

Habicht, Kelli

From: Stu Kohn <stukohn@verizon.net>
Sent: Thursday, March 12, 2015 10:21 AM
To: Kittleman, Allan; CouncilMail
Cc: Roy Appletree; jacquiesentell@hotmail.com; Ros Williams; Brian England ; Howard Johnson; Smith JD; Paul Verchinski
Subject: HCCA Fully Supports Affordable Housing Especially in Downtown Columbia
Attachments: HCCA letter of support for CDHC March 2015.docx

Dear County Executive and County Council Members,

The Howard County Citizens Association (HCCA) fully supports the Columbia Downtown Housing Corporation (CDHC) regarding the need for Affordable Housing. Please reference the attachment which fully explains our position regarding this most critical issue for the future of our County.

Growth should include affordable housing which needs to be a major part of the equation especially in Downtown Columbia. Whenever the word “vibrant” is used by the development community it must include those residents who perform essential work so they can rightfully be a part of our County.

Sincerely,

Stu Kohn
HCCA, President

Cc: Roy Appletree, CDHC
Jacquie Sentell, Ros Williams, Brian England, Howard Johnson, JD Smith, Paul Verchinski; HCCA Board of Directors



Date: 11 March 2015

To: County Executive, Allan Kittleman and Council Members,

Subject: HCCA Fully Supports the CDHC March 2014 DRAFT

The Howard County Citizens Association (HCCA) fully supports the Columbia Downtown Housing Corporation (CDHC) to ensure legislative proposals are created for affordable housing. HCCA as requested by CDHC provided input prior to their report. Our Board has been briefed on the actual report they submitted on February 27, 2015.

A number of years ago during the Downtown Re-Zoning the HCCA strongly supported the affordable housing platform of CDHC. We have closely followed the development of the Downtown situation and are very dismayed to learn that to date not a single unit of affordable housing has either been built or is on the drawing boards in the Downtown area.

When we learned about CR120-2012, wherein the CDHC was asked to make legislative proposals to spur the creation of affordable housing we reached out to CDHC. We provided input prior to their report and now our Board has been briefed on the actual report submitted on February 27, 2015. The following are examples whereby the CDHC has clearly made and deserves action to be taken as expeditiously as possible to afford those the opportunity to reside in Downtown Columbia.

1. We believe that CDHC has made a good faith effort to work with the Master Developer and other developers to create affordable housing.
2. We believe it has been clearly demonstrated that the current legislation will not yield any reasonable amount of affordable housing.
3. We believe the CDHC recommendation for a mandatory requirement is the only way to assure the affordable housing.
4. We believe the CDHC specific recommendation is sound, but reserve the right to comment in more detail once actual legislation is granted.
5. We know that time is of the essence. There are already approximately 800 units locked in, or about 15% of the total rezoning. The more that Howard Hughes consummates more deals, the window for the fair share of affordable housing in Downtown will continue to close.

We urge you to take supportive and immediate action for turning the report into some form of an MIHU, inclusionary zoning requirement.

Thank you for your attention to this matter.

Sincerely yours,

Stu Kohn
HCCA, President