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**From:** Cathy Gold <heycathy@verizon.net>  
**Sent:** Monday, July 21, 2025 1:30 PM  
**To:** CouncilMail  
**Subject:** Support Council Bills 55 and 56 for affordable housing

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To the Howard County Council:

As the wife of a senior disabled veteran, I am writing to urge you to support Council Bills 55 and 56. Council Bill 55 will allow age-restricted housing in the Planned Employment Center zoning district and would require other districts to include low income and disability income housing units. Council Bill 56 will require age-restricted moderate-income, low-income and disability-income housing units to be built on site. There is a desperate need for this housing in Howard County. I urge you to support both bills.

Cathy Gold

[Sent from the all new AOL app for iOS](#)

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**From:** claudia andorsky <candorsky530@gmail.com>  
**Sent:** Monday, July 21, 2025 1:31 PM  
**To:** CouncilMail

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**ted comments:**

I support Council Bills 55 and 56, which will support the expansion of affordable housing opportunities for seniors in our community, particularly seniors with moderate and low incomes and/or with physical disabilities.

Sent from my iPhone

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**From:** Dana Sohr <Dana@bridges2hs.org>  
**Sent:** Monday, July 21, 2025 8:58 AM  
**To:** CouncilMail  
**Subject:** Support for CB55 and CB56

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I support Council Bill 55, which would allow age-restricted housing to be built in the PEC zoning district and require in other districts that age-restricted housing include 10% moderate income housing and 5% low-and/or disability income units, and that 10% of all units are accessible to people with physical disabilities. I also support Council Bill 56, which would require all age-restricted moderate, low and disability income housing units to be built on site.

Thank you.

Dana Sohr  
Columbia

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**From:** Fran LoPresti <fflopresti@gmail.com>  
**Sent:** Friday, August 22, 2025 11:29 AM  
**To:** CouncilMail  
**Subject:** Thoughts about CB55 and CB56

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Hello Councilmembers,

I watched last month's meeting virtually where CB55 was being discussed and CB56 was postponed. I had testified in favor of both CB55 and CB56 at the public meeting. At the time, I said that DIHU and LIHU (whether age restricted or not) is likely beyond the reach for home sales. But I thought it would be viable for unit rental.

However, at the meeting, council members discussed how the HOA fees would likely not allow DIHU and LIHU seniors in age restricted housing. DIHU and LIHU housing were stripped out. So, one must wonder, where will our non-affluent seniors live?

I would like to offer an alternative idea. We have the Aging in Place Credit and the Senior Housing credit for seniors that OWN a house with provisos on length in the home or income. Can we set up a program to cover all or part of the HOA fees in these communities? CB56 is likely to fail if we do not do something about the HOA fees. It is not acceptable to put senior units somewhere else like we tend to do in all the other communities. Seniors tend to NEED those amenities.

I also suggest that the council work with the Director of Housing, Ms. Cimino, to develop such a plan. She knows the landscape well and can offer some way out of this loop that we are continually in when it comes to affordable senior housing.

I would like this "grant" to apply to seniors in age restricted and non-age restricted housing. Not every senior wants to live in an age restricted community and the same issues occur with HOA fees in non-age restricted communities.

Thank you for your consideration.

Fran LoPresti

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Fran LoPresti

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**From:** Laura Mettle <lmettle@lwvmd.org>  
**Sent:** Saturday, July 19, 2025 11:13 AM  
**To:** CouncilMail  
**Cc:** Walsh, Elizabeth  
**Subject:** Testimony FOR CB055-2025 and FOR CB056-2025  
**Attachments:** CB055-2025 and CB056-2025.docx

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July 21, 2025

Testimony to the County Council RE:

CB055-2025, Age Restricted Adult Housing in Planned Employment Center (PEC) zoning district and Moderate-Income Housing Unit requirements. - FOR

CB056-2025, On-site MIHU, LIHU & DIHU requirement for Age-Restricted Adult Housing developments. - FOR

The League of Women Voters of Howard County enthusiastically supports the passage of both these bills. As we have explained in previous testimony, the League has long held that all Americans are entitled to suitable housing, especially those who are less able to afford the current market rates and those who are differently abled. Thank you, Ms. Walsh, for listening to us, the broader community, and devising this measure to alleviate some of the shortage of housing.

We are especially appreciative of the provision that age restricted housing include features of Universal Design, allowing them to easily accommodate residents who have mobility issues. In our view some features of that design should not be optional (although the modifications themselves would be optional in new construction). Placements of plumbing fixtures, wider hallways and doors, and floorplans accommodating the turning radius of a wheelchair cannot be after-the-fact modifications in a multi-unit building.

We note CB056 provides that 20% of new units in specified zoning districts shall be moderate income housing units, whereas CB055 provides for at least 10% of the units to be MIHU and an additional 5% to be either low-income housing units OR disability income housing units. There's a discrepancy here which we would wish be resolved in favor of increasing the total number of low, moderate, and disability income units to at least 20% in

age restricted developments. Perhaps the bill should provide for at least 5% in low-income housing units AND at least 5% in disability income housing units.

Thank you, too, for specifying that this housing shall be included in all new developments, and that developers will not be able to avoid building moderate-income housing by paying increased fees or moving the units to another part of the county.

We urge passage of both CB055-2025 and CB056-2025.

**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



July 21, 2025

Testimony to the County Council RE:

CB055-2025, Age Restricted Adult Housing in Planned Employment Center (PEC) zoning district and Moderate-Income Housing Unit requirements. - FOR

CB056-2025, On-site MIHU, LIHU & DIHU requirement for Age-Restricted Adult Housing developments. - FOR

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We note CB056 provides that 20% of new units in specified zoning districts shall be moderate income housing units, whereas CB055 provides for at least 10% of the units to be MIHU and an additional 5% to be either low-income housing units OR disability income housing units. There's a discrepancy here which we would wish be resolved in favor of increasing the total number of low, moderate, and disability income units to at least 20% in age restricted developments. Perhaps the bill should provide for at least 5% in low-income housing units AND at least 5% in disability income housing units.

Thank you, too, for specifying that this housing shall be included in all new developments, and that developers will not be able to avoid building moderate-income housing by paying increased fees or moving the units to another part of the county.

We urge passage of both CB055-2025 and CB056-2025.

Laura Mettle  
President

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](mailto:Office-HoCo@lwvmd.org) [www.hoco.lwvhowardmd.org](http://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.*



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**From:** Lisette Samuels <leesamuels74@yahoo.com>  
**Sent:** Monday, July 21, 2025 1:27 PM  
**To:** CouncilMail  
**Subject:** Bills 55 and 56

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I support Council Bills 55 and 56, which will support the expansion of affordable housing opportunities for seniors in our community, particularly seniors with moderate and low incomes and/or with physical disabilities.

Sent from my iPhone

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**From:** Maggie Caldwell <maggiecaldwell44@gmail.com>  
**Sent:** Monday, July 21, 2025 1:31 PM  
**To:** CouncilMail  
**Subject:** Affordable Housing for Seniors

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I stand with the Howard County Housing Affordability Coalition in support of more affordable housing for seniors of all incomes and capabilities. Please support Howard County Council Bills 55 and 56, which will support the expansion of affordable housing opportunities for seniors in our community, particularly seniors with moderate and low incomes and/or with physical disabilities.

Thank you!  
Margaret Caldwell

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**From:** Sherry L. Elswick <deargentlereader@gmail.com>  
**Sent:** Monday, July 21, 2025 6:46 PM  
**To:** CouncilMail  
**Subject:** more affordable housing

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Good evening.

I support Council Bills 55 and 56, which will support the expansion of affordable housing opportunities for seniors in our community, particularly seniors with moderate and low incomes and/or with physical disabilities.

Kind regards,

Sherry L. Elswick  
Clarey's Forest

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**From:** Jackie Eng <jleng1747@gmail.com>  
**Sent:** Wednesday, July 23, 2025 10:19 AM  
**To:** CouncilMail  
**Subject:** Housing Coalition CB 55 and 56 Testimony

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Please let me know if you cannot open the following link to the Housing Affordability Coalition's CB 55 and CB 56 testimony that was delivered in person at the public hearing Monday evening.

<https://docs.google.com/document/d/1wCtRpnqFqC8Yw9cEcpsHjrQWi4zRaO4wWr2FilH92uQ/edit?usp=sharing>

Jackie Eng



## Howard County County Council Public Hearing Testimony; July 21, 2025

### Testimony: CB 55 (ZRA-213)--Age Restricted Adult Housing in Planned Employment Center (PEC) Zoning District and Moderate-Income Housing Unit Requirements

The Housing Affordability Coalition supports CB 55, which would allow age-restricted adult housing as a permitted use in the Planned Employment Center (PEC) zoning district and add low income and disability income housing units to PEC and other zoning districts.

We do ask the Council's consideration of excluding the Community Enhancement Floating (CEF) zone from this legislation. It is a strong positive for a community being developed with CEF zoning in that CEF requires a developer to add additional improvements and/or amenities above the requirements of the underlying zone. Our concern is that imposing an additional LIHU and/or DIHU requirement would create a disincentive for CEF development.

Shifting to the proposed additional requirements for age-restricted housing (Section E.3), we recommend that rentals be 10% MIHU plus 5% DIHU or LIHU, but that for-sale units be 10% MIHU plus only 5% LIHUs. This change recognizes that a DIHU-eligible household must have income at 20% or below the area median, which is unrealistic for a home purchase in Howard County. It is therefore highly unlikely that DHCD would be able to find qualified DIHU buyers within the 120 day Priority Period, after which time the unit would become market rate. The LIHU-only requirement for ownership seems a more practical approach to accomplish the proposed legislation's intent.

The Coalition remains committed to the General Plan's allocation target of 20 percent MIHU, of which 10% should be low- or disability-income units. The CB 55 proposed 10% MIHU plus 5% LIHU/DIHU, in our judgment, is at least a step toward the General Plan intent helping to address the significantly increased cost of production and the lower return from low-income units. Please note, however, that to get to the 20/10 goal, the county will need to figure out how to handle the additional costs of developing LIHUs and DIHUs.

Finally, the Coalition urges including in CB 55—as adopted in the HoCo By Design General Plan—that 10% of the combined moderate, low- and disability-income RENTAL units be accessible without the need for modifications on move-in, which most low-income tenants cannot afford. The fully accessible units should meet the State's Qualified Allocation plan requirements for LIHTC properties or the International Code Council (ICC), 117.1-2009, Type A. We suggest amending Section E.1 DESIGN FOR OLDER ADULTS to include the following statement: "For 10% of the affordable rental units, the development shall incorporate the accessibility requirements for (1) Type A units under ICC, 117.1 2009 or (2) federal Low Income Housing Tax Credits as stated in the State's Qualified Allocation Plan and Guide." We also recommend amending the following sentence to read, "The material submitted shall indicate how universal design and accessibility features...".

Thank you, Council members for your consideration of the Coalition's perspectives.

Respectfully submitted,

*Jackie Eng*

Jackie Eng  
Coalition Coordinator

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**From:** Deborah Clutts <deborahclutts@gmail.com>  
**Sent:** Friday, July 25, 2025 2:37 PM  
**To:** CouncilMail  
**Subject:** Critical Need for Senior and Disability Housing

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Dear County Council

As a 45 year Howard County resident, as well as a senior citizen, I have witnessed the aging of our population and the expanding need for moderate income and low income housing for seniors, as well as those with disabilities. There is a severe lack of inventory, often creating dire housing circumstances, which you are aware of undoubtably aware of. It is difficult to create affordable housing, and takes a concerted effort from all, including strong support from our elected officials.

Time after time, I have seen the County Council do what is right to support the growing and changing needs of Howard County's citizens! Please support Council bills 55–2025 and 56–2025, to support the expansion of affordable housing opportunities for seniors and people with disabilities in Howard County.

Respectfully,

Deborah Clutts

Sent from my iPad

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**From:** Jennifer Broderick <Jennifer@bridges2hs.org>  
**Sent:** Friday, July 25, 2025 12:42 PM  
**To:** CouncilMail  
**Subject:** Bridges Support CB-55-2025  
**Attachments:** Bridges Testimony - CB 55 2025 JB.pdf

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Good afternoon,  
Please see attached support letter from Bridges to Housing Stability for CB 55-2025

Jen Broderick, LCSW  
Executive Director



9520 Berger Road, Suite 311 • Columbia, MD 21046

Email: [jennifer@bridges2hs.org](mailto:jennifer@bridges2hs.org) • Phone: 410-312-5760 ext. 117 •

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

[www.Bridges2HS.org](http://www.Bridges2HS.org)



## **Support for Council Bill 55-2025 Age Restricted Adult Housing in Planned Employment Center (PEC) Zoning District and Moderate-Income Housing Unit Requirements**

**July 25, 2025**

Bridges to Housing Stability supports CB 55-2025 allowing age-restricted adult housing in the Planned Employment Center (PEC) and add low income and disability income housing units to this and other zoning districts.

We would encourage the maximum possible MIHU plus LIHU/DIHU percentage- ideally 20/10. We also support the recommendation by the HoCo by Design general plan and the Housing Affordability Coalition's recommendation that 10% of the combined moderate, low, and disability income rental units be accessible without the need for modifications on move-in which most tenants at those incomes can't afford.

More housing units at lower price points are needed in the county and this moves us in the right direction. 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 lack of housing supply is responsible for a large part of their pain.

Second, 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. Yet it's nearly impossible to find housing that is appropriate for people with disabilities – especially if they earn low incomes.

Thank you, Council members, for your consideration of our recommendations.

Respectfully,

A handwritten signature in blue ink that reads "Jennifer Broderick".

Jennifer Broderick, LCSW  
Executive 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](http://www.Bridges2HS.org)



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**From:** Susan Rodberg Corp <susan@simplys.com>  
**Sent:** Friday, July 25, 2025 1:43 PM  
**To:** CouncilMail  
**Subject:** Please Vote in Support of Bills 55 and 56

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Dear Howard County Council Members,

I support Council Bills 55 and 56, which will support the expansion of affordable housing opportunities for seniors in our community, particularly seniors with moderate and low incomes and/or with physical disabilities. Please vote on behalf of me and my 3 disabled children in Support of both of these Bills so that we can have access to affordable housing in this county.

Susan Rodberg Corp (she/her)  
301.802.4290  
[susan@simplys.com](mailto:susan@simplys.com)

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If you or someone you know is in danger, contact the **National Domestic Violence Hotline** for help. 1.800.799.7233 or text START to 88788 or [www.thehotline.org](http://www.thehotline.org)