

October 20,2014
County Council Resolution CR 120-2014
Downtown Columbia Affordable Housing

Chairman Ball and members of the County Council:

I regret I will not be present for the public hearing on CR 120-2014 a critically important issue, housing affordability in Downtown Columbia. I will be celebrating with tennis teammates our season that culminated in playing in the USTA Section tournament in Norfolk VA. I have captained tennis teams for more than 20 years and know the importance of reaching goals and celebrating.

So yes, adopt the proposed Resolution please change the reporting date to no later than January 2015. The correct group of housing experts is already assembled. I checked back to Full Spectrum Principles adopted in 2009 and shared numerous times with the members of this Council. Those principles were:

A requirement of 20% affordability, distributed equally in each downtown neighborhood, using the MIHU model with 10% at 50 to 60% of medium household income and 10% at 40 to 50% of medium household income.

My suggestion is: Maintain the contribution requirement to the Trust Fund with one exception, if a development can produce affordable units below 40% than the Trust Fund payment requirement is waived. Now having made that suggestion I am aware that unless this proposal is placed into the County Housing Code we will have a long drawn out process of months of both Planning Board and County Council hearings and adoption of a General Plan Amendment. While the hearing and approval process time passes more rental housing units will be in the pipeline for Downtown Columbia.

Looking forward to your favorable consideration of this Resolution.

Grace Kubofcik
4801 Carman Drive
Ellicott City, MD 21043