Administration (MAA)

August 4, 2020

6:00 PM – 9:00 PM

 **MARYLAND DEPARTMENT OF TRANSPORTATION**
MARYLAND AVIATION ADMINISTRATION

Welcome Remarks

- Welcome to the Stakeholder Advisory Committee (SAC) meeting
- MDOT MAA representatives and Consultant team introductions
- Chief Engineer Opening Remarks



Virtual Meeting Plan & Procedures

- Tonight's meeting will operate similar to an in-person meeting
- There are some different procedures for the virtual format
 - During the meeting, if you have a question:
 1. Please use the "Raised Hand" feature on the screen and/or
 2. Ask the question in the chat box
 - We will answer questions during the presentation
 - Additional questions will be answered at the conclusion of the presentation
- If you experience technical difficulties
 - Please let us know in the chat box
 - Log off, and log back in
 - We recommend having only one web browser open for the duration of the meeting, and to close all other programs on your computer if possible

SAC Meeting 1 Recap

- What an Airport Noise Zone is and why we do one
- Noise fundamentals
- SAC makeup, roles, and responsibilities
- Overview of BWI Marshall
- Overview of noise modeling process and input development
- What makes up a Noise Abatement Plan
- Project scope and schedule



Airport Noise Zone (ANZ) Study Update Elements


Airport Noise Zone (ANZ)	Noise Abatement Plan (NAP)
<p>Means to identify and control incompatible land development around BWI Marshall</p> <p>Comprised of the largest extent of the annual Day-Night Average (DNL/Ldn) composite contours for each study year (2020 base, 2025 and 2030 forecast)</p>	<p>Prescribes measures to monitor and reduce or eliminate impacted land use areas to the extent feasible, while maintaining efficient airport operations</p>

ANZ Update Scope and Process

- Form and engage with Stakeholder Advisory Committee (SAC)
- **Prepare base year, 5-year, 10-year forecast contours**
- **Compile composite Airport Noise Zone (ANZ)**
- **Conduct land use inventory**
- Update the Noise Abatement Plan
- Conduct public hearing/workshop
- Incorporate ANZ into Code of Maryland Regulations (COMAR)

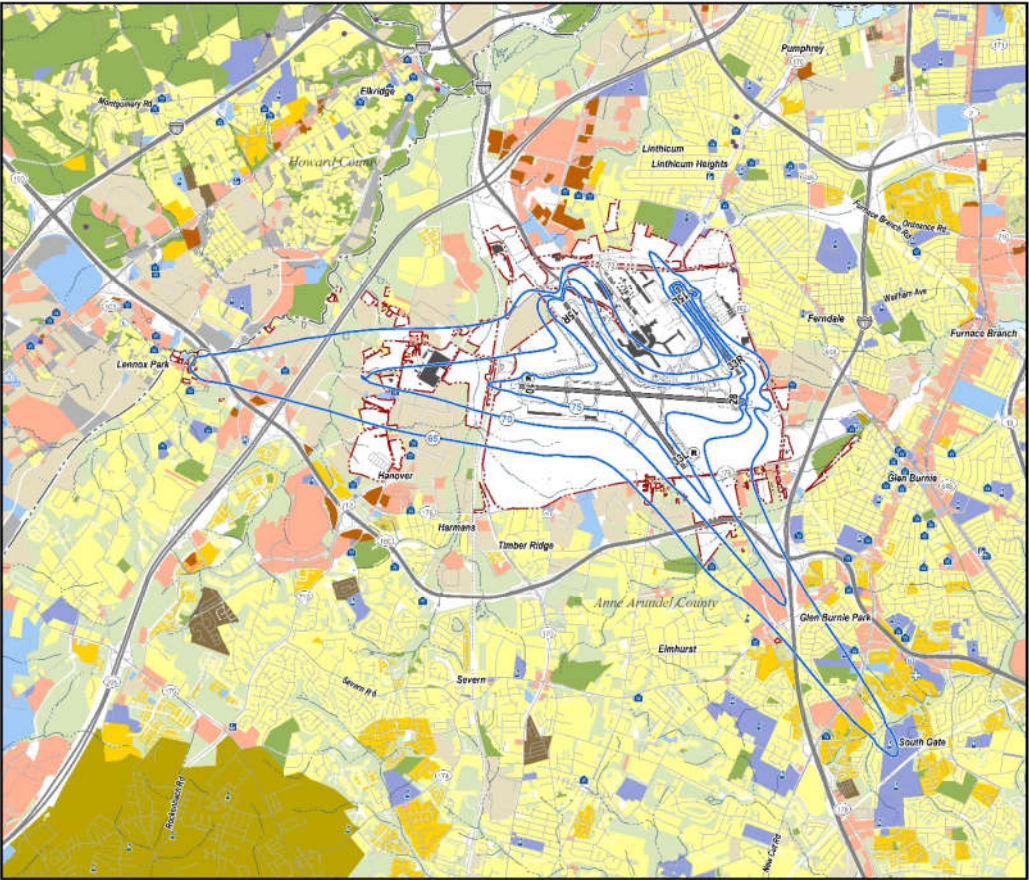
We are here





Noise Contours (2020, 2025, 2030) and Composite Draft 2020 ANZ

Draft Base Year (2020) Contours



Airport Noise Zone Update

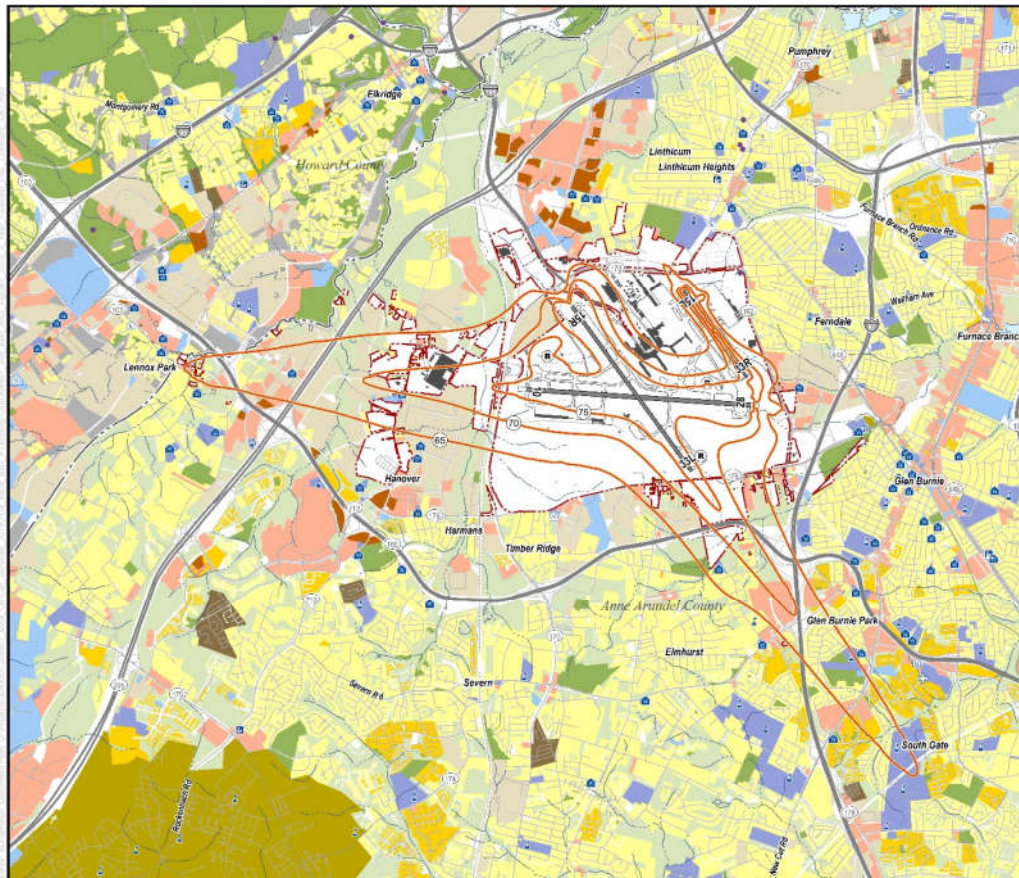
2020 Base Year DNL Contours

- 2020 Base Year DNL Contours
- MDOT MAA Property Boundary
- Runup Locations
- Helicopter Operation Area
- Runway
- Airport Buildings
- Airport Pavement Edge
- County Boundary
- Roads
- Railroad
- Stream / Creek
- Residential Use
- Multi-Family Residential Use
- Mobile Home
- Transient Lodging
- Mixed Use
- Public Use (Non-Compatible)
- Public Use (Compatible)
- Water
- Military Use
- Commercial Use
- Manufacturing / Production
- Vacant / Undeveloped
- Recreational / Open Space
- Golf
- Transportation / Utility
- School
- Places of Worship
- Nursing / Assisted Living
- Library
- Hospital / Health Care
- Historic Place (NRHP)

Data Sources: MDOT MAA; Anne Arundel County; Howard County; Baltimore County Government Open Data Portal; National Register of Historic Places (NRHP); Environmental Systems Research Institute (ESRI); AirNav.com; HMMH Inc.



Draft Five-year Forecast (2025) Contours



Airport Noise Zone Update

2025 5-Year Forecast DNL Contours

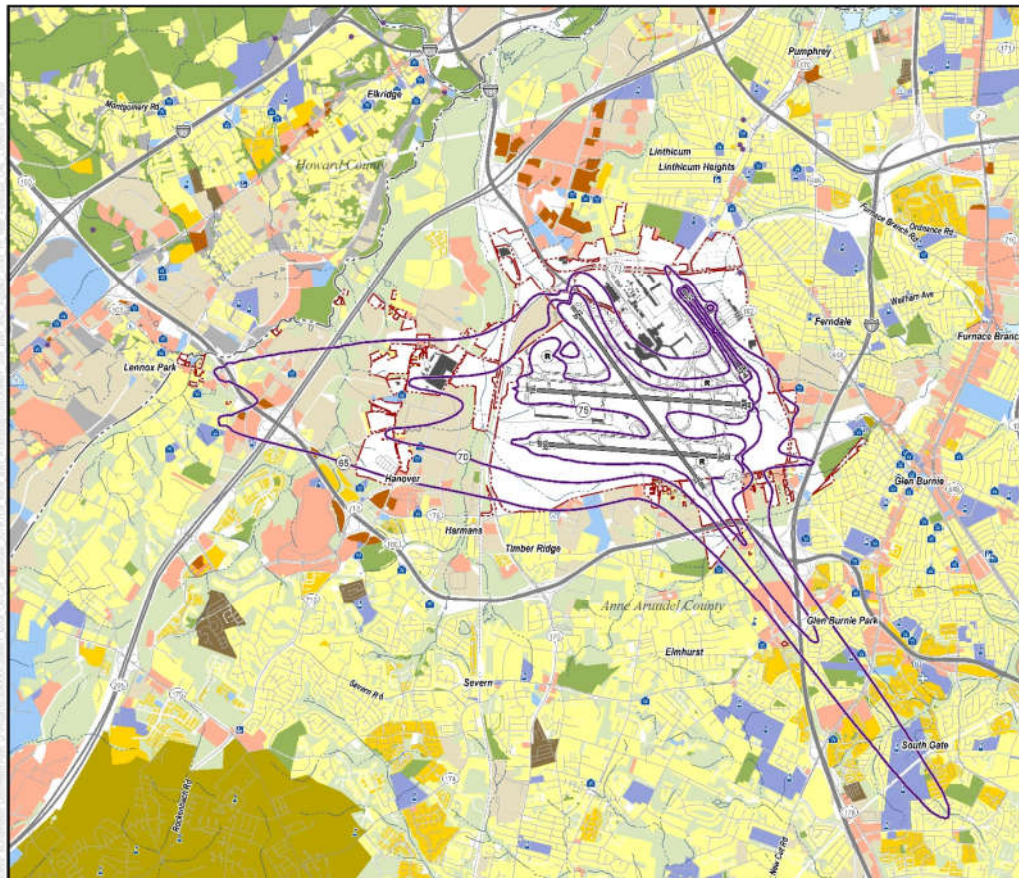
- 2025 5-Year Forecast DNL Contours
- MDOT MAA Property Boundary
- Runup Locations (Future) Helicopter Operation Area (Future)
- Runway (Future)
- Airport Buildings
- Airport Pavement Edge
- County Boundary
- Roads
- Railroad
- Stream / Creek
- Residential Use
- Multi-Family Residential Use
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Data Sources: MDOT MAA, Anne Arundel County, Howard County, Baltimore County Government Open Data Portal, National Register of Historic Places (NRHP), Environmental Systems Research Institute (ESRI), AirNav.com, HMMH Inc.

DRAFT



Draft Ten-year Forecast (2030) Contours



Airport Noise Zone Update

2030 10-Year Forecast DNL Contours

- 2030 10-Year Forecast DNL Contours
- MDOT MAA Property Boundary
- Runup Locations (Future) Helicopter Operation Area (Future)
- Runway (Future)
- Airport Buildings
- Airport Pavement Edge
- County Boundary
- Roads
- Railroad
- Stream / Creek
- Residential Use
- Multi-Family Residential Use
- Mobile Home
- Transient Lodging
- Mixed Use
- Public Use (Non-Compatible)
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Data Sources: MDOT MAA; Anne Arundel County; Howard County; Baltimore County Government Open Data Portal; National Register of Historic Places (NRHP); Environmental Systems Research Institute (ESRI); AirNav.com; HMMH Inc.



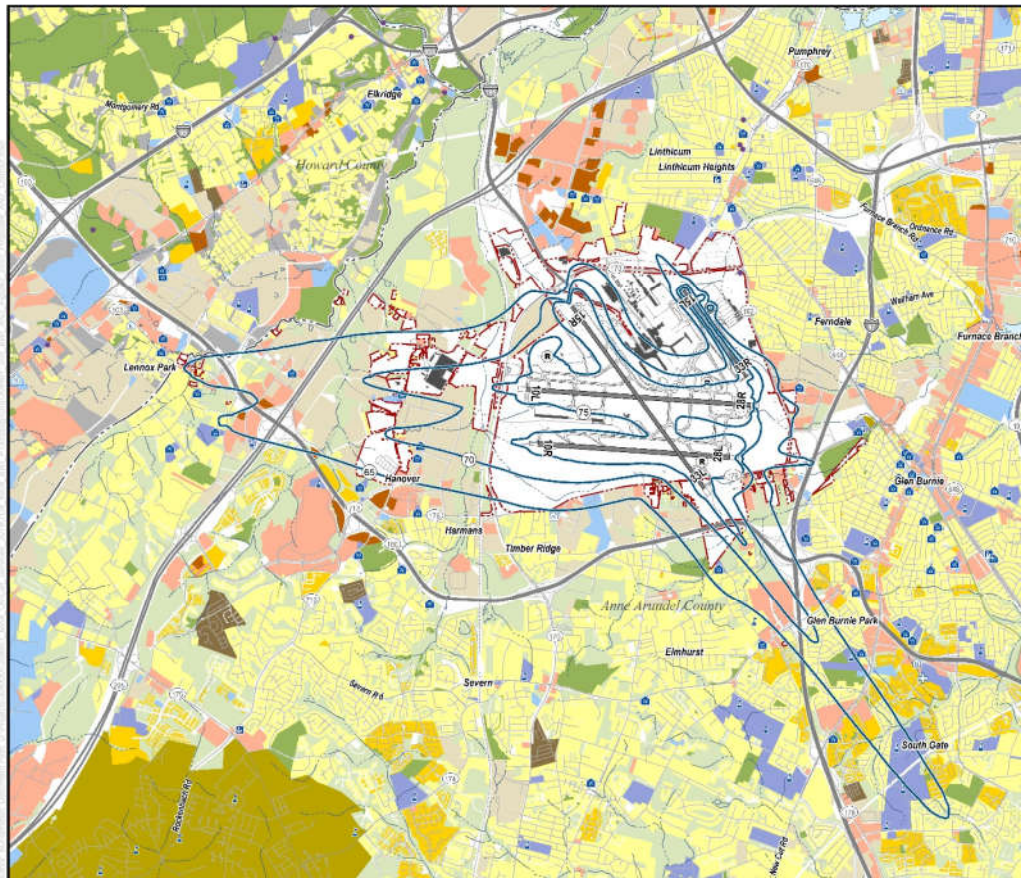
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Draft 2020 BWI Marshall ANZ

- 2020 BWI Marshall ANZ is a composite of the 65, 70, and 75 Day-Night Average (DNL/Ldn) noise contours for:
 - Base year 2020
 - Future years of 2025 and 2030
- Represents the largest extent of the annual DNL/Ldn contours for each of the three study years (2020, 2025, and 2030)
- Defined to provide the largest area of the existing or future noise exposure contours for compatible land use planning purposes

Draft 2020 ANZ Contours



Airport Noise Zone Update

Draft 2020 ANZ

- Proposed Draft 2020 ANZ
- MDOT MAA Property Boundary
- Runup Locations
- Helicopter Operation Area
- Runway
- Airport Buildings
- Airport Pavement Edge
- County Boundary
- Roads
- Railroad
- Stream / Creek
- Residential Use
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Data Sources: MDOT MAA; Anne Arundel County; Howard County; Baltimore County Government Open Data Portal; National Register of Historic Places (NRHP); Environmental Systems Research Institute (ESRI); AirNav.com; HMMH Inc.



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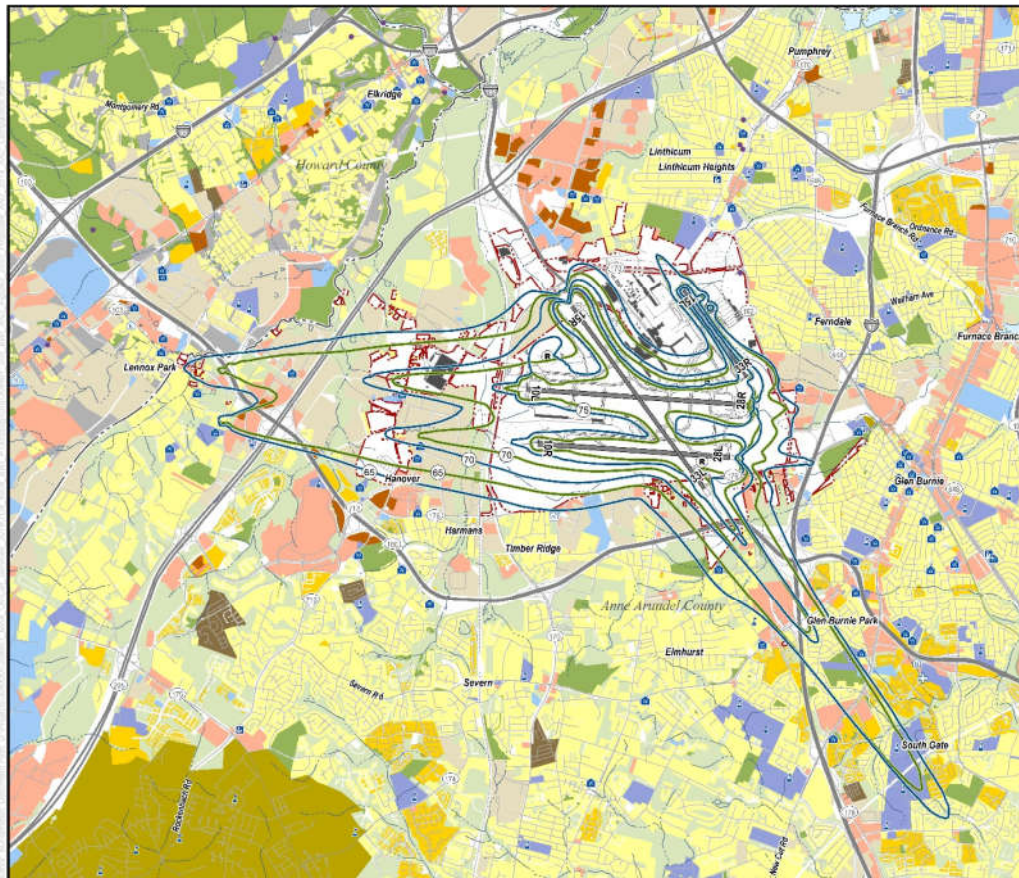
Land Use Analysis – Draft 2020 ANZ Contour

DNL/Ldn Contour Interval	Estimated Residential Population	Estimated Residential Housing Units	Area in Acres
65-70 dB	3,856	1,518	3,048
70-75 dB	113	44	1,404
> 75 dB	2	1	1,091
Total	3,971	1,563	5,543

Sources:

*HMMH 2020
2010 US Census*

Comparison of Draft 2020 ANZ to 2014 ANZ



Airport Noise Zone Update

Draft 2020 ANZ Compared to 2014 ANZ

- P10
- 2014 ANZ Contours
- MDOT MAA Property Boundary
- Runup Locations
- Helicopter Operation Area
- Runway
- Airport Buildings
- Airport Pavement Edge
- County Boundary
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Data Sources: MDOT MAA, Anne Arundel County, Howard County, Baltimore County Government Open Data Portal, National Register of Historic Places (NRHP), Environmental Systems Research Institute (ESRI), AirNav.com, HMMH Inc.



Land Use Analysis – Comparison of Draft 2020 ANZ to 2014 ANZ

ANZ	Estimated Residential Population (≥ 65 dB DNL/Ldn)	Estimated Residential Housing Units (≥ 65 dB DNL/Ldn)	Area in Acres (≥ 65 dB DNL/Ldn)
2014 ANZ	3,596	1,483	4,513
Draft 2020 ANZ	3,971	1,563	5,543
Difference	+375/+10%	+80/+5%	+1,030/+23%

Sources:

HMMH 2020

2010 US Census

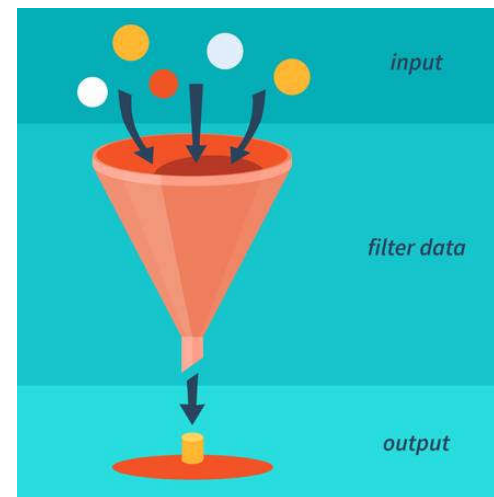
Baltimore/Washington International Thurgood Marshall Airport, Airport Noise Zone Update, December 2014. HMMH Report No. 305160.012



Noise Model Inputs

Noise Model Inputs

- Aviation Environmental Design Tool (AEDT) - noise modeling software
- AEDT requires noise model input data in three categories:
 1. Aircraft noise and performance data
 2. Airport physical inputs
 3. Aircraft operational inputs
 - Number of aircraft operations
 - Aircraft fleet mix
 - Day-night split of operations
 - Runway utilization
 - Flight track geometry and utilization



Physical Input Requirements

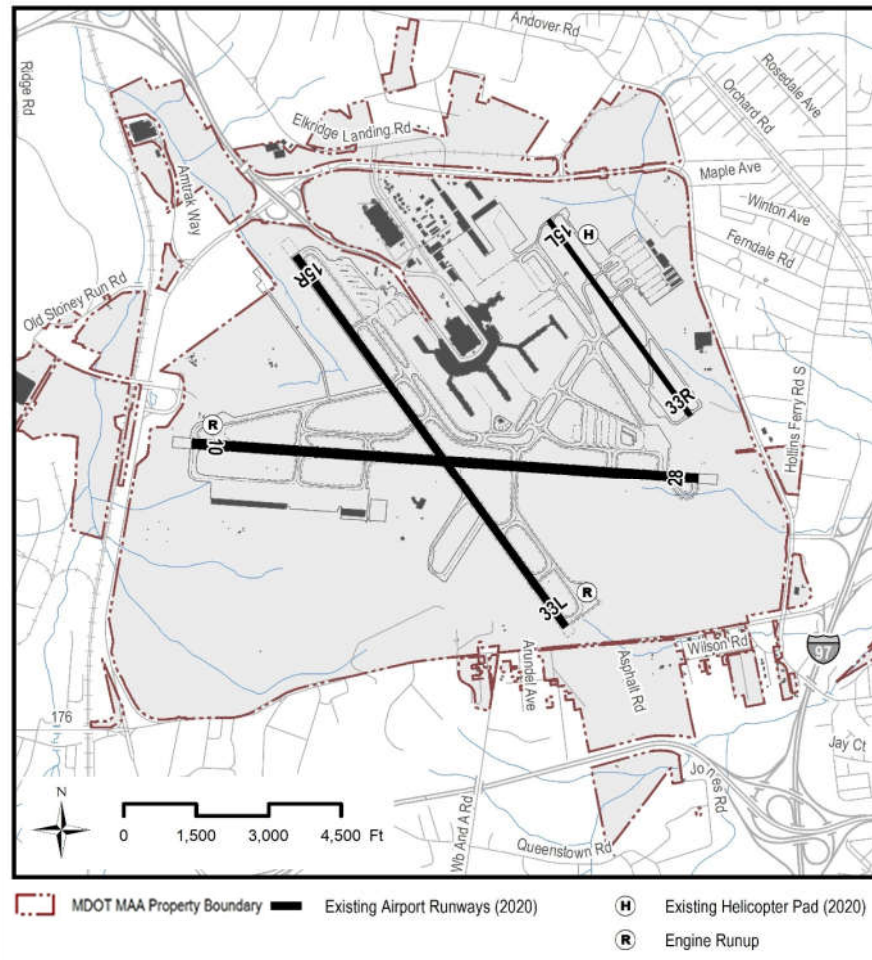
- Runway layout (including displaced landing or takeoff thresholds)
- Flight tracks
- Airport elevation
- Airport weather
 - Temperature
 - Relative humidity
- Related requirements:
 - runway use rates
 - flight track use rates



Noise Modeling Process

- Study years for this ANZ Update: 2020, 2025, 2030
- First step, analyzed existing radar data
- Base Year (2020)
 - Utilized a 12-month set of flight tracks from September 2018-September 2019 from MDOT MAA Airport Noise and Operations Monitoring System (ANOMS)
 - Determined base year AEDT inputs
 - Developed base year conditions and DNL/Ldn contours
- Forecast Years (2025 and 2030)
 - Determined 5 and 10-year forecast AEDT inputs
 - Use of existing MDOT MAA and FAA forecasts to determine future levels of operations and fleet mix
 - Anticipated changes to airport layout and associated flight track changes
 - Developed 5-year and 10-year forecast DNL/Ldn Contours

Base Year (2020) – Airport Layout



Base Year (2020) Operations

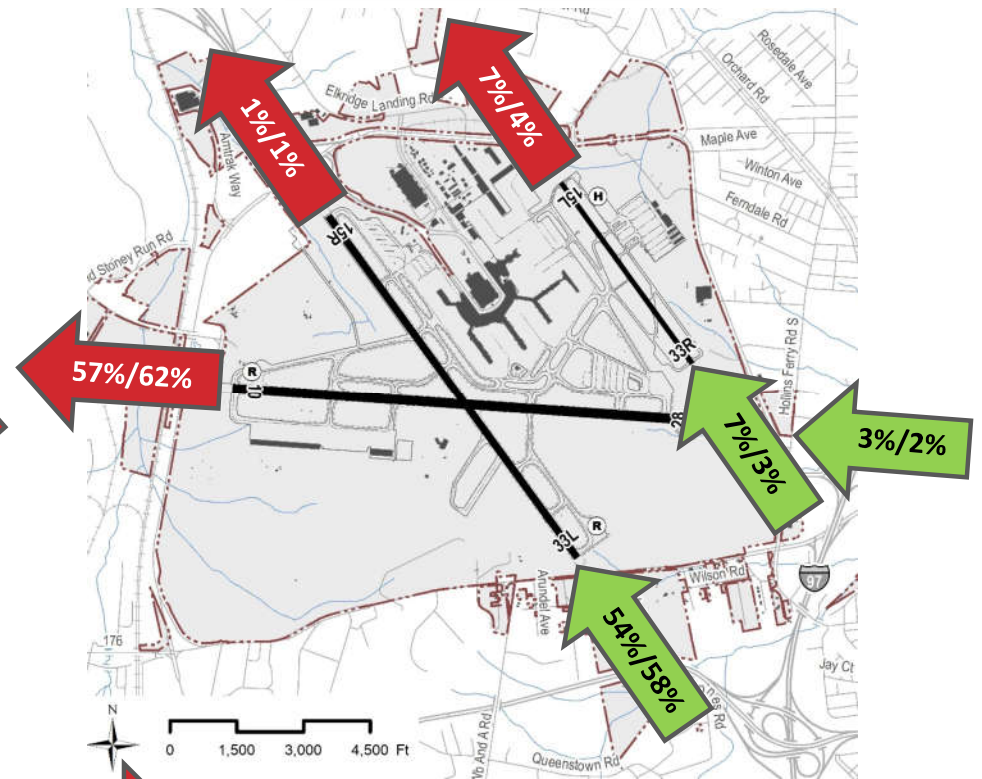
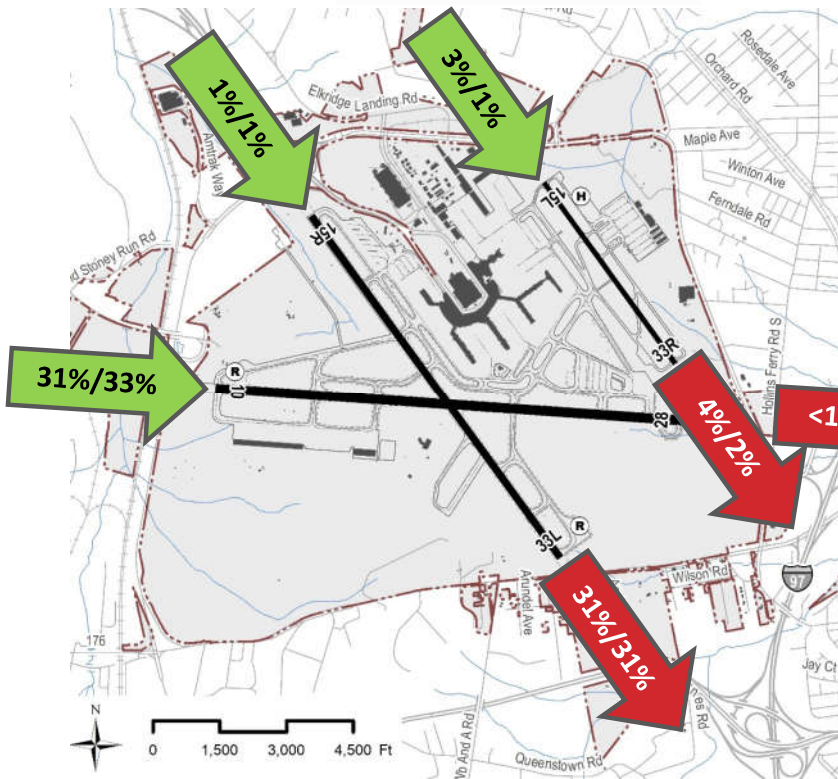
- Overall operations levels derived from 2019 edition of FAA Terminal Area Forecast (TAF)
 - FAA TAF is in terms of fiscal year (October – September) where ANZ update in terms of calendar year (January –December)
 - Operations from FAA TAF years 2020 and 2021 adjusted to reflect calendar year to establish base year (2020) ANZ operations levels
- Aircraft fleet-mix, runway use, and flight tracks derived from ANOMS
- Aircraft maintenance runups derived from MDOT MAA runup logs

Operations Category	Count of Operations	Percentage of Operations
Air Carrier (AC)	229,296	84%
Air Taxi (AT)	31,714	12%
General Aviation (GA)	12,266	4%
Military (ML)	1,166	0%
Total	274,442	100%
Average Annual Day (AAD)	751.9	

Overall Base Year (2020) – Runway Utilization

East Flow – 35%

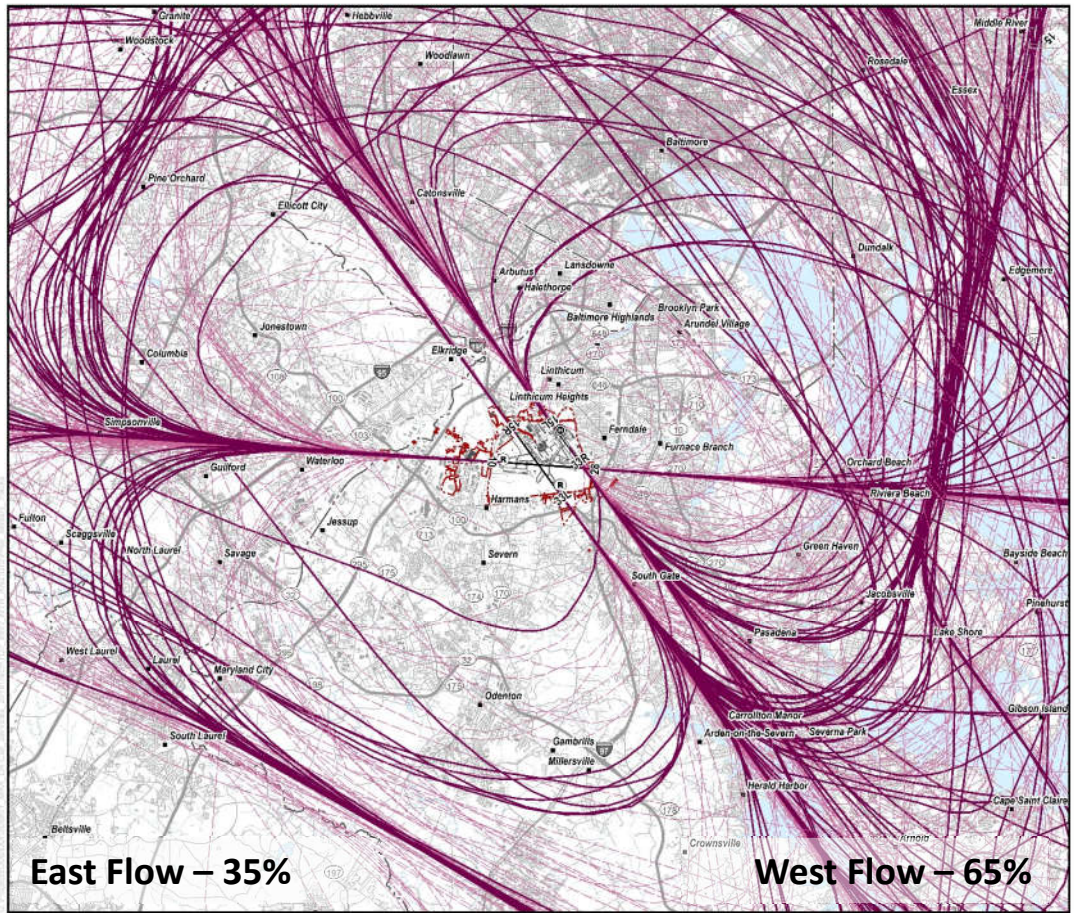
West Flow – 65%



Note: 100% of helicopter operations operate from Helipad (H1)



Base Year (2020) Flight Tracks – Fixed-Wing Arrivals



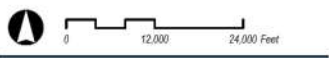
Airport Noise Zone Update

2020 Base Year Modeled Flight Tracks
Fixed-Wing Arrivals

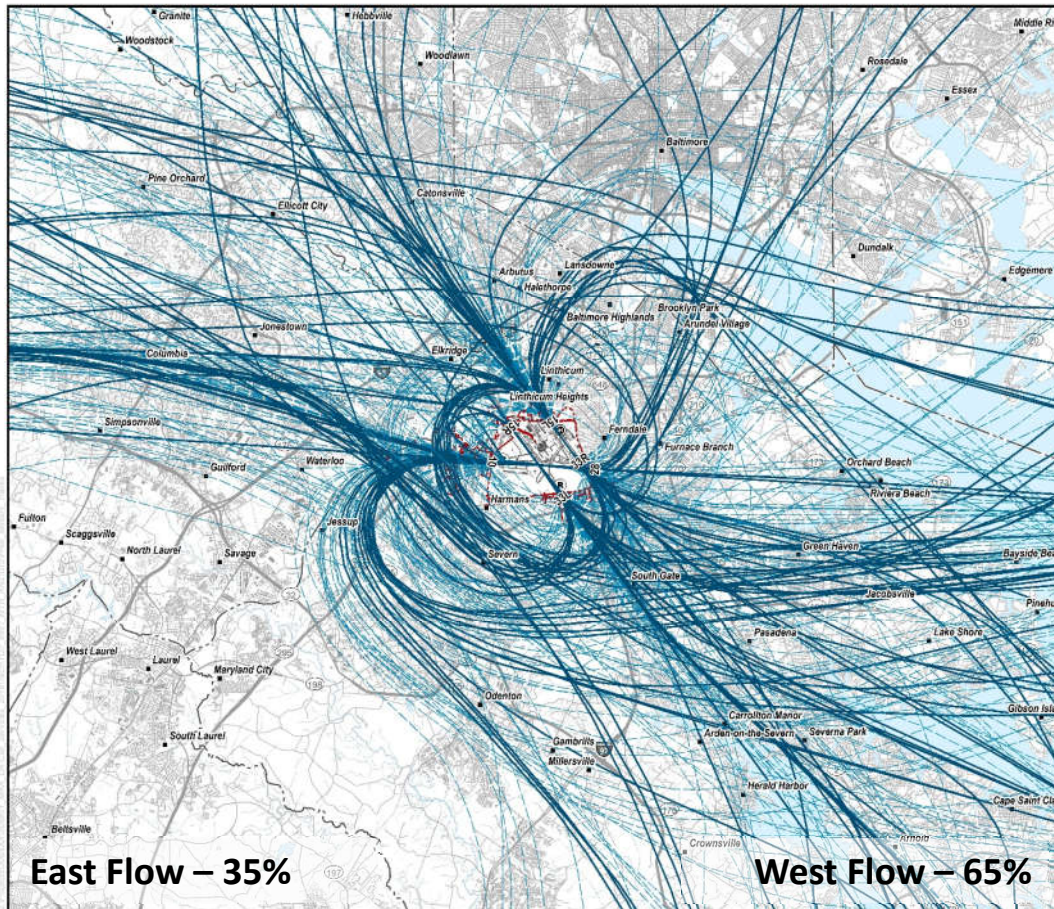
- Modeled Arrival Flight Track - Backbone
- Modeled Arrival Flight Track - Dispersed
- ▭ MDOT MAA Property Boundary
- ⊙ Helicopter Operation Area
- ⊙ Runup Locations
- ▬ Runway
- ▬ Airport Buildings
- ▭ County Boundary
- ▬ Roads
- ▬ Railroad
- ▬ Stream / Creek
- ▭ Water

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Data Sources: Baltimore County Government Open Data Portal; Environmental Systems Research Institute (ESRI); AirNav.com; HMMH Inc.



Base Year (2020) Flight Tracks – Fixed-Wing Departures



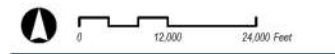
Airport Noise Zone Update

2020 Base Year Modeled Flight Tracks
Fixed-Wing Departures

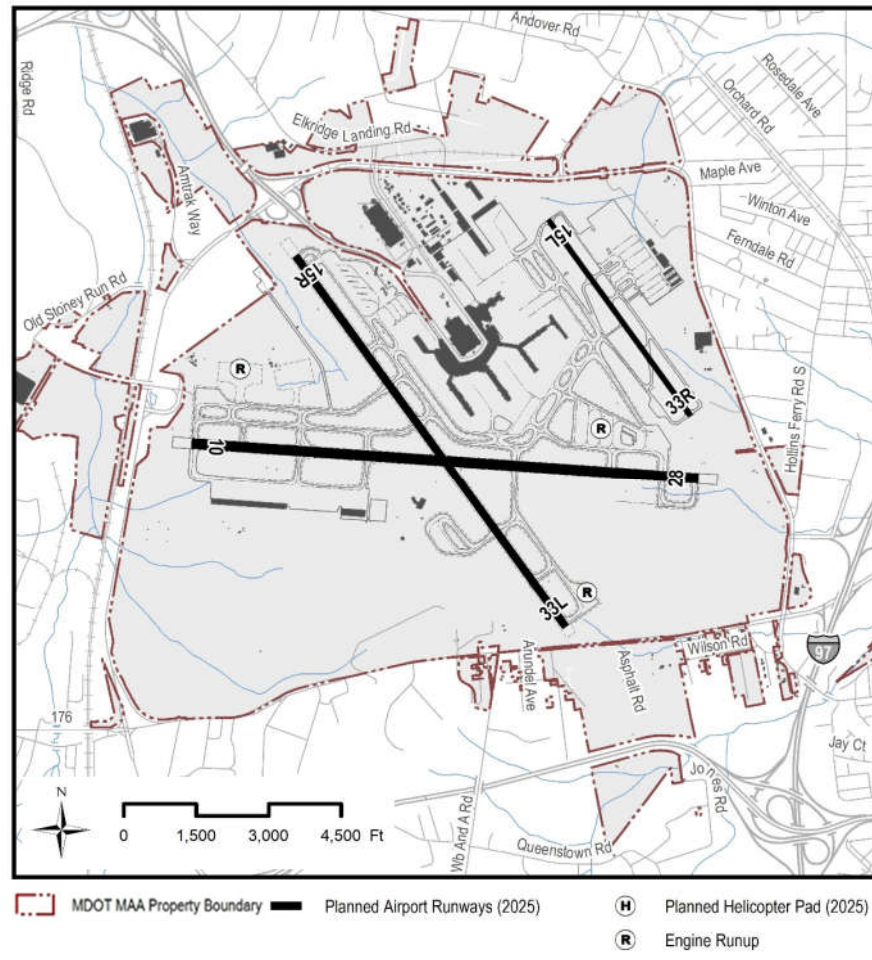
- Modeled Departure Flight Track - Backbone
- Modeled Departure Flight Track - Dispersed
- ▭ MDOT MAA Property Boundary
- ⊙ Helicopter Operation Area
- ⊙ Runup Locations
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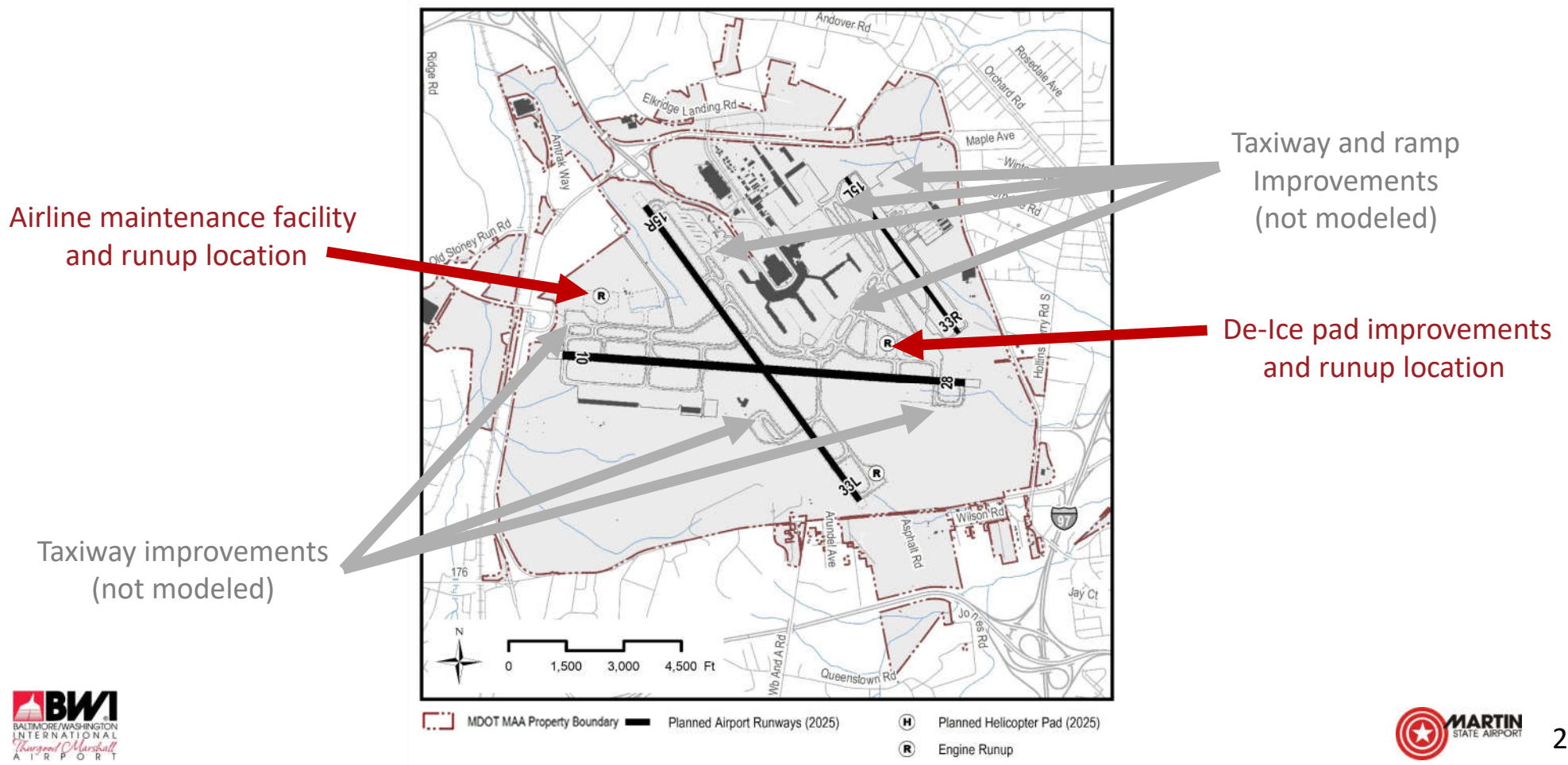
Data Sources: Baltimore County Government Open Data Portal; Environmental Systems Research Institute (ESRI); AirNav.com; HMMH Inc.



Five-year Forecast (2025) – Airport Layout



Five-year Forecast (2025) – Airport Layout



Five-year Forecast (2025) Operations

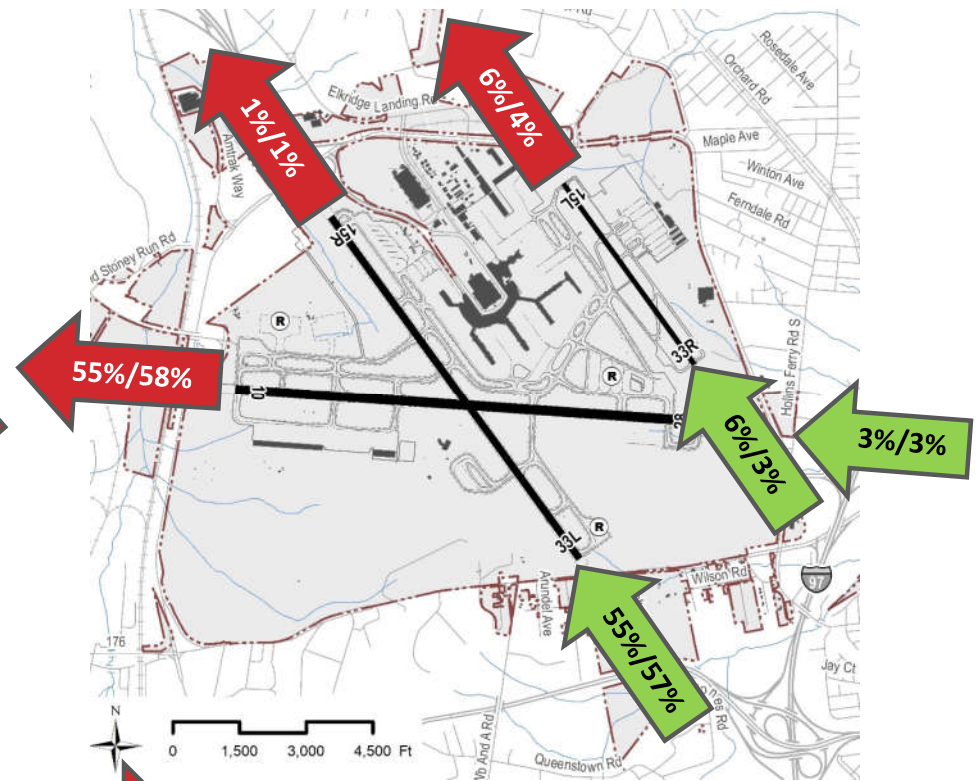
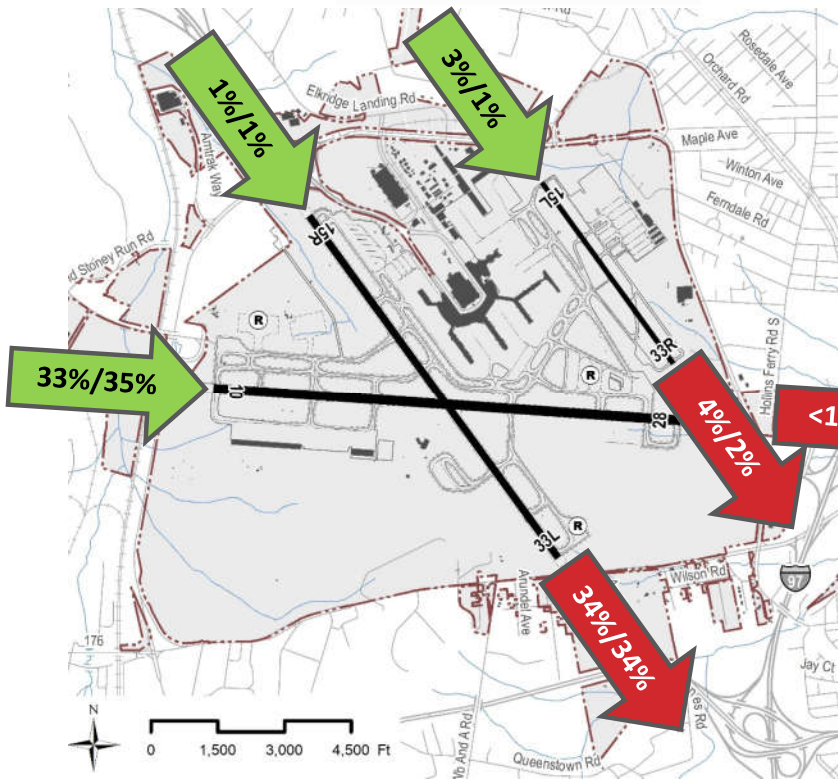
- Overall operations levels derived from FAA Terminal Area Forecast (TAF)
- Operations fleet-mix, runups, and runway use derived from existing MDOT MAA and FAA forecasts
 - *Updated Draft Environmental Assessment and Draft Section 4(f) Determination, ALP Phase I Improvements at BWI Marshall Airport, February 2020*
- Flight tracks are the same as base year (2020) operations

Operations Category	Count of Operations	Percentage of Operations	Percentage Change from 2020
Air Carrier (AC)	251,673	86%	+10%
Air Taxi (AT)	25,946	9%	-18%
General Aviation (GA)	12,361	4%	+1%
Military (ML)	1,166	0%	+/-0%
Total	291,145	100%	+6%
Average Annual Day (AAD)	797.7		

Overall Five-year Forecast (2025) – Runway Utilization

East Flow – 37%

West Flow – 63%



Arrivals
Day%/Night%

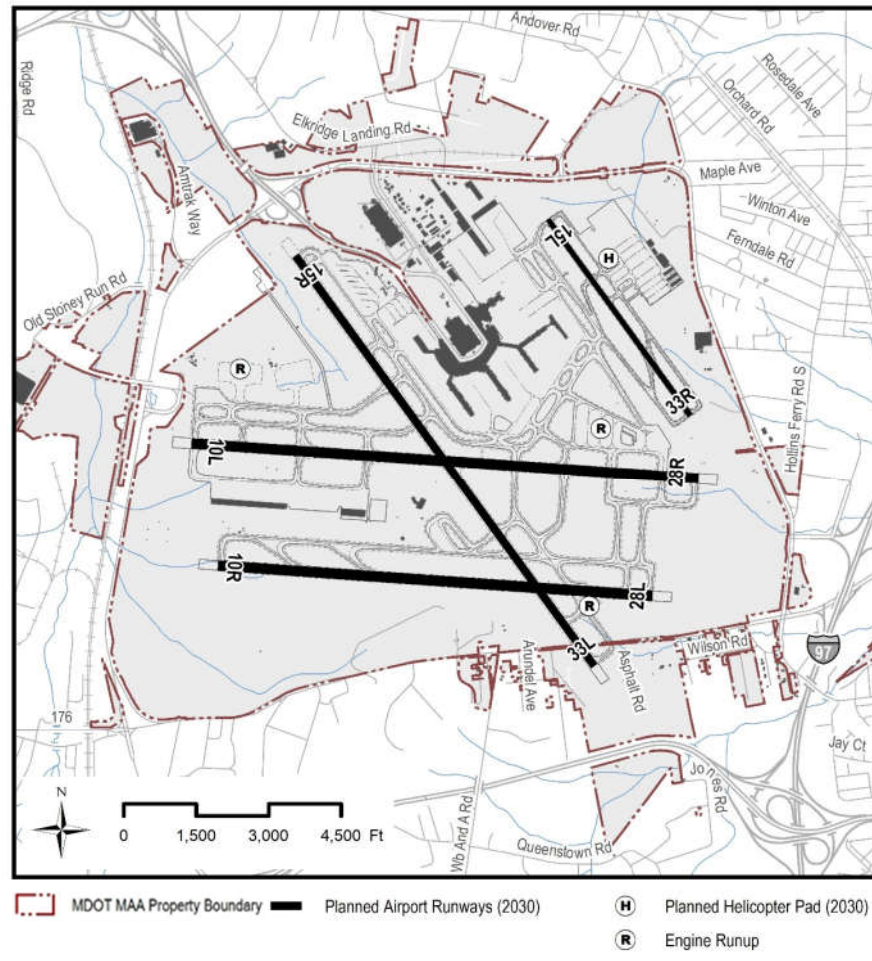
Departures
Day%/Night%



Note: 100% of helicopter operations operate from Helipad (H1)



Ten-year Forecast (2030) – Airport Layout



Ten-year Forecast (2030) – Airport Layout

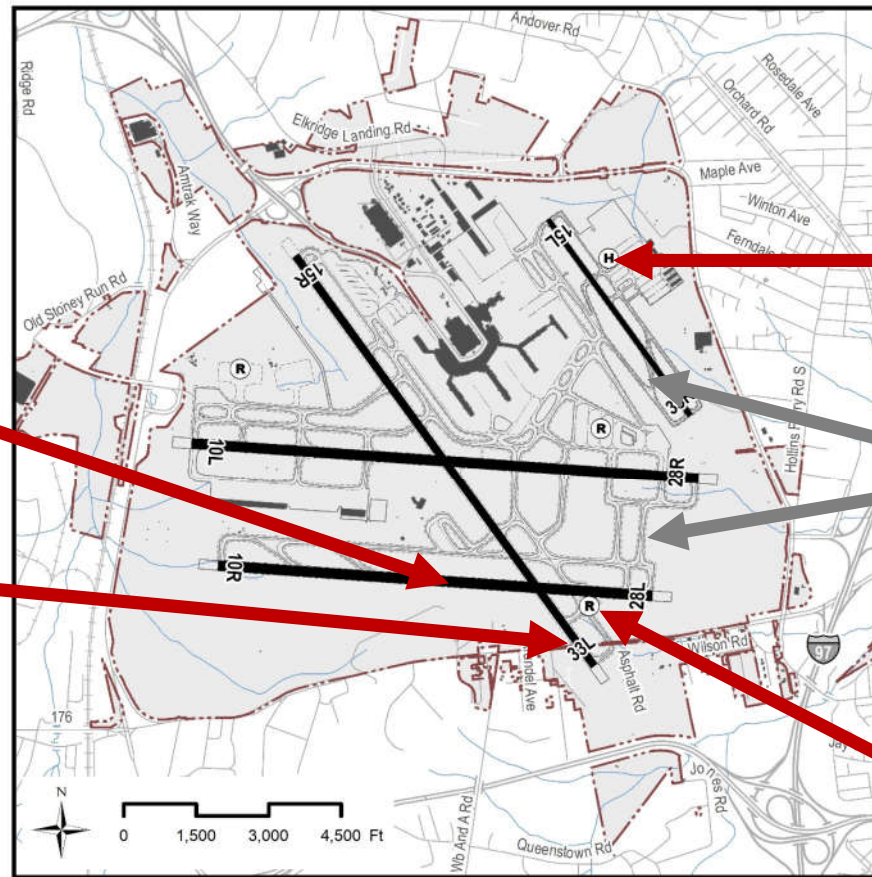
New parallel
Runway 10R/28L and
associated Taxiways

Extension of
Runway 15R/33L and
associated taxiway modifications

Relocated Helipad Location

Taxiway improvements
(not modeled)

Relocated Runup Location

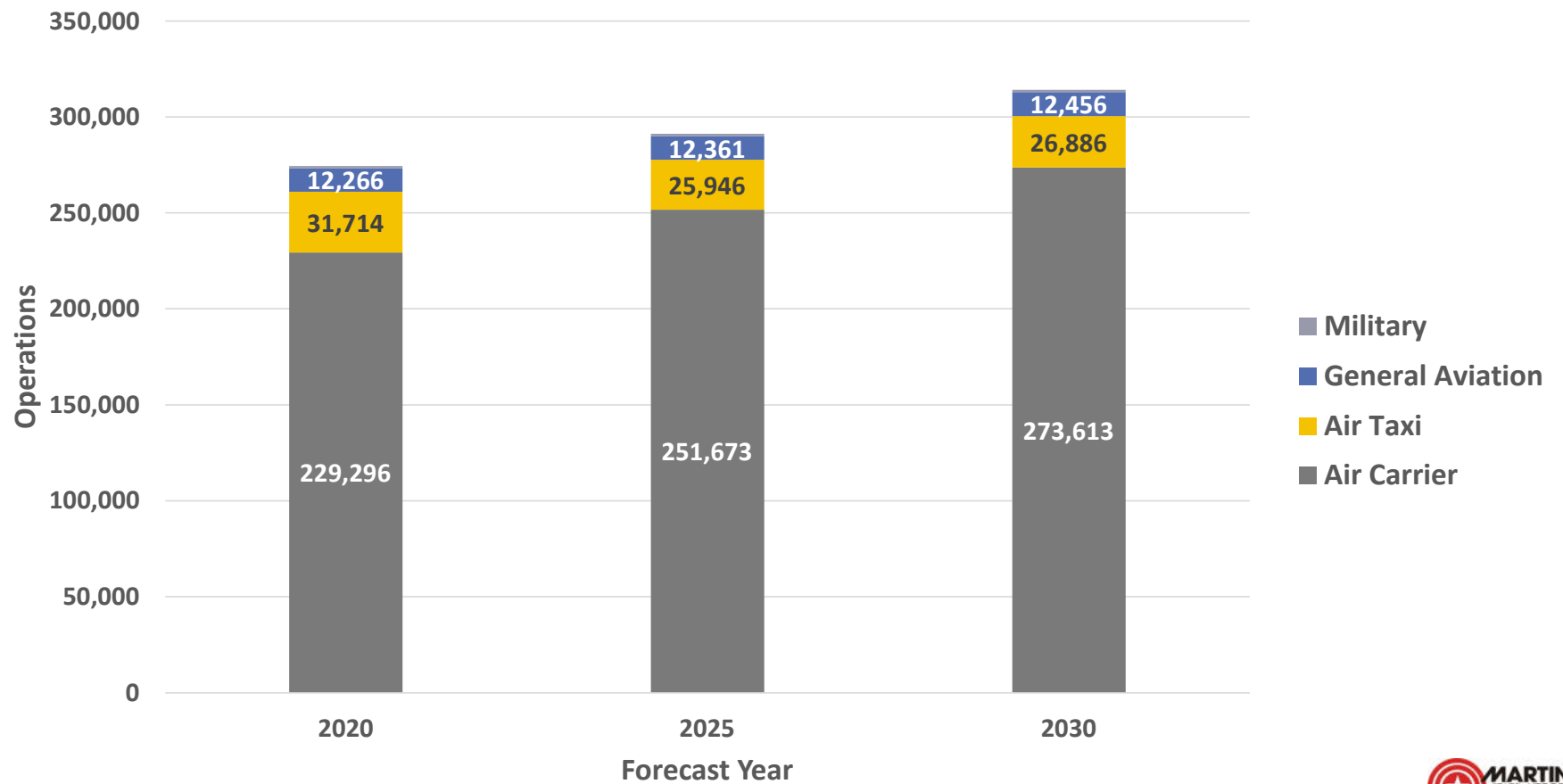


Ten-year Forecast (2030) Operations

- Overall operations levels derived from FAA Terminal Area Forecast (TAF)
- Operations fleet-mix and runups derived from existing MDOT MAA and FAA forecasts consistent with methodology for five-year (2025) forecast

Operations Category	Count of Operations	Percentage of Operations	Percentage Change from 2020
Air Carrier (AC)	273,613	87%	+19%
Air Taxi (AT)	26,886	9%	-15%
General Aviation (GA)	12,456	4%	+2%
Military (ML)	1,166	0%	+/-0%
Total	314,121	100%	+15%
Average Annual Day (AAD)	860.6		

Comparison of Forecast Operations



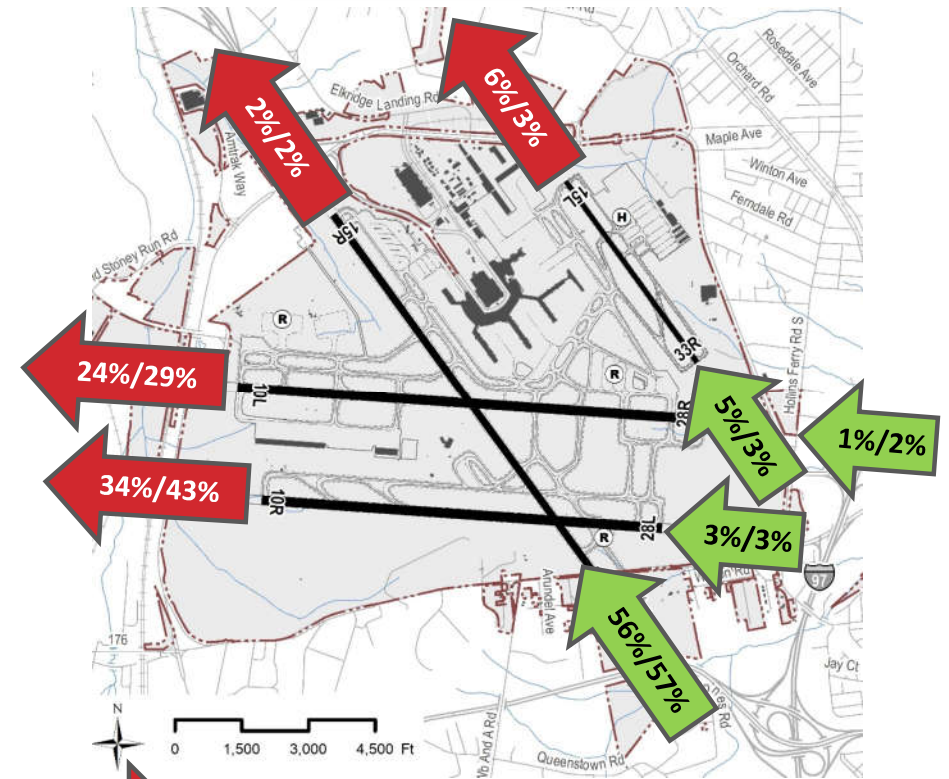
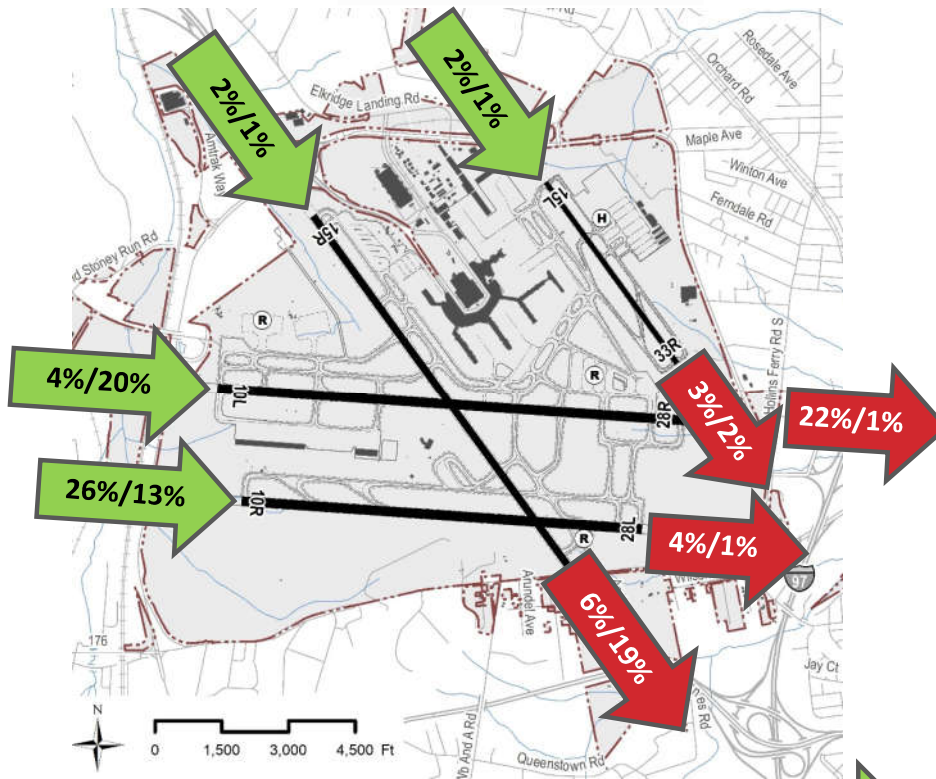
Ten-year Forecast (2030) Flight Track/Runway Use Assumptions

- Due to addition of the proposed parallel Runway 10R/28L, assumptions regarding flight tracks and runway utilization for the Ten-year forecast (2030) change relative to the five-year forecast (2025)
 - Distribution of operations from existing Runway 10/28 between existing Runway 10/28 (future 10L/28R) and proposed parallel Runway 10R/28L
 - Some daytime Air Carrier and Air Taxi departure operations associated with existing Runway 15R shift to utilize parallel Runways 10L and 10R
- Flight track utilization and location changes to reflect updated airfield layout, runway use assumptions, and minimize potential for anticipated aircraft traffic conflicts

Overall Ten-year Forecast (2030) – Runway Utilization

East Flow – 34%

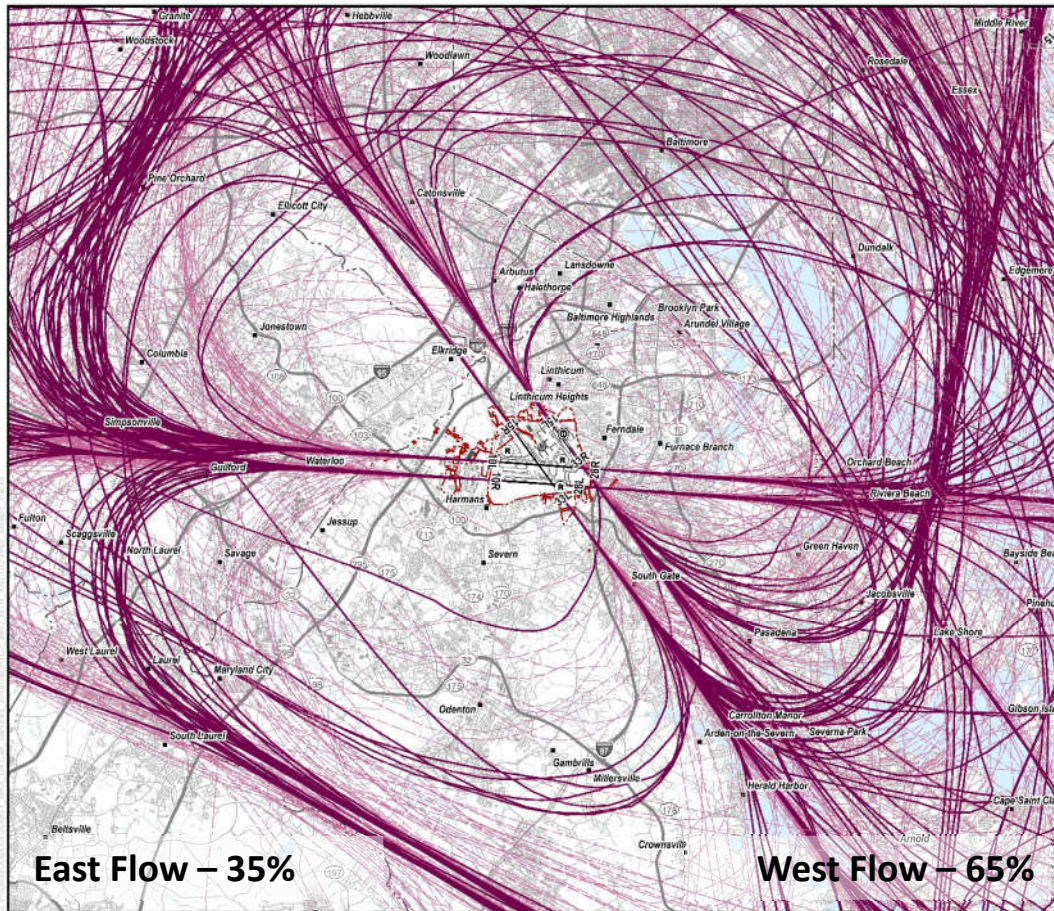
West Flow – 66%



Note: 100% of helicopter operations operate from Helipad (H1)



Ten-year (2030) Forecast Flight Tracks – Fixed-Wing Arrivals



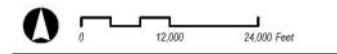
Airport Noise Zone Update

2030 10-Year Forecast Modeled Flight Tracks
Fixed-Wing Arrivals

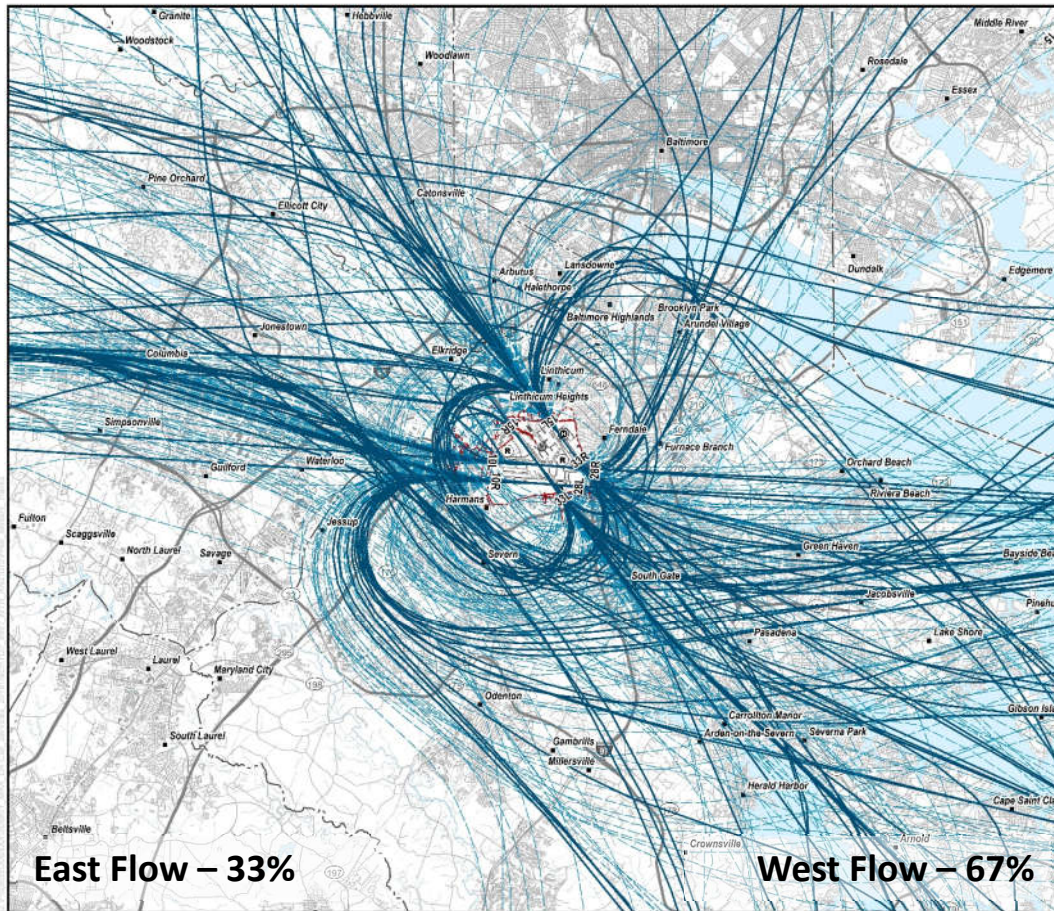
- Modeled Arrival Flight Track - Backbone
- Modeled Arrival Flight Track - Dispersed
- ▭ MDOT MAA Property Boundary
- ⊙ Helicopter Operation Area
- ⊙ Runup Locations
- ▬ Runway
- ▬ Airport Buildings
- ▭ County Boundary
- ▬ Roads
- ▬ Railroad
- ▬ Stream / Creek
- ▬ Water

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Data Sources: Maryland Aviation Administration; Baltimore County Government
Open Data Portal; Environmental Systems Research Institute (ESRI);
AirNav.com; HMMH Inc.



Ten-year (2030) Forecast Flight Tracks – Fixed-Wing Departures



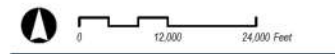
Airport Noise Zone Update

2030 10-Year Forecast Modeled Flight Tracks Fixed-Wing Departures

- Modeled Departure Flight Track - Backbone
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- ▭ MDOT MAA Property Boundary
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Data Sources: Maryland Aviation Administration; Baltimore County Government
Open Data Portal; Environmental Systems Research Institute (ESRI);
AirNav.com; HMMH Inc.



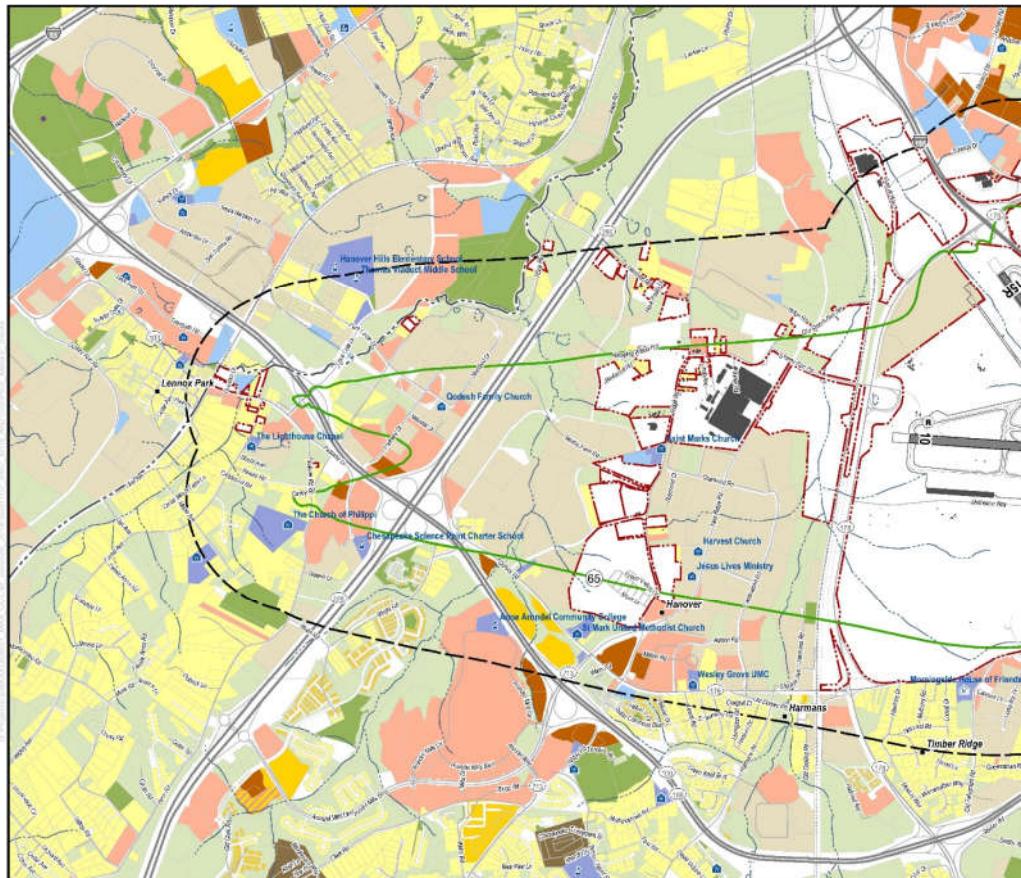


Airport Noise Zone Land Use Inventory

Land Use Inventory

- Key step in the ANZ process is to understand areas of existing and potential future incompatible land uses.
- Detailed existing land use databases were collected from Anne Arundel, Baltimore, and Howard Counties.
- Due to the frequency with which existing land uses change, (i.e. new development), MDOT MAA reviewed and updated generalized existing land uses, and requested an independent review by the SAC.
- Next steps are to refine the generalized land use database and identify the land uses within the 2020 ANZ.

Land Use Verification



Airport Noise Zone Update

Existing Land Use

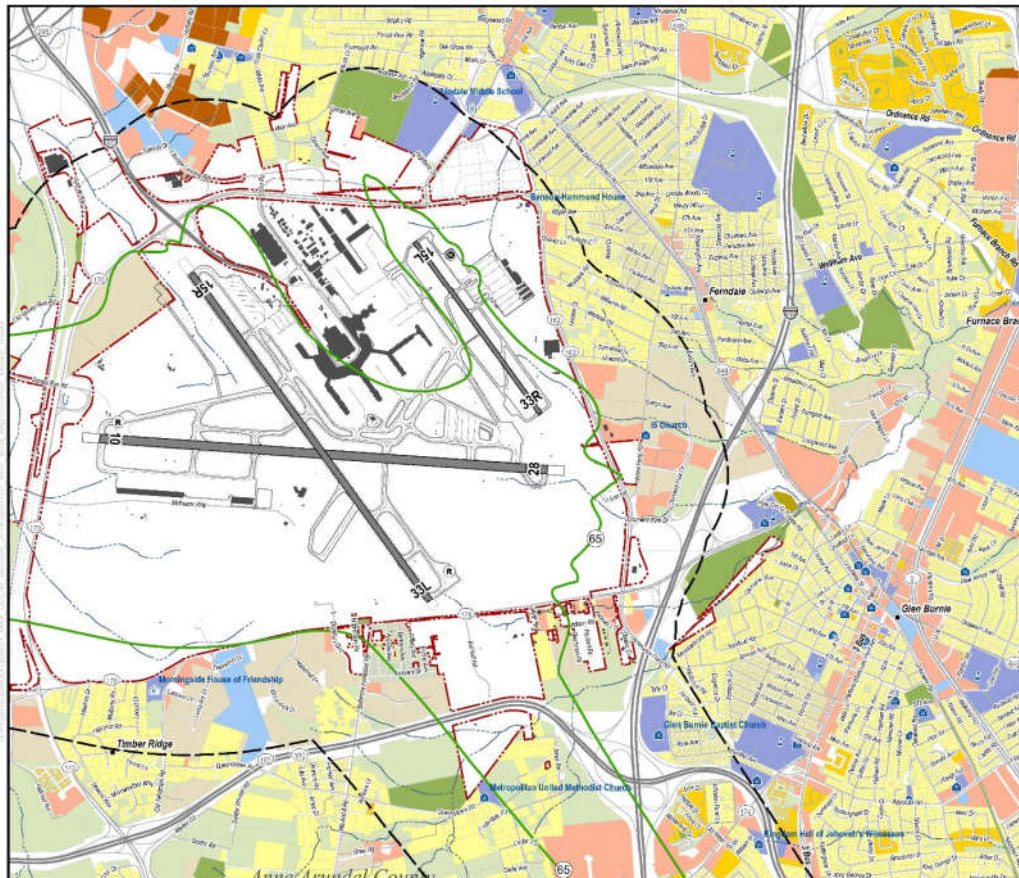
- 2014 ANZ Noise Contour (65 dB)
- 2014 ANZ Noise Contour Buffer (2,500 feet)
- MDOT MAA Property Boundary
- Ramp Locations
- Helicopter Operation Area
- Runway
- Airport Buildings
- Airport Pavement: Edge
- Airport Pavement: Shoulder
- County Boundary
- Roads
- Railroad
- Stream / Creek
- Residential Use
- Multi-Family Residential Use
- Mobile Home
- Transient Lodging
- Mixed Use
- Public Use (Non-Compatible)
- Public Use (Compatible)
- Water
- Military Use
- Commercial Use
- Manufacturing / Production
- Vacant / Undeveloped
- Recreational / Open Space
- Golf
- Transportation / Utility
- S School
- W Place of Worship
- N Nursing / Assisted Living
- L Library
- H Hospital / Health Care
- M Historic Place (NRHP)

Data Sources: Maryland Aviation Administration; Baltimore County Government; Open Data Portal; Environmental Systems Research Institute (ESRI); AirNav.com; HMMH Inc.

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Land Use Verification



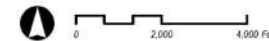
Airport Noise Zone Update

Existing Land Use

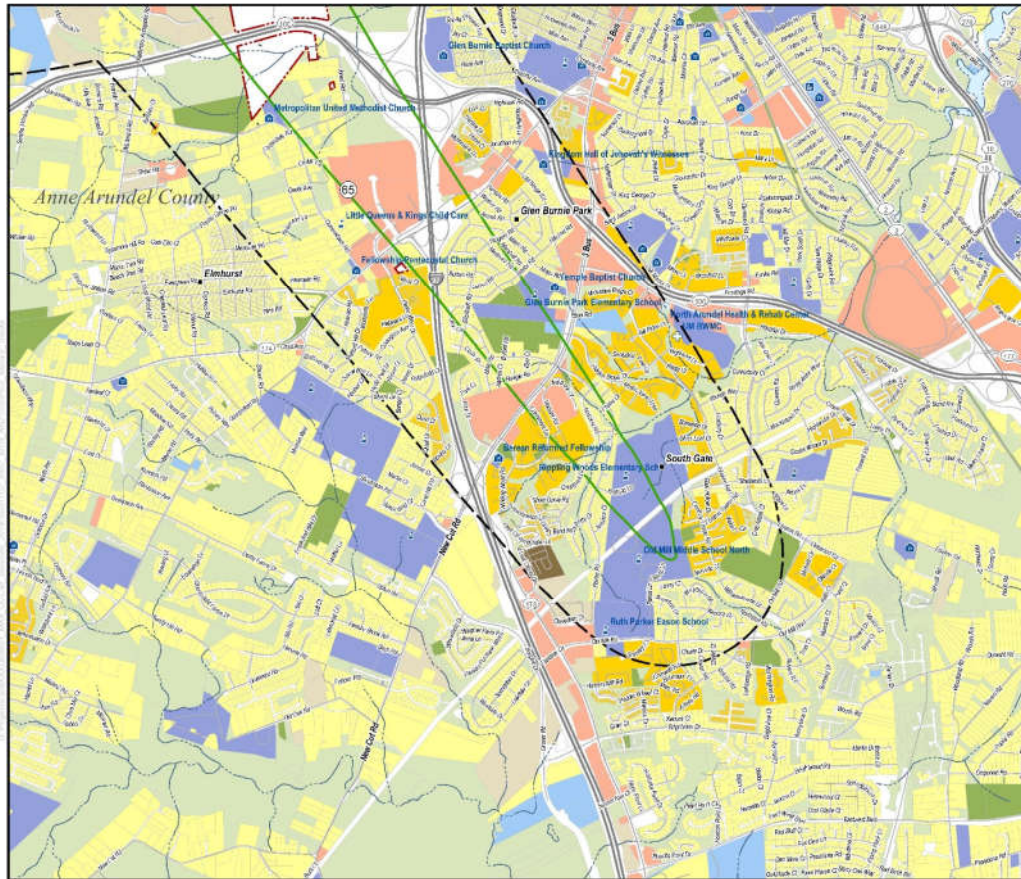
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AirNav.com; HMMH Inc.

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Land Use Verification



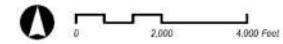
Airport Noise Zone Update

Existing Land Use

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- Historic Place (NRHP)

Data Sources: Maryland Aviation Administration; Baltimore County Government; Open Data Portal; Environmental Systems Research Institute (ESRI); AirNav.com; HMMH Inc.

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Proposed Project Schedule

Date	Item
October 2019	Project Start
January 23, 2020	Stakeholder Advisory Committee (SAC) Meeting #1 Introduction to COMAR, Overview of BWI Marshall, Role of the SAC, SAC process. Overview of Noise Modeling Process and AEDT Inputs
October 2019 - July 2020	Develop draft ANZ contours
August 4, 2020	<ul style="list-style-type: none"> • Stakeholder Advisory Committee (SAC) Meeting #2 • Presentation and discussion of noise model input development for BWI Marshall; Present model inputs, forecast, and present draft Ldn (DNL) Contours; Discuss detailed land use

Proposed Project Schedule

Date	Item
Q4, 2020	Stakeholder Advisory Committee (SAC) Meeting #3 <ul style="list-style-type: none">• Review Noise Abatement Plan (NAP)• Discuss and review draft ANZ document, public review and comment schedule; Public workshop, and ANZ finalization process in COMAR
Q1 2021	Draft ANZ Workshop and Public Hearing
Q1 2021	Incorporate ANZ into Code of Maryland Regulations (COMAR)

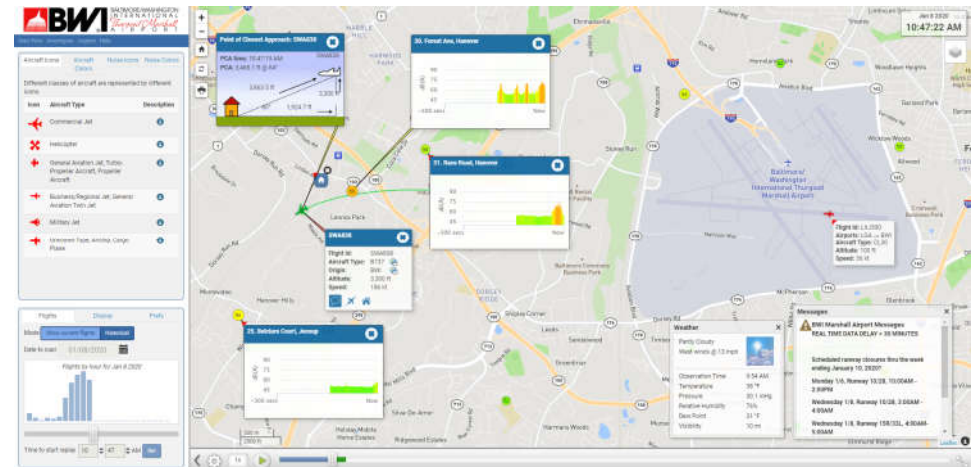
Project Contacts

- MDOT MAA Project Manager
 - Bruce Rineer, Manager, Office of Environmental Services, Noise Section, BRineer@bwiairport.com
- HMMH Project Managers
 - Rhea Gundry, Principal Consultant, rgundry@hmmh.com
 - Tim Middleton, Senior Consultant, tmiddleton@hmmh.com

Additional Resources

- 2014 BWI Marshall ANZ
 - <https://www.maacommunityrelations.com/content/anznoiseupdate/bwianz.php>
- BWI Marshall Roundtable
 - <https://maacommunityrelations.com/content/anznoiseupdate/dcroundtable.php>
- Quarterly Noise Reports
 - <https://maacommunityrelations.com/content/anznoiseupdate/quarterlynoisereports.php>
- WebTrak
 - <https://webtrak.emsbk.com/bwi3>

WebTrak





Wrap Up

- SAC member questions, comments, and discussion
- Next SAC meeting (Q4 2020):
 - Review Noise Abatement Plan (NAP)
 - Discuss and review draft ANZ document
 - Public review and comment schedule
 - ANZ finalization process in COMAR

Thank you for attending!



Respass, Charity

From: Blake A. Collins <revblakeacollins@gmail.com>
Sent: Wednesday, September 20, 2023 8:33 AM
To: CouncilMail
Subject: Support for More Affordable Housing

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.]

Dear Howard County Council,

Howard County's housing crisis is impacting seniors, young adults and families, people with disabilities, and essential but lower-paid members of our workforce (including teachers!). As a faith leader in the community, I strongly support the solutions recommended by the Housing Affordability Coalition and urge this Council to adopt the following solutions:

- **Increase in Housing Allocations.** We must expand our housing supply. We should build 2,000 new homes each year, of which 25% should be affordable for households earning less than 60% of area median. Further, 10% of the affordable homes should meet ADA requirements.
- **Modified Land-Use Map.** Multifamily and missing middle housing (such as duplexes, quadplexes and accessory dwelling units [ADUs]) should be allowed by right in more areas of the county, because these housing types are normally more affordable than single-family detached homes. In addition, we should expand the Public Service Area to support future development of missing middle housing.
- **Create Incentives for Special-Needs Housing.** We must create more incentives for the development of housing for seniors and others who have low incomes and/or disabilities.
- **Preserve Affordable Housing.** Housing that is today affordable should not be lost when its ownership changes. We should set a goal of zero net loss of existing housing for households with incomes below 60% of area median, and employ preservation and revitalization strategies to ensure we hit the goal.
- **Speeden Timeline for Gateway.** We must move faster on Gateway redevelopment. We should establish targets now for commercial, housing, school capacity and transportation in Gateway, and move forward rapidly with the redevelopment plan for that area.
- **Support for Housing and Schools.** We must find the capacity -- including new funding -- to support the development of additional housing while seeking innovative approaches to locating school facilities. We can have more housing and great schools!

Thank you for your consideration and service,

-Rev. Blake A. Collins

Bruce A. Harvey
Written Testimony 09/20/2023
Howard County Council
Bill CB28-2023 – Adopting HoCo By Design

My name is Bruce Harvey, and I am President of Williamsburg Homes. I live on Elmwood Road in Fulton, MD. I am writing in favor of passing Council Bill CB28 HoCo by Design, our County's General Plan for the next 20 years.

HoCo by Design is a good document that provides a framework for development in the County. We are dramatically short of housing in the County as documented on Page 10 of the plan with a forecasted need including today's pent-up demand of over 50,000 new homes. The plan as written would accommodate only a little over ½ of that forecasted demand. If we stay with the status quo, we can only accommodate 15,200 units. We must look at zoning changes redevelopment opportunities to house our workers which this plan envisions.

I am especially encouraged by the discussion of Missing Middle housing in Chapter 6, Dynamic Neighborhoods. In the beginning, to find appropriate land and build this type of housing will be very difficult. The first projects will be like rookies in sports: they will be amazing to watch, but they will not make a lot of money for developers and there will be mistakes as well. But we must create a blueprint for this type of housing which will be the future star of the County.

The ADU discussion beginning on Page 36 of Dynamic Neighborhoods is another small but important element of this plan. Please do not amend or delete this section. The testimony that I've heard about ADU's is ridiculous to me. This is the easiest zoning change we can make and should be completed immediately. I spoke with a remodeler just yesterday who says he gets 2 calls each week asking to build an ADU over their garage for their grown kids or parents. He must turn them all down because they aren't allowed in detached garage situations. Montgomery County was able to pass an ADU bill and they have many more opportunities for this type of construction than Howard County. Howard County needs this in the General Plan as well.

Redevelopment is crucial to providing opportunity for both commercial and residential growth. The idea of identifying and creating Activity Centers for future development as discussed in Chapter 7, Quality by Design, is creative and will steer growth strategically. Gateway is a great opportunity and will take a great deal of cooperation and planning to be successful, but it needs to be in this plan. It also is not the only place that growth can go, so other centers need to be identified as outlined in the plan like Columbia Village Centers and Shopping Centers that are now dated.

I conclude that HoCo By Design is a very good document that has been vetted extensively through a significant amount of community engagement. To make significant amendments to the plan would be a mistake as we run the risk of taking the real vision to help the County plan its growth out of the document.

I strongly encourage the passing of CB28-2023 with only minor amendments.

Good evening members of the Council. My name is Connor Gephart and I am a resident of Ellicott City. I am speaking tonight again in favor of HoCo By Design, and as tonight's agenda consists of "Amendments", I will speak to some things that I believe were missed in the current HoCo By Design proposal.

First I want to highlight what I have heard from countless testimonies across all three of these community comment events: HoCo By Design does not contain enough of a commitment to building more housing. We must commit to bringing down the cost of living in the County. Commit to building more housing, commit to policies such as rent control and rent stabilization, commit to making our community live up to the hype of being the second richest county in the state. The current housing conditions in our County are a result of policy choices, and we have an opportunity to make choices that will make our County more equitable and a better place to live.

Second, I want to talk about transit again. I desperately want to live in a place where it doesn't take me half an hour to get to the places I need and want to go. In HoCo By Design, Columbia is described as the hub of all action in the County. I wish I could appreciate it more but it is just annoying enough that I usually end up avoiding it unless I have a specific need that I cannot access closer to where I live. In the same sense as housing, I do not believe this plan contains enough of a commitment to transit and movement across the County. I think it says some nice things about where investment could occur, but I think we need to be bold and actually say what we want to see in the next 20 years. Without concrete goals to build towards, there is no way to tell in 10 years when we go to do this all again whether we were successful.

I have been a proponent of this plan since I first read it, but here we are at the end of the process and I really hope you take the things that myself and many others have advocated for and include them in the final version. I look forward to seeing the final version and seeing how it changes our community for the better in the coming years. Thank you again to the dedication from the folks in DPZ and everyone else who has worked to make this something I think we can all be proud of. And finally thank you to everyone who has spoken for choosing to be part of making our community a better place.

Testimony on Amendments for HoCo By Design
Drew Roth, Elkridge
September 20, 2023

Overview

I have extracted specific recommended amendments from the HoCo by Design testimony I submitted in July.

Amendments

1. Inadequate attention to schools

- Remove the false and misleading analysis on student yields based on type and age of home, which is in Chapter 8 Enrollment Trends. Instead, use a simple and easily verified yield formula of the number of students divided by the number of housing units in the county. This number has been 0.48 +/- 0.1 students/per unit for the last decade.
- Prioritize adding new school capacity in areas where the most students travel farthest to their assigned schools. Optimize school locations and attendance area assignments to minimize the variance in travel time system-wide.

2. Biased and nonsensical fiscal analysis

- The analysis of whether housing pays for itself should include externalized costs, such as state funding for new school constructing.
- Require that impact fees from new development be spent on new schools and other new infrastructure. Forbid using impact fees for school renovations and for debt service for already built facilities.
- Require a capital improvement plan to eliminate portable classrooms in the public schools over the next 10 years.
- Prioritize commercial and industrial development over residential. Measure progress by whether the size of the Howard County working population aligns with the number of jobs in Howard County.

3. Abuse of the concept of Equity to treat some communities inequitably

- Explicitly require priority for investment in underserved parts of the county, to bring all parts of the county up to the same level of county services. "Underserved" does not mean the presence of disadvantaged populations. It means places that do not have services such as nearby schools, complete streets, community centers, and facilities for recreation and arts, and so on.
- Whereas "equity community" is not defined anywhere in the document, change the INF-2 policy statement from "Prioritize equity in capital improvement planning and programming." to "Prioritize underserved communities in capital improvement planning and programming."
- Clearly define "underserved community" to mean a community that does not receive the services in question to the same level as most of the county.

4. Misleading and Dishonest Growth Targets (Chapter 10 Managing Growth)

- Define the total number of allocations to include Green Neighborhood and Affordable.
- Set the total number of allocations at 1400, until such a time as there is sufficient school capacity to eliminate portable classrooms, and the school maintenance backlog is within the projected revenue streams provided by ongoing income and property tax revenues and transfer fees, without relying on impact fees from new development.
- Eliminate all recommendations to weaken the APFO law by removing categories of development from APFO requirements. Eliminate consideration of “mitigation fees” that allow developers to buy their way out of APFO delays.
- Recommend that the length of APFO delays be tied to the number of portable classrooms in the school system. If the number of portable classrooms increases, the APFO delay increases, without grandfathering projects in the pipeline. If the number of portable classrooms decreases, the APFO delay decreases. Forbid increasing class sizes as a way of reducing the number of portable classrooms.
- Eliminate the notion of Accessory Dwelling Units (ADUs) as a matter of right, as it creates uncertainty in the growth of residential development units, and complicates school enrollment projections. ADUs are a bad idea generally, as the primary builders of ADUs will be flippers, who will convert owner-occupied homes into multi-unit rental properties, which will destabilize established neighborhoods.
- Forbid school planning projections from incorporating APFO delays into student enrollment growth as is the current practice. This has the perverse effect of delaying the construction of new schools.

5. Lowering the Quality of School Facilities (Chapter 8 Public School Facilities)

- Require that all new public schools be built to the same Educational Specification standard as existing public schools.
- Limit consideration of “innovative approaches” to financing and acquisition issues. All Howard County students deserve the same high quality educational experience in a high quality facility.
- There should be an implementing action to prioritize new capacity projects for areas that have been left behind in school construction during development that has already occurred. The priority should be to bring the same level of service to all existing communities, and future developments can take their turn in line.

6. Destruction of our Historic Districts (Chapter 7 Quality by Design)

- Remove the false and misleading discussion that misrepresents the current historic district boundaries and governance in Howard County.
- Remove the implementing action to evaluate the existing historic district zones.
- Revert the language in Technical Appendix B, Character Areas, so that preserving the character of Historic Communities is “paramount”, not “prioritized”.

- Strengthen the Historic Preservation Commission by requiring a Certificate of Approval for subdivision plans within historic districts.

7. Route 1 Corridor

The Route 1 Corridor should not be a replay of the failed Corridor Activity Center zoning approach. To prevent this from happening, incorporate the following recommendations:

- Any “Redevelopment Authority” should have representation from the community, should be subject to open meetings laws, and should be subject to the Public Information Act.
- Authorization to assemble parcels for redevelopment should explicitly include assembly of parcels for school sites, and should explicitly include assembly of a site for a public high school in Elkridge at the PDX/UPS freight hubs on Route 1 across from the Elkridge Library. Schools are an essential part of a community, and the Route 1 corridor lacks schools where the students live.
- Property tax incentives for Route 1 redevelopment should not include incentives for residential development. A failure of CAC zoning was that residential development is more profitable than other uses, and developers got exemptions for the mixed-use developments they were required to create, and built primarily dense residential instead. Tax incentives should be focused on encouraging mixed use.

Transparency

There should be public hearings for all amendments to HoCo by Design. It is widely understood that there will be last minute amendments intended to remove restrictions on development and to gut the APFO law.

There is much happy talk in HoCo by Design that will lead the inattentive members of the public to believe that HoCo by Design serves their interests and protects their communities. There will likely be attempts to sneak in amendments that create an even bigger gap between this perception and the reality of what HoCo by Design encourages.

It is essential that there be transparency and public comment end-to-end in the approval process for HoCo by Design. Under no circumstance should any content be added or changed in HoCo by Design without a public hearing on that content.



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September 20, 2023

Legislation: CB28-2023

Position: Support Housing Affordability Coalition's Request for More Affordable Housing

The Horizon Foundation, Howard County's community health foundation and the largest independent health philanthropy in the state of Maryland, strongly supports the Howard County Housing Affordability Coalition's request for more affordable housing in HoCo by Design (i.e., CB28-2023). Specifically, we support the Coalition's ask for **the construction of 2,000 housing units each year, with 25% being affordable and 10% being designated for low-income people who are either differently abled or seniors.**

According to the World Health Organization, housing stability is a key social determinant of health, meaning it is capable of dramatically impacting the overall health and well-being of our residents. A number of our grantees most notably Bridges to Housing Stability, Columbia Housing Center, and People Acting in Howard County (PATH) have all made affordable housing access a key priority and we support their efforts.

Throughout the Horizon Foundation's recent strategic planning process, Howard County residents of color, lower income residents, and many of the Foundation's organizational partners and grantees, have all raised housing cost, availability, and quality as cause for concern.

The Foundation urges you to include the Housing Affordability Coalition's request for more affordable and accessible housing into CB28-2023. Doing so will ensure that HoCo By Design meets "the needs of current and future residents" and offers "opportunities for a more equitable future for all."

Thank you for your consideration.

Respass, Charity

From: Joan P <joanpontius@gmail.com>
Sent: Wednesday, September 20, 2023 7:26 AM
To: CouncilMail
Subject: Testimony regarding HoCoByDesign Sept 20

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In *Chapter 11: Implementation(IMP-36)* the recommendations of *EP-12 and EP-13* (provided below) needs to be revised. The current wording amounts to dismantling of use restrictions on agricultural parcels by redefining various commercial activities as being "agribusiness" or "agritourism".

Redefining uses such as restaurants, bars, hotels, entertainment and conference venues, and food and beverage processing plants as *diversified agricultural operations* effectively by-passes existing restrictions for these commercial activities.

Although this would provide the owners of existing agricultural parcels a short-term financial benefit by converting their land to commercial use, or sell for that purpose, the net effect will include:

- a loss of agricultural parcels for future farming
- decrease of land within parcels available for food production
- stress on aquifers as well water instead of municipal water becomes used for beverage production and other commercial uses
- increased truck traffic
- increased vehicular traffic by customers
- an unfair competition to businesses that provide the commercial services while adhering to current zoning regulations
- increase conflict between residents as commercial use degrades recreational, residential, and agricultural road uses and other aspects of the rural communities.
- increase costs for expansion of roads and other infrastructure needs exclusively for special interests

HoCoByDesign's recommendation to dismantle use restrictions is especially troubling since in several instances, the Department of Planning and Zoning has not enforced existing land use regulations. Multiple complaints have been filed against Manor Hill "Farm" Brewery over the years, including concerns about brewery truck and visitation traffic exceeding the county's own standards for traffic on the Manor Lane. In a recent complaint, residents won an appeal to the DPZ's response of "no violation found" and yet the existing regulations still have not been enforced. These hearings and filings, and lack of enforcement are time consuming, costly, and result in an increase in conflict between neighbors and loss of confidence in our local government.

Agricultural and historic preservation has a long history of support in Howard County. But without our county council's support of appropriate regulations to these goals and without enforcement of existing regulations by DPZ, the county risks loss of agricultural and historic parcels to commercialization and sprawl.

#####

Table 10-1: Implementation Matrix includes:

####

EP-12 - Reduce regulatory barriers to diversified agricultural operations in both the Rural West and the East.

1. Update the Zoning Regulations and other policies to promote agricultural expansion and diversification, especially for on-farm processing and other agribusiness opportunities.

2. Work with agricultural and community stakeholders to review and update the Zoning Regulations and other regulations to create more opportunities for agritourism.
 3. Reduce barriers to the burgeoning demand for on-farm breweries, wineries, cideries, meaderies, and distilleries.
- ####
- EP-13 - Review transportation planning and road development and maintenance standards to reduce transportation barriers to farming.
1. Improve rural road conditions by increasing overhead tree and addressing passage at narrow bridges.
 2. Reduce conflict between recreational, residential, commercial, and agricultural road uses.
- #####

Joan Pontius
4879 Manor Lane
Ellicott City MD

As the 10 year plan is written

Smart growth provides the balance that is equitable. Howard county in the ten year plan could be model for this balance. To meet this balance ut this requires a reduction in the number of housing units and a continued and larger focus on 21st century Jobs. Real Estate development is a small part

Smart growth is not building more housing units when

- [schools over crowded]
 - In short there are 262 “mobile classrooms” across Howard county.
 - [how many at River Hills Schools?]
 - HCPSS increased pay to substitute teachers in January 2022 by 25%,
 - HCPSS says they can’t hire bus drivers, albeit this was more of a problem in 2021 when federal stimulus paid people to stay home, not in 2023,
 - HCPSS for one reason or another took 18 years to build a new high school, meanwhile the land bank available for new schools has become increasingly smaller.
 - The repairs and expansion of Hammond HS Cost 77M, ½ what ____ HS 13.
 - According to _____ on August 31? The school system has no plan for nor can it maintain the physical plan
 - There seems to be significant land
 - GIVEN ALL OF THESE FACT the CC should reduce the number of allocated permits and eliminate fast tracking as part of the 10 Year Plan, and place curbs on development.
- Health care access is insufficient
 - Members of our community constantly hear 1st hand accounts of 10 hour waits at HCG
 - The hospital is constantly in “code red” status
 - Many people express that they will never go there again.
 - Is seems from observation that people are stacked on top of one another at times with infectious diseases
 - ER Nurses are so short they are bringing nurses in from other parts of the county.
 - GIVEN ALL OF THESE FACTS the CC should reduce the number of allocated permits, eliminate fast tracking as part of the 10 year plan and place curbs on development.

- [does a poor job of promoting home ownership]
 - You've heard that housing is not affordable in Howard County. However it is really less affordable everywhere. Building more new homes does nothing to lower the price of homes if the demand for homes increases as a community becomes a more desirable place to live. Your paradox in this decision is that people want open space and that is what makes Columbia and Howard County desirable however you need to consume open space to build decreasing desirability.
 - Nor can you build to fund a larger government unless your plan is to provide less service per citizen.
- [fails to adequately protect the environment]
 - Barriers between development and rivers are painfully thin – 75 feet. Also HC includes very little on concrete practices the county will take in order to preserve rivers and streams. The Chesapeake Bay Program encourages localities in the Chesapeake Bay watershed to expand these barriers by at least 900 square miles per year. 100 feet from development is the absolute minimum yet we hear that
- On many
- [roads that are becoming increasingly inconvenient and more dangerous]
-
- [no clarity on how the county will approach economic development and what resources will be devoted to it]
- [explanation of partnerships with other jurisdictions to

Do what's right for the people of the County and place important curbs on development.

This plan smells of mediocrity

Peak Howard County

I quote Jim Rouse these lines - "An alternative to the mindlessness, the irrationality, the unnecessary of sprawl and clutter as a way of accommodating the growth of the American city"

I grew up in another planned community in Maryland but one thing that drew me to Howard County was that I could live and work in Howard County. I felt that the opportunity that other planned community provided was limited and they did not have an anchor to keep me there. More than any, that anchor is the success of business development in the county.

According to the article _____ The Plan established that the new city would be environmentally friendly "complete and balanced community" that set the highest possible standards of beauty safety and convenience.

Respass, Charity

From: Laura Salganik <lsalganik@gmail.com>
Sent: Wednesday, September 20, 2023 7:58 AM
To: CouncilMail
Cc: lsalganik@gmail.com
Subject: HoCo By Design testimony
Attachments: HoCo By Design testimony 9.19.20.pdf

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Attached and below. Thank you.



The Jewish Community Relations Council, part of the Jewish Federation of Howard County, seeks to promote the common good and to build mutual understanding between our local Jewish community of about 25,000 residents and the broader civic, ethnic, and religious communities here in the county.

Jewish sacred texts recognize that having safe, stable housing is key to a healthy society. Our earlier testimony about HoCo By Design included housing, but also spoke to a range of issues. This time we want to focus on housing. Today, the JCRC wants to reiterate the urgency of building new housing in Howard County.

As a first, but critical step, HoCo By Design must call for the creation of 2,000 new homes a year, of which 25 percent, or 500 homes, are affordable for people making less than 60 percent of median income, and of those, 10 percent should meet ADA requirements. Much else needs to be done, but this is a critical first step.

We need places for our growing senior population to live (which, incidentally, would free up some single-family homes); we need places to live for young adults, essential workers, people with disabilities, and those from vulnerable groups. We all know there are large shortages. The Jewish Federation is approached frequently by people who are rent burdened and struggling to stay in their homes. For example, one senior in our community who has lived in a low-income apartment building since 2016 has been told his rent is going up \$290 a month – a 29% increase. He is on a fixed income. He has no idea where he is going to get an extra \$290 a month. What can we tell him? How can we help him?

We understand that there are constraints on building new housing, notably zoning and the public service area. There is also public pressure to keep things as they are. We like the community we moved to. We don't have room in our schools. It will hurt the environment.

But keeping things the way they are is not an option. As shortages persist, costs will go up, which will make it more difficult for those with even moderate incomes to live here...which will make it harder (and potentially more expensive) to fill jobs with relatively low and moderate pay and discourage businesses from locating here...which will limit the revenue needed to maintain the services and quality of life that we often take for granted. People need to understand that staying the same is not an option. We must not set up topics like the environment, schools, and housing as a zero-sum game. We need major zoning changes; we need a larger public service area. Ideas have been proposed, and this is not the place to vet them. But this is the place to say we need to figure this out.

HoCo By Design is a chance to inject some urgency into this problem. We need our County Council to lead. Please accept this challenge.

Betsy Singer and Laura Salganik

Co-Chairs, Jewish Community Relations Council of the Jewish Federation of Howard County



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Betsy Singer and Laura Salganik
Co-Chairs, Jewish Community Relations Council of the Jewish Federation of Howard County

PTA Council of Howard County - Legislative contact Brent Loveless

5451 Beaverkill Road, Columbia MD 21044

board@ptachc.org

Testimony and supporting information regarding the general plan updates.

September 20th 2023

The PTA Council of Howard County has consolidated 10 short positions or policies that support the well-being of children and the educational experience for all within the Howard County Public School system. The amount of time available in testimony on potential amendments to the general plan does not allow for a comprehensive review of each and every General Plan implementation item. The guide provided below lists implementation items found in HOCO BY DESIGN implementation matrix that conflict or have practical concerns with the 10 short PTACHC position items provided. Each item identified includes the table number, Implementing action acronym and identification number followed by the relevant PTACHC policy (labeled P1 through P10). This approach is similar to HCPSS BoardDocs where topics of discussion reference multiple relevant HCPSS Policy numbers.

For example, the first table item in HOCO BY DESIGN Chapter 11, Implementation is listed as *10-1 GCF-1 1*. Followed by *P_* indicating a policy conflict or potential concern to address.

Table 10-1: Implementation Matrix

Policy and Implementing Actions	Lead Agency	Timeframe (Mid-Term five-year, Long-Term six+ years, Ongoing)
GCF-1 - Provide limited and predictable Planned Service Area expansions.		
1. Planned Service Area expansions should include a development proposal that is consistent with the General Plan.	DPZ	Ongoing
2. Any Planned Service Area expansion shall establish a transition that is compatible with and enhances surrounding communities, and provides an environmental benefit.	DPZ	Ongoing
3. Any Planned Service Area expansion shall meet the criteria above.	DPZ	Ongoing
EH-1 - Continue to support the County's ecological health.		
1. Integrate the goals of protecting and restoring the County's ecological health when updating county programs and policies.	OCS DPZ DPW DRP	Mid-Term

The guide provided is meant to highlight nearly 80 items where potential amendments could be authored to address concerns or improve the general plan. This is by no means a definitive list as some items may be addressed elsewhere in the plan with future amendments or additional items may be elevated with more importance depending on the outcome of other amendments not currently available for review.

So for example, an item that financially incentivizes enrollment producing development could conflict with P6 (Predictable Growth for Capital Planning) if the outcome would generate units in a manner that was largely unpredictable by the office of school planning in a 3-5 year projection timeframe which would be an ideal candidate for an amendment that addresses the issue. Another example would be an exemption that allows schools to intentionally become overcrowded, which would be identified as impacting PTACHC position P1(No School Should Operate over 100% Capacity). Items that effect multiple PTACHC positions pose a significant concern, but each policy is not evenly weighted on the list provided and each should be considered individually for amendments without separate prioritization. A more complicated example would be the reduction, elimination or structural insufficiency in school construction mitigation which would trigger an elevated PTACHC concern for amendment relief in all enrollment producing implementation items with inability to provide adequate school capacity.

Of note, there are many items within the General Plan that address school safety, environment and other items that are not listed in this document that that are compatible with PTACHC positions and would generally be supported by membership. These are not listed here because they would be implemented by default with the General Plan and would not need amendments with information publicly available at this time.

The guide leaves considerable latitude for the council sponsors of amendments to interpret or question, but all councilmembers are considered subject matter experts in matters of zoning, budget and education policy to understand how a highlighted item *might* impact education and need safeguarding provisions. Likewise the PTACHC board is available to clarify, review and suggest solutions for each item in depth as needed. The guide may be refined, but the Sept 20th 2023 version is being submitted to give sponsors the most amount of time to consider after public testimony, Council questioning and prior to pre-file dates.

PTACHC SHORT POSITION LABEL GUIDE

P1 – No school should operate over 100% capacity

P2 - No intentional overcrowding (exemptions)

P3 – Mandate development pay accurate fair market rate for impacts.

P4 -No intentional concentrations of poverty

P5 – Solutions should not come from lowering standards or changing of units of measure

P6 – Growth should be predictable for capital planning.

P7 – Should not create intentional funding competition

P8 – Update all education funding and protections for new Exemptions & Standards Adjustments

P9 - Eliminate reliance on relocatable classrooms

P10 – May affect school safety / risk exposure

10-1 GCF-1 1. P6 – note significant pattern changes possible

10-1 EH-2 1. P6 / P7 / P8 – May affect school construction

10-1 EH-2 2. P6 / P7 / P8 – May affect school construction

10-1 EH-2 3. P6 / P7/ P8 – May affect school construction

10-1 EH-2 4. P6 / P7 / P8 – May affect school construction

10-1 EH-3 2. P3/P6

10-1 EH-4 1. P3/P6

10-1 EH-4 3. P2/P3/P4/P6/P8

10-1 EH-11 1. P6 / P7 / P8 – May affect school construction

10-1 EH-13 1. P10

10-1 CIM-3 2. P10 Conditional delivery over prioritization

10-1 CIM-5 1. P3/P10 – mitigation over incentivization

10-1 CIM-5 4. P5 – Reduction in bus service clarification – HOT

10-1 CIM-2 2. P8 – funding will need adjustment

10-1 EP-1 P3/P4

10-1 EP-2 P2 – Within confines of a comprehensive APFO.

10-1 EP-4 4. P6 – Vague language

10-1 EP4 5. P1/P2/P3/P4/P5/P6/P7

10-1 EP6 1. P6

10-1 EP-8 4 P6 – EDA development authority lack of obligations to education

10-1 DN-1 1. P2/P3/P4/P6

10-1 DN-1 2. P1/Pw/P3/P4/P6/P8 – APFO exemptions inferred

10-1 DN-1 3. P1/Pw/P3/P4/P6/P8 – APFO exemptions inferred

10-1 DN-1 4. P1/P2/P3/P4/P6/P8 – APFO exemptions inferred

10-1 DN1.6 P7

10-1 DN-2 1. P2/P3/P4

10-1 DN-2 2. P3/P6

10-1 DN-2 3. P2/P8 Applicability infers investigate exemptions

10-1 DN-3 1. P6

10-1 DN-3 3. P3/P4/P7 Impact abatement needed

10-1 DN-4 3. P4/P6/P7

10-1 DN-5 2. P1 Education impacts should be a factor

10-1 DN-5 3. P3/P7

10-1 DN5 4. P1/P2/P3/P7 Intentional overcrowding not supported.

10-1 DN5 2. P7 land acquisition competition

10-1 DN5 3. P7/P8

10-1 DN5 4. P4/P7/P8

10-1 DN7 1. P6/P8 – Requires APFO

10-1 DN8 2. P6

10-1 DN8 3. P6 – Shared septic with schools needs factoring

10-1 DN8 4. P6

10-1 DN9 1. P6 – Shared septic with schools needs factoring

10-1 DN 11 1. P1 through 10 – Repetitive

10-1 DN13 4. P1 through P6 – education impacts need to be factored

10-1 DN15 4. P4

**10-1 QBD-1 2. P6 – NOT APPROPRIATE TO EMBED
WITHOUT DEDICATED PUBLIC REVIEW**

**10-1 QBD-1 5. P1 through 10 - Significant impacts to schools
unaddressed**

10-1 QBD-2 1. P3

10-1 QBD-4 3. P6

**10-1 QBD-6 6. P6 creates unplanned needs in once most stable
communities**

10-1 QBD-6 7. P6 – potential planning impacts.

10-1 PS1-1 1. P3/P5 “alternate” insufficient mitigation not supported.

**10-1 PS1-1 2. P6 – Completely removes HCPSS planning authority –
not supported.**

10-1 PS2-1. P5/P6

10-1 PS2-1 P6 – suitability needs to be a requirement

10-1 PS-3 1. P5

10-1 PS-3 2. P5

10-1 PS-3 4. P5

10-1 PS-3 5. P5

10-1 PS-3 6. P5

10-1 PS-3 7. P3/P5

10-1 PS3 8. P3/P5/P6 needs to be mandatory

**10-1 PS-4 2. P5 - Vague language implying lower standards not
desired.**

10-1 PS-5 3. P5

10-1 INF-2 1. P3/P6 – need comprehensive APFO

10-1 INF-3 1. P6 - Response Times to Schools needs publishing

10-1 INF-4 1. P6 - Response times to schools needs publishing

10-1 INF-5 1. P7 evaluate in terms of mixed school /park sites

10-1 INF-6 1. P10 Safety

10-1 INF-6 3. – P3 missing mitigation in cases of leased properties

10-1 INF-6 4. – P6/P7 disposition of school sites needs addressing

10-1 INF-7 3. P7

10-1 INF-9 2. P6 – significant school planning changes as a result

10-1 INF-9 3. P6 – significant school planning changes as a result

10-1 INF-10 2. P6 – significant school planning changes as a result

10-1 MG1 1. P1-through 10 – Directs agenda of increased intensity with less school protections.

10-1 MG1 .2 P1 through 10 – Subjugates decisions to authors of general plan

Respass, Charity

From: Council Web Inquiry <councilmail@howardcountymd.gov>
Sent: Wednesday, September 20, 2023 7:27 PM
To: CouncilMail
Subject: Patuxent Commons Support

Follow Up Flag: Follow up
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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.]

Name Dorothy Plantz
Email dorothee.greenthumb@gmail.com
Number 410 262-8458
Address 10128 Spring Pools Lane Columbia MD , Maryland. 21044
Subject Patuxent Commons Support

September 20, 2023 Dear Council Members: I am writing to you today in support the approval of the site development plan (SDP) for Patuxent Commons. Howard County is facing a housing crisis at many levels but this crisis is particularly acute for individuals with developmental and intellectual disabilities, autism, among other disabilities. Currently many individuals are living with parents who are ageing since their children with developmental and intellectual as well as other disabilities are unable to find affordable housing. Because of their ageing parents, these individuals cannot be supported in their homes indefinitely and will need a place to live. At the same time the number of students with disabilities are exiting the Howard County Public School System at record numbers. The school census data issued in October, 2022 indicates that nearly 6000 students are in special education classes and approximately 59% of these students have either a learning disability, autism, or an intellectual or developmental delay. Twenty-seven percent of these students are in high school meaning that approximately 950 students will be transitioning out of school and into our community. These citizens will require housing, transportation, employment and other services at varying levels. Patuxent Commons is a unique concept where all residents are welcomed and encouraged to be engaged in their neighborhood in an inclusive environment. This project begins to address housing instability faced by individuals with disabilities who need affordable housing. Social connectness and supports for all community members are met in this environment. Housing will be used as a springboard to facilitate community integration for people of all ages, abilities and incomes. Also, I envision this innovative project as a model which can be replicated in Maryland and throughout the country. The Hickory Ridge location provides access to transportation resources and is located in a walkable neighborhood near shops and a convenient location for residents to access the hospital and other medical services as well as Howard Community College. This is an ideal location. Please consider this project as one of the first solutions in a county where housing for individuals with disabilities is currently inadequate. Thank you for your previous support. And thank you for approving the SDP for this innovative solution-based project. Best, Dorothy Plantz 10128 Spring Pools Lane Columbia MD 21044, District 4
Dorothee.greenthumb@gmail.com 410 262-8458

Respass, Charity

From: Mr. Drew <mrdrew@gmail.com>
Sent: Thursday, September 21, 2023 1:50 PM
To: CouncilMail
Subject: Roth - Verbal testimony on HoCo by Design Amendments Sept 20, 2023

Follow Up Flag: Follow up
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Here is the verbal testimony I gave last night:

I submitted extensive testimony in July, which called out needed changes to the plan. I've summarized those changes in my written testimony which I emailed to the council this afternoon. I am delighted that Liz Walsh has already introduced an amendment to address one of the big ones - the need to assemble a parcel of land in Elkridge that can be used for public amenities, including a badly needed high school.

HoCo by Design is shockingly oblivious to the health and quality of life impact of BWI air traffic on Howard County.

Endless air traffic overhead injures those who live below. The FAA's Nextgen flight path changes in 2015 moved air traffic from commercial and industrial areas such as Gateway to residential areas in Hanover, Elkridge, and Columbia. Our state delegation sponsored a health study which determined that the present value of the health impacts of these Nextgen changes over 30 years is \$800M. Our communities came together to get the flight paths reverted back, away from our homes. HoCo by Design should not be proposing new residential communities under BWI flight paths. But it does, for example at the Gateway Industrial Park. And the future residents of these homes will suffer. These areas should be restricted to commercial and industrial uses.

Transparency

There should be public hearings for all amendments to HoCo by Design. Many expect that there will be last minute amendments intended to remove restrictions on development and to gut the APFO law.

It is essential that there be transparency and public comment end-to-end in the approval process for HoCo by Design. Under no circumstance should an amendment be considered for HoCo by Design without a public hearing on that amendment.

There is much happy talk in HoCo by Design that will lead the inattentive members of the public to believe that HoCo by Design serves their interests and protects their communities. There will likely be attempts to sneak in amendments that create an even bigger gap between this perception and the reality of HoCo by Design's irresponsible and excessive residential growth without planning for needed schools and other infrastructure.

It is so disappointing to hear speaker after speaker here tonight talking about how many thousands and thousands more housing units are needed while saying not one word about the schools to go along with those houses. Not to mention the schools still missing for the thousands of new housing units that have already been built. Is it equitable for some kids to have classes in trailers? Is it equitable for some communities to have no schools at all? Does building more housing increase or decrease that inequity? Why does HoCo by Design say so little about schools? If HoCo by

Design can say how many houses will be built and where, it should say how many schools will be built and where.
Drew Roth, Elkridge

Respass, Charity

From: Krystle Orellana <krystle.orellana@gmail.com>
Sent: Thursday, September 21, 2023 12:16 PM
To: CouncilMail
Cc: CouncilDistrict1@howardcountymd.gov
Subject: Comments on Proposed Plans in Elkridge

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.]

Good afternoon All,

I am sending this email to state my concerns for the current plans along route 1, specifically in Elkridge. I do not agree with the current proposal. You see, adding more townhouses, apartments, and businesses does not help Elkridge, it hurts Elkridge. Here is how.

Current residents do not benefit from these additions. We have to now deal with more construction, more traffic, our roads become more dangerous from the additional traffic. Look at the number of accidents and deaths over the past few years for current development in the Elkridge area. Just count the number of Dunkin Donuts in Elkridge, do we really need that many? Do we really need another liquor store, or climate control storage building? No, we do not. Our schools, the more homes you build, the more children in the schools. Schools that are already incredibly crowded. If we are an example of quality education, putting more children in classrooms is not the model of successful school systems.

I won't even bring up the current bus situation. Don't worry, my husband and I will be at the next board of education meeting.

What Elkridge does need is a community center. We do not have one. A place we're kids, teens, and adults can go to play basketball, volleyball, pickleball, and swim. We need more parks. Rockburn is the only park in Elkridge that is remotely compatible to parks in Columbia and Ellicott City, where there is an abundance of parks. More walkable paths would be wonderful. I see kids of all ages and adults walking the side of roads with no paths or sidewalks. We need more trees, and space for the wildlife that constantly have to adapt and learn to live in a human world. We need safer streets, improved infrastructure, and more options to bring out community together.

It is not lost why you the Council pick this area for continued industrialization. We are not Western howard county, where lots of money comes for you to keep their part of the county the way it is. We are not Columbia, where you have the extra tax money for living in Columbia and the CA (Columbia Association).

Based on the actions of the past few years, your opinion of Elkridge, is very clear. It would be nice to have our elected officials really listen to the people they represent and take action on our behalf, not on your own accord.

Best,
Krystle Orellana

Respass, Charity

From: Rachel Schmitt <rachelschmitt34@gmail.com>
Sent: Thursday, September 21, 2023 4:20 PM
To: CouncilMail
Subject: Strong Support from a Harwood Park Resident for D1's Proposed Amendment

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.]

Dear Council Members,

I am writing as a proud resident of Harwood Park and had the privilege of reviewing D1's first proposed amendment to the "HoCo By Design" general plan. I am genuinely thrilled about the potential transformation this holds for Elkridge, especially the area across Route 1 from the Elkridge Branch Library.

Switching the focus from the typical industrial and commercial landscapes to spaces that breathe life into our community is such a refreshing perspective. Imagining the Elkridge South District filled with parks, event spaces, athletic facilities, and a new high school fills me with hope for our younger generation and the future of our neighborhood.

Additionally, the proposition to weave together Harwood Park, the District, and adjacent areas through pathways is inspiring. It ensures that we remain interlinked, fostering stronger bonds within the community.

I've thoroughly studied the amendment, specifically pages 10-13, and the entire Route 1 Corridor Plan. The passion and consideration behind this proposal are clear and commendable.

As someone who calls Harwood Park home, I wholeheartedly back this initiative. I believe it beautifully encapsulates the spirit of Elkridge and presents a forward-thinking blueprint for Howard County. I encourage all members to recognize the immense value it brings and support it in full measure.

Thank you for your attention and for the hard work you put into making our county better.

Sincerely,

Rachel Nebot

Respass, Charity

From: Dana Sohr <Dana@bridges2hs.org>
Sent: Friday, September 22, 2023 5:14 PM
To: CouncilMail
Cc: Howard County Housing Affordability Coalition
Subject: Council testimony: CB28-2023

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.]

Please accept the following testimony from Bridges to Housing Stability regarding CB28-2023, general plan.

Good evening, I'm Dana Sohr, deputy director of Bridges to Housing Stability. Bridges has 17 employees and 1,800 donors and other supporters in Howard County. Tonight, the Bridges staff wanted me to ensure that throughout all of the technical discussion we're having about our general plan, that we continue to center humanity – people – in the discussion.

Every year, Bridges provides housing services to hundreds of county residents, so we know first-hand that our housing crisis gets worse every month. 1 in 4 Howard County households earns less than \$75,000, which puts many in the ranks of "low income" earners. Who are they? They're seniors, young adults, people with disabilities, and essential workers in our community who don't earn high wages. They're essential because our economy won't function well without them – including teachers and para-educators, medical techs and nursing aides, social service workers, admin staff, and people working in hospitality and other key industries.

For most people, housing costs have continued to rise far faster than incomes. You've already heard that over 13,000 Howard County households now pay unaffordable rents, and nearly 7,000 of them pay over 50 cents of every dollar of income on rent.

Housing is the largest expense in most household budgets, so when housing gets too expensive, everything else gets squeezed – the ability to afford healthy food, proper medical care, ongoing education, and savings to purchase a home. Households that are overburdened with housing costs become more insecure – to the point where any disruption in income or an unexpected expense can dislocate them because the landlord doesn't get paid on time. This happens far too frequently. According to our Sheriff's department, in the past 12 months, 1,248 Howard County households have been evicted from their homes for failure to pay rent or been forced to move to avoid eviction. The legal, financial and health consequences of their dislocation will impact them for years and sometimes generations to come.

Bridges would like to pose a few questions about where our community stands on this problem.

First, does anyone truly agree with some of the testimony tonight that our housing crisis is a myth schemed up by greedy housing developers? If so, please take the time to read the HoCo by Design plan itself, or any of its feeder documents and studies, where you'll find abundant data about our housing crisis. Or come visit Bridges or other nonprofits like Grassroots, HopeWorks, Springboard, Community Action Council, and others. We're in the trenches every day with this problem, and we'll all tell you that unaffordable housing is the key driver of our growing caseloads.

Second question, is there any doubt that we've been underproducing housing in Howard County? The data shows clearly that we produce a lower ratio of new housing for our workforce than any other nearby county. In simpler terms, our housing supply falls far short of demand.

As I believe most of us already know, when the supply of an essential product such as housing doesn't meet demand, prices necessarily go up. Following this basic rule of supply and demand, our housing prices are increasing far beyond the capacity of our most vulnerable residents.

So, can we be satisfied with HoCo by Design in current form, which would reduce the rate at which we create new housing? If the housing shortage gets even worse, won't our housing crisis get worse? Of course it will.

For this reason, Bridges strongly supports recommendations of the Housing Affordability Coalition, that the housing allocation should be increased to 2,000 new homes per year, of which 500 homes should be affordable, and of the affordable homes, 10% should meet ADA requirements. These homes could be produced either as rentals or homeownership opportunities. In addition, we agree that our county needs to open up missing middle and multifamily housing opportunities across the county, to ensure that everyone receives equitable access to quality, affordable housing.

We understand the tension that arises at the prospect of additional housing development, particularly because of the impact on schools. Our question is, can't we work together as a community to find solutions – including additional revenue sources – to ensure that we can have more housing and great schools? Of course we can. After all, we need to find ways to ensure that our children continue to receive a quality education and actually have an affordable place to live in the community when they finish their schooling.

To put things in context, here's a simple thought experiment: If our county's policies were creating a desperate food shortage for our residents, would we seriously consider passing laws to reduce the amount of food available to our children, our seniors, our essential workers, and our most vulnerable neighbors? Why are we considering doing just that with our housing supply?

Last questions: This is now the third general plan – going back to the year 2000 --that has highlighted the problem of unaffordable housing. When exactly will we address our housing crisis?

If not now, when?

And if not this Council, who?

Thank you for the opportunity to speak this evening, and for your service to our community.

Dana Sohr
Deputy Director
Bridges to Housing Stability
o: 410-312-5760 x104 f: 410-312-5765



9520 Berger Rd Suite 311, Columbia MD 21046
Office hours: Mon-Fri 9-5. Closed 12-1 for lunch.

www.Bridges2HS.org

[Sign up to receive our newsletter.](#)

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Respass, Charity

From: STUART KOHN <stukohn@verizon.net>
Sent: Saturday, September 23, 2023 8:09 AM
To: CouncilMail
Cc: Stu Kohn
Subject: Suggestion for Listing Amendments to CB28-2023 / General Plan

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.]

Dear Council Members and Michelle Harrod,

Good morning and Happy Saturday.

Would it be possible to consider providing the short title each Amendment listed regarding CB28-2023 the General Plan? This would be helpful especially being there are currently 54 and perhaps more in the pipeline. If this suggestion was adopted it would provide the opportunity for the public to be able to directly retrieve any of our interests rather than having to be in the blind. This would provide attention to detail for all parties.

Your consideration is appreciated.

Thank You,

Stu Kohn
HCCA President

Sent from my iPhone

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HCCA President

Sent from my iPhone

Respass, Charity

From: Sue <suemazzoni@gmail.com>
Sent: Sunday, September 24, 2023 9:20 PM
To: CouncilMail
Subject: Amendment to Route 1 corridor plan

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.]

Dear Howard County Council,

We are writing to strongly support Liz Walsh's amendment to the Route 1 corridor plan in Elkridge. Her recommendations are outstanding, and we have no proposed changes.

Thank you, Liz Walsh, for doing your best to help Elkridge.

David & Susan Mazzoni
6507 Lawyers Hill Road
Elkridge, 21075

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- *"To give real service you must add something which cannot be bought or measured with money, and that is sincerity and integrity."*
Douglas Adams

Respass, Charity

From: STUART KOHN <stukohn@verizon.net>
Sent: Sunday, September 24, 2023 9:45 PM
To: Ball, Calvin; CouncilMail
Cc: Stu Kohn
Subject: Proposed Amendments to CB28-2023 the General Plan

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear County Executive Ball and County Council Members,

As stated previously to you and our HCCA Listserve members there are currently 54 proposed Amendments to the General Plan and we hear more to come. Go

to <https://apps.howardcountymd.gov/olis/LegislationDetail?legislationId=13299&legislationNumber=CB28-2023>. In taking a look at a few random Administrative Amendments such as items 52 thru 54 there are concerns. Amendment 52 is to put together a "Work Group" to look into "Affordable Housing." Hasn't this been done before? What is the purpose of Amendment 53 especially if the Administration thought the plan was sound. Amendment 54 is a new chart for Route 1. How many years has the County been involved with such a strategy and obviously hasn't established a final plan. It would be nice for the Administration to explain the rationale for these Amendments and the others they have introduced. It would be appreciated especially since the public will not have an opportunity to discuss by conducting a Hearing.

The above examples shows the General Plan is not ready for final publication and looks like the Administration agrees. It is a shame our taxpayer dollars have been spent on such a project which at this late stage has too many holes. We have asked what is the cost incurred thus far? As we stated at the beginning why couldn't the powers to be simply reviewed PlanHoward 2030 to evaluate what went right and what was needed for improvement to build HoCo by Design, Had the findings been used then undoubtedly the time to complete the project would have been reduced for completion. We are also asking what are the benefits of HoCo by Design as compared to PlanHoward 2030? Will HoCo by Design eliminate signs which read "Stay Alert - Traffic Congestion Next "X" Miles" and no longer see any more portables at school facilities? Anyone want to take the time to respond?

Stu Kohn
HCCA President

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Stu Kohn
HCCA President

Sent from my iPhone

Respass, Charity

From: Harriet Bachman <hlbachfam@gmail.com>
Sent: Tuesday, September 26, 2023 7:25 PM
To: CouncilMail
Subject: support for approval of the 10 year plan, with some revisions

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.]

To the members of the Howard County Council:

Thank you for your hard work on HOCO by design. I find a lot to support in the housing plan. As a firm supporter of the Howard county housing affordability coalition, I agree with many of the concepts, which I find to be positive and innovative. I have been an advocate for affordable housing for 40 years and change has come very very slowly.

I believe that the idea of revising zoning to allow the development of small multifamily housing units in previously single family only units, as a matter of right, is an important step in the right direction, as it will allow townhouses, duplexes and possibly quadruplexes in certain situations and begin the process of deconcentrating low income housing in some neighborhoods. The possibility of allowing accessory dwelling units through a simpler process is another valuable innovation.

However, I believe that the number of new housing units proposed in the plan is too low. I believe that the housing allocation in the plan should be 2000 units per year, with 500 affordable units, 10% of which should be accessible to people with disabilities.

While I have heard a number of opponents to this bill decry losing “the character” of their one acre lots, I have to agree with statements that I heard

at the September 20 hearing, that the exclusionary zoning that allowed those lots, was not the sort of “character” worth continuing when it comes at the cost of a real, meaningful opportunity for racial, ethnic and class diversity and equity. We have an opportunity to make real change in this county now, to change the direction of our history of lack of equity and diversity and provide for our children, seniors, young families and hard working employees in the nonprofit and government sectors with limited earnings.

Let’s not lose this golden opportunity.

Thank you for your consideration.

Harriet Bachman

9426 North Penfield Road

Columbia, MD 21045

Respass, Charity

From: Jessica Tellis Donoghue <jessicat826@msn.com>
Sent: Tuesday, September 26, 2023 7:53 PM
To: CouncilMail
Subject: Rt 1 Corridor

Follow Up Flag: Flag for 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.]

Hello,

I am writing in strong support of Liz Walsh's proposed amendment to "The Rt 1 Corridor Plan". As a young family in Elkridge, we feel it is important and past time to bring many of the advantages that other parts of the county have to Elkridge!

Thank you!

Jessica Tellis Donoghue, 6712 Goshen Hunt Rd.

Sent from my iPhone

Respass, Charity

From: Donoghue, Philip <pdonoghue@dap.com>
Sent: Tuesday, September 26, 2023 12:25 PM
To: CouncilMail
Subject: Proposed Amendment to Hoco By Design by Liz Walsh

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

As a resident of Elkridge and a stakeholder within this process I wanted to reach out to you with my support of Council Member Liz Walsh and her proposal to repurpose these properties for community gathering, public spaces including community center and athletic fields and parks. As this area is already dominated by heavy industrial I am not in support of more of the same and believe that the council members should consider Liz Walsh proposal. I believe this is a better use of the land for the community and the benefit for residents will be greater. Thank you.



Phil Donoghue
Senior Channel Manager
DAP Global Inc. | 2400 Boston Street, Suite 200 | Baltimore, MD 21224
phone: 800.327.1044 Ext. 12212 | email: pdonoghue@dap.com

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PTA Council of Howard County
5451 Beaverkill Road Columbia, MD 20144
Board@PTACHC.org

September 27, 2023

PTACHC's Legislative Committee Chair testified on the proposed General Plan's impacts on education, providing 80+ items that required improvements. As of September 27, 116 amendments have been filed. Many of these address conflicts with PTA positions. Some are out of the PTA's scope. Others could pose a detriment. Overall, the general plan is a land use document. The primary concern is the County's ability to adequately mitigate enrollment to have adequate capacity while growth initiatives are approved. This is the source of most deliberation. The concern is real, especially considering the prioritization and scale-back of school projects due to lack of resources in the capital budget being considered in parallel this week. Other items that PTACHC has positions on, such as concentrations of poverty, safety, and predictability are prevalent through the General Plan. The guide below is a comparison of amendments to positions PTACHC has taken over time. All are debatable, and could change with clarification and outcome of dependencies, but it is paramount to provide immediate feedback for consideration with more in-depth follow-up if the opportunity avails. The supporting live tally document will be hosted on www.ptachc.org.

Amendment Alignment with PTACHC positions (Sep 27, 2023 update)

*If a complex implementation contains neutral and one other color category, the corresponding "green" or "red" identification will be preferred for voting and implementation.

Green - Improvement or partial improvement

A1,A5,A9,A10,A14,A16,A17,A18,A19,A38,A37,A38,A39,A50,A51,A63,A64,A65,A67,A68,A69,A70,A71,A7,A73,A75,A76,A77,A79,A80,A81,A83,A84,A85,A86,A91,A92,A93,A94,A96,A97,A99,A100,A101,A102,A10,A105,A106,A108,A109,A116,A112,A113

Blue – Neutral or N/A to PTACHC

A6,A7,A8,A11,A12,A13,A15,A17,A21,A22,A25,A26,A27,A28,A29,A31,A32,A33,A35,A41,A42,A43,A45,A5,A58,A59,A60,A61,A62,A74,A78,A79,A82,A87,A88,A89,A90,A94,A95,A98,A102,A103,A107,A111,A113,A114,A115

Red – Negative Impact

A2,A3,A4,A14,A20,A23,A24,A30,A34,A40,A44,A46,A47,A48,A49,A52,A53,A55,A56,A57