

Respass, Charity

From: Dona Oldfield <dona.oldfield@gmail.com>
Sent: Sunday, October 1, 2023 7:45 PM
To: CouncilMail
Subject: Affordable Housing Coalition Positions

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 sent each of you a book by Kahlenberg about a month ago that would have provided you with solid information to inform your work on HoCo By Design. It is clear to me, having viewed some of your recent work session, that very few of you have opened that book. That neglect to do your homework will cost the citizens of our county for decades to come.

I very much support the positions of the Affordable Housing Coalition, and hope that you will do the same in your session tomorrow evening. I expect to be in attendance.

I already see the homeless around us in Howard County. I have cooked meals for the Cold Weather Shelter. I see them in our libraries, athletic facility locker rooms, parking lots, shopping centers, offices and open space. As the affordable housing problems continue to worsen in our county, I expect the homeless will be even more ubiquitous. Just take a look at what poor housing policies have done in California. That could be Howard County in the coming years.

If our citizens think they don't want apartment complexes near their homes, I suspect they will be even more alarmed when they see homeless encampments there. Will you be in office then to accept the blame for your role in our housing shortage?

The citizens of this county are highly educated. When provided with accurate and authoritative information, they will do what is best. And will expect their elected officials to do the same.

Dona Oldfield
410-707-5720 mobile

October 1, 2023

Dear Council Members:

The Elkridge Community Alliance met on Thursday, September 27, 2023 to discuss the proposed amendments to the General Plan. Since the passed plan will shape our county for at least the next ten years, we are respectfully requesting that you delay voting on the proposed amendments until the citizens of Howard County have sufficient time to review the proposed amendments. Several amendments directly impact Elkridge residents and business owners. Please delay this vote until at least October 11th to provide ample time to review these amendments and their potential impact on our community.

In addition to delaying the vote, the Elkridge Community Alliance took the following positions regarding these amendments and urge you to do the same.

- We support Amendment 1 which “Amends the character area and development plan of the Elkridge South District.” We feel that this bill is a necessary step in ensuring that Elkridge has the community space it so desperately needs.
- We opposed Amendment 62 due to its lack of specificity. We do not believe this amendment is strong enough to ensure its use for the community.
- We support Amendment 97 which, “Adds language to examine APFO with respect to the County’s hospital.” With a growing population it is important that access to necessities such as access to emergency services and health care is examined with regard to community planning.
- We support Amendment 71 which, “Adds student enrollment and capacity utilization data.” When important decisions are made based on data it is important that this data is accurate.
- We support Amendment 70 which, “Makes various changes to affordable housing goals and requirements.” Affordable housing is a necessity in Howard County, it is crucial that this plan sets provisions so that the resulting increases in density do increase the supply of affordable housing. Past plans have not resulted in the needed levels of affordable housing, they have resulted in increased density without the necessary infrastructure to support these density increases.

It is important that this plan is examined comprehensively to ensure it balances the diverse needs of the various areas throughout Howard County. In your deliberations, please consider the Elkridge community and its needs. Our community has absorbed a large share of Howard County’s growth but still lack many of the necessary resources and infrastructure that other areas enjoy or require to thrive as a community.

Thank you for your time and consideration,

The Elkridge Community Alliance



Howard County Housing Affordability Coalition

October 1, 2023

Howard County Council Members
3430 Courthouse Drive
George Howard Building
Ellicott City, MD 21043

RE: HoCo By Design Amendments

Dear Council Chairwoman Rigby, Co-Chairwoman Jung and members Jones, Walsh and Yungmann,

We sincerely appreciate your diligence in reviewing and working to ensure that the next General Plan prepares the County for the future. We wish HoCo By Design were more visionary and presented a more specific, measurable Plan in terms of targets and directive language. It is our perspective, however, that the current version provides a general land use and zoning policy framework and set of implementing actions that can support the 2,000 housing allocations for which the Coalition has steadfastly advocated.

The Coalition supports amendment 56 to increase the affordable housing allocation to 500 units and we fully understand the need and desire to see some percentage of these units as homeownership opportunities. In addition, we appreciate the elements of Amendment 70 that recognize the importance of creating housing for residents making less than 60 percent of area median income (AMI) and revising County processes for granting allocations if affordable unit benchmarks are not met year after year.

Recognizing different intents, financing approaches and other development challenges, the Coalition recommends creating separate columns for affordable rental and affordable ownership in the APFO Housing Allocations Chart (Table 10-1). Separate columns will facilitate tracking, reporting and evaluating the effectiveness of approaches to realizing development benchmarks. To assure clarity, we

Howard County Housing Affordability Coalition

9770 Patuxent Woods Dr, Columbia, MD 21046

further recommend that definitions of “affordable” (rental <60%; ownership 80%-120%) be included either within the separate column headings or as text associated with the Chart.

In terms of Amendment 56’s homeownership provision, we recommend that 25% of the units would be a more realistically aspirational figure for affordable homeownership. Setting the percentage of homeownership at too high a level would mean that many of the affordable housing allocations would not get used. Given the barriers to affordable homeownership, the current amendment that would require a 50/50 split between rental and ownership allocations, would just further exacerbate the County’s affordable housing shortfall, with affordable allocations going unused. Furthermore, we strongly recommend that the affordable allocations be allowed to roll over from year to year so that they are not lost forever if they cannot be created in any single year, and that their character as either ownership or rental be released after three years.

The attached background document supporting our recommendation for the 25 percent ownership and three-year rollover proposal, provides a more detailed explanation of the severe financing and development impediments that would need to be addressed to try to achieve even the aspirational goal of 125 affordable homeownership units annually.

HoCo By Design has created a toolbox with a broad array of policies and strategies that can help generate housing in line with sustaining a healthy economy and community. Disappointingly, however, several of the published amendments would eliminate or restrict the use of these critical tools. Amendments would prohibit residential growth in the very areas identified where affordable homes could be built (Gateway, Activity Centers, redevelopment areas, PSA expansion). And even the Plan’s modest ADU proposal—an already existing and important housing option for seniors and people with a disability—is the subject of amendments to curtail and limit ADU availability. Other amendments seek to limit building height below current standards and prohibit any zoning flexibility that infill and redevelopment will need.

Housing at all income levels is critical to our County’s future; it is particularly important that there is housing for our public and private low wage earning workforce, our seniors and people with disabilities. Housing is essential to growing our workforce and ensuring our children can mature and thrive in the community in which they grew up. The housing toolbox needs to be broad and the tools most certainly

need to be used judiciously, monitored and evaluated. As you consider the amendments that will define the County's commitment to housing for the foreseeable future, please do not unnecessarily limit the opportunities to improve access to affordable and accessible housing.

Again, we thank you for your commitment to ensuring that the next General Plan is one of which we all can be proud. Please let me know if you would like to discuss the Coalition's comments and recommendations.

Respectfully,

Coalition Steering Committee

Cedric Brown, Paul Casey, Tom Coale, Jackie Eng, Peter Engel, Grace Kubofcik, Grace Morris, Vonda Orders, Rich Pardo, Paul Reville, Dana Sohr, Jean Sedlacko, Pat Sylvester, Joe Willmott, Phyllis Zolotorow

Cc: Dr. Calvin Ball, County Executive
Lynda Eisenberg, Director, Department of Planning and Zoning
Members, Howard County Housing Affordability Coalition

ATTACHMENT

HoCo By Design Recommendation:

25 Percent Home Ownership Allocation with 3-year ownership/rental rollover provision

Background

Affordable homeownership opportunities are difficult and costly to produce. Single-family housing, whether attached or detached, is more costly to build than multifamily housing and requires more land. If the affordable homeownership units were targeted at households making no more than 80% of the county median income, which for a family of four is \$99,234, then the cost of the unit would need to be about \$300,000. No new construction is near this range and even new MIHUs are generally more expensive. Cash subsidy requirements for such a home could easily top \$100,000, which would mean a subsidy of about \$25 million annually to produce the 250 units envisioned.

Currently there are no substantial County, State, or federal supports for homeownership, but only relatively small down payment assistance funds and slightly favorable interest rate programs. In some instances, under the MIHU program, a developer is able to produce 10% of the units at the MIHU level, although this tends not to be the case for new construction on larger western lots. With total market allocations of 1280 units and affordable allocations of 500 units, MIHU-level units would need to be almost 30% of the total. This doesn't appear to be achievable anytime in the near future. Finally, if the County wants to see 25% of the 500 allocations as affordable ownership units, it will need to add to the land that can be used for townhome/condominium development. A quick look at the land use map shows how few and concentrated these places are.

In addition, while there is a pressing need for more housing at all income levels, the need is the most desperate at lower levels, where people are not in a position to purchase a home. The Housing Opportunity Master Plan indicates that the County should focus primarily on households earning 60% and less of the County median. At this income level, without significant up-front and on-going support, ownership is risky and generally not recommended. And almost all new-construction, single-family housing is affordable only to households earning more than 120% of the area median – far too high a

figure to easily subsidize. For many of our low and very low income families, those at 60% of median or less, the alternative to an affordable place to live is perpetual housing instability, health, school, and job troubles, generational poverty, or homelessness. For people earning \$100,000 and up the options are better.

As an alternative, the Coalition recommends that the current amendment be amended to require that no more than 25% of the 500 affordable allocations be targeted to homeownership. While still aspirational, 125 affordable ownership units might be achievable. And very importantly, all affordable allocations should not be limited to one year, but should roll over from year to year.

By limiting the allocations on a yearly basis, the plan can only produce fewer than the maximum number of units allowed. The housing market waxes and wanes; there will be some years that the maximum number of units will certainly not get built simply because of lending rates, construction costs, or other issues in the larger economy. The result is that the shortage of housing for our neighbors will get worse. It is necessary that allocations roll over from year to year so that we make meaningful progress in achieving our housing goals.

Allocations should be allowed to roll to the future so that when markets are ready and able to build, allocations from previous years will be available. The affordable units, which start with an ownership or rental restriction, should become available for either homeownership or rental if they have not been built for a period of three years. This will ensure that the County has an opportunity to assist its residents even if homeownership remains out of reach or rental is infeasible for certain periods.

Recommendation

(1) No more than 25% of the housing allocation be reserved for homeownership; and (2) The affordable housing allocations be allowed to roll over from year to year, with the restriction as rental or ownership being removed after three years.

#####

Respass, Charity

From: Thomas Nassau <nassaujt63@verizon.net>
Sent: Sunday, October 1, 2023 9:46 PM
To: CouncilMail
Subject: HoCo by Design Amendments

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 fully support the Howard County Housing Affordability Coalition responses to the proposed amendments to HoCo by Design. The stock of affordable housing in Howard County must be expanded to provide opportunities to lower-wage members of our workforce, seniors and people with disabilities. It is a simple matter of fairness.

Judith L. Nassau
6126 Waiting Spring
Columbia, MD 21045

Respass, Charity

From: Kevin Chin <kchin987@gmail.com>
Sent: Sunday, October 1, 2023 6:50 PM
To: CouncilMail
Subject: Support for the Howard County Housing Affordability Coalition amendments

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,

I'm writing in support of the modifications to amendments by the Housing Affordability Coalition. Attached is their letter of recommendations.

Sincerely,
Kevin Chin
3851 Parrot Dr
Ellicott City MD



Housing Affordability Coalition...

Respass, Charity

From: larry Carson <karasov1@hotmail.com>
Sent: Sunday, October 1, 2023 3:59 PM
To: CouncilMail
Subject: General plan amendments

Follow Up Flag: Flag for follow up
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As an advocate for the Housing Affordability coalition and a volunteer with Age Friendly Howard County, I want to fully endorse the affordability coalition's view of the amendments offered to the General Plan. I hope the council will stick to the draft plan and not move to limit options.

We need innovations and change in our zoning and housing and this plan is the way to do that. Please don't allow regression based on fear!

Thanks for the many hours all of you have spent on this issue.

Larry Carson

Respass, Charity

From: Linda Wengel <lwengel35@gmail.com>
Sent: Sunday, October 1, 2023 5:20 PM
To: CouncilMail
Subject: Housing follow up question

Follow Up Flag: Follow up
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Concerning the affordable home ownership allocation, please specify what income requirements scale would be used and what kind of financing would be available. Federal tax credits are only for rental properties. I hope these factors will be explored before voting takes place. Thank you for considering these factors.

Linda Wengel
Town Center
Columbia

Respass, Charity

From: Linda Wengel <lwengel35@gmail.com>
Sent: Sunday, October 1, 2023 12:11 PM
To: CouncilMail
Subject: General Plan - Columbia

Follow Up Flag: Follow up
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I am not certain if this belongs in the General Plan or the new Zoning Code, but I believe that the MIHU requirement should be applied to all new Columbia development, which is now exempt. It has been applied to most Downtown housing as part of the Downtown Columbia Plan.

Thanks for considering.

Linda Wengel
Town Center, Columbia

Respass, Charity

From: Otis Thomas <oathomas1@verizon.net>
Sent: Sunday, October 1, 2023 5:08 PM
To: CouncilMail
Subject: Housing affordability

Follow Up Flag: Follow up
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Dear Coucil Person:

Affordable housing is a critical need in Howard Couty. I urge you to Affordable house effort that is before you.

Otis A Thomas

[Sent from AOL on Android](#)

Respass, Charity

From: Ray LeVesque <levesque.ray2@gmail.com>
Sent: Sunday, October 1, 2023 4:22 PM
To: CouncilMail
Cc: admin@hocohac.org
Subject: I support the HoCo Housing Affordability Coalition Recommendations

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 Howard County Council,

I am a Howard County resident (since 2001) writing in support of the statement issued today about your upcoming vote finalizing HoCo By Design. I appreciate your time and effort tackling this challenging and important topic, knowing that you all have invested substantial time in its creation and refinement. That investment seems well made as this document will greatly shape the future of our County and community, especially for younger residents and those on the lower half of the economic spectrum.

I urge you to fold the Coalition's recommendations into HoCo By Design. These considered ideas offer a reasonable balance that I think will benefit all County residents and help younger generations be able to continue to live where they grew up.

Thank you for your consideration,
Ray LeVesque
Columbia, MD

Respass, Charity

From: Sue hill <susanhillgh@gmail.com>
Sent: Sunday, October 1, 2023 8:59 PM
To: CouncilMail
Subject: Bolder Action for Housing Affordability in HoCo

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Council persons,

Great that the Council has come this far on a critical issue in our county! But go bolder at this crisis time - please support the recent review recommendations of the HoCo Housing Accessibility Coalition.

Please don't wait for a later time.
The time is now to take bold action!

Susan Hill
8720 Endless Ocean Way
Columbia, Md 21045

Respass, Charity

From: Alfred Epangue <epangoll65@yahoo.com>
Sent: Monday, October 2, 2023 12:35 AM
To: CouncilMail
Subject: Housing in Howard County

Follow Up Flag: Follow up
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I agree with the Housing Affordability Coalition that we more affordable houses in Howard County .

Thank you

[Sent from Yahoo Mail on Android](#)

Respass, Charity

From: Cheryl Rowe <cheryl@bridges2hs.org>
Sent: Monday, October 2, 2023 9:16 AM
To: CouncilMail
Subject: my position on amendments related to HoCo by Design

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

I support the following positions as recommended by the Affordability Coalition

- Of the 500 affordable homes that would be targeted for construction each year, we recommend a different split between rentals and homeownership and seek more flexibility in the allocations so that affordable units wouldn't be "lost" in a particular year if market conditions delay the permitting process.
- We disagree with proposed limits on residential growth in areas where affordable homes could be built, including Gateway, Activity Centers, and an expanded Public Service Area.
- We disagree with proposed restrictions on Accessory Dwelling Units (ADUs), which could be built relatively quickly on existing land and provide affordable housing options for seniors, people with disabilities, and lower-wage members of our workforce.
- We disagree with other amendments to cap building height and prohibit zoning flexibility that would support infill development and redevelopment.

I will be present to vote this weekend.

Sent from [Mail](#) for Windows

Respass, Charity

From: Courtney Thompson <ct0067443@gmail.com>
Sent: Monday, October 2, 2023 11:40 AM
To: CouncilMail
Subject: Re: affordable housing

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My name is Courtney Thompson and I think the cost of housing is ridiculous it's and enough we don't make enough to even afford a one bedroom apartment with 15-20 dollar an hour wage which doesn't even include car payments utilities and other necessities something needs to be done immediately in regards to the homelessness and the high price of rent

Respass, Charity

From: curtis20852@gmail.com
Sent: Monday, October 2, 2023 12:13 PM
To: CouncilMail
Subject: Proposed Accessory Dwelling Unit rules 02 October 2023

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.]

As a senior citizen who has lived in the county commercial apartment stock for ten years, I have experienced housing insecurity firsthand. I have had to worry about being able to afford my rent and whether I would be able to stay in my home.

I believe that Accessory Dwelling Units (ADUs) could be a great solution to the housing insecurity problem for seniors. ADUs are small apartments or cottages that can be built on the same lot as a single-family home. They can be used to house family members, caregivers, or renters.

ADUs would provide seniors with a more affordable housing option. They would also allow seniors to stay in their homes and communities for longer. In addition, ADUs could provide a source of income for homeowners.

I urge the County Council to remove any restrictions on ADUs. This would help to ensure that all seniors have a safe and affordable place to live.

Curtis Phinney
Ellicott City MD
21042

Respass, Charity

From: Dawn Baskin <dawn@thebaskins.com>
Sent: Monday, October 2, 2023 11:53 AM
To: CouncilMail
Subject: Please support HoCo Housing Affordability Coalition's position

Follow Up Flag: Follow up
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Honorable Councilmembers,

I support the response the Housing Affordability Coalition submitted yesterday, Oct 1, 2023, to the proposed amendments to the general plan. We must do all we can to adapt to the changing housing needs that our area is experiencing. Please follow the recommendations of the Housing Affordability Coalition.

Thank you,
Dawn Baskin

Respass, Charity

From: Dorothy Beckett <runbeckettrun@verizon.net>
Sent: Monday, October 2, 2023 12:17 PM
To: CouncilMail
Subject: Howard County 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.]

Dear Howard County Council,

I am writing to express my support for the Affordable Housing Coalition's concerns about the some of the amendments to the Howard County by Design plan. These amendments would restrict the availability of affordable housing in the county, which is already sorely lacking.

Sincerely,
Dorothy Beckett
10473 Gray Owl Garth
Columbia, MD

Sent from my iPhone

Respass, Charity

From: Elaine Bernstein <ecbern2@gmail.com>
Sent: Monday, October 2, 2023 12:21 PM
To: CouncilMail
Subject: Affordable Coalition HC Council Meeting 10/2/2023

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

In support of all recommendations presented tonight at the council meeting, by Howard County Housing Affordability Coalition.

Elaine C Bernstein
10329 Wilde Lake Ter
Columbia MD 20144

Respass, Charity

From: Council Web Inquiry <councilmail@howardcountymd.gov>
Sent: Monday, October 2, 2023 12:01 PM
To: CouncilMail
Subject: Support for HAC's positions on HoCo by Design Amendments

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 Joan Driessen
Email jrdriessen@msn.com
Number 14432557427
Address 11607 WAVE LAP WAY COLUMBIA, Maryland. 21044-4366
Subject Support for HAC's positions on HoCo by Design Amendments

Message As a resident, former member of the Housing Opportunities Master Plan Task Force, and member of the Housing Affordability Coalition (HAC), I strongly encourage your support of HAC's positions on the proposed amendments to this plan. It is critical that it provide maximum flexibility for the creation of affordable and accessible units be they rental or ownership properties. Additionally, it must incorporate all potential opportunities - Gateway, redevelopment areas, and PSA expansion - if we are to begin to meet the need for the housing needed for our expanding workforce, disabled and senior populations. With attention to these issues, we have the opportunity to continue allow Howard County to be a vibrant and inclusive community.

Respass, Charity

From: Loreen Heinz <loreenvheinz@gmail.com>
Sent: Monday, October 2, 2023 10:27 AM
To: CouncilMail
Subject: CB28-2023

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.]

From: Loreen Heinz
10460 Owen Brown Road
Columbia, MD 21044-3836

To: Members of the Howard County Council

Below is my testimony in regards to CB28-2023 Amendments to Howard County by Design

Chapter 3—p.14 Green Buildings

Considering the expected influx of new development, there is an opportunity to enhance green building requirements for private buildings. Current requirements were established in 2008, 15 years ago. Without tightening the requirements, these already outdated standards can remain until 2040! Imagine the environmental harm which may occur as a result of inaction.

Chapter 4—Transportation

Public transportation should provide easily accessible service to people with disabilities, including wheelchair users. These vehicles and their routes should make public transport available throughout Howard County with connections to public transportation hubs in neighboring jurisdictions. Many disabled people will work if they are able to get to jobs.

Chapter 6—Housing

All new housing for seniors and the physically disabled should be of universal design.

Chapter 7 Quality by Design

I strongly urge the Council to retain New Town Zoning unaltered. The city of Columbia has thrived as a healthy community because of the careful planning of its founders. (The Route 40 and Route One corridors are evidence of unplanned development that has run amok and now needs some kind of intervention for future commercial, industrial, residential growth.)

*Redevelop village centers by retaining the architectural integrity of the original buildings and maintaining compatibility with the surrounding neighborhood.

* “park once, walk often”, (TAC p.25) a goal in new developments, is a design concept embedded in Columbia village centers and neighborhood access to schools, paths, and parks in Columbia.

Retain NEW TOWN ZONING and use it as a model for new development in other parts of the county.

Thank you.

Respass, Charity

From: Rockburn Land Trust <rbltrust@gmail.com>
Sent: Monday, October 2, 2023 8:13 AM
To: CouncilMail
Cc: wade.lee614@gmail.com
Subject: Support of Amendment 1 to Council Bill No. 28-2023 by Rockburn Land Trust

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 Howard County Council,

The Rockburn Land Trust, by its founding 1989 charter, is committed to the well-being of Howard County, especially the Patapsco Valley and Elkridge environs. At our annual meeting on October 1, 2023, we reviewed and unanimously support Amendment 1 to Council Bill No. 28-2023, Howard County By Design, as proposed by Councilperson Liz Walsh. The amendment significantly enhances the use of land for civic purposes and public spaces that are much needed by this community.

Sincerely,

Wade Sapp, Jr.
Rockburn Land Trust
President

Respass, Charity

From: billsalganik@gmail.com
Sent: Monday, October 2, 2023 3:13 PM
To: CouncilMail
Cc: 'Laura Salganik'
Subject: amendments to HoCo by Design

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

Dear Council Members,

We write in support of the Housing Affordability Coalition's comments on the amendments proposed to HoCo By Design.

In particular, we are concerned with potential limitations that could cripple efforts to create enough affordable units:

- Location. Given the lack of developable land, the constraints of the public service area, and concerns over increased density (eg quadplexes and Accessory Dwelling Units), it's crucial to keep on the table the possibility of affordable units in Gateway, activity centers and redevelopment areas. If we're going to have more affordable housing, it needs to go somewhere.
- Unrealistic home ownership targets. We totally support developing affordable home ownership opportunities along with affordable rentals. However, we are concerned with proposals to limit rentals while setting aside an unrealistic allocation for home ownership. Given the HAC's calculation that achieving the home ownership goals would require \$25 million a year in subsidies, we think it is unlikely that the goal of 250 such units per year can be achieved. (If you could come up with the \$25 million, we'd be happy to support it. But if you can't, please don't limit rental allocations to leave room for home ownership units that can never be built.) Moreover, county-sponsored studies show the greatest housing need is for families between 30 and 60 percent of the median income, where home ownership isn't possible without much larger subsidies than the \$25 million estimate.
- Use it or lose it. Given the variability in the housing market, it's very important to allow unrealized allocations to roll over.

We thank the council and the Department of Planning and Zoning for all the work on HoCo By Design and for the numerous opportunities for public comment and dialogue. It is, however, disappointing that the amendment timeline doesn't allow further opportunity for input at a time when major changes – including some not previously discussed – can be made in the plan.

Laura and Bill Salganik, Clemens Crossing (District 4)

Respass, Charity

From: Harry Rowell <lessharry@gmail.com>
Sent: Monday, October 2, 2023 2:46 PM
To: CouncilMail
Subject: Affordable Housing

Follow Up Flag: Follow up
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I fully endorse the positions held by the Howard County Housing Affordability Coalition against HoCo By Design amendments that will hinder increased affordable housing in the county.

Please reject these amendments and make Howard County more diverse and livable for all.

Thank you,

- Harry

~~~~~

Harry Rowell  
[lessharry@gmail.com](mailto:lessharry@gmail.com)

## Respass, Charity

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**From:** David Marker <dmmarker@comcast.net>  
**Sent:** Monday, October 2, 2023 4:00 PM  
**To:** CouncilMail  
**Subject:** HoCo by Design amendments

**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,

We write in support of the Housing Affordability Coalition's comments on the amendments proposed to HoCo By Design.

In particular, we are concerned with potential limitations that could cripple efforts to create enough affordable units:

- **Location.** Given the lack of developable land, the constraints of the public service area, and concerns over increased density (eg quadplexes and Accessory Dwelling Units), it's crucial to keep on the table the possibility of affordable units in Gateway, activity centers and redevelopment areas. If we're going to have more affordable housing, it needs to go somewhere and including more housing in Gateway will make the businesses in that area more successful.
- **Unrealistic home ownership targets.** We totally support developing affordable home ownership opportunities along with affordable rentals. However, we are concerned with proposals to limit rentals while setting aside an unrealistic allocation for home ownership. Given the HAC's calculation that achieving the home ownership goals would require \$25 million a year in subsidies, we think it is unlikely that the goal of 250 such units per year can be achieved. (If you could come up with the \$25 million, we'd be happy to support it. But if you can't, please don't limit rental allocations to leave room for home ownership units that can never be built.) Moreover, county-sponsored studies show the greatest housing need is for families between 30 and 60 percent of the median income, where home ownership isn't possible without much larger subsidies than the \$25 million estimate. Please don't limit the number of rental units to 250 in years when there aren't that many affordable homes available.
- **Use it or lose it.** Given the variability in the housing market, it's very important to allow unrealized allocations to roll over.

We thank the council and the Department of Planning and Zoning for all the work on HoCo By Design and for the numerous opportunities for public comment and dialogue. It is, however, disappointing that the amendment timeline doesn't allow further opportunity for input at a time when major changes – including some not previously discussed – can be made in the plan.

We would be happy to discuss any of these items with you.

David and Mary Marker (Councilmanic District #3)

## Respass, Charity

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**From:** Liz Schoen <schoen.liz@gmail.com>  
**Sent:** Monday, October 2, 2023 7:21 PM  
**To:** CouncilMail  
**Subject:** Recommendations of the Howard County Housing Affordability Coalition

**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 let you know that I agree with the positions of the Howard County Housing Affordability Coalition.

Sincerely,

Liz Schoen

## Respass, Charity

---

**From:** Simon Sauvageau <sauvageaus20@gmail.com>  
**Sent:** Monday, October 2, 2023 8:34 PM  
**To:** CouncilMail  
**Subject:** Amendments to HoCo by Design

**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.]

Dear council members

Please consider the response to the amendments made to HoCo by Design made by the Howard County Affordable Housing Coalition.

Affordable housing is one of the most important steps to cultivating a thriving community built on a foundation of equity.

As someone who has experienced the struggle to find affordable housing in Howard County I support the HCAHC response and hope you take them I to consideration.

Thank you,

Simon Sauvageau

## Respass, Charity

---

**From:** Simon Sauvageau <sauvageaus20@gmail.com>  
**Sent:** Monday, October 2, 2023 8:34 PM  
**To:** CouncilMail  
**Subject:** Amendments to HoCo by Design

**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.]

Dear council members

Please consider the response to the amendments made to HoCo by Design made by the Howard County Affordable Housing Coalition.

Affordable housing is one of the most important steps to cultivating a thriving community built on a foundation of equity.

As someone who has experienced the struggle to find affordable housing in Howard County I support the HCAHC response and hope you take them I to consideration.

Thank you,

Simon Sauvageau

## Respass, Charity

---

**From:** jeremiah98 <jeremiah98@verizon.net>  
**Sent:** Tuesday, October 3, 2023 9:03 PM  
**To:** CouncilMail  
**Subject:** 116 HoCo Design by amendments

**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.]

This email is to register my support for the Howard County Affordability Coalition on their position on the proposed amendments. I support and agree with the coalitions amendments.

Jeremiah Pittman

Sent from my Verizon, Samsung Galaxy smartphone

## Respass, Charity

---

**From:** Rachel Johnson Thornton <rachel.j.thornton@gmail.com>  
**Sent:** Tuesday, October 3, 2023 9:40 PM  
**To:** CouncilMail  
**Subject:** Support for Columbia Housing Center Positions RE: HoCo By Design 116 amendments

**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 County Council,

As a long-time resident of Howard County, I am writing to express my support for the Columbia Housing Center's position on the HoCo By Design amendments. It is essential that Howard County have expanded access to affordable rental housing and home ownership opportunities. This is integral to the long-term economic vitality and livability of the county.

Please vote in alignment with the positions expressed by the Columbia Housing Center.

Sincerely,

Rachel Thornton

Sent from my iPhone

## Respass, Charity

---

**From:** Kenneth Katzen <kkatzen01@gmail.com>  
**Sent:** Wednesday, October 4, 2023 11:17 AM  
**To:** CouncilMail  
**Cc:** admin@hocohac.org  
**Subject:** 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 support the Affordable Housing Coalitions's recommendations for housing. We face perhaps our last opportunity to provide fair housing to lower income people, and to prevent the isolation of those residents within certain neighborhoods.

Kenneth Katzen  
21045

## Respass, Charity

---

**From:** Carolyn Le <cdimaria8@gmail.com>  
**Sent:** Thursday, October 5, 2023 3:38 PM  
**To:** CouncilMail  
**Subject:** HoCo By Design For Amendment 1

**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,

I am a resident of Elkridge and would like those who are going to vote on HoCo by Design on October 11 to know that I would greatly appreciate a vote for For Amendment 1. Elkridge would best be served with community features.

Thank you  
My best,  
Carolyn Le

## Respass, Charity

---

**From:** Ashley O connor <snugbug717@aol.com>  
**Sent:** Thursday, October 5, 2023 11:20 PM  
**To:** CouncilMail  
**Subject:** Elkridge Community Space

**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 a resident of the Elkridge area and am writing to express my support for Amendment 1 to the General Plan. This amendment is a necessary step in helping to ensure our community has the resources and amenities it needs to thrive.

Ashley O'Connor  
6151 Hooks Lane  
Elkridge, MD 21075

The vote for the General Plan starts Oct. 11th. This plan is the county guide for land use for the next 20 YEARS. Elkridge has very little land left. What land we do have, has been filled with residential housing and many of our neighbors have expressed that community amenities such as a community center, schools, retail businesses, gathering spaces for community events, etc... have not come to fruition as promised with these development projects.

Liz Walsh, our District 1 councilmember, put forth Amendment 1 specifically for Elkridge. Amendment 1 envisions a civic district for the area across from the Elkridge Library (where the PDX center is). This district can have a town center "Campus" feel with walkability, open space, community center, possibly business, and a high school.

Sent from my iPhone

## Respass, Charity

---

**From:** thewachs@aol.com  
**Sent:** Friday, October 6, 2023 9:33 AM  
**To:** CouncilMail  
**Subject:** Amendment 1

**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 support Amendment 1 put forth by Liz Walsh for a community area in Elkridge. The only way to get a much needed and desired Community Center and High school in Elkridge is to redevelop some tract of land. The proposed tract is near the Elkridge Library and Senior Center and is, therefore, a logical location for a town center.

Barbara B Wachs  
5852 Deer Ridge Ln.  
Elkridge, MD 21075  
410-796-7229  
thewachs@aol.com

## Respass, Charity

---

**From:** BVivrette <bvivrette@gmail.com>  
**Sent:** Friday, October 6, 2023 9:41 AM  
**To:** CouncilMail  
**Subject:** Amendment 1, HoCo 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 Howard County Council:

I am a resident of the Elkridge area and am writing to express my support for Amendment 1 to the General Plan. This amendment is a necessary step in helping to ensure our community has the resources and amenities it needs to thrive.

Brian Vivrette

6722 Burnbridge Hunt Ct, Elkridge 21075

The vote for the General Plan starts Oct. 11th. This plan is the county guide for land use for the next 20 YEARS. Elkridge has very little land left. What land we do have, has been filled with residential housing and many of our neighbors have expressed that community amenities such as a community center, schools, retail businesses, gathering spaces for community events, etc... have not come to fruition as promised with these development projects.

Liz Walsh, our District 1 councilmember, put forth Amendment 1 specifically for Elkridge. Amendment 1 envisions a civic district for the area across from the Elkridge Library (where the PDX center is). This district can have a town center "Campus" feel with walkability, open space, community center, possibly business, and a high school.

## Respass, Charity

---

**From:** Council Web Inquiry <councilmail@howardcountymd.gov>  
**Sent:** Friday, October 6, 2023 8:00 AM  
**To:** CouncilMail  
**Subject:** master 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.]

**Name** Dawn M Weglein  
**Email** Dawnweglein@yahoo.com  
**Number** 4108523940  
**Address** 6334 Hanover Crossing Way Hanover, Maryland. 21076  
**Subject** master plan

**Message**

Dear Howard County Council: I am a resident of the Elkridge area and am writing to express my support for Amendment 1 to the General Plan. This amendment is a necessary step in helping to ensure our community has the resources and amenities it needs to thrive. The vote for the General Plan starts Oct. 11th. This plan is the county guide for land use for the next 20 YEARS. Elkridge has very little land left. What land we do have, has been filled with residential housing and many of our neighbors have expressed that community amenities such as a community center, schools, retail businesses, gathering spaces for community events, etc... have not come to fruition as promised with these development projects. Liz Walsh, our District 1 councilmember, put forth Amendment 1 specifically for Elkridge. Amendment 1 envisions a civic district for the area across from the Elkridge Library (where the PDX center is). This district can have a town center "Campus" feel with walkability, open space, community center, possibly business, and a high school.

## Respass, Charity

---

**From:** Gordon Fuller <gfuller613@gmail.com>  
**Sent:** Friday, October 6, 2023 5:10 PM  
**To:** CouncilMail  
**Subject:** 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 Council Members,

We appreciate the thoughtful time, efforts, planning that you have put into this crucial issue for our community. We write in support of the Housing Affordability Coalition's comments on the amendments proposed to HoCo By Design. In particular, we are **concerned** with potential limitations that could cripple efforts to create enough affordable units:

**Location.** Given the lack of developable land, the constraints of the public service area, and concerns over increased density (eg quadplexes and Accessory Dwelling Units), it's crucial to keep on the table the possibility of affordable units in Gateway, activity centers, and redevelopment areas. If we're going to have more affordable housing, it needs to go somewhere.

**Unrealistic home ownership targets.** We totally support developing affordable home ownership opportunities along with affordable rentals. However, we are concerned with proposals to limit rentals while setting aside an unrealistic allocation for home ownership. Given the HAC's calculation that achieving the home ownership goals would require \$25 million a year in subsidies, we think it is unlikely that the goal of 250 such units per year can be achieved. (If you could come up with the \$25 million, we'd be happy to support it. But if you can't, please don't limit rental allocations to leave room for home ownership units that can never be built.) Moreover, county-sponsored studies show the greatest housing need is for families between 30 and 60 percent of the median income, where home ownership isn't possible without much larger subsidies than the \$25 million estimate.

**"Use it or lose it".** Given the variability in the housing market, it's very important to **allow** unrealized allocations to roll over rather than have them disappear.

We thank the council and the Department of Planning and Zoning for all the work on HoCo By Design and for the numerous opportunities for public comment and dialogue. It is, however, disappointing that the amendment timeline doesn't allow further opportunity for input at a time when major changes – including some not previously discussed – can be made in the plan.

Rabbi Gordon and Sharon Fuller  
Columbia, MD

## Respass, Charity

---

**From:** rameez731@gmail.com  
**Sent:** Friday, October 6, 2023 4:38 PM  
**To:** CouncilMail  
**Subject:** Community space 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.]

Dear Howard County Council:

I am a resident of the Elkridge area and am writing to express my support for Amendment 1 to the General Plan. This amendment is a necessary step in helping to ensure our community has the resources and amenities it needs to thrive.

Rameez and Armeen Khimani

6271 Patuxent Quarter Rd Hanover, MD 21076

## Respass, Charity

---

**From:** Karen Lynch <karen.elkridge@gmail.com>  
**Sent:** Sunday, October 8, 2023 5:30 PM  
**To:** CouncilMail  
**Subject:** Input on General Plan and Amendment 1

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

Dear County Council,

I am writing to express my support for PTACHC's position on CB28-2023, and most importantly, support for Amendment 1 to the General Plan.

While affordable housing is a definite need across Howard County and must be considered as part of the General Plan, the families that will fill those residences need schools that are not overcrowded and community facilities to support both them and existing residents.

Amendment 1 is a necessary step in helping to ensure our community has the resources and amenities it needs to thrive with growth already happening in the area.

- Karen Lynch  
Resident of Hunt Club Estates, Elkridge, MD

## Respass, Charity

---

**From:** Kerry Ann Wargo <kaw9907@yahoo.com>  
**Sent:** Sunday, October 8, 2023 3:03 PM  
**To:** CouncilMail  
**Subject:** GENERAL PLAN

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

Dear Council Members,

I am writing to express my support for Amendment 1 to the General Plan. This amendment is a necessary step in helping to ensure our community has the resources and amenities it needs to thrive. We desperately need this to come to fruition for our kids and future generations of Howard County residents.

Thank you, Kerry Wargo  
Resident of Elkridge and parent of HCPSS student

[Sent from Yahoo Mail on Android](#)

## Respass, Charity

---

**From:** Laura Baker <laurarowanbaker@gmail.com>  
**Sent:** Sunday, October 8, 2023 9:46 PM  
**To:** CouncilMail  
**Subject:** Support Amendment 1 to 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.]

Dear Council Members,

I am writing to express my support for Amendment 1 to the General Plan. This amendment is a necessary step in helping to ensure our Elkridge/Hanover community has the resources and amenities it needs to thrive.

-Laura Baker  
District 1 Resident

## Respass, Charity

---

**From:** Maureen Belgen <mtmckenna24@gmail.com>  
**Sent:** Sunday, October 8, 2023 2:53 PM  
**To:** CouncilMail  
**Subject:** General Plan- Support Amendment 1

[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 today to express my support for Amendment 1 to the General Plan.

As a 12 year resident of Elkridge, I feel this amendment is crucial to helping the community. Over the years, I have watched Elkridge grow in population, with beautiful new housing options available to all, but that is all I have seen--new housing. I have not seen an increase in community resources to go with this development, which is crucial to help a community thrive. The residents of this community deserve to have these options available to them, and Amendment 1 is a tremendous step forward in achieving that goal.

As you vote for the General Plan on October 11, 2023, please remember not only the current residents of Elkridge but our future residents, who will greatly benefit from Amendment 1.

Thank you for your time and consideration. Have a wonderful day!

Sincerely,

Maureen Belgen  
Elkridge, MD

## Respass, Charity

---

**From:** Niki McGuigan <mcniki1@gmail.com>  
**Sent:** Sunday, October 8, 2023 11:34 AM  
**To:** CouncilMail  
**Subject:** Please support amendment 1 in the general plan

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

Dear Council Members,

I am writing to express my support for Amendment 1 to the General Plan. This amendment is a necessary step in helping to ensure our community has the resources and amenities it needs to thrive. Elkridge needs public amenities not more residential!

We need land for a real community center, a park and a meeting area. There are not enough places for our kids to go after school so they go to the public library and cause problems. This is a very real problem for us! Our kids need a place that is central that they can walk to.

We need a high school. Our kids deserve a central location where they can walk or more easily get a ride for practice, games, extracurricular activities and other school events. Many of our kids miss out on these important activities!

Our county has stuck low income housing in the worst location. Our less fortunate families in Elkridge are not close to essential amenities. We have a food bank that is rarely open, we lack good public transportation, sidewalks, a community center, and shopping close by. These families aren't getting their needs met with adequate public facilities and yet we keep piling them up here as if they are expendable. You can't build low income housing but then not put supports in Elkridge to help them! Everything is elsewhere and our families and kids are suffering!

Please do the right thing and vote in support of Amendment 1. It's past due! Elkridge has run out of space. This is our last chance to make it right.

Thank you,  
Niki McGuigan  
District 1

## Respass, Charity

---

**From:** Noelle Frost <nbrahimi1@gmail.com>  
**Sent:** Sunday, October 8, 2023 3:39 PM  
**To:** CouncilMail  
**Subject:** General Plan

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

Dear Council Members,

Hope you are well.

I am writing to express my support for Amendment 1 to the General Plan. This amendment is a necessary step in helping to ensure our community has the resources and amenities it needs to thrive.

Thank you for your time and attention.

Kind regards,  
Noelle Frost  
Elkridge Resident

## Respass, Charity

---

**From:** Sarah <greenwood.sarah83@gmail.com>  
**Sent:** Sunday, October 8, 2023 11:46 AM  
**To:** CouncilMail  
**Subject:** Amendment 1

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

Hello,

I'm writing to you in support of amendment 1 to the general plan. This is crucial to ensure Elkridge has what it needs to support our community.

Thanks,

Sarah Ports

## Respass, Charity

---

**From:** Sarah Roogow <sroogow@gmail.com>  
**Sent:** Sunday, October 8, 2023 12:02 PM  
**To:** CouncilMail  
**Subject:** Please support Amendment 1 in general plan

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

Dear Council Members,

I am writing to express my support for Amendment 1 to the General Plan. This amendment is a necessary step in helping to ensure our community has the resources and amenities it needs to thrive. Elkrige needs public amenities not more residential!

We need land for a real community center, a park and a meeting area. There are not enough places for our kids to go after school so they go to the public library and cause problems. This is a very real problem for us! Our kids need a place that is central that they can walk to.

We need a high school. Our kids deserve a central location where they can walk or more easily get a ride for practice, games, extracurricular activities and other school events. Many of our kids miss out on these important activities!

Our county has stuck low income housing in the worst location. Our less fortunate families in Elkrige are not close to essential amenities. We have a food bank that is rarely open, we lack good public transportation, sidewalks, a community center, and shopping close by. These families aren't getting their needs met with adequate public facilities and yet we keep piling them up here as if they are expendable. You can't build low income housing but then not put supports in Elkrige to help them! Everything is elsewhere and our families and kids are suffering!

Please do the right thing and vote in support of Amendment 1. It's past due! Elkrige has run out of space. This is our last chance to make it right.

Thank you,

Sarah Roogow

District 1

Sent from my iPhone

## Respass, Charity

---

**From:** Alisa Moore <ladyalisa04@yahoo.com>  
**Sent:** Monday, October 9, 2023 12:22 PM  
**To:** CouncilMail  
**Cc:** admin@hocohac.org  
**Subject:** Affordable Housing in Howard County - Resident Support

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

Good afternoon,

I am a resident of Howard County and want to express my support for affordable housing in Howard County by Design. The need for affordable housing each year have not changed. Please approve the proposed plan, and specifically the request of 500 affordable homes to be produced each year.

Thank you,  
Alisa Moore  
Email: ladyalisa04@yahoo.com

## Respass, Charity

---

**From:** Brian Lynch <blynch1@gmail.com>  
**Sent:** Monday, October 9, 2023 7:40 AM  
**To:** CouncilMail  
**Subject:** General Plan and Amendment 1 Input

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

Dear County Council,

I am writing to express my support for PTACHC's position on CB28-2023, and most importantly, support for Amendment 1 to the General Plan.

Affordable housing is a need across Howard County and should be considered as part of the General Plan. However, there are other locations within Howard County with larger swaths of undeveloped land that are not already overcrowded. Additionally, the families that will fill those residences need schools that are not already at capacity and community facilities to support both them and existing residents.

Amendment 1 is a necessary step in helping to ensure our community has the resources and amenities it needs to thrive with growth already happening in the area.

Brian Lynch  
Elkridge, MD Resident

## Respass, Charity

---

**From:** Cathy Gold <heycathy@verizon.net>  
**Sent:** Monday, October 9, 2023 11:27 AM  
**To:** CouncilMail  
**Subject:** I support affordable housing in Howard County

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

I moved to Howard County in 1997, and couldn't be happier. I celebrate our diversity, our opportunities, our families, and the goals of increasing affordable housing. Please keep that in mind on October 11th. We need more affordable housing to keep my county healthy and growing.

Thank you for your attention.

Respectfully,  
Cathy Gold

## Respass, Charity

---

**From:** Corinne Happel <corinne.happel@gmail.com>  
**Sent:** Monday, October 9, 2023 8:14 PM  
**To:** CouncilMail  
**Subject:** Vote to Strengthen APFO

[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,

Please vote this Wednesday to strengthen the Adequate Public Facilities Ordinance. Children across Howard County and their families are experiencing declining levels of service in schools due to funding gaps.

Centennial High School renovations, for example, have been pushed further into the future to 2038 even though students now describe inadequate facilities. Oakland Mills Middle School was recently promised a replacement only to later have it changed this month to a renovation because there just wasn't enough money. Dunloggin Middle School was similarly changed from a promised replacement to a renovation and pushed back another 3 years into the future. Oakland Mills High School has highly publicized concerns with mold and HVAC inadequacies and yet there is no near-term plan to renovate. These are just some of many examples showing that there is not enough money to support the families that currently live in Howard County.

We need developers to pay their fair share for schools that will be needed for children that move into new homes developed and for children that move into home resales as seniors move to senior housing.

We should not continue to recruit new Howard County residents if we cannot maintain needed services to our current residents.

Respectfully,

Corinne Happel, MD

## Respass, Charity

---

**From:** Evan Wilson <evan3401@gmail.com>  
**Sent:** Monday, October 9, 2023 7:48 PM  
**To:** CouncilMail  
**Subject:** Amendment 1 Support

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

Dear Council Members,

My name is Evan Wilson and I have been in the Howard County area for the last 10 years. I currently live in Elkridge, MD with my wife and 2 kids (ages 3 and 6). I am emailing you to express my strong support for Amendment 1 to the General Plan. By allowing this land to be used for a public amenity, it ensures the resources and necessities Elkridge needs to thrive moving forward.

I thank you for your time.

Evan Wilson

**From:** [Jacquelyn Miles Humes](#)  
**To:** [CouncilMail; affordablehousing-admin@hoco.org](mailto:affordablehousing-admin@hoco.org)  
**Subject:** Affordable Housing  
**Date:** Monday, October 9, 2023 2:25:18 PM

---

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

I am a retired Howard

County resident living on a fixed income. My goal is to "age in place" in my own home. I have come to this decision after investigating available senior housing options available to me in my income range. They are slim and bleak. Some complaints I have with the renting situation are:

1. Lack of security after dark.
2. Having to pay additional costs like renters insurance, trash removal, and utility accounts with the provider the building uses to access entry to the building.
3. No front office available after 5 or 6 p.m. and weekends. If you have a problem after hours or weekends, you're on your own.
4. Ability to only get a 1-year lease and then incur a rate increase of up to 10%. Yes, there's the possibility of getting a reduction—if you submit a yearly application. But there's no guarantee of acceptance until the last minute.
5. Unsecured and open parking, which in my opinion is dangerous.

At least in my home I know what the monthly payment will be if I still have a mortgage. What senior homeowners need is better rates for home repair and fixup loans and grants.

These and other stipulations do not make a senior who has been in their home for several years feel secure to move. You may be in the street again looking for a new place to live the next year.

J E Miles Humes  
homeowner and long time resident

**From:** [Jacquelyn Miles Humes](#)  
**To:** [CouncilMail](#)  
**Subject:** Affordable Housing  
**Date:** Monday, October 9, 2023 2:29:38 PM

---

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

I\* add my voicer to those request at least 500 more affordable housing units for seniors in Howard County. I also request that the process be more simplified and confusing.

I also request more cooperation for those of us who would like to " age in place" in our homes but need more financial considerationin order to pay rising taxes and need repair costs.

]

J E Miles Humes

longtime resident Howard County

## Respass, Charity

---

**From:** Jeffrey Gibson <gibby8@gmail.com>  
**Sent:** Monday, October 9, 2023 9:34 PM  
**To:** CouncilMail  
**Subject:** Elkridge

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

Howard County Council,

I am a resident of the Elkridge area and am writing to express concern for the health of this community and support for Amendment 1 to the General Plan. This amendment appears to be the necessary the needed step in to ensure our community has the resources and amenities to survive.

I have lived in this area for nearly 20 years and it's rapid decline from over population, lack of infrastructure, increasing crime rates, inadequate schools and community spaces has hit a breaking point. This used to be a great place to live. Confident to shopping, safe, and low in crime. Now things have drastically changed and certainly not for the better. Some of this is far too late to do anything about but the next set of plans for 10-20 years will make or break the Elkridge community. Things need to drastically change to prevent it from breaking.

1st schools. Elkridge Elementary and Middle school have been over crowded for far too long and its community has been ignored consistently for years and marginalized for the benefit of the more affluent parts of the county. Elkridge needs and should have its own High School. This needs to happen. Anyone who can read a map and say it's a solid plan to bus an entire region to the opposite end of the county with traffic is ludicrous.

Community centers. Many other parts of the county enjoy easy access to parks, recreation, solid community centers where its citizens can organize, make their voice heard to their elected officials. Elkridge is lacking that. Elkridge everything requires us to be driven and it's only accessible to those actively participating in sports. My family is not a sports family but does enjoy just going to get to play basketball or have a place outside to go. That does not exist in this part of the county.

Crime is skyrocketing in this area compared to just a few years back. My community has recently installed security cameras to alleviate so of this to no avail. While I understand this is not your direct jurisdiction what we are inviting into this area is not improving the situation. In my neighborhood alone there are a few dozen homes where there are 7-10 people living in a 2 bedroom home. Adding more homes in this area that are priced in unaffordable ranges for the median salary with no community space will not improve public safety or crime.

Infrastructure. Its floundering. The roads are excessively congested and adding in moving all of this regions high schools to the traffic mix isn't helping. I'm hopeful I will be wrong but I don't believe I will be. Eventually someone is going to be seriously hurt or worse just going to school from lack of forethought and planning. This can be prevented now.

There is plenty more to consider and write and I would be more than willing to if someone wanted to listen/read.

Thanks,  
Jeff Gibson  
5874 Whisper Way  
Elkridge, MD 21075

## Respass, Charity

---

**From:** Kathryn Wolf <kathrynwolf903@gmail.com>  
**Sent:** Monday, October 9, 2023 7:34 PM  
**To:** CouncilMail  
**Subject:** Amendment 1

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

Dear Council Members,

I am writing to express my support of Amendment 1 to the general plan. This amendment would provide necessary resources and amenities that would greatly benefit this area. Thank you for your consideration.

Kate Wilson

## Respass, Charity

---

**From:** Kristen Tacka <kristenmarietacka@gmail.com>  
**Sent:** Monday, October 9, 2023 6:15 AM  
**To:** CouncilMail  
**Subject:** Ammenment 1

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

Dear Council Members,

I am writing to express my support for Amendment 1 to the General Plan. This amendment is a necessary step in helping to ensure our community has the resources and amenities it needs to thrive.

Sincerely,

Kristen Tacka

**From:** [FQMS PTA President](#)  
**To:** [CouncilMail](#)  
**Subject:** Fwd: Urgent: Advocate for Our Schools by Contacting Howard County Council and Attending 10/11 Vote  
**Date:** Monday, October 9, 2023 2:25:33 PM  
**Attachments:** [image.png](#)

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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.]

As a member and the PTA President of the Folly Quarter Middle School PTA, I am asking for your support for the amendments that support the PTACHC initiatives and asking you to vote against the amendments that negatively impact our schools.

Lisa Hirrlinger  
FQMS PTA President

----- Forwarded message -----

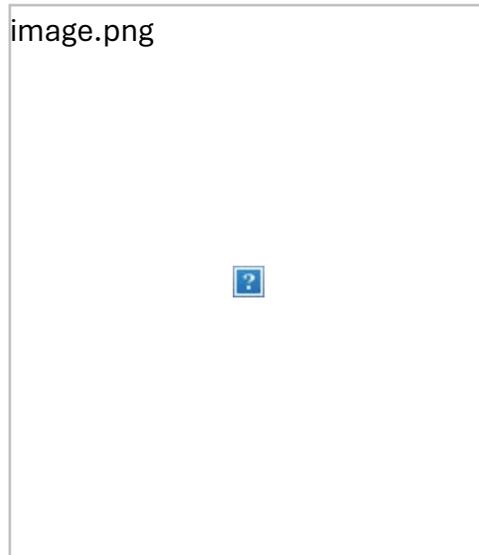
**From:** PTA Council Howard County <[ptachc@gmail.com](mailto:ptachc@gmail.com)>  
**Date:** Mon, Oct 9, 2023 at 1:46 PM  
**Subject:** Urgent: Advocate for Our Schools by Contacting Howard County Council and Attending 10/11 Vote  
**To:** office <[office@ptachc.org](mailto:office@ptachc.org)>

Dear PTA Delegates,

We are reaching out to inform you about an imminent vote by the Howard County Council on the draft General Plan “HoCo By Design” scheduled for October 11, 2023, at 2 pm. This plan holds substantial implications for our school system, affecting school capacity, deferred maintenance, school trailers, and the achievement gaps amongst students.

The Council has proposed 116 amendments to the general plan. While some amendments resonate with the PTACHC's objectives, others do not. We urge you to voice your concerns and advocate for our schools by:

1. Sharing this information with your local PTAs and encourage collective action to promote the best interests of our students and school communities.
2. Emailing the County Council at [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov), requesting them to vote in favor of amendments that align with PTACHC's goals. Also to vote against amendments that do not align with PTACHC's goals. The amendments that align with PTACHC's positions are found here.



The full list of PTACHC's positions may be found [here](#). The bill enacting the draft General Plan may be found [here](#).

4. Attending the Council vote on October 11 at 2pm at the George Howard Building to show our collective concern and support for favorable amendments.

Your action can significantly influence the outcome and ensure a positive impact on our schools.

Thank you for your prompt attention to this vital matter.

Hiruy Hadgu,  
PTACHC Vice President Operations  
[voperations@ptachc.org](mailto:voperations@ptachc.org)

## Respass, Charity

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**From:** Lori Skillman <sunlori2@gmail.com>  
**Sent:** Monday, October 9, 2023 11:08 PM  
**To:** CouncilMail  
**Subject:** Support for Amendment 1

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

Dear Council Members,

I am writing to express my support for Amendment 1 to the General Plan. This amendment is a necessary step in helping to ensure our community has the resources and amenities it needs to thrive.

We need to focus on providing adequate school facilities and community space in Howard County. It is crucial to make these important decisions now before it is too late. We need our county to be usable and not overpopulated, as it seems we are heading in that poor direction.

Please support Amendment 1.

Thank you,  
Lori Skillman  
Elkridge

## Respass, Charity

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**From:** Melissa Mahoney <mkmahoney916@gmail.com>  
**Sent:** Monday, October 9, 2023 10:58 AM  
**To:** CouncilMail  
**Subject:** Vote - Amendment 1

**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 to express my support for Amendment 1 to the General Plan. This amendment is a necessary step in helping to ensure our community has the resources and amenities it needs to thrive.  
Melissa Mahoney

## Respass, Charity

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**From:** Michael Phillips <daddyp4@yahoo.com>  
**Sent:** Monday, October 9, 2023 12:37 PM  
**To:** CouncilMail; admin@hocohac.org  
**Subject:** Affordable Housing

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

As a longtime Columbia resident, I ask that the Board commit to supporting the founder's vision of affordable housing by voting to create new, affordable homes. Thank you.

Michael Phillips

## Respass, Charity

---

**From:** Rachelle Pierre-Mathieu <rpierremath@gmail.com>  
**Sent:** Monday, October 9, 2023 6:33 PM  
**To:** CouncilMail  
**Subject:** Please vote in alignment with PTACHC

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

Hi,

I am a resident of HoCo and a PTACHC representative for Folly Quarter Middle School. Please vote in favor of the students and children in our county.

Best,

Rachelle

### **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,A  
72,A73,A75,A76,A77,A79,A80,A81,A83,A84,A85,A8  
6,A91,A92,A93,A94,A96,A97,A99,A100,A101,A102,  
A104,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,A  
54,A58,A59,A60,A61,A62,A74,A78,A79,A82,A87,A8  
8,A89,A90,A94,A95,A98,A102,A103,A107,A111,A11  
3,A114,A115

Red does not comport

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

## Respass, Charity

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**From:** renee.deboard@gmail.com  
**Sent:** Monday, October 9, 2023 10:29 PM  
**To:** CouncilMail  
**Subject:** Amendment 1

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

Dear Council Members,

I am writing to express my support for Amendment 1 to the General Plan. This amendment is a necessary step in helping to ensure our community has the resources and amenities it needs to thrive.

Renee DeBoardLucas

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Sent from my iPhone

## Respass, Charity

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**From:** Rich Pardoe <r\_pardoe@hotmail.com>  
**Sent:** Monday, October 9, 2023 6:23 PM  
**To:** CouncilMail  
**Cc:** admin@hocohac.org  
**Subject:** HoCo by Design

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

Good evening,

Thank you for your continued and intensive efforts on HoCo Design. Born and raised here I am fortunate my children can say the same. I am writing to support the goals of the Housing Affordability Coalition. I believe the Coalition's benchmarks are vital to the continued success of our County's residents, businesses, and institutions.

Thank you,

Rich Pardoe  
5980 Elk Forest Court  
Elkridge 21075

## Respass, Charity

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**From:** Cynthia Spirt <cjspirt@yahoo.com>  
**Sent:** Tuesday, October 10, 2023 4:40 PM  
**To:** CouncilMail  
**Subject:** Support for Amendment 1

**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 a resident of the Elkridge area and am writing to express my support for Amendment 1 to the General Plan. This amendment is a necessary step in helping to ensure our community has the resources and amenities it needs to thrive.

My family has lived in Elkridge since 2005. During that time, our community has been promised many things, including a community center and a high school, that have yet to come to fruition. Since we moved here, development has been a constant, with houses put on almost every vacant space. The population and traffic have grown, but accessible amenities have not expanded. During summers and breaks, I struggled to find camps and activities for my kids that were close. Instead, I drove my kids to Meadowbrook, Laurel, or even the Glenwood Community Center, where more activities were available. The lack of community space in Elkridge creates a burden on our families and the roads. We are tied to our cars and forced onto congested Route 1 if we want to access amenities that other communities have nearby.

As a community, we have been sliced and diced, with our kids always facing the possibility of being sent to different schools. It is too late for my kids, who have now aged out of the school system and youth activities. Still, this diverse and ever-growing community deserves investment and access to public spaces, including a high school, where we can come together. I am grateful to Councilwoman Liz Walsh for her tireless advocacy for our district. Please support Amendment 1 and give us the infrastructure our community needs to thrive.

Sincerely,

Cindy Spirt  
6048 Toomey Lane  
Elridge, MD 21075

## Respass, Charity

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**From:** Jennifer Lefever <lefever.family@verizon.net>  
**Sent:** Tuesday, October 10, 2023 12:33 PM  
**To:** CouncilMail  
**Subject:** Support Amendment 1 to 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.]

Dear Council Members,

I am writing to express my support for Amendment 1 to the General Plan. This amendment is a necessary step in helping to ensure our community has the resources and amenities it needs to thrive.

Jennifer Lefever

Sent from my iPhone



## Testimony

Howard County Council  
10/10/2023

### **Re: Howard County's General Plan Amendment 103 (EH-2 Policy Statement)**

Baltimore Gas and Electric Company (BGE) thanks the Howard County Council for the opportunity to comment on the County's General Plan (HoCo by Design). BGE respectfully submits this statement regarding *Amendment 103 EH-2 Policy Statement, specifically the language "refuse permitting to expand or extend fossil fuel infrastructure."* Amendment 103's language presents a significant risk to BGE's ability to operate our energy distribution systems safely and effectively. While the intent may be to ban natural gas for new customers, essentially, this would also halt most gas infrastructure work in the county, directly impacting existing gas customers, including County government buildings and schools. BGE would not be able to perform expansion or extension related gas work to maintain or improve safety or reliability within the County. This would create an unnecessary public safety issue for county residents and can and must be avoided.

Furthermore, there are numerous current plans by various entities, such as developers, the Federal government, and even the County to connect to the gas system over the upcoming years that would have to change without the ability to install gas infrastructure. These entities plan years in advance and may have already ordered equipment, installed infrastructure, and would result in additional expenses to exclude natural gas from their energy plans.

Finally, BGE has an integrated gas system, meaning that gas mains in Howard County also serve the surrounding counties. This includes transmission and other important gas infrastructure that serves 100,000's of customers in areas surrounding the County. If we are prohibited to expand or extend necessary gas work related to safety or reliability in the County, it will have downstream impact for customers outside of the County.

BGE strongly supports Maryland's climate goals and would like to partner with the county and the State in their efforts to meet decarbonization goals. As an integrated energy delivery company, BGE has a critical role in enabling decarbonization in Maryland and appreciates Howard County's goals to address climate change. BGE has an integrated gas system, meaning that gas mains in Howard County also serve the surrounding counties. If we are prohibited to expand or extend necessary gas work related to safety or reliability in Howard County, it will have downstream impact for customers outside of Howard County. E3 Consulting completed separate studies for the State of Maryland and for BGE that show there are multiple pathways to net-zero greenhouse gas (GHG) emissions by 2045, but any future that meets net zero will require significant transformations and investments across the economy and a role for electrification. The E3 study included three pathways to decarbonization: 1) Limited Gas; 2) Hybrid; and 3) Diverse. All three pathways each achieve Maryland's net-zero GHG emission targets, and all require significant electrification – including building and transportation electrification. The most important finding by E3 is that the Hybrid and Diverse pathways, both of which leverage the combined capabilities of electric and gas delivery systems, achieve Maryland's goals at lower cost and less risk for customers and the State's economy.

BGE, headquartered in Baltimore, is Maryland's largest gas and electric utility, delivering power to more than 1.2 million electric customers and nearly 700,000 natural gas customers in central Maryland. The company's approximately 3,400 employees are committed to the safe and reliable delivery of gas and electricity, as well as enhanced energy management, conservation, environmental stewardship, and community assistance. BGE is a subsidiary of Exelon Corporation (NYSE: EXC), the nation's leading competitive energy provider.

These Integrated Energy System (IES) pathways also deliver greater resiliency, fuel diversity, more realistic constructability, and less disruption to customers and the State's economy. To realize the advantages of an IES pathways, BGE may need to expand or extend the existing gas system in order to maintain safe and reliable operation. Should BGE not be able to perform the work required to operate the gas system, the county would be eliminating a valuable tool for achieving the optimal pathway for the clean energy transition and achieving net-zero.

BGE strongly urges the Council and County Executive to carefully review how damaging this amendment would be for existing gas customers not just in Howard County, but within the region. Just this past winter during the December cold snap, electric grid operator PJM had concerns about the ability to supply electric ([Power grid operator says to conserve energy in Pa., NJ, Del. - CBS Philadelphia \(cbsnews.com\)](https://www.cbsnews.com/news/power-grid-operator-says-to-conserve-energy-in-pa-nj-del/)) and asked people to conserve electricity. During this event and at varying amounts during the entire year, BGE's gas delivery system provides natural gas to generate electricity. This was especially critical during this past December cold snap when electric generation supply was very stretched. Fortunately, there were not rolling blackouts in the PJM territory during this event; however, there were rolling blackouts in other parts of the country due to inadequate electric generation. BGE's reliable gas system had a multi-faceted role in this event:

- It continued to operate unimpeded by the storm that came with the cold snap resulting in over 100,000 electric customer outages
- It reduced the peak electric system demand because today customers are using their gas furnaces to heat their homes rather than electric (diversifying overall energy demand). Without natural gas, the existing electric system as configured today could not provide heat load to these customers.
- The gas system operated with relatively few interruptions during the course of the event.
- It provided a primary fuel source to generate electricity at a time when it was most needed

Additionally, we respectfully ask that the Council honor the purpose of CB 5-2023, which provides a prescribed timeframe for the County Executive to submit a report to the County Council on Comprehensive Building Decarbonization recommendations.

Thank you for the opportunity to provide comments on Howard County's General Plan (HoCo by Design) and we look forward to being a partner in addressing the effects of climate change with the county. We are confident in our ability to help achieve Maryland's goals using an optimal pathway that fosters greater affordability, equity, reliability, and resilience.

Respectfully Submitted,

Marché Taylor

BGE, headquartered in Baltimore, is Maryland's largest gas and electric utility, delivering power to more than 1.2 million electric customers and nearly 700,000 natural gas customers in central Maryland. The company's approximately 3,400 employees are committed to the safe and reliable delivery of gas and electricity, as well as enhanced energy management, conservation, environmental stewardship, and community assistance. BGE is a subsidiary of Exelon Corporation (NYSE: EXC), the nation's leading competitive energy provider.

## Respass, Charity

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**From:** From: Barbara Miller <barbaramiller67@verizon.net>  
**Sent:** Wednesday, October 11, 2023 11:48 AM  
**To:** CouncilMail  
**Subject:** Support for 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.]

7033 Longview Road  
Columbia, MD 21044  
October 11, 2023

Howard County Council  
George Howard Building  
3430 Court House Drive  
Ellicott City, MD 21043

Greetings Mr. Opel Jones and Council Members:

Please accept this correspondence as my support for affordable housing. Our demands haven't changed: 500 affordable homes should be produced each year.

We thank you for working through any conflicting amendments.

Sincerely,

***Barbara C. Miller***

Barbara C. Miller, Parliamentarian  
African American Community Roundtable

## Respass, Charity

---

**From:** Hope Mao Oehler <qingwaa@yahoo.com>  
**Sent:** Wednesday, October 11, 2023 11:43 AM  
**To:** CouncilMail  
**Subject:** Amendment 1 to 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,

I am writing to express my support for Amendment 1 to the General Plan. This amendment is a necessary step in helping to ensure our community has the resources and amenities it needs to last into the next decade.

Hope Mao Oehler  
Summer Home Terrace, Elkridge

## Respass, Charity

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**From:** Jesse Smith <jesse.smith@mac.com>  
**Sent:** Wednesday, October 11, 2023 2:01 PM  
**To:** CouncilMail  
**Subject:** Adequate Public Facilities Ordinance

**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 show my support for strengthening the Adequate Public Facilities Ordinance. Children across Howard County and their families are experiencing declining levels of service in schools due to funding gaps. Please help us properly maintain our great school system.

Thank you!