

From: [Jackie Eng](#)
To: [CouncilMail](#); [Ball, Calvin](#); [Ball, Calvin B](#)
Subject: Fwd: Cover Letter, Comments
Date: Monday, May 13, 2024 8:05:10 AM
Attachments: [Addendum to Coalition Testimony on FY 2025 Capital Budget.pdf](#)

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Attached letter, petition signers and petitioner comments are submitted as an addendum to the Coalition's April 16th FY 2025 Capital Budget testimony. Please convey to the County Council members.

Thank you,

Jackie Eng, Coordinator
Howard County Housing Affordability Coalition
410-808-9677
Jleng1747@gmail.com



May 13, 2024

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

Addendum to Coalition Testimony on FY 2025 Capital Budget

Dear Council Chair Jung, Vice Chair Walsh and Council members Jones, Rigby and Yungmann,

The Housing Affordability Coalition submits the attached petition signed by over 300 members and allies in support of the FY 2025 Capital Budget testimony presented at the Council's April 16th public hearing. The petitioners assert that the County should not allow and cannot afford to let the development of County-required affordable housing in Downtown Columbia be delayed any further. Petitioner comments are also included as a separate document.

On April 29th, the Coalition hosted an education session for members, *Downtown Columbia: The Promise, the Status and the Challenge*. The slides used during that session are attached.

As always, we appreciate Council members' attention to the Coalition's perspectives and welcome the opportunity to discuss this petition, community comments and the decisions that must be made to move Downtown affordable housing forward. Thank you for your consideration.

Respectfully submitted,

Jacqueline Eng

Jacqueline Eng, Coordinator
Howard County Housing Affordability Coalition
jleng1747@gmail.com
410-808-9677

cc: Dr. Calvin Ball, County Executive

Attachments: Petition Signers
Petitioner Comments
Coalition Downtown Columbia Affordable Housing Slideshow

Signers of Coalition Petition on Downtown Columbia Affordable Housing

Mary Theresa Armiger	Ellicott City	Tavon Black	Columbia
Louis Earl Armiger	Ellicott City	Timothy Bland	Elkridge
Paul Casey	Ellicott City	Chante Booker	Baltimore
Kathleen Casey	Ellicott City	Spencer Bowman	Columbia
Kelly Hatcher	Elkridge	Kiauhna Braddy	Ellicott City
Joan Smith	Clarksville	Sara Breidenstein	Columbia
Carol Tabb	Columbia	Anne Brinker	Mt Airy
Jean Weller	Columbia	Jennifer Broderick	Columbia
Carol Abbott	Columbia	Anita Brooker	Columbia
Bola Afolabi	Ellicott City	Judy Bruns	Columbia
Zikora Akanegbu	Ellicott City	Mike Bruns	Columbia
Laurie Alderman	Woodbine	Mike Bruns	Columbia
Richard Alexander	Columbia	Jolly Burks	Columbia
Rich Allen	Columbia	Kolbi Burrell	Howard County
Ama Amponsa Bofuo	Howard County	Jermeca Bussey	Columbia
Scott Armiger	Ellicott City	Denise Bussey	Columbia
Erin Ashinghurst	Columbia	Norma Byers	Columbia
Craig Axler	Clarksville	Tershea Cain	Ellicott City
Harriet Bachman	Columbia	Margaret Caldwell	Columbia
Lawrence Bachman	Columbia	Paul Callison	Columbia
Jeryl Baker	Columbia	Mary M Carrington	Columbia
Alan Baker	Columbia	Larry Carson	Columbia
Sherry Banks	Columbia	Alyse Carter	Columbia
Wanda Banks	Columbia	Kevin Chin	Ellicott City
Roderick Barr	Columbia	Jill Christianson	Columbia
Robert Barrett	Scaggsville	Alice Clark	Columbia
Mae A. Beale	Columbia	Bruce Claus	Elkridge
Rebecca Beall	Columbia	Deborah Clutts	Columbia
Jim Beck	Annapolis	Kofo Coker	Ellicott City
Tikia Beckford	Ellicott City	Barbara Coleman	Columbia
Laura Bempah	Columbia	Christopher Coleman	Columbia
Salamawit Berhane	Elkridge	Chrt Crandell	Columbia

Connor Croft	Ellicott City	Ronald Garra	Columbia
Amy Curran	Ellicott City	Denise Giuliano	Columbia
Patrick Curtis	Glenelg	Javon Goard	Columbia
Matt Daddio	Ellicott City	Jennifer Goldstein	Ellicott City
Amanda Davis	Columbia	Randee Gordon	Columbia
Thelma Davis	Columbia	Denise Gough	Columbia
Andrea Dempsey	Brooklyn	Courtney Grant	Columbia
Linda Dennis	Howard County	Keisha Graves	Elkridge
Robert DeSantis	Ellicott City	De'Ara Graves	Columbia
Jennifer Domenick	Columbia	C Vernon Gray	Columbia
Maureen Donaghy	Columbia	Kenneth Grim	Woodstock
Colleen Donovan	Columbia	Cindy Gunderson	Ellicott City
David Donovan	Columbia	Anna Guo	laurel
Joan Driessen	Columbia	Harry Hairston	Columbia
Carol Dunlavey	Columbia	Adnan Hameed	Columbia
David Durfee	Gambrills	Karen Hamming	Columbia
Jessamine Duvall	Columbia	Courtney Harris	Ellicott City
Jim Ehle	Columbia	Maureen Harris	Columbia
Sherry Elswick	Columbia	Cecilia Harwick	Laurel
Jackie Eng	Cooksville	Malakeh Hatami	Columbia
Gary Eng	Cooksville	Andrea Hawn	Ellicott City
Peter Engel	Columbia	Linda Hayes	Ellicott City
Deena Englander	Columbia	Donna Hayman	Columbia
Molly Falcone	Woodbine	Rob Hayward	Columbia
Cynthia Fikes	Columbia	Norman Hazzard	Columbia
Patricia Fisher	Columbia	Ann Heavner	Glenwood
Dionne Fleming	North Laurel	Carlese Hinson	Laurel
Katja Fort Rhoden	Laurel	Mindy Hirsch	Clarksville
Christopher Fritz	Ellicott City	Albert Holm	Columbia
Gordon Fuller	Columbia	Brenda Hood	Columbia
Marilyn Garcia	Columbia	Bethany Hooper	Columbia
Kerry Garofano	Columbia	Christine Horn	Columbia
Michelle Garra	Columbia	Alex Horn	Columbia

Rev. Vernard "Kam" Howard	Hanover	Raymond LeVesque	Columbia
George Huh	Ellicott City	stan levi	Columbia
Taylor Huston	Ellicott City	Mary Lewis	Elkridge
Tinah Ibironke	Elkridge	Rogers Lewis	Columbia
Simone Jackson	Columbia	Laurie Liskin	Ellicott City
Mia Jackson	Ellicott City	Fran LoPresti	Columbia
Dayshima Jackson	Columbia	Diana Lyles	Columbia
Ann Jassil-Meenan	Columbia	Randy Malm	Columbia
Jasmine Jenkins	Jessup	Lisa Marini	Fulton
Natalie Jobity	Jessup	David Marker	Fulton
Sara Johnson	Ellicott City	Jennifer Marker	Columbia
Dericka Johnson	Columbia	T Marsh	Severn
Latifah Johnson	Columbia	Andrew Masters	Elkridge
Mary Jones	Glenwood	Camille Mazelev	Elkridge
Yvette Jones	Elkridge	Paulette McCrawford	Ellicott city
Milissa Jones	Columbia	Ellen McDaniel	Columbia
Gerald Jordan	Ellicott City	Renee McElroy	Columbia
Shakeema Jowers	Columbia	Juan McGill	Columbia
Melo Karamoko	Columbia	richard mcgriff	Columbia
Christopher Kelter	Howard County	Kelly McLaughlin-Kominsky	Ellicott City
Eric Kieley	Ellicott City	Monique McLeod	Columbia
Elizabeth Killo	Columbia	Eleanor McManuels	Columbia
Crystal Konny	Columbia	Vivi McQueen	Laurel
Grace Kubofcik	Ellicott City	Daniel Medinger	Columbia
Jennifer Kumi	Ellicott City	Donna Meoli	Elkridge
Jonathan Lachance	Columbia	Margo Mercer-Hill	Columbia
Barbara Lagas	Columbia	Laura Mettle	Woodbine
Linda Lamppert Leslie	Columbia	Lois Mikkila	Columbia
Elizabeth Lancaster	Columbia	Vickie Miles	Columbia
Jason LaTendresse	Fulton	Jacquelyn Miles Humes	Columbia
Vivian Lawyer	Ellicott City	Derek Miller	Ellicott City
Mandy Leary	Elkridge	Shemaiah Miller	Columbia
Craig Lee	Glenelg	Philip Montag	Odenton

Guy Moody	Columbia	Diane Phillips LaGuerre	Columbia
Chanel Moody	Ellicott City	Jack Pitsley	Highland
Susan Moody	Columbia	Judith Pittman	Ellicott City
Alisa Moore	Laurel	Jeremiah Pittman	Columbia
Peter Morgan	Columbia	Miriam Pokharel-Wood	Columbia
Elura Morris	Burtonsville	Shirley Poole	Columbia
Belinda Morris	Ellicott City	Douglas Pryor	Ellicott City
Grace Morris	Columbia	Shantaya Rao	Columbia
Judith Nassau	Columbia	Patty Reed	Columbia
Kirstin Nelson	Elkridge	Paul Revelle	Fulton
Ariana Nelson	Ellicott City	Ericka Richardson	Columbia
Alfred Ngolle	Columbia	Norman Rivera	Columbia
Mary Ka Nippard Kanahan	Ellicott City	Melissa Rosenberg	Silver Spring
Omby Nyongole	Columbia	Cheryl Rowe	Laurel
Dona Oldfield	Columbia	Harry Rowell	Elkridge
Dona Oldfield	Columbia	Nicodeme Saintfleur	Elkridge
Henry Oldfield	Columbia	Bill Salganik	Columbia
Andrea Oliver	Ellicott City	Laura Salganik	Columbia
Camille Oliver	Columbia	Gail Sanders	Elkridge
Kevin Omland	Columbia	Sheila Sanders	Howard County
Harold Orenstein	Columbia	Nicole Savoy	Columbia
Toby Orenstein	Columbia	Kate Scherr-Adams	Baltimore
Thomas Osborne	Columbia	Lizbeth Schoen	Columbia
Kathy Osborne	Columbia	Ann Scholz	Fulton
Pamela Osseyi	Elkridge	Paul Scholz	Fulton
Monica P. Borge	Columbia	Nancy Schweiss	Columbia
Mary Pagan	ellicott city	Jean Sedlacko	Ellicott City
Richard Pardoe	Elkridge	J. Seiders	Ellicott City
Marin Paul	Columbia	anne semon	Gaithersburg
Alyssa Payne	Columbia	Katie Shaw	Ellicott City
Mary Peitz	Ellicott city	Heather Sheridan	Columbia
Sarah Pennock	Columbia	Mary Shippe	Columbia
Angela Perkins	Ellicott City	Vera Simmons	Columbia

John Smith	Columbia	Linda Wengel	Columbia
Debra Snow	Columbia	Coleen West	Ellicott City
Dana Sohr	Columbia	Ruth White	Columbia
Jennifer Solpietro	Columbia	Bria Williams	North Laurel
Matthew Sorak	Ellicott City	Pamela Williams	Columbia
Jared Sorber	Savage	Cynthia Williams	Woodbine
Carol Ann Southard	Laurel	Tracey Williams	Ellicott City
Charles Spearman	Elkridge	Tonya Williams	Elkridge
Stacey St. Holder	Fulton	Joe Willmott	Columbia
Raquel Stewart	Columbia	Frances Willner	Columbia
Regina Stone Mitchell	Columbia	Chrissy Wilson	Columbia
Todd Stubbs	Columbia	William Harris Woodward	Laurel
Porsha Swinson	Columbia	Haley Woytt	Columbia
Pat Sylvester	Columbia	Kathleen Wray Baughman	Ellicott City
Mark Sylvester	Columbia	Quiana Wright	Columbia
Anthony Tabb	Columbia	David Yost	Elkridge
John Taylor	Columbia	Levi Young	Columbia
Saner Tesfaye	Columbia	Chris Zang	Columbia
Faith Thomas	Columbia		
Courtney Thompson	Ellicott City		
Susan Thorne	Columbia		
Dakiya Thornton	Columbia		
Erika Tillery	Jessup		
Gary Toller	Columbia		
David Toomer	Ellicott City		
keana turner	Elkridge		
Diamond Turner	Columbia		
Kris Tyssowski	Glenwood		
Tony Velazquez	Columbia		
Ann von Lossberg	Columbia		
Bobby Walworth	Ellicott City		
Barbara Watson	Ellicott City		
Patricia Wecker	Columbia		

Comments Received from Signers of Coalition Petition

Please ensure affordable housing is available in Columbia!

Fix APFO.

Please honor this commitment agreed to in 2017.

Although a new library is nice, affordable housing is a much greater need right now to grow our vibrant community.

Make these projects happen!!!

James Rouse's vision of a "Columbia for all" is being crushed under NIMBY profiteering by developers, landlords, and homeowners jealously guarding their property values. The people who make Columbia awesome - teachers, first responders, creatives, infrastructure, hospitality and service workers, young families - can't afford to put down roots here anymore. McMansions aren't going to keep Columbia vibrant over the long haul. As the entrenched population ages and the workers who support our quality of life are driven to live (and work) in more affordable areas, it's already starting to ossify. What's happened in the Wilde Lake Village Center - our anchor restaurant has been vacant for years and now we've lost David's Natural Market - is going to spread to other villages as the customer base stagnates while operating costs increase. You can change this; Columbia deserves better than this.

I urge you to remove all barriers to construction of badly needed homes, affordable or otherwise.

Moving forward with these projects not only instills good faith with the public, but provides positive and necessary change. A lot of these projects focus not only on housing but programs to enrich the community. Dragging our feet only damages these efforts and lessens the benefits available to the community.

I have lived in Columbia for 35 years. I worked for HoCo and HCPSS for many years before suffering a health crisis and am now disabled. I moved to Columbia from the south after reading about James Rouse and the goals for this city. My current rent is more than my disability income and my apartment is not very accessible. I use my savings to pay my rent each month. My real fear is that I will outlive my savings and be forced to move from my beloved Columbia.

Rent Stability. Please, secure housing for our families

Stop housing, disability and civil rights discrimination.

Me and my son are still homeless.

Affordable housing for seniors and those with disabilities is crucial!

I heard a story recently that a woman who showed up at the recently opened 50+ Center in Owen Brown and asked to sign up for a subsidized apartment that was built over the center. She knew the county was supposed to be building affordable apartments and really hoped to get one.

The lack of progress is embarrassing.

I urge you to live up to your words about affordable housing with actions. Show some courage and make some difficult choices. There is more to this community than schools.

We need more affordable housing.

Naturally occurring affordable housing (NOAH), that is, housing affordable to low- and moderate-income households without requiring some form of subsidy.

I am one of the many working poor people in Howard County who both lives and works here. I should be able to afford my rent with full time government employment but unfortunately that is not my family's reality. I am extremely blessed to receive support through the Bridges Program here in Howard County but there are so many residents in our community that are not so lucky. We deathly need more affordable housing and we need it now!

Please do what your obligation requires and move forward with ensuring Downtown Columbia affordable housing happens.

The County Council pledged to support these housing affordability activities! The time for action is way past! But definitely no later than today! Please act now!

The urgent need for this affordable housing in Downtown Columbia is well established and undeniable. It is critical to our efforts to maintain Columbia as a thriving community that is welcoming to all.

I have thrived in HoCo for over ten years as an employee of CAC. Please be so kind as to approve the funding that was committed to back in 2017 to help all affected by the housing crisis so we can keep Howard County the best place to live and grow!

Please offer more affordable studio apartments for singles on a teacher's salary.

The more economically bifurcated our economy becomes, the more important it is to make sure affordable housing commitments come to fruition, especially those that offer working class people proximity and access to essential services.

Affordable housing and programs like Heritage Housing, and Bridges to Housing Stability have saved my family.

It's time...past time!

I demand that the County Council Budget move forward the projects for Housing Affordability that have been approved. They are necessary for the expected growth in our community and the Council must honor these projects making them a priority.

We need affordable housing in this county. What is the delay?

My child and I have been homeless since 2022 and have been in desperate need for assistance and have yet to receive any. We both are strong supporters of the Housing Affordability Coalition and their commitment to this ongoing crisis.

I think it's a shame that people that grew up in Howard County and are still struggling to live here can't afford to stay here any more. They are forced to leave their homes of 40, 50 and 60 years to move to another county or city that's not desirable. What happened to Columbia being a place where everyone can afford to live, which What has happened to James Rouse's original plan? It's all about who has the biggest check that I have observed. And why aren't there more resources and help for the seniors? I get so annoyed when people keep contacting me about selling my home of 43 years to move into a nursing home or an apartment. I called one of our county's agencies and that is what I was told. It's so disappointing to know that this is one of the richest counties in Maryland but when you get a certain age you can't get the help that you really need to stay in your home. You make \$10.00 more on your monthly income and you're over qualified. Seniors are treated horribly in this county. You work hard all of your life to live decently but it appears that this county wants you to dry up and sit in the corner in a nursing home. Seniors these days are super active and deserve to live decent lives like everyone else. I'm so annoyed at how we seniors get treated.

Affordable housing is one of the most important things that we can offer a vibrant growing community to ensure that all people have the opportunity to live and work in Howard County. The efforts to create more affordable housing mean essential workers can live in and near the community they serve, and that is good for everyone.

I'm really excited for these projects to move forward. Our neighbors need housing! Plus, we all need a government that meets its obligations.

The Council needs to address oversight involving Howard County partnership developments.

The lack of housing supply is perpetuating this housing crisis. We need the council to move the commitments forward!

All our people deserve affordable housing.

It's time for delivery of affordable housing if we are to keep Columbia and Howard County vibrant and livable.

Please commit to meeting the County's affordable housing commitment. This commitment is critical to helping our local workers live in the county they support.

More walkable areas, add sidewalks.

I agree we desperately need affordable housing in downtown Columbia.

Please stop asking what every resident wants and stay focused on moving forward these big projects strategically. There is great thought, community input, and strategic thought in the plans. Asking people what they think at every step is resulting in reactionary planning instead of thoughtful proactive community development. Leadership is about holding on to the bigger picture. Please lead this community with confidence.

The County Council needs to enforce what was promised.

Working for the county Center for Independent Living (CIL), Accessible Resources for Independence (ARI), I witness firsthand the impact of the high cost of living on people with disabilities. I myself wanted to purchase a home in Howard County to live where I work and be connected to the community that I serve. Between predatory house-flipping purchases, high interest rates, inflation, and wage stagnation, even I, a person with disabilities who has a full-time supervisory position, cannot afford the cost of housing AND the cost of living in Howard County.

Seven years is a long time to go w/o honoring your commitments. Hasn't stopped lots of Unaffordable housing going up, though.

We also need to pass laws/zoning regulations allowing Additional Dwelling Units on existing appropriate single family residence plots!

Make affordable housing a priority. People need a place to live. Housing is healthcare.

Affordable housing is a widespread need and affordable, accessible housing is a widespread need as well. Increasing the availability of affordable housing in Howard County will ensure Howard County is a great place for all to live.

Meet your commitment so that people who support HC can afford to live in HC.

Please honor the contractual commitments made by the elected council in 2017.

There is a critical need for affordable housing. For example, widowed mothers should be able to find an affordable apartment, which they can afford on one salary.

We need affordable housing whether rental or in single family homes.

Affordable housing is a critical issue and a basic need. While we may not be able to solve the problem entirely, policies addressing this issue are a moral imperative. Thank you.

Is there any way we can limit investors from buying up all of the single family homes all throughout Maryland? There's already a limited supply and they're controlling the insane rental market. It's insane that I make more than my parents did 10 years ago yet I can barely afford a 1 bedroom apartment when they had a 4 bedroom home. I'm currently living in someone's basement. This isn't the "American Dream."

This is an opportunity for struggling young adults and single mothers to navigate through life. With inflation it's so hard for us to continue to grow in life without feeling like we cannot afford to.

I think the price of rent is outrageous and extremely unfair. There should be some sort of rental assistance for low income earners.

Need affordable BGE.

We really need to provide more affordable housing in Columbia.

We need support with housing prior to eviction notification, not just after!!

Yes, I'm retired and in need of housing in Howard County.

I would love to receive a voucher. I have an almost 10 year old daughter and a 7 year old boy that share a room. And i stress everyday because they fuss and fight and scream all day.

When will you be opening section 8 again?

Rent should not be so unreasonable in Howard county apartments, including the ones outside downtown. Your county has gotten to the point where money is chosen over the wellbeing of the community or just people who can afford to move to HC.

I have a housing choice voucher and I am hoping to move Downtown in affordable housing.

The community is in need of affordable housing for various reasons and the most important is due to the rising economy. People are forced to pay high rent and cut down on food supply.

More affordable housing. The rent amount is too high for the upcoming generation.

I lived in Columbia for 10 years but built a home in Hanover MD because it was more affordable.

Howard County is a wonderful place. We just need to make it equally wonderful for our less fortunate neighbors.

I am 25 years old and cannot afford an apartment. I work in a restaurant serving and helping people, however in this economy I can only afford to rent a room. I would one day like to live in my own affordable apartment.

Council should stop voting against affordable housing through zoning decisions as it operates as the Zoning Board.

In need of affordable housing asap.

I really need assistance with my housing.

I was allowed to get onto the Housing Voucher list last year just for nothing to be done.

Housing is a human right.

There is a great need for affordable housing for persons with disability and mental health whose only source of income is Social Security disability benefits. Many of these people are homeless and living on the street in Howard County, Maryland and I'm one of them. Thanks.

Please take this need VERY SERIOUSLY! Housing is the basis of making progress on many of the social issues confronting our community. YOU KNOW THIS!

In order to attract and retain artists and arts teachers in Howard County, we need affordable housing for them to live in the county and raise their families here.

No time for delay. Affordable housing for elderly, disabled folks is a must for Columbia to be an inclusive community!

Please, let us fulfill this pledge for affordable housing with no further delay!! I am currently homeless and have no place I can afford for me and my 5 year old daughter.

The county has continually retreated from its commitments to provide affordable housing. How much affordable housing has been built in Maple Lawn. I was at the master plan hearings held prior to the approval of MX zoning and heard the representative of both the Maple Lawn and members of the Zoning Board affirm a commitment to affordable housing in Maple Lawn. This is just one example of a continual retreat from commitments to provide affordable housing!

Please, please make it a priority to create housing for low income residents in the center of Columbia. It is unfair to only create housing for high to middle income. An unbalanced society will collapse.

Why doesn't the Council recognize the importance of affordable housing in Howard County? How has so much new development occurred in downtown without any of the required affordable housing component?

Housing is a human right. No one should be homeless.

Why spend money on an extravagant library when there are people without homes in Columbia? Totally wrong priorities, people!

I am a custom modular home builder living in Howard Co for 28 years. We turn down prospects seeking affordable homes on their Lots. VERY LITTLE about HowCo's housing situation allows us to offer affordable housing, even using modular construction techniques.

Affordable housing is at a critical stage in Howard county. Young people and elderly cannot live here. I would love to sell my larger house, but can't afford an apartment.

It's way past time to get this done.

This should be a top priority for the CC and the administration.

Affordable housing should be a priority.

Ensure that developments include complete street designs with bikeable pathways going the direction of traffic vs a two way on one side of the street.

Please build more affordable housing so that everyone from all races, color and creed can also enjoy a great quality of life

Affordable Housing in Columbia is of critical importance to all citizens of Howard County.

Downtown Columbia Affordable Housing: The Promise, the Status and the Challenge



Howard County
Housing Affordability Coalition

Apr. 29, 2024



Agenda

- Howard County's Housing Crisis ... and the Opportunity
- Housing Affordability Coalition – Wins & Advocacy Focus for 2024
- Status of Downtown Columbia Redevelopment
- How to Advocate
- Q&A – you can type your questions into the Chat window at any time

We Need Solutions to Our Housing Crisis

Howard County's housing market is dysfunctional and inequitable.

- County policies limit housing production below workforce needs.

20,000
Current shortage of homes



We Need Solutions to Our Housing Crisis

Howard County's housing market is dysfunctional and inequitable.

- County policies limit housing production below workforce needs.
- Housing scarcity creates intense competition for homes, driving up prices.
- Many renters are feeling the pain.



\$2,625
Average
2-bedroom rent

Source: *Howard County Dept. of Housing and Community Development*

We Need Solutions to Our Housing Crisis

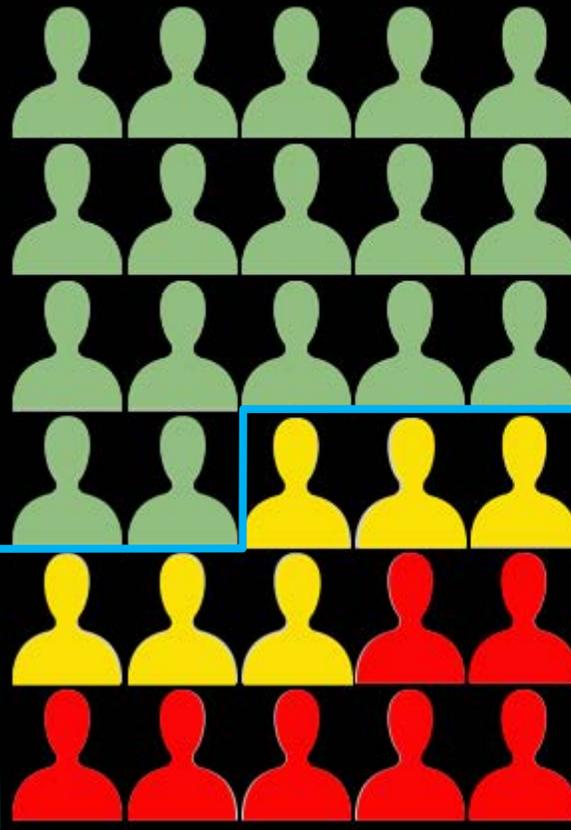
Howard County's housing market is dysfunctional and inequitable.

- County policies limit housing production below workforce needs.
- Housing scarcity creates intense competition for homes, driving up prices.
- Many renters are feeling the pain.

About 13,500 households pay unaffordable rents.

33% increase since 2010

Renter Households (about 32,000)



Rent Costs

18,500 households

30% or less of gross income



6,500 households

31-50% of gross income



6,800 households

over 50% of gross income



We Need Solutions to Our Housing Crisis

Howard County's housing market is dysfunctional and inequitable.

- County policies limit housing production below workforce needs.
- Housing scarcity creates intense competition for homes, driving up prices.
- Many renters are feeling the pain.
- Competition also drives up home prices, eliminating homeownership opportunities for many.



\$552,500

Median price for
single-family home

Source: *Howard County Association of Realtors*

We Need Solutions to Our Housing Crisis

Howard County's housing market is dysfunctional and inequitable.

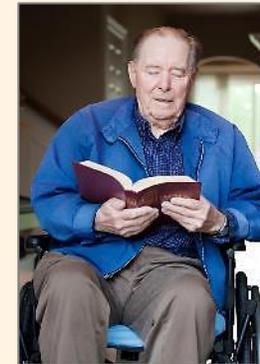
- County policies limit housing production below workforce needs.
- Housing scarcity creates intense competition for homes, driving up prices.
- Many renters are feeling the pain.
- Competition also drives up home prices, eliminating homeownership opportunities for many.
- Impacts are most punishing for those already marginalized, especially people of color, seniors, lower-wage workers, and those living with disabilities.

Who is struggling with high housing costs?

Seniors



People with Disabilities



Essential Workers



Young Adults

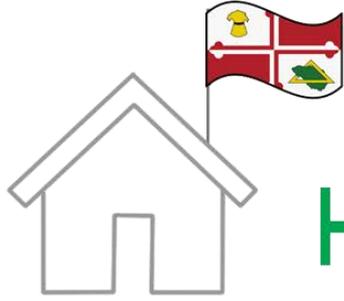


Public Sector Workforce



Young Families





Howard County Housing Affordability Coalition

Promoting equitable access to affordable housing since 2018



Monitor Legislation,
Trends and Best Practices



Educate and Advise



Organize and Advocate

**44 organizational
members**

**718 individual
members and allies**

What Do We Mean by “Affordable Housing”?

Housing that consumes no more than 30% of a household’s gross income
(U.S. Dept. of Housing and Urban Development)

In Howard County, most affordable housing is blended within communities that offer a range of price points – including market-rate homes.



Burgess Mill, Ellicott City

5+ Years of Coalition Advocacy

Legacy at Twin Rivers
NCC/Artists Flats
Fee in Lieu Ranleigh Court APFO
Patuxent Commons
Eviction Prevention
Limestone Valley Senior Living
North Columbia Fire Station
Transfer Tax
Capital Budgets
Roslyn Rise
Turf Valley
Dorsey Overlook
Operations Budgets
School Facilities Surcharge
Downtown Columbia
Live Where You Work
Maple Lawn West
Columbia Flyer

Key Wins

Housing Opportunities Master Plan

HoCo by Design

Housing Opportunities Trust Fund

20% Affordable
10% Accessible
Detached ADUs

What Did We Win?

Housing Growth

Draft Plan

1,380 homes
150 affordable
10% accessible

Our Demands

2,000
25% (500)
10%

Final Result

1,700
20% (340)
10%

Modified Land-Use Map

- Allow more multifamily and missing middle homes by right, including **detached accessory units**.
- Expand the Public Service Area to support future development.

Incentives for Special-Needs Housing

Require identification of incentives for development of housing for seniors and others who have low income or disabilities.

Preservation of Affordable Housing

Establish a goal of zero net loss of existing housing for households with incomes below 60% of area median income (through preservation and revitalization).

Set Targets for Gateway and Accelerate the Plan

Establish commercial, housing, school capacity and transportation targets as the foundational goals of the to-be-developed Gateway Regional Activity Center Master Plan, and move forward with the plan.

Schools

- Facilitate collaborative and innovative approaches to locate school facilities.
- Find new revenue to support housing and schools.

Thank You, 2023 Advocates!



Thank You to Organizations that Advocated!



Alpha Kappa Alpha Sorority, Inc.
Iota Lambda Omega Chapter



2024 Advocacy Priorities



Tonight's Speaker

Pat Sylvester



- Founding board member and immediate past president of Columbia Downtown Housing Corporation (CDHC)
<https://www.howardcountymd.gov/DHCD-CDHC>
- Retired with 20+ years of experience managing Maryland's programs for low-income tax credits and rental assistance, including for people with disabilities
- Member of Housing Affordability Coalition Steering Committee
- Board member of Accessible Resources for Independence (ARI)
- Columbia resident for over 40 years
- Lawyer by training; houser by choice!

2017

The County Council and County Executive execute the **Development Rights & Responsibilities Agreement (DRRA)** to ensure 900 affordable homes would be added in new/redeveloped areas of downtown Columbia:

- 400 built by Howard Hughes Corporation
- 417 built by Howard County and the Housing Commission of Howard County
- 83 “Live Where You Work” rental opportunities provided by the Columbia Downtown Housing Corporation



Lake
Kittamaquindi

Columbia
Mall

Merriweather
District

29

Columbia

2017 Plan

900 Affordable Homes
at Full Buildout

“Live Where You Work” Rental Opportunities

83 Affordable Homes (Various Locations)

Transit Center

~ 80 Affordable Homes

Banneker Fire Station Site

100 Affordable Senior Homes

New Cultural Center & Artists Flats

87 Affordable Homes

Howard Hughes Corp.

400 Affordable Homes
(Various Locations)

Central Library Site

~ 75 Affordable Homes

Merriweather Library

~ 75 Affordable Homes

Columbia

29

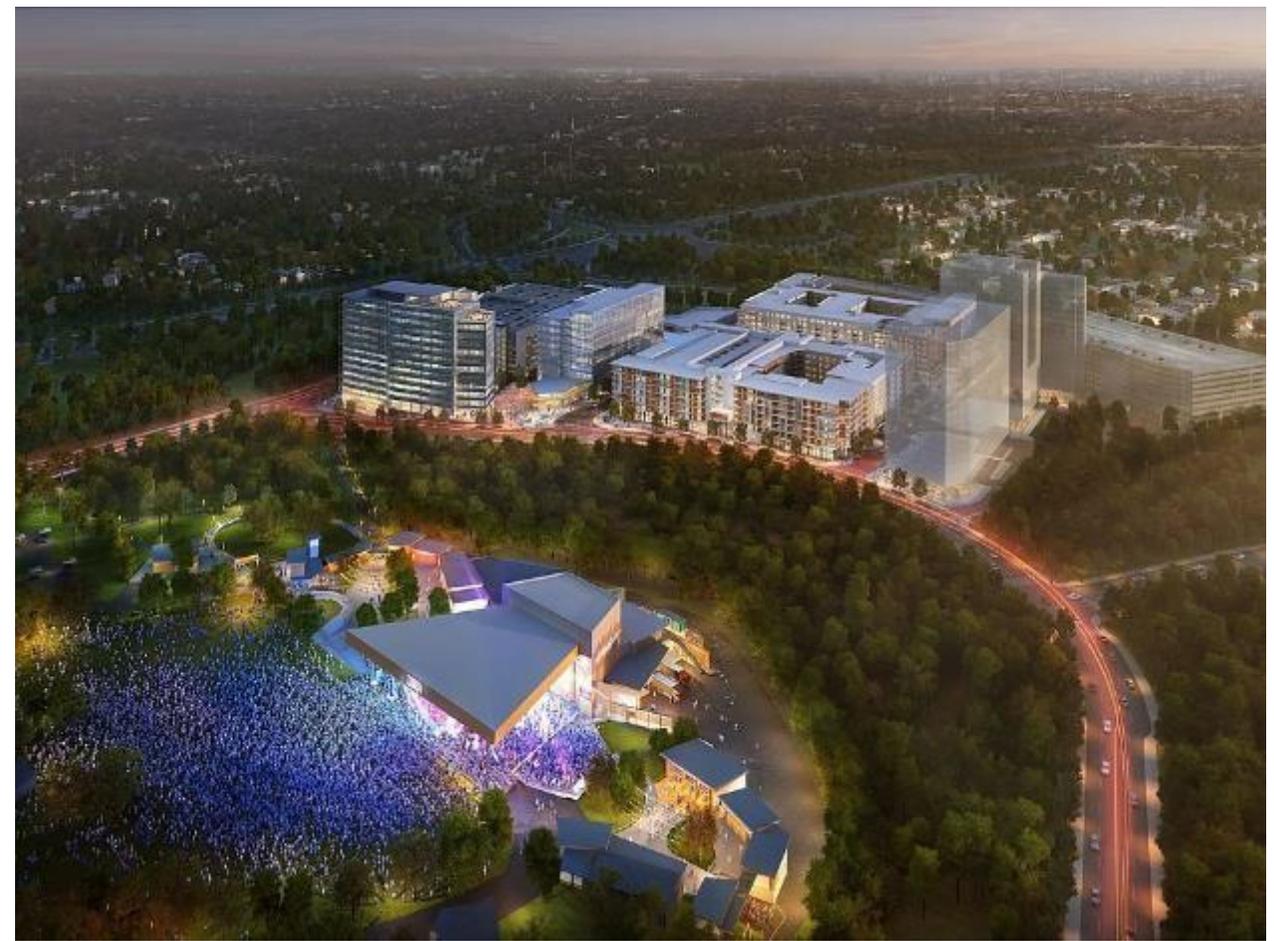
2017 Plan

Howard Hughes Corp. to build 5,500 market-rate homes and 400 affordable units throughout downtown, including the Merriweather District

- 200 middle income ($\leq 80\%$ of Area Median Income)
- 200 very low income ($\leq 50\%$ of Area Median Income)

2024 Status **IN PROCESS**

- Hughes is complying with DRRRA requirements.
- 54 affordable homes have been created so far.
- More are coming, including 71 planned for Lakefront North project.



Central Library Today



Central Library Site

~ 75 Affordable Homes

Merriweather Library

~ 75 Affordable Homes

Columbia

2017 Plan

- Central Library to be relocated to new site in Merriweather District
- Current Central Library site to be redeveloped as mixed-income housing

2024 Status **DELAYED**

- 2023: Administration proposal for lakefront library site generated significant opposition, stalling decisions needed to move forward with housing development.

2023 Lakefront Proposal



Central Library Site
~ 75 Affordable Homes

Merriweather Library
~ 75 Affordable Homes

2017 Plan

- Central Library to be relocated to new site in Merriweather District
- Current Central Library site to be redeveloped as mixed-income housing

2024 Status **DELAYED**

- 2023: Administration proposal for lakefront library site generated significant opposition, stalling decisions needed to move forward with housing development.
- 2024: Administration has proposed alternative sites (**no mention of housing**), extending planning thru FY26.
- Without site decisions, tax-credit financing for housing can't be secured.

2024 Alternative Site Proposals for New Library



Central Library Site
~ 75 Affordable Homes

Merriweather Library
~ 75 Affordable Homes

Columbia

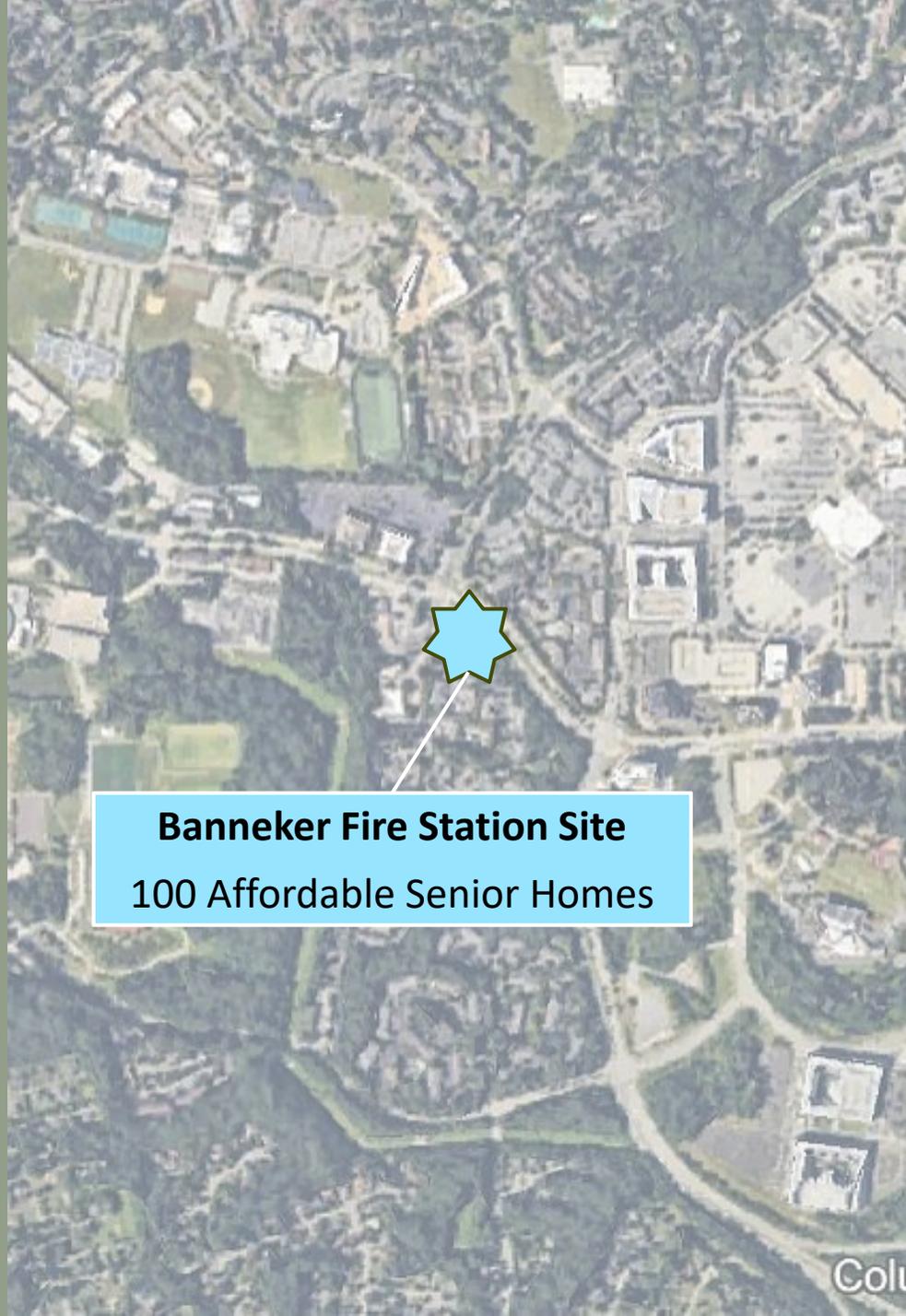


Banneker Fire Station Site
100 Affordable Senior Homes

Existing Structure



Colu



Banneker Fire Station Site
100 Affordable Senior Homes

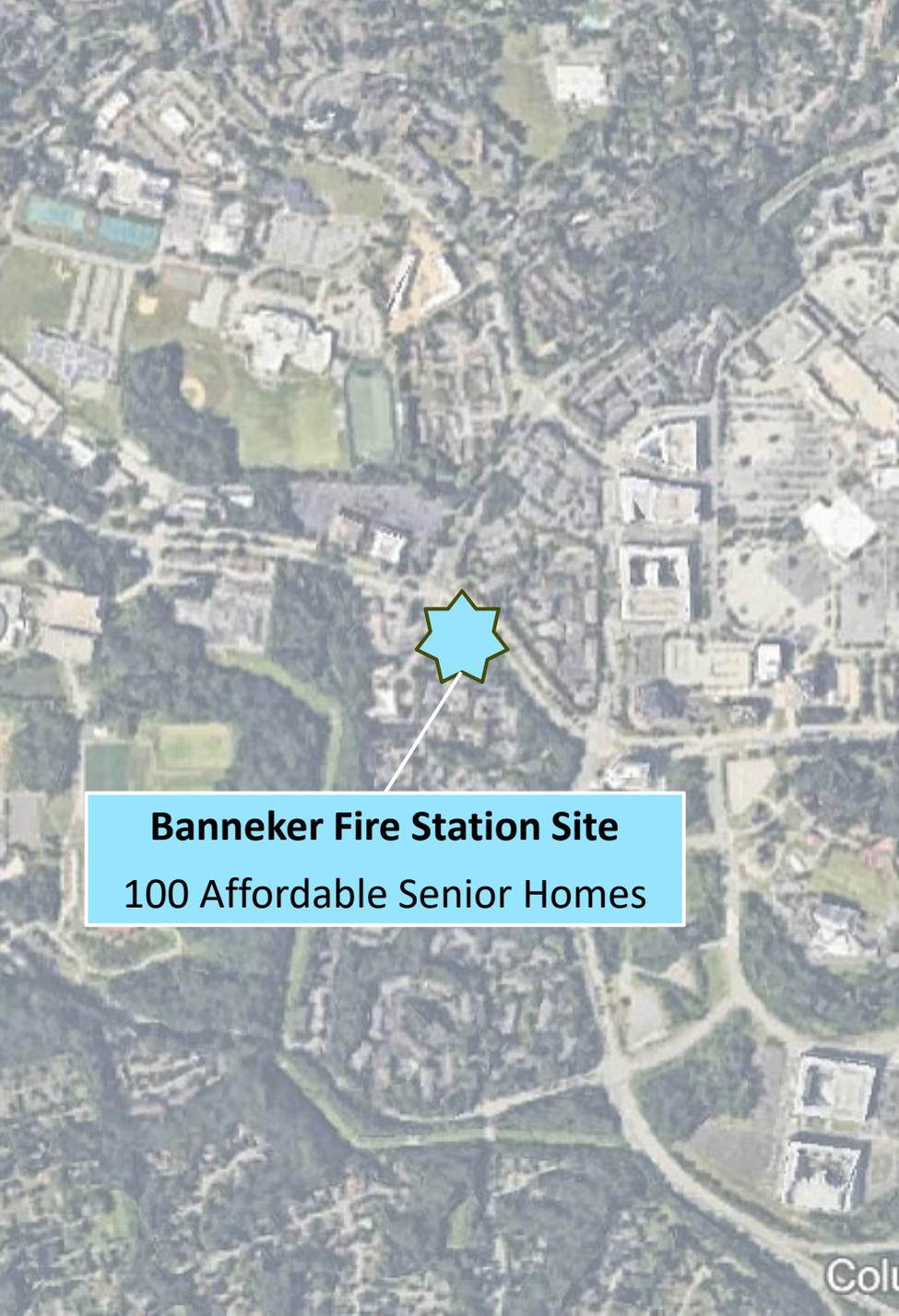
2017 Plan

Mixed-use facility with:

- Fire department operations on ground floor
- 100 affordable senior homes on upper floors

2017 Plan (Concept)





Banneker Fire Station Site
100 Affordable Senior Homes

2017 Plan

Mixed-use facility with:

- Fire department operations on ground floor
- 100 affordable senior homes on upper floors

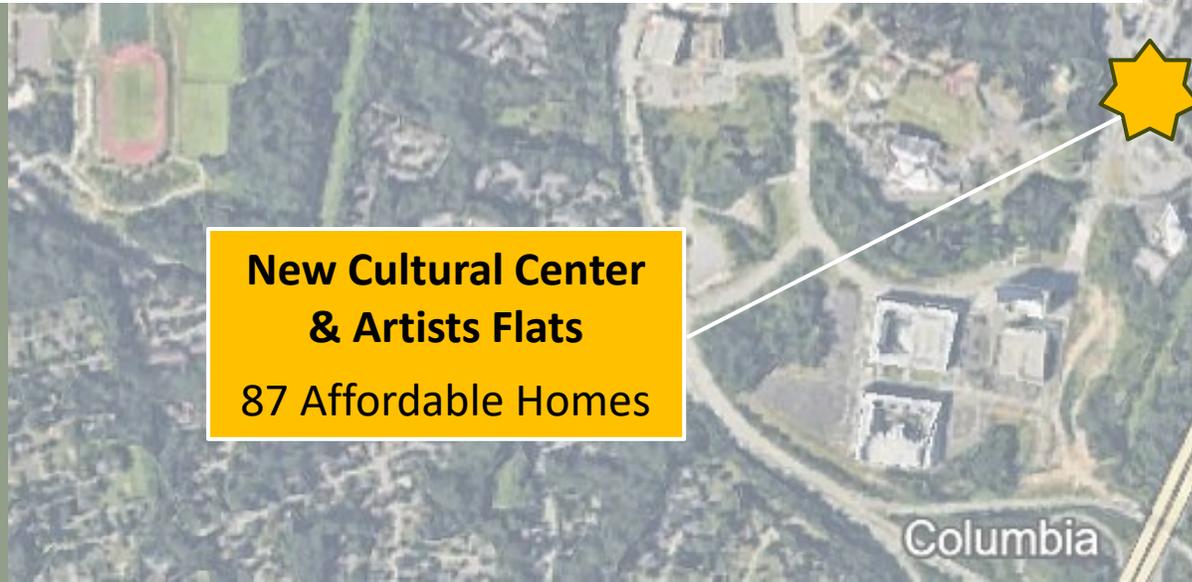
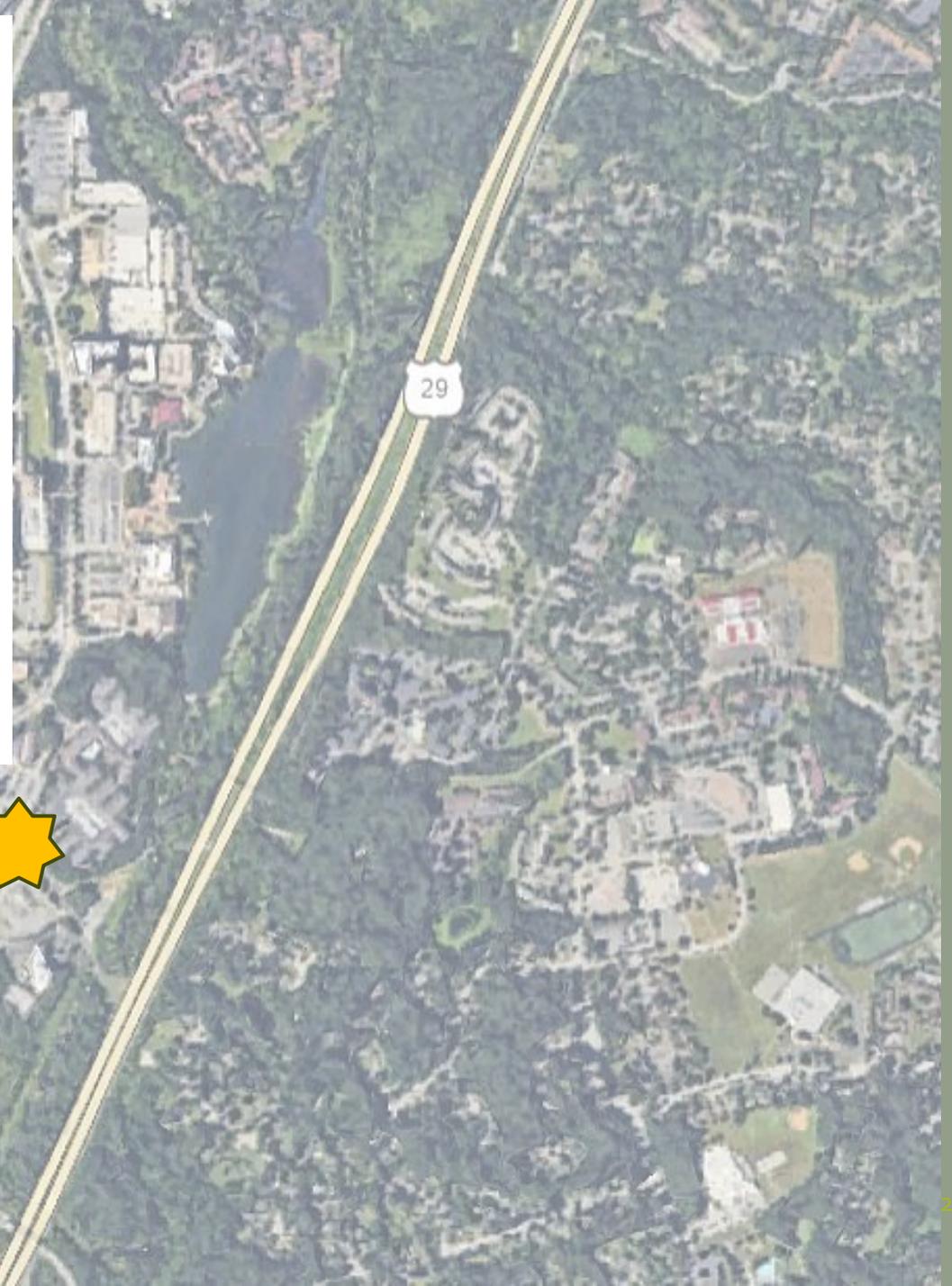
2024 Status **DELAYED**

- Delays in relocating fire station to North Columbia due to opposition from community and County Council
- No site decisions for North Columbia or Banneker Stations
- Housing construction and occupancy stalled due to inaction
- FY25 budget shows North Columbia delayed another year to FY28; new Banneker station operational in FY31

2017 Plan (Concept)



Existing Site



**New Cultural Center
& Artists Flats**
87 Affordable Homes

Columbia

2017 Plan

Mixed-use facility with:

- Toby's Dinner Theatre and Arts Center
- 87 affordable homes on upper floors

2024 Status **DELAYED**

Despite 2019 tax-credit award, project has been delayed:

- Delays in NCC approval caused higher construction costs, requiring NCC redesign work
- Delays created housing-finance gaps
- Earliest date for housing occupancy: 2028

2017 Redevelopment Concept



**New Cultural Center
& Artists Flats**

87 Affordable Homes

Columbia



Transit Center

~ 80 Affordable Homes

2017 Plan

New Transit Center to be built near Columbia Mall will include mixed-income rentals.

2024 Status

- FY25 budget projects final design and construction complete FY28-32
- Housing occupancy in FY34?

“Live Where You Work” Rental Opportunities

83 Affordable Homes (Various Locations)

Columbia Downtown Housing Corporation (CDHC)

- Serves as the Downtown Columbia Housing Foundation per Howard County Code
- Focuses on bringing a full spectrum and diverse mix of housing to downtown, including affordable housing
- “Live Where You Work” provides short-term rental subsidies to employees of downtown businesses who earn low to moderate income
- Program is funded by development fees paid by Hughes Corp as part of its DRRA responsibilities. More workers will be served as Hughes continues its development work and pays additional fees.
- 16 workers and their families have benefited since 2019 (with 4 graduates)



2024

**In Process:
“Live Where You Work”
and Hughes Development**

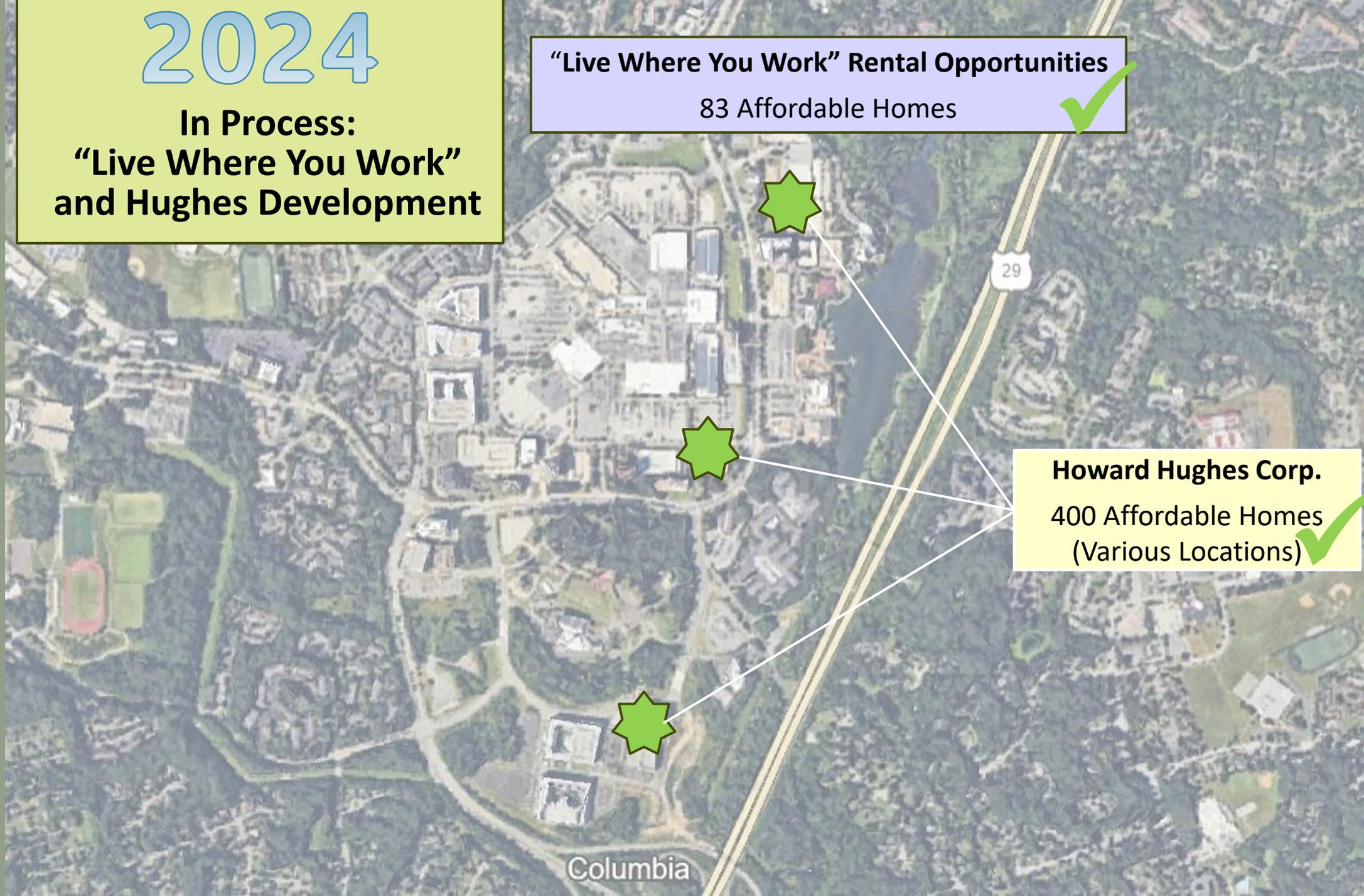
“Live Where You Work” Rental Opportunities

83 Affordable Homes ✓

Howard Hughes Corp.

400 Affordable Homes
(Various Locations) ✓

Columbia



2024

**417 affordable homes
not yet built.
More delays are ahead.**

Transit Center

~ 80 Affordable Homes

Banneker Fire Station Site

100 Affordable Senior Homes

**New Cultural Center
& Artists Flats**

87 Affordable Homes

Central Library Site

~ 75 Affordable Homes

Merriweather Library

~ 75 Affordable Homes

Columbia



How to Advocate for Affordable Housing in Downtown Columbia

1. Sign on to the Coalition's petition ... will arrive within the next day.
2. Email your council member with encouragement to **“Get Affordable Housing on Track in Downtown Columbia.”**

Liz Walsh, District 1	councildistrict1@howardcountymd.gov
Opal Jones, District 2	councildistrict2@howardcountymd.gov
Christiana Rigby, District 3	councildistrict3@howardcountymd.gov
Deb Yung, District 4	councildistrict4@howardcountymd.gov
David Yungmann, District 5	councildistrict5@howardcountymd.gov

3. Join the Coalition member if you're not already a member.

(Petition will include a registration link – it's free to join.)



QUESTIONS & DISCUSSION

From: LISA MARKOVITZ <lmarkovitz@comcast.net>
Sent: Wednesday, May 15, 2024 3:46 PM
To: CouncilMail
Subject: Budget testimony re: affordable housing projects

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.]

There is a lot of push to fund various projects that include affordable housing. When a project requires a lot of County money to get done, it should provide a commensurate benefit to the community. There are pluses other than the affordable units promised, but that aspect is very important.

Governor Moore's recent housing plan Bills, passed this year by the General Assembly, included commendable definitions of "affordable" projects that would then qualify for special treatment, fast processes, funding, etc. Those requirements include much larger numbers of units provided than currently required, affordable definition of 60% of median income, no more than 30% of annual income for housing costs, and 40-year deeded permanency of that affordability of the unit.

These are all requirements that we have rarely seen, if ever, in this County, which has led to a shortage of affordable housing. This requirements should be duplicated, especially when applied to very large financial outlays, in order to assure and require the promised community benefits.

Thank you,

Lisa Markovitz, MSF