

County Council Of Howard County, Maryland

2014 Legislative Session

Legislative Day No. 11

Resolution No. 120 -2014

Introduced by: The Chairperson at the request of the County Executive

A **RESOLUTION** requesting the Columbia Downtown Housing Corporation to consider whether legislative changes are necessary and appropriate to ensure that the Downtown Columbia Plan's vision for a full spectrum of affordable housing can be achieved and to recommend any changes believed necessary and appropriate to the County Council and County Executive; requiring input from certain stakeholders; establishing certain deadlines; and providing for certain staff assistance.

Introduced and read first time October 6, 2014.

By order

Sheila M. Tolliver
Sheila M. Tolliver, Administrator

Read for a second time at a public hearing on October 20, 2014.

By order

Sheila M. Tolliver
Sheila M. Tolliver, Administrator

This Resolution was read the third time and was Adopted , Adopted with amendments , Failed , Withdrawn , by the County Council on October 29, 2014.

Certified By

Sheila M. Tolliver
Sheila M. Tolliver, Administrator

NOTE: [[text in brackets]] indicates deletions from existing law; TEXT IN SMALL CAPITALS indicates additions to existing law; Strike-out indicates material deleted by amendment; Underlining indicates material added by amendment.

1 **WHEREAS**, the Downtown Columbia Plan, a General Plan Amendment considered and
2 adopted by passage of Council Bill No. 58-2009 on February 1, 2010 (the “Plan”), envisioned a
3 full spectrum of affordable housing to make Downtown Columbia a model for smarter, more
4 livable communities; and

5
6 **WHEREAS**, the Plan called for the creation of a Downtown Columbia Housing
7 Foundation, and Council Bill No. 24-2012 legislatively established the Foundation, finding that it
8 was necessary to fulfill the vision of the Plan, ensuring that low-, moderate- and middle-income
9 families have an opportunity to live in Downtown Columbia; and

10
11 **WHEREAS**, by passing Council Resolution No. 154-2012, the County Council
12 recognized the Columbia Downtown Housing Corporation as the Downtown Columbia Housing
13 Foundation, placing confidence in the experience, skill, capabilities and expertise of its directors;
14 and

15
16 **WHEREAS**, in its 2013 annual report, the newly created Columbia Downtown Housing
17 Corporation reported that it had identified challenges in carrying out its obligations; and

18
19 **WHEREAS**, in its 2014 annual report, citing continuing challenges in fulfilling its
20 mission, the Columbia Downtown Housing Corporation reported that modifications to the Plan
21 are needed to be able to achieve affordable housing goals for Downtown Columbia and that it
22 would be difficult to realize affordable housing goals without legislative changes.

23
24 **NOW, THEREFORE BE IT RESOLVED** by the County Council of Howard County,
25 Maryland, this 29th day of October, 2014, that the Council requests that the Columbia
26 Downtown Housing Corporation recommend legislative changes believed necessary and
27 appropriate, which may include amendments to either the General Plan, Zoning Regulations, or
28 County Code, to ensure that the Plan’s vision for a full spectrum of affordable housing can be

1 achieved.

2
3 **AND BE IT FURTHER RESOLVED**, by the County Council of Howard County, that,
4 in developing recommendations, the Columbia Downtown Housing Corporation should solicit
5 input from a variety of stakeholders in Downtown Columbia, including, without limitation:

- 6 1. The Howard Hughes Corporation;
- 7 2. Owners and developers of residential projects in Downtown Columbia including
8 Kettler and Costello Construction;
- 9 3. Major employers including Howard County General Hospital, the Howard County
10 Public School System and Howard Community College;
- 11 ~~54.~~ 4. The Howard County Chamber of Commerce and Howard County Economic
12 Development Authority as representatives of the business community;
- 13 ~~45.~~ 5. Community groups including the Town Center Village Board and the Columbia
14 Association;~~and~~
- 15 ~~56.~~ 6. The Howard County Housing ~~Commission~~ Commission; and
- 16 7. The Howard County Association of Realtors.

17
18 **AND BE IT FURTHER RESOLVED**, by the County Council of Howard County, that
19 the Council requests that the Columbia Downtown Housing Corporation submit its
20 recommendations to the County Council and County Executive on or before March 1, 2015.

21
22 **AND BE IT FURTHER RESOLVED**, by the County Council of Howard County, that
23 the Columbia Downtown Housing Corporation shall have staff support from the Howard County
24 Department of Housing and Community Development and the Howard County Department of
25 Planning and Zoning in the performance of its duties under this Resolution.

Amendment 1 to Council Resolution No. 120- 2014

BY: Calvin Ball
Greg Fox

Legislative Day No. 12

Date: October 29, 2014

Amendment No. 1

(This amendment adds the Howard County Association of Realtors to the stakeholders group.)

1 On page 2, make the following changes:
2

3 1. In line 11, strike "5" and substitute "4";
4

5 2. In line 13, strike "4" and substitute "5";
6

7 3. In line 14, strike "and";
8

9 4. In line 15, strike "5" and substitute "6" and, in the same line, strike
10 "Commission." and substitute "Commission; and"; and
11

12 5. In line 16, insert "7. The Howard County Association of Realtors."
13
14

ADOPTED 10/29/2014
FAILED _____
SIGNATURE Shale M. Miller

1 achieved.

2

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- 9 3. Major employers including Howard County General Hospital, the Howard County
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- 13 4. Community groups including the Town Center Village Board and the Columbia
14 Association; and
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13

14

Habicht, Kelli

From: Tolliver, Sheila
Sent: Monday, October 20, 2014 9:47 AM
To: Habicht, Kelli; Hammond, Patricia; Harold, Lisa; Hightower, Rozonna; Ratliff, Sarah; Respass, Charity; Sayers, Margery
Subject: FW: Testimony on CR 120
Attachments: Downtown Col Housing CR12014.docx

For legislative files (and books, if members include testimony)

Sheila

-----Original Message-----

From: james kubofcik [<mailto:graceK8@verizon.net>]

Sent: Monday, October 20, 2014 9:45 AM

To: Ball, Calvin B; Tolliver, Sheila

Cc: Grace Kubofcik

Subject: Testimony on CR 120

Calvin: here is my testimony know you and Sheila will distribute to Council members. Have fun tonight. I will enjoy the tennis party.

Grace K

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

Habicht, Kelli

From: Tolliver, Sheila
Sent: Monday, October 20, 2014 7:58 AM
To: Roy Appletree
Subject: RE: Testimony for CR 120-14 Re CDHC and Downtown

Thank you for your e-mail to the members of the County Council. They appreciate your interest in CR 120-14 and will bear in mind your comments as they consider this item.

Sheila Tolliver
Administrator
Howard County Council

From: Roy Appletree [<mailto:roy.appletree@gmail.com>]
Sent: Monday, October 20, 2014 7:27 AM
To: CouncilMail
Subject: Testimony for CR 120-14 Re CDHC and Downtown

Members,

Attached is a copy of personal testimony. I'm planning to deliver it in person tonight.

Thank you for your consideration.

Roy Appletree
Appletree@PSUalum.com
410-312-9044