
From: Gelwicks, Colette
Sent: Wednesday, March 12, 2025 10:11 AM
To: Anderson, Isaiah
Subject: FW: Howard County Bill CB18-2025- Letter of Support
Attachments: MTA_LOS_Howard_County_CB18-2025.pdf

Follow Up Flag: Follow up
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Testimony for CB18 file

Colette Gelwicks ([hear name](#)) *she/they*
Chief of Staff for Councilwoman Christiana Rigby, District 3

Howard County Council
3430 Court House Drive, Ellicott City, MD 21043
cgelwicks@howardcountymd.gov
410.313.2421



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From: Jalen Sanders <JSanders1@mdot.maryland.gov>
Sent: Monday, March 10, 2025 6:19 PM
To: Jung, Debra <djung@howardcountymd.gov>; Rigby, Christiana <crigby@howardcountymd.gov>
Cc: Asia Williams <AWilliams5@mdot.maryland.gov>; Joseph Swit <JSwit@mdot.maryland.gov>; CouncilDistrict4@howardcountymd.gov; CouncilDistrict3@howardcountymd.gov
Subject: Howard County Bill CB18-2025- Letter of Support

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

Good evening,

I hope this message finds you well. Please see the attached letter of support from MTA for CB018-2025. If you have any other questions or comments, please feel free to contact me directly.

Regards,

Jalen Sanders
Director of Governmental Affairs

Maryland Transit Administration

Office of Governmental Affairs
6 St. Paul Street, Baltimore, MD 21202

Cell: 443-810-4461

JSanders1@mdot.maryland.gov



*The Maryland Department of Transportation is a customer-driven leader
that delivers safe, sustainable, intelligent, exceptional and inclusive transportation
solutions in order to connect our customers to life's opportunities.*

*The Maryland Transit Administration, providing safe, efficient and reliable
transit across Maryland with world-class customer service.*



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Visit: https://chart.maryland.gov/](https://chart.maryland.gov/)



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March 10, 2025

Honorable Deb Jung
Chair, Howard County Council
3430 Court House Drive
Ellicott City MD 21043

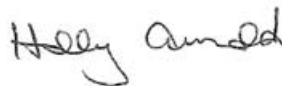
Dear Council Chair Jung and Council Members:

The Maryland Transit Administration (MTA) is pleased to express our complete support for CB18-2025. This bill will encourage inclusive Transit-Oriented Development (TOD) in Howard County, and MTA shares that goal.

Specifically, people with disabilities are significantly more likely than others to rely on transit. The mixed use, multimodal site designs typical of TOD allow residents to more easily access essential goods and services locally, as well as connecting them to regionwide destinations through adjacent transit services. Encouraging the inclusion of Disability Income Housing Units in TOD projects will strongly support independence for people with disabilities.

This bill would be a strong step towards providing inclusive Transit-Oriented Development that meets the needs of all individuals and supports shared State and County goals for sustainability, transportation, and independence for people with disabilities. As such, MTA is pleased to support it.

Sincerely,



Digitally signed by
Holly Arnold.
Date: 2025.03.10

Holly Arnold
Administrator

From: Larry Carson <karasov1@hotmail.com>
Sent: Thursday, March 13, 2025 2:43 PM
To: CouncilMail
Subject: CB18

Follow Up Flag: Follow up
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Hi, I am strongly in favor of CB18 because it gets Howard county moving on housing!
I feel like we are stuck. No comp rezoning, no homesharing, no progress. This bill is a way to take some action to help people as housing prices spiral ever higher. Please support this bill!!!
Larry Carson, 7168 Winter Rose Path, Col. 21045. 410-381-6506 (landline.)

Carol A. Beatty /#hfuwdu/ #
Anne Blackfield /#hsxw/ #hfuwdu/ #
..

Wes Moore, J ryhgru #
Aruna Miller, Ow # ryhgru #
..



March 14, 2025

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

Dear Chair Walsh, Vice Chair Jones and Council Members:

I am pleased to provide a letter of support for CB18-2025, Transit Oriented Development (TOD)– Residential Units Exemptions. The Maryland Department of Disabilities (MDOD) provides advocacy for people with disabilities focusing on independence and full community membership through its programs, notably housing, barrier free living, and transportation.

We strongly support encouraging the inclusion of Disability Income Housing Units in TOD projects as we believe this will support independence for people with disabilities. This bill supports our mission, leaving no Marylander behind by promoting equality of opportunity, access, and choice for Marylanders with disabilities. The mixed use, multimodal site designs typical of TOD allow residents to more easily access essential goods and services locally, as well as connecting them to regionwide destinations through adjacent transit services.

Sincerely,

Wayne Lee Reed III
Director of Housing Policy & Programs
Maryland Department of Disabilities

54 : #IDVW#JHGZ RRG #/WUHHW/#X IWH#1633/#EDOWIP RUH/# DU\ODQG#54535#
VOICE/TTY 7430:9:06993 VOICE/TTY 40;33096:07446 FAX 7430666099:7 EMAIL hgrp grgC p du|dgg tj ry#

#

From: Harriet Bachman <hlbachfam@gmail.com>
Sent: Saturday, March 15, 2025 11:30 AM
To: CouncilMail
Subject: Please support CB 18-2025

Follow Up Flag: Flag for follow up
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To Howard County council members:

We definitely need more transit oriented development in this county, especially near the MARC station. In addition to this, we need more transit throughout Howard County, especially because many long - time residents can no longer safely drive their cars, which makes it very difficult for them to remain in their homes, even in Columbia.

In addition, we need a bigger inventory of MIHU and disability income housing units, given the tremendous lack of affordable housing in the county, which becomes worse every month.

I believe preferential treatment is one of the best ways to increase the supply of affordable housing for people with limited incomes, regardless of the reason. Exemption from the APFO school capacity test is one important approach, along with the freezing of the school surcharge rate.

Thank you.

Harriet Bachman
9426 North Penfield Road
Columbia, MD 21045

From: Michele Araquette <houseofaraquette@gmail.com>
Sent: Sunday, March 16, 2025 11:30 AM
To: CouncilMail
Subject: Opposition Bill 18 - 2025

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I am completely opposed to Bill 18-2025. The timing could not be worse when our infrastructure, particularly our schools, cannot handle such growth.

Michele Araquette
410-746-5767
Principal Designer



From: Alex Andelsman <AAndelsman@marylandbuilders.org>
Sent: Monday, March 17, 2025 5:54 PM
To: CouncilMail
Cc: Rigby, Christiana; Gelwicks, Colette
Subject: MBIA Comments CB18-2025
Attachments: MBIA Letter of Support CB18-2025.docx

Follow Up Flag: Follow up
Flag Status: Flagged

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

Good Evening,

Please accept the attached as MBIA's written testimony on CB18-2025. Thank you for your consideration.

Best,

Alex Andelsman
Government Affairs Manager
aandelsman@marylandbuilders.org
[Maryland Building Industry Association](#)
11825 W. Market Place
Fulton, MD 20759
Office: 301-476-4136
Mobile: 301-461-2384

March 17th, 2025

The Honorable Christiana Rigby
Howard County Council
3430 Court House Drive
Ellicott City, MD 21043

RE: CB 18-2025 Transit Orient Development (TOD) – Residential Units Exemptions

Dear Councilwoman Rigby,

The Maryland Building Industry Association, representing 100,000 employees statewide with a strong presence in Howard County, appreciates the opportunity to participate in the discussion surrounding the **CB 18-2025 Transit Orient Development (TOD) – Residential Units Exemptions**.

This bill exempts residential developments in transit-oriented areas from school capacity testing and freezes the school facilities surcharge for TOD projects at the rate in effect when sketch plans are submitted. These measures will speed up the construction process and allow new housing units to reach the market at a faster pace. It also provides more certainty to developers by preventing unexpected increases in the school facilities surcharge. Transit-oriented development creates pathways for individuals and families to secure safe and affordable homes in areas with access to essential services.

While we support the bill as written, we believe it should be expanded to include all residential developments in Howard County. The County's housing needs extend beyond transit corridors, and applying these exemptions to all development projects would further reduce barriers to residential development. Maryland currently faces a housing shortage of approximately 96,000 housing units and if nothing changes, that number will increase by 5,600 units per year. The National Association of Homebuilders reports that the estimated rent cost of Maryland Housing Units is more than 30% of household incomes state wide with 25% of people spending more than 50% of their income on housing. In order to address this problem, we need a concerted effort to make housing available, and affordable to the residents of this state. With CB-18, Howard County has an opportunity to be a part of the solution to end this crisis.

For these reasons, MBIA respectfully requests the Council to vote in favor of CB18-2025. For more information about our position, please contact Alex Andelsman at 301-461-2384 or aandelsman@marylandbuilders.org.

From: Anthony DeBella <jhu1996@gmail.com>
Sent: Monday, March 17, 2025 7:45 PM
To: CouncilMail
Subject: Votes affecting HCPSS Schools

Follow Up Flag: Follow up
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Greetings,

Before the council are two bills which will affect the HCPSS schools.

CB18-2025 (Amendments required) proposes to make a number of changes to the approval procedures to encourage development along the transit corridor roughly along Route 1. The elementary and middle schools individually and as an ensemble in that area are already over capacity, especially Bollman Bridge, and Forest Ridge ES and Thomas Viaduct and Patuxent Valley MS. Due to the location of Route 1 at the Eastern boundary of Howard County, redistricting would be all the more impactful to the families as the only direction to move students is West. Traditional redistricting solutions may not prove so easy in this case. While this bill has some beneficial solutions, I support this bill ONLY IF there are limits to the impacts to the schools, possibly to limit initial development under this program for the first 2 years to allow for evaluation of the assumptions about below average pupil yield on the anticipated "limited impact" to schools before proceeding with full implementation. Additional amendments to **only exempt the moderate income and disabled housing from the schools test for APFO** would also limit the impact of these developments on the already strained schools. It is curious that development near transit corridors which would ostensibly have limited impact on traffic is NOT exempted from the roads test in APFO.

CB20-2025 (FOR) would help address some of HCPSS' capacity strain by allowing excess surplus revenue to be directed at HCPSS' large backlog of deferred maintenance. While deferred maintenance is not expressly considered in APFO processes, significant efforts to address the large backlog of major renovation projects in school buildings will help alleviate some of the capacity strain felt by students across the district. I support this bill in conjunction with allocation of the surplus revenue toward HCPSS capital projects.

Anthony DeBella
Laurel, MD 20723

From: Dana Sohr <Dana@bridges2hs.org>
Sent: Monday, March 17, 2025 3:58 PM
To: CouncilMail
Subject: Testimony in Support of CB18-2025
Attachments: Bridges Testimony - Transit-Oriented Development - 17 March 2025.pdf

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.]

Please see attached testimony from Bridges to Housing Stability, in support of CB18-2025. I will also present this testimony during this evening's public hearing.

Thank you,
Dana



Dana Sohr
Deputy Director
Cell: 240-205-2493
Desk: 410-312-5760 x104
www.bridges2hs.org
9520 Berger Rd. Suite 311
Columbia, MD 21046



Support for Council Bill 18-2025 - Transit-Oriented Development March 17, 2025

Bridges to Housing Stability supports CB 18-2025 for two reasons.

First, any new housing in Howard County would be welcome. Nearly 18 months ago, the Council approved housing allocations in the General Plan that included targets for 340 units of affordable housing each year – both rentals and homes for sale. Unfortunately, the required subsequent steps have not yet been completed, including the review of our Adequate Public Facilities Ordinance and, most critically, comprehensive rezoning. With a Council election coming upon us in 2026, rezoning looks to be stalled until at least 2027.

In the meantime, our community is desperate for more housing. We know that Council members hear regularly from constituents who struggle with rising rents and home prices. The County's housing shortage is responsible for a large part of their pain. So, we support the provision in CB18 to streamline approvals for residential projects in the small number of TOD-zoned districts. TOD zoning requires a minimum of 20 units per acre, and the only feasible way to meet that requirement is through multifamily structures – in other words, condos and apartments, which have a minimal impact on our schools. The school system's planning tools show that in a new multifamily development with 100 apartments, our schools would have to absorb only about 10 additional students.

The second reason for our support of CB 18 is that our County needs more housing for people with disabilities. It's estimated that nearly 8% of County households have at least one member with a disability. That percentage will almost certainly rise as more residents age into the "Older Adult" category. CB 18 seeks to address the shortage of disability housing by including a tax incentive for projects that include DIHU – or disability income housing units. For those who aren't aware, DIHU units are reserved for households that have a disability and earn below 20% of area median income. For a single-person household, that means about \$18,000 in annual income. For a two-person household, it's about \$20,000. The rents for DIHU units currently range from about \$500 to \$750 per month, depending on the unit's size. Note that these rents are affordable for households that are trying to survive on Social Security Disability income. However, with rents so low, landowners and developers won't include DIHU homes in their projects unless they receive incentives to do so. As proof of that statement, we note that there is only 1 DIHU in Howard County today. Therefore, we strongly support the bill's provision to create incentives for including DIHU homes in transit-oriented projects.

We encourage the Council to pass CB 18-2025 so that more TOD development efforts can move forward quickly, to chip away at our housing shortage and provide more housing for our neighbors with disabilities who earn low income. Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read "D. Sohr", with a stylized flourish at the end.

Dana M. Sohr
Deputy Director

Bridges to Housing Stability, Inc.
9520 Berger Rd., Suite 311, Columbia, MD 21046
Phone (410) 312-5760 Fax (410) 312-5765
www.Bridges2HS.org

From: Danielle Lueking <Danielle_Lueking@hcpss.org>
Sent: Monday, March 17, 2025 4:20 PM
To: CouncilMail
Subject: Written testimony on CB18-2025
Attachments: CB18-2025 Howard Co BOE Testimony 031725 - TOD Exemptions.pdf

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Good afternoon,

Please find attached written testimony on behalf of the Board of Education for CB18-2025.

Danielle Lueking
Legislative and Legal Affairs Officer
Danielle_Lueking@hcpss.org
410-313-6820

Howard County Public School System
Office of General Counsel
10910 Clarksville Pike,
Ellicott City, MD 21042
www.hcpss.org



**Board of Education
of Howard County**

Jolene Mosley, *Chair*

Linfeng Chen, Ph.D., *Vice Chair*

Andrea Chamblee, Esq.

Jennifer Swickard Mallo

Jacky McCoy

Meg Ricks

Antonia Watts

James Obasiolu
Student Member

William J. Barnes
*Superintendent,
Secretary/Treasurer*

**Board of Education of Howard County
Testimony Submitted to the Howard County Council
March 17, 2025**

**CB18-2025: UNFAVORABLE
Transit Orient Development (TOD) – Residential Units Exemptions**

The Board of Education of Howard County (the Board) opposes **Transit Orient Development (TOD) – Residential Units Exemptions** given the potential capacity created/exacerbated by new development.

CB18-2025 initially updates the definition of a moderate income housing unit (MIHU) to include disability income housing units. The bill goes on to indicate that, in a transit oriented development (TOD), a developer is eligible to enter into a payment in lieu of taxes (pilot) with the county pursuant to Tax-Property Article 7-521 if 15% of dwelling units are disability income housing units. Within section Sec. 16.1107. of the Howard County Code containing exemptions from the Adequate Public Facilities Ordinance (APFO), CB18-2025 adds a provision indicating a residential development within a TOD is exempt from the requirement to pass the test for adequate school facilities as a condition of subdivision or site plan development approval. These plans are required to pass the allocations and roads tests as a condition of plan approval. The school facilities surcharge for residential new construction within a TOD shall be fixed at the rate in effect when the sketch plan or preliminary equivalent sketch plan was submitted to the Howard County Department of Planning and Zoning (DPZ).

Addressing the potential for increased students in TODs in Howard County which are [currently closed per the APFO schools test \(see Map drop-down on this page\)](#), the bill sponsor has included information from [a per pupil yield analysis](#). In the preamble to CB18-2025, it indicates this data analyzed by DPZ concluded that of all styles of housing, multifamily housing, which is generally favored in Transit Oriented Developments, produces between 0.16 and 0.38 pupils per unit, significantly less than other housing types.

Even though the yield from multifamily housing is lower than most housing types, HCPSS School Planning staff indicate by design more units typically result which could negate that lower rate. Regardless of the actual yield, exemptions from the APFO schools test allow continued growth in areas of the county where schools are already impacted by overcrowding.

The Adequate Public Facilities Ordinance is intended to allow public facilities sufficient time and financing to have commensurate capital infrastructure growth to meet population needs. The Adequate Public Facilities Act Review Committee, convened following the recent adoption of Ho.Co. By Design, is currently ongoing and expected to report recommendations on APFO to the County Executive and the County Council. The Committee includes representation of the school system and Board.

Given the potential impact of allowing exemptions from APFO, and as the Review Committee continues to review APFO needs as a whole for the County, the Board opposes CB18-2025.

From: Mr. Drew <mrdrew@gmail.com>
Sent: Monday, March 17, 2025 7:21 PM
To: CouncilMail
Subject: Re: CB18-2025 OPPOSE OPPOSE OPPOSE OPPOSE OPPOSE

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Try again.

On Mon, Mar 17, 2025 at 1:1 PM Mr. Drew <mrdrew@gmail.com> wrote:

>
> This bill cherry-picks one zoning category that only exists in the
> Route 1 corridor and removes the APFO protections from school
> overcrowding on that zoning only. This creates an unfair impact on
> residents of the Route 1 Corridor only, while the rest of the county
> is unaffected.
>
> Here are some data points about the schools in the Route 1 corridor:
> * In the last Maryland school test results, Howard County did very
> well, all schools between 3 and 5. But none of the 4s and 5s were
> schools along Route 1. All schools in the Route 1 corridor got 3s, the
> lowest ratings received of any Howard County schools.
> * Elementary schools that exceed a threshold of economically
> disadvantaged students (measured by free lunches) are eligible for
> Title 1 supports. Every elementary school along Route 1 qualifies.
> * The only high school in the Route 1 corridor, Guilford Park, has the
> highest percentage of economically disadvantaged students of any high
> school. All GPHS students live in the Route 1 corridor.
>
> And this is wherethis atrocious bill proposes to increase school
> overcrowding. Because overcrowding, portable classrooms and long bus
> rides are a big plus for academic performance, right?
>
> Note that while this bill accelerates building more housing along
> Route 1, it does nothing whatsoever to accelerate school construction
> along Route 1.
>
> Supporters of this bill have been making specious arguments about
> affordable housing. If this bill is so great for affordable housing,
> then it shouldn't be limited to just TOD zoning along Route 1. It
> should be county-wide.
>
> If this bill is not going to be tossed in the trash where it belongs,

- > it should be amended so that the negative impact that will exclusively
- > land on the Route 1 Corridor is balanced by a positive prioritization
- > of school construction in the Route 1 Corridor. I would recommend the
- > following:
- >
- > 1. There shall be no seats added to any HCPSS school outside the Route
- > 1 corridor until no student residing the Route 1 corridor attends a
- > school with a relocatable classroom.
- > 2. There shall be no seats added to any high school in Howard County
- > until a. a high school has been opened in the South Elkridge Civic District.
- > b. that high school is fully compliant with the existing Education
- > Specification and has a site with the recommended acreage in HCPSS
- > Policy 6000.
- > c. all high school students in the Route 1 corridor are assigned to a
- > high school less than 5 miles from their home.
- > 3. There shall be no seats added to any middle school in Howard County
- > until all middle school students residing in the Route 1 corridor are
- > assigned to a middle school less than 4.5 miles from their home.
- > 4. There shall be no seats added to any elementary school in Howard
- > County until a. an elementary school has opened at the school site
- > adjacent to Guilford Park High School at the intersection of Ridgely
- > Run Road and Mission Road.
- > b. all elementary school students in the Route 1 Corridor are assigned
- > to an elementary school less than 4 miles from their home.
- >
- > It is only fair that if the protections from school overcrowding are
- > removed from Route 1 residents, they should receive compensation in
- > prioritization for new school construction.
- >
- > Drew Roth, Elkridge.

From: Katie Collins-Ihrke <kcollinsihrike@archoward.org>
Sent: Monday, March 17, 2025 11:43 AM
To: CouncilMail
Subject: Testimony on support of CB18
Attachments: CB18 TOD In support.pdf; March 17 Testimony for County Council CB 18 2 (1).docx

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Hello,
Please find written testimony for tonight's hearing. We are sorry we won't be able to attend.

Thank you,
Katie

--

Katie Collins-Ihrke (she/her/hers)
Executive Director
The Arc of Howard County
(240) 213-6697



Achieving full community life for people with intellectual and developmental disabilities- one person at a time.

Note: The Arc is not an acronym; always refer to us as The Arc, not The ARC and never ARC. The Arc should be considered as a title or a phrase.



Testimony in Support of CB-18-2025
Howard County Council

Dear Members of the Howard County Council,

I am writing to express my strong support for CB-18-2025, which establishes a Payment in Lieu of Taxes (PILOT) program for Disability Income Housing Units within Transit-Oriented Developments (TODs) in Howard County. This bill is a significant step toward increasing access to affordable, accessible housing for people with intellectual and/or developmental disabilities (I/DD) while promoting sustainable, community-centered development.

For those living on disability income, finding stable and affordable housing is an ongoing challenge. Many people receiving Social Security Disability Insurance (SSDI) or Supplemental Security Income (SSI) struggle to afford market-rate housing, leaving them with limited options that often lack accessibility or proximity to essential services.

By providing PILOT incentives, CB-18 encourages developers to designate units specifically for people with disabilities, ensuring that affordable housing options are integrated into vibrant, transit-connected communities rather than relegated to the outskirts. This approach aligns with Howard County's commitment to inclusivity and equitable development.

Placing disability housing within Transit-Oriented Developments ensures that residents have easy access to public transportation, reducing reliance on personal vehicles or costly paratransit services. This fosters greater independence, allowing people to access employment opportunities, healthcare, and community resources.

PILOT agreements reduce the property tax burden for developers, making it financially feasible to provide deeply affordable housing to those on fixed incomes. The county benefits from long-term, stable development, ensuring that affordable units remain available without the need for constant subsidies.

CB-18 helps ensure that people with I/DD can live in mixed-income, diverse communities, rather than being segregated into isolated housing developments. Access to walkable neighborhoods, jobs, and community services improves overall quality of life and fosters greater social inclusion.

Howard County has made great strides in promoting smart growth and equity-driven policies, and CB-18 strengthens that progress by addressing both housing affordability and transit accessibility for some of our most vulnerable residents.

I urge the Council to pass CB-18-2025 and take a bold step in ensuring that Howard County is a leader in disability-inclusive housing and sustainable development. This legislation is not just about housing—it's about dignity, opportunity, and community for all.

Thank you for your time and consideration.

Katie Collins-Ihrke, MBA, MS
Executive Director
The Arc of Howard County
(240) 213-6697

THE ARC OF HOWARD COUNTY

11735 Homewood Road

Ellicott City, MD 21042

www.archoward.org

410-730-0638

For people with intellectual and developmental disabilities

Howard County Council Testimony
CB 18
Incentivize Disability Low Income Units (DIHU) in Transit Oriented Development Zones
In Support

Dear Council Member Christiana Rigby and Council Members:

My name is Matthew Plantz, Self Advocate and resident of District 4 in Columbia Maryland. I am also a member of the Maryland Inclusive Housing Committee-Howard County and I am requesting the council vote in favor of CB 18.

People who are disabled like me and many others are unable to work and live on a fixed income like SSDI. People who do work have low paying jobs and no benefits. They cannot afford to rent apartments or houses at full price in Howard County, so we all need affordable housing. DIHU allows people with disabilities to live independently because it allows them to have choice, stay in the community that they grew up in and participate in their community and be able to work, live and play in a familiar setting. Without this help we could not continue to attend our church, stay at our jobs or hang out with friends that we know. We could not stay in the community.

Living near transit means I am more independent and can participate in my community. The community will be more inclusive. Without DIHU and TOD, I and my friends with disabilities could be homeless like the people I serve at the Howard County Day Resource Center.

Please vote in favor of CB 18. Thank you.

Sincerely,

Matthew Plantz

District 4
10162 Placid Lake Court
Columbia, MD 21044
plantzmatthew@gmail.com

From: Harrod, Michelle
Sent: Monday, March 17, 2025 10:55 AM
To: Anderson, Isaiah
Subject: FW: Testimony in support of CB 18-2025
Attachments: CR-18-2025 TOD MIHU testimony.docx

Follow Up Flag: Follow up
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Thank you,

Michelle R. Harrod

Howard County Government
Administrator to the County Council

410-313-3111 (office)

443-398-6013 (cell)

mrharrod@howardcountymd.gov

From: Laura Mettle <lmettle@lwvmd.org>
Sent: Monday, March 17, 2025 10:26 AM
To: Walsh, Elizabeth <ewalsh@howardcountymd.gov>; Jung, Debra <djung@howardcountymd.gov>; Rigby, Christiana <crigby@howardcountymd.gov>; Yungmann, David <dyungmann@howardcountymd.gov>; Jones, Opel <ojones@howardcountymd.gov>
Cc: Harrod, Michelle <mrharrod@howardcountymd.gov>
Subject: Testimony in support of CB 18-2025

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March 17, 2025

TO: The Honorable Elizabeth Walsh, Chairperson, Howard County Council and members of the Council.

FROM: Laura Mettle, President, League of Women Voters of Howard County

RE: Testimony In FAVOR of:

Council Bill 18-2025, Transit Oriented Development - Residential Units Exemptions

The League of Women Voters of Howard County has long supported efforts to ensure an adequate choice, in a suitable living environment, within the economic reach of persons of all ages in choosing a home. We support diverse housing types that provide an increased amount and percentage of affordable units, including both low-income and moderate-income units, and additional housing for seniors, disabled individuals, and families. All members of our community deserve a safe, comfortable, and affordable place to live.

The League also supports building housing in areas with robust public transportation in Howard County, allowing residents to forego the use of private vehicles.

It makes perfect sense to us to remove barriers that prevent the expeditious construction of badly needed moderate income housing units, disability housing units, and, hopefully, senior housing. It also makes sense to streamline and expedite the approval process to construct those units, especially in areas of close proximity to public transportation networks.

In future legislation, we would encourage erasing the distinctions between senior, disability, and moderate-income housing units, as those categories are not mutually exclusive and an individual may fit all three categories. Segregating where people live based on age or ability is as discriminatory as is segregation based on any other factor. Fair Housing practices based upon race or income should also extend to Fair Housing based upon age and ability.

To further the goal, we encourage consideration of adopting Universal Design for Living in construction of these units, which would expand their usefulness to the entire community and would increase the return on investment of public money used in this project.

Sincerely,

Laura Mettle

President

League of Women Voters of Howard County

"There's no such thing as a vote that doesn't matter. It all matters." - Barack Obama



March 17, 2025

TO: The Honorable Elizabeth Walsh, Chairperson, Howard County Council and members of the Council.

FROM: Laura Mettle, President, League of Women Voters of Howard County

RE: Testimony In FAVOR of:

Council Bill 18-2025, Transit Oriented Development - Residential Units Exemptions

The League of Women Voters of Howard County has long supported efforts to ensure an adequate choice, in a suitable living environment, within the economic reach of persons of all ages in choosing a home. We support diverse housing types that provide an increased amount and percentage of affordable units, including both low-income and moderate-income units, and additional housing for seniors, disabled individuals, and families. All members of our community deserve a safe, comfortable, and affordable place to live.

The League also supports building housing in areas with robust public transportation in Howard County, allowing residents to forego the use of private vehicles.

It makes perfect sense to us to remove barriers that prevent the expeditious construction of badly needed moderate income housing units, disability housing units, and, hopefully, senior housing. It also makes sense to streamline and expedite the approval process to construct those units, especially in areas of close proximity to public transportation networks.

In future legislation, we would encourage erasing the distinctions between senior, disability, and moderate-income housing units, as those categories are not mutually exclusive and an individual may fit all three categories. Segregating where people live based on age or ability is as discriminatory as is segregation based on any other factor. Fair Housing practices based upon race or income should also extend to Fair Housing based upon age and ability.

To further the goal, we encourage consideration of adopting Universal Design for Living in construction of these units, which would expand their usefulness to the entire community and would increase the return on investment of public money used in this project.

The League of Women Voters of Howard County, Inc.
9770 Patuxent Woods Dr, Suite 312, Columbia, MD 21046
410-730-0142 Office-HoCo@lwvmd.org www.hoco.lwvhowardmd.org

*The League of Women Voters of Howard County, Inc. is a 501c (3) non-profit organization.
All donations made to LWVHC are tax deductible to the full extent of the law.*

From: thewachs@aol.com
Sent: Friday, March 28, 2025 7:35 AM
To: CouncilMail
Subject: Vote against CB 18

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

County Council Members;

Please vote against CB18. It unfairly affects the Route 1 corridor which has TOD areas. The TOD in the Rout 1 corridor should meet the requirements of APFO. Schools and roads in the Route 1 corridor are already overcrowded and there is no room to build more schools or expand the roads. It is not believable that TOD in the Route 1 corridor will not produce school-aged children. The APFO requirement is needed to assure that these schools will not become more over crowded.

Again, please vote against CB18.

From: Fran LoPresti <fflopresti@gmail.com>
Sent: Wednesday, April 2, 2025 11:30 AM
To: CouncilMail
Subject: CB18-2025 TOD housing

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

Hello council members,

I testified in favor of this apartment project in a TOD zone because of the type of housing envisioned in the proposal. The proposal stated that 75% of the rental apartments are studio or 1 bedroom apartments which we need in the county. It will likely attract the type of workforce housing we need for those starting out in their careers.

I was very happy to see that 15% of the apartments would be disability coded (DIHU) apartments. As noted, we currently have 1 in the county. However, we are giving up a lot in revenue in order to bypass APFO altogether and use the current stated school surcharge rate. In return, I would suggest that the proposal be amended to specify that the 15% DIHU apartment set aside is a MUST rather than an option for the proposal to be passed by the council. I think this provides the developer with the certainty of costs that will be incurred (I hear that all the developers would like more cost certainty) and it provides the county with the certainty that 15% of the units will be DIHU apartments. That seems like a more equitable deal.

Thank you for your consideration.

--

Fran LoPresti

From: Jennifer Broderick <Jennifer@bridges2hs.org>
Sent: Thursday, April 3, 2025 12:08 PM
To: CouncilMail
Subject: Please support CB18-2025

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,

On behalf of Bridges to Housing Stability, I ask that you please support and pass **CB 18-2025 (Transit - Oriented Development)**. Howard County needs thousands of affordable housing units and has minimal housing for those with Disabilities. These units, due to their smaller size will have minimal impact on schools in these areas. The housing crisis is putting thousands of residents at risk of losing their housing due to high rents and low vacancies which limits where people can live. Every unit of affordable Housing we add during this crucial time has a positive impact.

Thank you,
Jennifer Broderick, LCSW
Executive Director



9520 Berger Road, Suite 311 • Columbia, MD 21046

Email: jennifer@bridges2hs.org • Phone: 410-312-5760 ext. 117 • Fax: 410-312-5765

Our office is open Monday – Friday from 9:00 – 12pm & 1pm-5pm

www.Bridges2HS.org

From: Mary Lou Shippe <propertyqueen13@gmail.com>
Sent: Thursday, April 3, 2025 11:19 AM
To: CouncilMail
Subject: Cb18-2025

Follow Up Flag: Follow up
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Please support this bill to provide better transit options.

Mary Lou Shippe

From: Sarah Pennock <sarahjp@gmail.com>
Sent: Thursday, April 3, 2025 10:51 AM
To: CouncilMail
Subject: support for CB 18-2025

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I support the addition of housing along the Route 1 corridor and the associated incentives in CB 18-2025. Please vote in favor of this legislation.

Thank you,
Sarah Pennock
7517 Midas Touch, Columbia, MD 21046

From: Sherry L. Elswick <deargentlereader@gmail.com>
Sent: Thursday, April 3, 2025 7:34 PM
To: CouncilMail
Subject: CB 18-2025

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

Dear County Council Members,

I support transit-oriented development near MARC stations in the Route 1 corridor (CB 18-2025.) The county needs more disability housing and this bill will streamline development projects in the TOD areas with minimal impact on school enrollment. CB 18-2025 is an important piece of legislation, and I hope you will support it too.

Kind regards,

Sherry L. Elswick
resident of Columbia
Clarey's Forest Village

From: Stacey St. Holder <stholders@gmail.com>
Sent: Thursday, April 3, 2025 4:11 PM
To: CouncilMail
Subject: Support CB 18-2025 (Transit-Oriented Development)

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

Hello,

I am sending this email to show my support for CB 18-2025 (Transit-Oriented Development), and express my hope that you would vote for this bill.

It's my understanding that the bill promotes transit-oriented development (TOD) near MARC stations in the Route 1 corridor, would provide incentives for disability housing, and streamline development projects in TOD areas by exempting them from school capacity testing. I agree with the steering committee of the Howard County Housing Affordability Coalition, which believes that these exemptions are appropriate given that TOD projects would consist of mid-rise multifamily structures with primary 1- and 2-bedroom units; these housing types have minimal impact on schools.

Thank you for your consideration of this input.

With best regards,
Stacey St. Holder
11373-2 Iager Blvd.,
Fulton, MD 20759

From: Norman Rivera <normanrivera2012@gmail.com>
Sent: Friday, April 4, 2025 8:50 PM
To: CouncilMail
Subject: Support CB-18-2025

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.]

This is what we need to stimulate housing especially for those in need who should be near mass transit for employment, shopping, and education.

Sincerely,

Norman

Norman D. Rivera, Esq.
Law Offices of Norman D. Rivera, LLC
17251 Melford Boulevard Suite 200
Bowie, MD 20715
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From: Pat Sylvester <prsylvester78@gmail.com>
Sent: Friday, April 4, 2025 5:53 PM
To: Gelwicks, Colette; CouncilMail
Subject: Fw: MDOD's submission of a support letter for CB18-2025
Attachments: MDOD support letter CB 18-2025.docx

Follow Up Flag: Follow up
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I don't see this letter posted with the other public testimony on CB 18. Can you please post it with other letters of support?

Thanks
Pat Sylvester

From: Wayne Reed III -MDOD- <wayne.reediii@maryland.gov>
Sent: Friday, March 14, 2025 9:47 AM
To: councilmail@howardcountymd.gov <councilmail@howardcountymd.gov>; cgelwicks@howardcountymd.gov <cgelwicks@howardcountymd.gov>
Cc: Pat Sylvester <prsylvester78@gmail.com>
Subject: MDOD's submission of a support letter for CB18-2025

Hello Howard County Council. Please see the attached support letter for CB18-2025. Please contact me if you have any questions.

Sincerely,

Wayne



Wayne Lee Reed III
(he/him)
Director of Housing Policy & Programs
Department of Disabilities
217 East Redwood Street, Ste. 1300
Baltimore, Maryland 21202
wayne.reediii@maryland.gov
(410) 767-3647 (O)
(410) 759-0469(M)
[Website](#) | [Facebook](#) | [Twitter](#)

From: Judith Nassau <nassaujt63@gmail.com>
Sent: Saturday, April 5, 2025 11:02 AM
To: CouncilMail
Subject: CB 18-2025 Transit-Oriented Development

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.]

I support this bill for more housing near MARC stations in the Route 1 Corridor. There is a great need for smaller multi-family housing options, as well as disability housing, in this area and the size of the units will limit the impact on school capacity. Please let's move ahead as expeditiously as possible to respond to this need.

Judith Nassau
6126 Waiting Spring
Columbia, MD 21045

From: Harry Rowell <lessHarry@gmail.com>
Sent: Sunday, April 6, 2025 5:17 PM
To: CouncilMail
Subject: Please support CB 18-2025

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 vote in support of CB 18-2025, Transit Oriented Development.

This legislation is good for Howard County.

Thanks!

- Harry

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

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**From:** Rich Pardoe <r\_pardoe@hotmail.com>  
**Sent:** Sunday, April 6, 2025 8:16 PM  
**To:** CouncilMail  
**Subject:** Support for CB 18-2025

**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.]

Hello,

I am writing to express my support for CB 18-2025. I strongly believe that this legislation addresses needs within our community.

Thank you for your efforts

Rich Pardoe  
5980 Elk Forest Court  
Elkridge, MD 21075

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**From:** Kate Hemady <ktb5128@gmail.com>  
**Sent:** Friday, April 11, 2025 11:55 AM  
**To:** CouncilMail  
**Subject:** Housing development exemptions

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

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

I am writing to request that city council NOT approve development exemptions in an upcoming vote.

School redistricting is inevitable with new developments that fail the Schools Capacity Test. Real children are impacted by school redistricting, creating school transitions in families that did not choose to move, separating children from familiar environments and friendships built over years. Because of recent housing developments receiving APFO exemptions, at least 10 schools will be impacted by emergency redistricting in 26-27. This should not happen again.

Beyond school redistricting, in Howard County, we benefit from living in well-planned communities. Development exemptions are the antithesis of that planned community ethos and impact our sense of community, as well as access to resources like camps, pools, after school activities, and the like. Indeed, these are related impacts: increases in housing capacity creates scenarios where families are racing for limited spots, and this competition undermines a sense of community.

This path of continued development that fails guardrail tests will ultimately endanger the quality of Howard County Schools and families' experiences of raising children in Howard County more broadly. Smaller developments or efforts to incentivize aging adults to relocate to smaller properties, retirement communities or multi-generation housing, including ADUs could solve existing housing challenges without creating additional impacts on schools.

Thank you,  
Kate Hemady  
21042