

## Hickory Ridge Community Association

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July 14, 2016

Howard County Executive Allan Kittleman  
Howard County Council Members  
3430 Courthouse Drive  
Ellicott City, Maryland 21043

RE: CB43-2016, CB44-2016, CB45-2016, CB52-2016, CB53-2016, CB54-2016, CB55-2016, & CB56-2016

Dear Mr. Kittleman and Council Members,

The Hickory Ridge Village Board has been following the discussion about how best to handle the inclusion of affordable housing in downtown Columbia. At our June 20<sup>th</sup> meeting, Tom Carbo, Director of the Howard County Department of Housing, and Roy Appletree, a local housing advocate, spoke to the two proposals being considered by the County Council. We have also heard from a number of residents on the issue, through email and in person at our June 20<sup>th</sup> and July 5<sup>th</sup> meetings.

As you know, on July 6, 2016 we requested a postponement of the hearings on this matter until the fall. This was so that our residents and all Howard County citizens would have adequate time to consider the various proposals and so that summer vacation plans would not prevent citizens from having the opportunity to weigh in on this important and complex issue. Unfortunately, the postponement requested by this board and several other community organizations was not granted. Knowing this was a possibility, the Hickory Ridge Village Board voted unanimously at our July 5<sup>th</sup> meeting to take a position and support CB43-2016, CB44-2016, and CB45-2016, which are the bills sponsored by Council Member Jen Terrasa. It is the position of the Hickory Ridge Village Board that affordable housing should be located throughout downtown and that no additional housing allocations beyond the previously approved 5,500 units should be granted. All units, whether market rate or below, should be counted toward the total allocation. Of the two alternatives currently being considered, we feel that Council Member Terrasa's 15% MIHU plan is the best way to incorporate affordable housing in downtown Columbia. We, therefore, ask that you vote in favor of CB43-2016, CB44-2016, and CB45-2016.

The Hickory Ridge Village Board appreciates the efforts of all who have worked to create housing in downtown that will be affordable to people with a wide range of incomes.

Sincerely,

Michelle D. Wood, Ph.D.  
Chair, Hickory Ridge Village Board



# Town Center Community Association

5430 Vantage Point Road – Columbia, Maryland 21044

Date: July 11, 2016

To: Howard County Council

From: Linda Wengel, Chairperson, Town Center Village Board

Re: Testimony on Affordable Housing Bills

My name is Linda Wengel, 10101 Governor Warfield Parkway, Columbia, MD 21044. I am speaking for the Town Center Village Board.

On the eve of the February 2010 vote on the Downtown Columbia Plan, the Town Center Village Board voted to support the legislation. The vote was not unanimous - we knew there were many residents who thought that 5500 new residential units, the resulting traffic and parking nightmares, the twenty story buildings, were more than this relatively small bit of land could absorb. But our Board did unanimously support the idea, in keeping with the inclusionary vision for Columbia, that 15% of the 5500 units would be set aside for low and moderate income earners, and would be integrated within the Downtown neighborhoods.

Fast forward to June 2016 and we are presented with two options that purport to fulfill that promise. The Administration has presented a group of bills that:

1. Amends the 2010 GPA to increase the density of Downtown by 900 units, and as opposed to the idea of inclusionary zoning, proposes to build up to six, mixed-income public housing projects, some on county owned open space, that concentrate 100 low income families in each building. While this type of affordable housing may be appropriate for redeveloping older neighborhoods, it is not the preferred policy in areas with all new construction, where inclusionary zoning is easily implemented.
2. Amends the GPA to exempt these units from the Adequate Public Facilities Ordinance.



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# Town Center Community Association

5430 Vantage Point Road – Columbia, Maryland 21044

3. Reduces the parking space requirement for certain new residential buildings in Downtown.
4. Puts forth a puzzling DRRA that seems to us to dilute a vigorous zoning process intended to maximize public input through a 16 step approval process. As an example, we question whether the designation of specific housing sites, like housing atop the Banneker Fire Station, negates the Planning Board's ability to reject housing at the FDP stage. At the Planning Board hearing on this DRRA, Mr. Johnson, indicated the Planning Board would be able to do so. Is there concurrence on that? Does this DRRA take away the public's right to participate in selecting the best location for a new Central Library? What else does this agreement bind us to?
5. Provides a TIF which seems inappropriate for one of the most valuable properties in the county, and obligates the County to a huge investment without clear indications that new businesses will swarm to Downtown. Our Board could understand awarding such a finance mechanism as an incentive for the developer to increase the number of Moderate Income Housing Units on their property in the Crescent, the Lakefront and Warfield neighborhoods.

The second proposal presented to us by Councilwoman Terrasa is the embodiment of what our Board voted for in 2010 and again in 2015. And if we can stick our necks out, we believe that the 2010 County Council, of which four of its members still sit before us, intended the same. It promotes a superior affordable housing policy which integrates housing at all price levels throughout Downtown, does not increase density, and does so in a direct, simple, responsible way.

The Town Center Village Board therefore requests that in the best tradition of Columbia and as a display of good faith to the community, this Council unanimously pass Ms. Terrasa's legislation or alternately spends its summer vacation working out an extraordinary compromise. We would be happy to give up our summer vacations and participate in such an effort.

Thank you for your really serious consideration.



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*County Council Public Hearing on July 14, 2016 regarding Downtown Housing Legislative Packages*

Position: AGAINST Administration's/HHC Legislative Package and TIF,

FOR Councilwoman Jen Terrasa's proposed legislation

Lada Onyshkevych, 6200 Bright Plume, Columbia MD 21044

Members of the County Council:

I am testifying today on behalf of the Wilde Lake Middle School PTSA, which has taken a position supporting Councilwoman Jen Terrasa's proposed legislation, and against the Administration's and Howard Hughes Corporation's Legislative Package and TIF proposal. Wilde Lake Middle School will be deeply and directly affected by the dramatic increase in density, and we do not feel that the administration has sufficiently considered the impact of this urbanization on Columbia schools.

Enrollment projections from HCPSS, as well as from the County's Technical Staff report, both show that the additional 900 apartments proposed in the Legislative Package will overwhelm the replacement Wilde Lake Middle School, which was designed to accommodate increased enrollment from the initial 5,500 apartments and the new Wilde Lake Village Center apartments, but no more. An additional 150 new students are expected from those 900 apartments, according to the HCPSS Feasibility Study, pushing the school over its capacity of 760 within 6 years. Harper's Choice Middle School is also full. We cannot simply redistrict our way out of this much enrollment growth. When you're adding more new apartments than there are households of any kind in Wilde Lake Village (2,618 households) AND Oakland Mills Village (3,296 households) combined (5,914), as Liz Bobo pointed out, you cannot expect the added students

from this increased density to simply be absorbed into existing schools (*these numbers are from the Characteristics of Columbia Report (based on the 2010 US Census), and calls to the village centers*).

Yet there is no parcel of land in the west side of Columbia that is big enough for a new middle school. There are 10 acre lots, suitable for elementary schools, but nothing that has the 16-30 acres needed for a middle school. So will HCPSS be forced to build “urban” model schools that are 4 or 5 stories high? It’s hard enough for middle schoolers to get from one class to another in one or two-story schools, in the limited amount of time available.

There is also the question of school parking lots and Open Space, as per Zoning Regulation 125.O.A.8(e)(1). While school buildings do not count against Open Space requirements, school parking lots do, and Columbia is only one percentage point away from its Open Space requirement being maxed out. So will we build schools without parking lots, and force staff and parents to park on neighborhood streets? Every Back-to-School Night and every concert or play will cause an uproar in surrounding neighborhoods.

Then there is the question of funding for new schools. As you are aware, there is NO mention in the proposed TIF legislation of the much-touted new elementary school. The Administration has said that additional tax money beyond the TIF will be used for an elementary school, fire station, library etc, but this is disingenuous. These buildings are only necessary because of the vast increase in density in the first place. Secondly, without the TIF, all of the new property tax from the new developments would be available for schools etc. The TIF provides no discernible advantage. Furthermore, one new elementary school will probably not be enough, and obviously middle and high schools will be impacted as well.

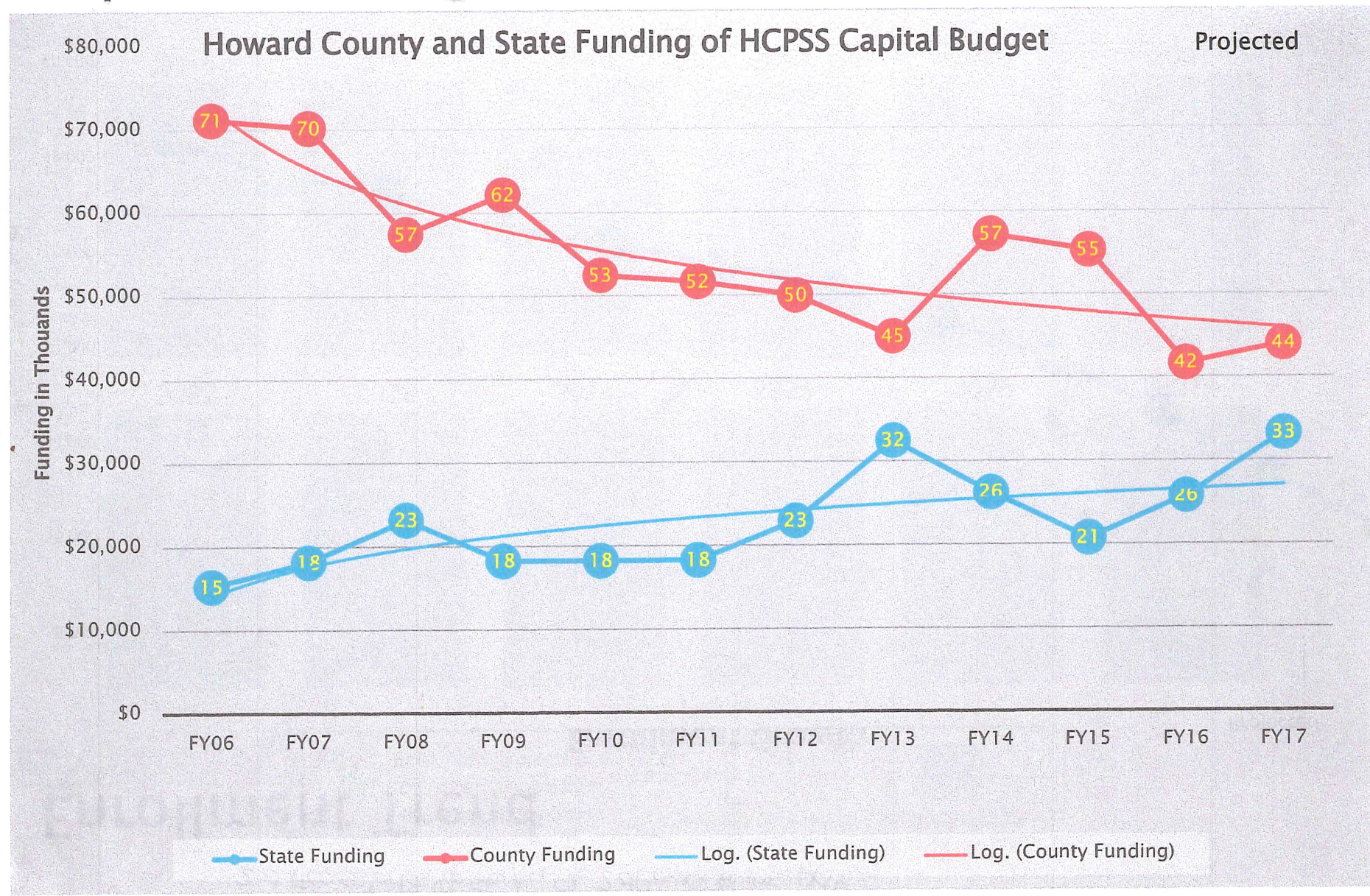
We are all aware that schools are a major reason why families move to Howard County. Yet County funding of HCPSS capital projects (ie new schools) has fallen over the last ten years, at the same time that enrollment has risen steadily as the County continues to approve more and more new housing. My packet includes two charts that show these trends, as well as a table that shows HCPSS postponing sorely needed new capacity projects because of continual constraints in capital funding. The result of these two conflicting trends is, predictably, overcrowded schools, and increasing numbers of students forced to spend more and more time in crowded trailers as HCPSS simply cannot keep up with such rapid growth. If the County continues to allow more and more density, especially in areas that have so little land available for new schools, then our reputation as an excellent school system will suffer.

While concern for more affordable housing is laudable, please remember that schools like Wilde Lake Middle already have a large number of students living in affordable housing. They deserve a school that is not overcrowded too.

5,500 new apartments in Downtown Columbia is already a mind-boggling amount of growth. The WLMS PTSA urges you not to make a bad situation worse by adding 900 or more additional apartments. Affordable housing should be integrated with market-rate housing within the existing density limits – this will be better for families and for schools. Please approve Councilwoman Jen Terrasa's proposed legislation instead of the Administration's Legislative Package and TIF.

*We also ask that you hold more hearings on this issue in September, since many of our families are away on vacation and would like to testify too.*

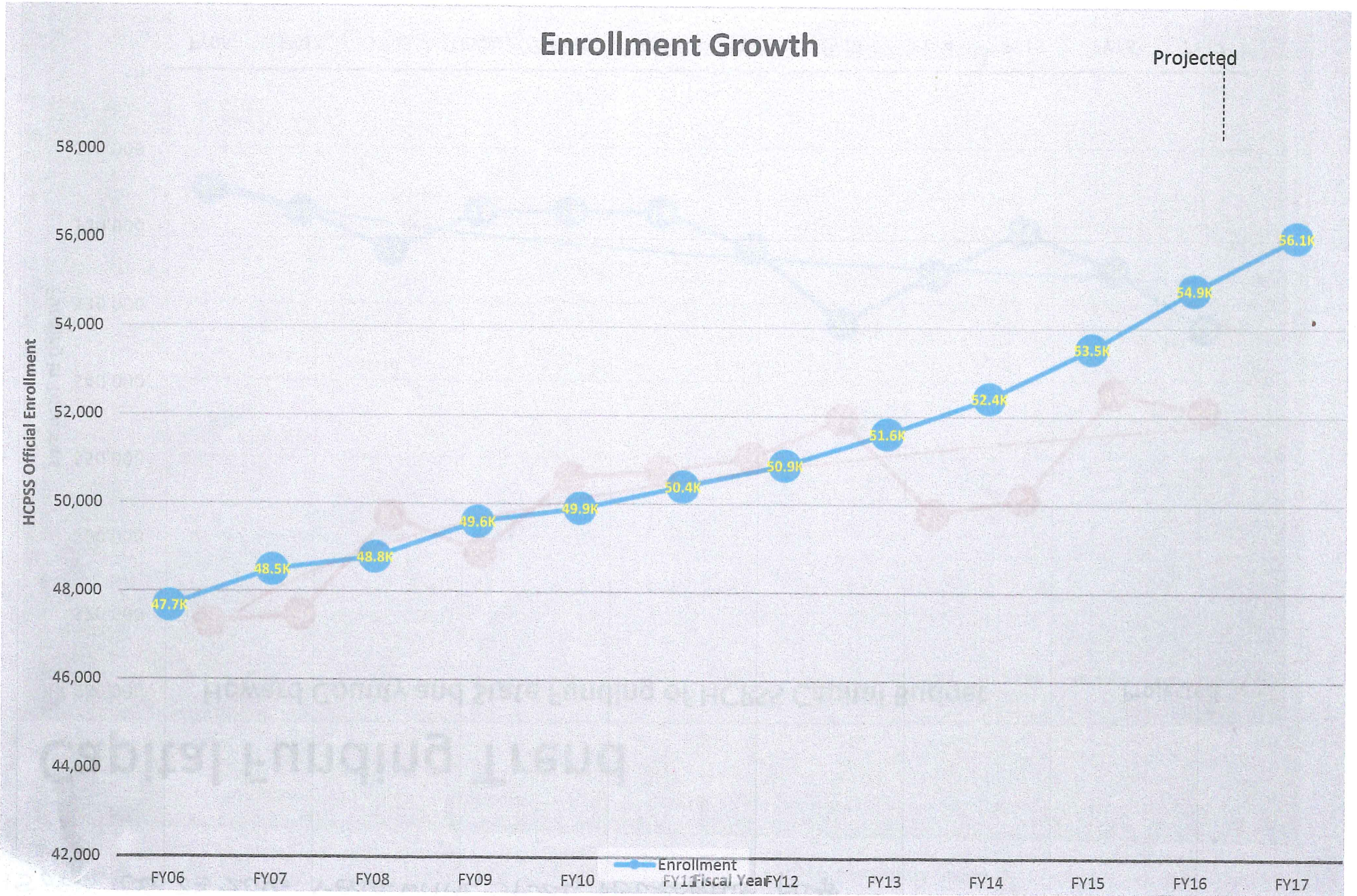
# Capital Funding Trend



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06 23 2016 Feasibility Study PowerPoint.pdf (HCPSS)  
(www.boarddocs.com/mabe/hcpssml/board.nsf/files/AB7534704C1F/\$file/06%2023%202016%20Feasibility%20Study%20PowerPoint.pdf)

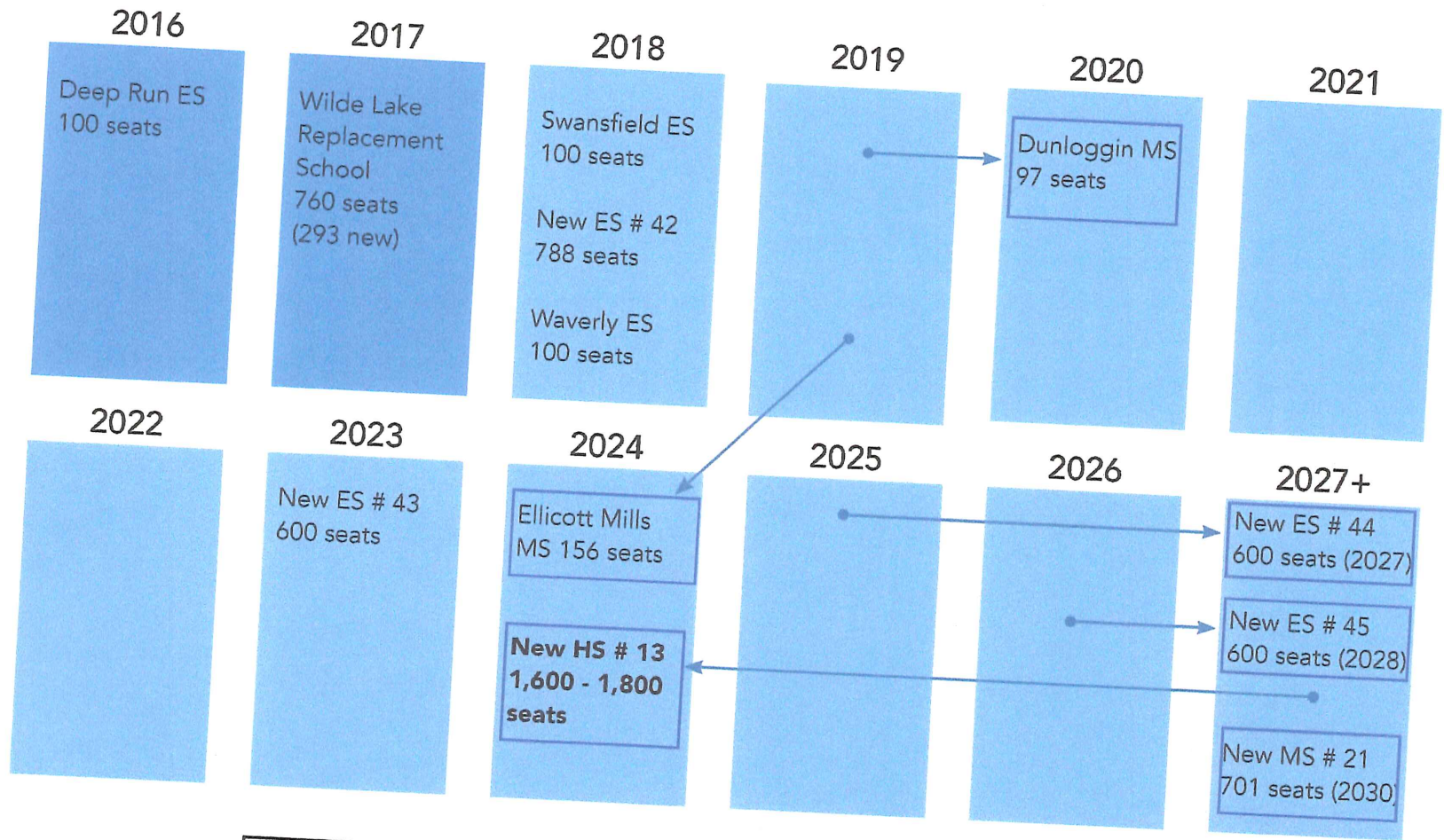
# Enrollment Trend





# Long-term planning considerations

Figure 3.10 Capacity Projects



**Key** Bold- New projects or # of seats changed from 2016 Feasibility Study

Opening date is changed from 2015 Feasibility Study

Estimated FY18 Long Range Plan

HCPS

PPD



*County Council Public Hearing on July 14, 2016: Downtown Housing Legislative Packages*

Position: AGAINST Administration's/HHC Legislative Package and TIF,

FOR Councilwoman Jen Terrasa's proposed legislation

Danylo Leshchyshyn, 6200 Bright Plume, Columbia MD 21044

Testimony

Good day, esteemed members of the Howard County Council. My name is Danylo Leshchyshyn, and I am a Junior at Atholton High School. Today, you opened the doors for people to come in and testify about the proposed addition of 900 more apartments in high rise complexes in Downtown Columbia by Howard Hughes, including on top of the Banneker Firehouse, and about the proposed Tax Increment Financing. While I believe these proposals were made with good intentions, I feel that the plans are not very well thought out. First of all, I noticed there are no plans for increasing public transportation. Instead, I see tax money being redirected for the building of huge parking garages that could dwarf the Columbia Mall parking garages. These development plans come close to turning Columbia into a city, but *without increased public transportation*, such as a tram line! Additionally, the locations of these new apartment buildings do not seem very appealing. The Crescent housing development planned by Howard Hughes is *right next to Merriweather pavilion*, while the noise of concerts reportedly shakes the walls of houses as far away as Ellicott City. And Howard Hughes wants to put apartments right in there? Then there is the matter of the apartments planned over the Banneker Firehouse. Is there so little space left in Howard County that we have to resort to putting homes on top of firehouses? Is there seriously nowhere else to put in more homes? I hope that my testimony will nudge the

Administration into rethinking its proposed legislative package, because it is inherently ill-thought out and a waste of County resources.

I support Councilwoman Jen Terrasa's proposal, because in my mind it is a relatively smart piece of legislation, keeping density down and avoiding the Banneker Firehouse location, although it does lack plans for public transportation for the Crescent development. I hope that, with this testimony, the legislation is amended to include funding for an eco-friendly tram line that would both earn the County a good amount of money and save some of our planet's limited petroleum reserves. Thank you.

Date: 14 July 2016

Subject: Testimony to Planning Board Regarding Affordable Housing in Downtown Columbia

The Howard County Citizens Association (HCCA) asks why do we have after eleven years no Affordable Housing in Downtown Columbia? We all should be ashamed. We have 817 units having been completed so why not one unit of Affordable Housing? Do we really care about our most valuable commodity? Yes – I am speaking about our teachers, policeman, fireman, EMS and hospital personnel, etc. Why is the County partnering with Howard Hughes when they are requesting only 10 percent Affordable Housing allocation when the going rate throughout the County is 15 percent?

Now there are two proposals before the Council, 8 Bills, 3 Resolutions; consisting of a total of 245 pages, the Development Rights Agreement and the Tax Increment Financing (TIF), and at least 33 documents on the County website applicable to these proposals. We have ZRA-170, the County's plan and ZRA-162, Councilwomen Jen Terrasa's plan. After looking at these ZRA's it is inexplicable to us why ZRA-170 should be adopted as it calls for an additional 900 units plus 160 units at the Flier building than the designated 5500 as stated in Plan Howard 2030. Plan Howard 2030 is supposed to be the vision of Howard County. It should not be amended to allow a massive increase in density. Our infrastructure can simply not handle it and infrastructure is not just roads and schools. It is police, fire EMS and the hospital! Ideally the TIF should stand for "Total Infrastructure Funding." This would include not just the roads and parking but the aforementioned quality of life issues. Does anyone really care about these issues? Some of the TIF money should go to these most important areas. Can the Council unequivocally state that if either one of these plans are approved are we fully prepared? In 2014 we had over 183,000, 911 calls as stated in the Annual Police Report. This means that every 1.63 citizens in our County are calling 911. Wow! The hospital 2015 statistics on their website shows there were as follows:

- HCGH provided services to more than 220,000 people.
- Evaluated and treated 75,880 patients in the Emergency Rooms.
- Admitted to or observed in the hospital 23,309 patients.
- Performed 11,962 surgeries; of these, 3,686 were performed in the hospital and 8,276 were performed as outpatient procedures.
- Delivered 3,596 babies.
- Treated 68,638 patients with a wide variety of outpatient services (including laboratory / excluding outpatient surgery).
- Provided outreach and wellness programs to more than 40,000 people.

Can we afford such an increase in growth, especially regarding health care? We have only one hospital in the County and with Laurel Regional full service closing in 2018 will the hospital be able to handle the increasing emergencies and need for more inpatient beds? Never mind the projected growth of the County by 2030 will explode by 100,000 additional residents. The sad thing is that no matter that HCCA recommended motions to put quality of life measurements in the Adequate Public Facilities Ordinance during the APFO Task Force they failed to pass. Whichever ZRA is passed it will have a lasting effect on us all because the developer gets a free ride and apparently the County are not concerned even though the quality of life categories are documented in PlanHoward2030 found in Chapter 8 - Public Facilities and Services.

Yes – the approval of ZRA-170 would be a major mistake because the infrastructure is not in place.

Please use your vision and think what is best for the county and your constituents. How much more can we build without having a real strategic plan to ensure sanity. This is not only Downtown Columbia but all compass points in our County. Under the circumstances by you passing ZRA-162 this makes the most sense. Is it possible you will surprise us? I seriously doubt it. How about surprising us all!

We would like to testify specifically on some of the Bills that comprise the ZRA's but unfortunately time will not permit which is unfortunate. This is why HCCA has been trying to promote the need for more time for such a complex proposed development. We readily saw the complexity with the many questions the Council asked at their Work Session. Because of not allowing enough time to digest all the parts it looks like this is indeed a "done deal." To show us this is not a "done deal" then please listen and act as the majority of your constituents; especially the Banneker residents are dismayed about the reality of the future. They do not want to be immersed into the proposed number of additional residents nor have units over the firehouse. Just leave them alone!

Is this strictly all about cents? We sincerely hope that the formula is more than just cents. Hopefully sense will prevail so at the end we do not have utter nonsense. We ask the Council to make a wise decision to protect the future of not only Downtown Columbia but throughout the County and give us a picture we can all be proud.

Thank You,

A handwritten signature in black ink, appearing to read "Stu Kohn". The signature is fluid and cursive, with the first name "Stu" and last name "Kohn" clearly distinguishable.

Stu Kohn  
HCCA, President



League of Women Voters of Howard County  
5430 Vantage Point Road, Suite C  
Columbia, MD 21044  
410-730-0142

July 14, 2016  
RE: CB-44-2016 proposal

Dr. Calvin Ball  
Chairperson, Howard County Council

Dear Chairman Ball and members of the County Council:

The Board of the Howard County League of Women Voters support CB44-2016.

Our Board acknowledged the community's participation in the prior decision to establish the Columbia Downtown Plan and the decision to create 5,500 residential units for the Downtown defined area. Maintaining the goal of providing full spectrum housing within economical reach of all persons with a desire to live in downtown Columbia is the position of the Howard County League of Women Voters.

In addition, the League's Housing position supports zoning regulations that require a minimum percentage of affordable housing for persons of moderate income. Our position is supported by the amendments proposed in CB 44-2016 and allows for public and private partnerships to build and manage affordable housing as implemented in the original recommendations of the Columbia Downtown Housing Corporation.

The League has consistently testified in support of the Moderate Income Housing regulations and changes made to them to enable more rental units of affordability in the residential zones in the County as well as providing opportunities to create rental units below 60% of medium.

CB 44-2016 provides today's residents the opportunity to experience and live in affordable units in all new residential developments in the Downtown Area similar to what is required in the rest of the County. CB 44-2016 comes without the complex 40 year requirements and uncertain density

Thank you for your consideration of this request.

Respectfully,

A handwritten signature in black ink, appearing to read 'Lillie Gallant', written in a cursive style.

Lillie Gallant, President  
League of Women Voters, Howard County



Michele Whelley  
Interim Executive Director  
Downtown Columbia Partnership  
10480 Little Patuxent Parkway, Suite 400  
Columbia, MD 21044

Good evening, members of the Howard County Council. My name is Michele Whelley, and I am the Interim Executive Director of the Downtown Columbia Partnership, the creation of which was called for in the Downtown Columbia Plan, unanimously approved by the County Council in February of 2010.

The Downtown Columbia Partnership was established in 2013 to lead the promotion and advance the growth of Downtown Columbia as a vibrant, economically robust and desirable place for employment, entertainment, living and learning.

It is from this perspective that I make my remarks.

The revitalization efforts in Downtown Columbia to date have included the expansion at The Mall, major renovations underway at Merriweather Post Pavilion, the building of new apartments at The Metropolitan, with a second residential building under construction next door, the renovation of Clyde's and the reimagining of the Rouse Building into Whole Foods Market and a wellness spa. These projects have enhanced Downtown Columbia for residents and visitors, and increased its attractiveness to new businesses and new residents.

However, as you know, **just 5% of Downtown Columbia's redevelopment has been completed.** Development to date has been building by building, and simply not enough has been completed to communicate to the world outside of Howard County that Downtown Columbia is THE place to visit, locate your business, or find a job or a place to live - or both!

It is time for the next big step, and that requires a more aggressive schedule for the construction of the public infrastructure including new and improved roads and, most importantly, a public parking garage. The County Administration's public financing plan would fund the necessary infrastructure to ratchet up development. The momentum that will be fueled by the resulting assurance that the essential infrastructure to support a vibrant downtown is underway is necessary for the successful marketing of Downtown Columbia to the corporate headquarters, new businesses, shop owners, restaurants and entertainment entrepreneurs looking for a place to locate, and the prospective residents looking for a vibrant urban center to call their home.

From the beginning, the Downtown Columbia Plan was the product of a public-private partnership. Now is the time for Howard County to provide public improvements to support the private development that will generate income for the quality of life we have come to expect in Columbia and in Howard County, private development that will create a Downtown community that is truly an economic engine for all of Howard County



Testimony IN FAVOR of  
Council Resolution 105-2016 and  
Council Bill 56-2016

Joanne Davis, Vice Chair  
Downtown Columbia Arts and Culture Commission  
10323 Wilde Lake Terrace  
Columbia, Maryland 21044  
410.884.6727  
[jtdavis1227@gmail.com](mailto:jtdavis1227@gmail.com)

I am testifying tonight in support Council Resolution 105-2016 and Council Bill 56-2016, the Tax Increment Financing ("TIF") legislation. This, the TIF, is a well-established, if not well understood, method for financing public improvements. It is the piece of the very complex downtown plan that is needed in order to build a public parking garage to provide parking for Merriweather Post Pavilion.

As was stated in the Downtown Columbia Plan that you passed back in 2010:

*This Plan calls for the formation of a Downtown Arts and Culture Commission, an independent non-profit organization, to oversee the planning, coordination and implementation of artistic and cultural activities, opportunities, events and works displayed in Downtown.*

Based on this charge from you that is contained within the Downtown General Plan, the following mission statement was adopted:

*The Downtown Columbia Arts and Culture Commission's mission is to promote artistic and cultural activities in Columbia, Maryland and to ensure that the amphitheater at the heart of this community, Merriweather Post Pavilion, continues to thrive as a world-renowned home to performing arts.*

So, ok, you know where I am coming from. You created the Commission. And now we are here to start making an arts and culture district in downtown Columbia a reality!

Imagine. Imagine all the people... Imagine the people in a downtown that is a center of arts and culture. And then look at the plans. SMILE! 50 years after its birth, Columbia is implementing a real plan to create the downtown imagined by the original planners. Work places, housing, restaurants and retail all are to be expanded – and that is and will be wonderful.

However, for the Downtown Columbia Arts and Culture Commission, best of all is the realization of this downtown filled with art and culture.



The TIF is the piece of legislation that, once passed by the County Council, will provide for both (i) the accelerated construction of needed infrastructure downtown and (ii) help facilitate the transfer of the ownership of Merriweather from Howard Hughes to the DCACC by ensuring a permanent parking solution for the venue. Thereafter, some of the net income from Merriweather will help subsidize and energize many artistic and cultural events in Downtown Columbia. The Commission intends to support the full panorama of artistic and cultural endeavors.

In other words, providing the necessary infrastructure to build and serve the arts and cultural district of Columbia is critical to the mission of the Commission and to an integral part of the Downtown Columbia General Plan.

Merriweather was named the second best amphitheater in the United States by Billboard magazine in 2010, the fourth best in the United States by Rolling Stone in 2013. Check out the modern source for all knowledge, *Wikipedia*, for the amazing history. With the upgrades completed this year and planned for next year, Merriweather would likely be rated the first best! As Council members, you've had a guided tour. This venue that is so well regarded can be used for more than the rock concerts. It can be used and enjoyed by people of all artistic tastes and preference. And, best of all, its popularity will bring financial resources and artistic inspiration to support a broad spectrum of arts and cultural events.

We have built it. They do come. But, there must be a place to park, not only for Merriweather concertgoers, but also for all those who will come to enjoy what is our new and wonderful Downtown Columbia. There are no subway stops, no buses that can accommodate the 90% of concert attendees who travel from outside Howard County to this gem of a landmark here in our home. The TIF will provide the funds to build the garage, 2500 parking spaces. Drive into the garage, park once, and then gather and engage in so much more that is offered downtown.

But for the TIF, the lack of a parking garage and other infrastructure enhancements would diminish Merriweather's future viability;

But for the TIF, the possibility of creating a destination arts and cultural district in downtown Columbia would be significantly decreased; and

But for the TIF, the vision of a downtown infused with visual and performing arts will be greatly diminished.

In other words, but for what the funds derived from the TIF can do, our community will lose the richness provided by a thriving arts and culture district.

The DCACC enthusiastically encourages you to pass this legislation!

Justin Carlson  
**Save Merriweather (President & Co Founder)**  
9369 Spring Water Path  
Jessup MD, 20794 (Kings Contrivance)  
[Justin@The-Carlsons.com](mailto:Justin@The-Carlsons.com) 410-245-2556 @SaveMPP

I am here tonight representing Save Merriweather. Our ongoing mission for the past 13 years has been to promote the preservation of Merriweather Post Pavilion as an outdoor amphitheater.

Before you is a proposal that answers one of the more difficult questions we started asking in 2003.

- How can Merriweather Post Pavilion continue to exist (*let alone thrive*) if the gravel and grass parking lots are lost to development?

Over the years, we've fought many battles and seen lots of change. Politicians, reporters, and property owners have all come and gone. I think people forgot how we got here and, *the sometimes*, unpleasant realities involved.

I've done my best to be a detective, an expert in traffic mitigation studies, housing density, adequate public facilities, decibel & noise levels and other related issues that have threatened the Pavilion's "viability." With many of those battles already having been won, I'm now trying to understand Tax Increment Financing legislation geared for ~~County-owned~~ infrastructure projects.

In 2003, in this very room Dennis Miller then the General Manager of Columbia said making Merriweather profitable would be like "selling ice cubes to Eskimos". *That's a direct quote.*

*We didn't agree.*

After a change in venue operator, Merriweather got a new lease on life in 2005 when the owner committed to keeping it open. Save Merriweather had its first major success. Shortly thereafter, discussions about a new plan for Downtown Columbia began, and Merriweather was the center piece of those discussions and, ultimately, the plan. But it still needed support, because the venue was aging and in need of significant reinvestment. Sure enough, renovating Merriweather became a key component of the Downtown Columbia Plan, answering another one of our questions about the venue's future.

The Downtown Plan also called for the transfer of Merriweather's ownership to a community-based nonprofit, which has subsequently been formed; the Downtown Columbia Arts and Culture Commission. Such an ownership transfer would allow for the Pavilion's use as a civic, cultural, and educational venue to be expanded significantly.

But while the Downtown Columbia Plan answered many questions, it did not provide a specific, detailed answer to the first question – how to park it?

To be clear, we don't like that the Crescent property will be developed (*at all*), and Merriweather's existing parking lots will vanish. **We think it stinks**, but we've always known and accepted that development on the Crescent property was inevitable and for Merriweather to remain, we'd need to solve "the parking question" once the lots were gone. We don't begrudge the Howard Hughes Corporation an opportunity to make a profit by developing land zoned for development they own & pay

taxes on. Do I need to remind anyone the Crescent Property is amongst the most valuable in the county and its development has always been the plan?

James Rouse, was a developer and the company that bore his name did not build Columbia as a benevolent project. Through good development & planning, he demonstrated how you could build a city and make a profit. He also famously remarked that someday the land in Town Center would be so valuable & important for Columbia's future that all the surface parking would go away, and we'd need garages. He never said who would pay for the garages. Now as Columbia nears its 50 anniversary; how we go about doing it & paying for it remains the question.

I read the note posted this week from former County Executive Liz Bobo

<http://lizbobo.bmetrack.com/c/v?e=9B3EE9&c=137CF&l=A088843&email=hoQ8%2Fvj3WqdoI61PKsVittbUzHDTvElu&relid=C6EC15A>

where (to paraphrase) she remarked the developer should pay for the parking garage(s), roads and infrastructure as a matter of doing business. I agree Hughes as the principle developer should pay a meaningful portion, and under the proposed TIF legislation they will be the single largest tax payer supporting the project.

When Columbia was nothing but corn fields it made sense the developer bore all costs for public infrastructure. But it's 50 years later and Columbia is no longer a blank palette. It's an establish city on its third owner I'll also remind you what happened to the Rouse Company who tried to pay for (perhaps) more than their share. *They went bankrupt.*

Publicly owned parking to supplement the privately owned parking in Downtown is critical to Merriweather's long-term success and this proposal would help fulfill the communities shared "park-once" vision for Downtown. Today, the only publicly owned Downtown parking is at the library, and almost all of the rest is owned by two big corporations. Allowing a critical public asset like parking to be controlled exclusively by out-of-town interests doesn't seem, to us, like the best approach to support Merriweather's viability.

The parking garage included in the TIF legislation before you is the best approach and the central piece of that answer we started asking years ago. Coupled with the garage currently being built at the intersection of Broken Land and Little Patuxent Parkway (for which MPP has parking rights per the site development plan), this would provide a "permanent parking solution" for Merriweather and clear the way for the pavilion's transfer of ownership to the Downtown Arts & Culture Commission which, in our eyes, represents Merriweather being saved.

I understand there are broader questions about the TIF and all that's included such as affordable housing percentages. I also recognize the important role the Council will play in answering those questions and addressing community concerns. I don't want us to lose sight of the fact that this TIF is the clearest, most comprehensive, and detailed answer to the question of how parking can be addressed for Merriweather Post Pavilion. This is why Save Merriweather is, for the time being, Park Merriweather (#ParkMPP) and the many supporters we've gained along the way ask you to save Merriweather once and for all by approving this Tax Increment Financing legislation and providing the parking Merriweather will need.



**Howard County Council Public Hearing Testimony**  
**July 14, 2016**  
**Downtown Columbia Affordable Housing**

Chairman Ball and Council members, my comments this evening, on behalf of the Association of Community Services, focus on the affordable housing elements of the several pieces of legislation on tonight's hearing agenda.

ACS is particularly looking to the Council—and the Administration, Housing Commission, Howard Hughes Corporation and the Columbia Downtown Housing Corporation—for a public/private collaboration ensuring that households earning between 40 and 60 percent of median income also have the opportunity to live in downtown Columbia.

Development of affordable housing for this income range is of specific interest to ACS as it is the households earning at this level that ACS members largely serve. In addition, it is the staff members of ACS member organizations that often fall into this income range. ACS wishes to ensure that the voices of service, retail, and manufacturing workers, health and teacher's aides, human service providers—and so many more that provide critical and special services upon which our community depends—are heard during this affordable housing debate.

The re-development of downtown Columbia offers a unique opportunity, not likely to be afforded again anywhere in the County in the foreseeable future, to significantly increase the number of affordable housing units for low-income households. According to the Department of Housing and Community Development's most recent Rental Housing Survey, the greatest Howard County rental housing need, estimated to be 6700 units, is for households earning between \$33,000 and \$60,000.

ACS supports Council Bills 43, 44, and 45 because they would provide housing for households earning down to 40 percent of median income. This legislative approach most closely aligns with our consistent advocacy for the creation and maintenance of low-income workforce housing, and specifically advocacy for a 15 percent integration of Moderate Income Housing Units (MIHU) in new County residential developments. As we understand the Administration's proposal, it would only be possible for households earning less than 60 percent of median income to have access to downtown Columbia housing if all Housing Choice Voucher unit allocations were not filled. ACS prefers the assurance of the inclusionary MIHU strategy.

I would also like to add ACS support of work session discussions this past Monday about prioritizing development of the Transit Center. A new center and the additional route and service options it implies certainly will contribute to the accessibility and vitality of Columbia, but more importantly it will also improve the livability of Howard County for its low-income residents.

ACS is appreciative of the opportunity to offer our perspectives. We will continue to listen and learn as the complexities of the issues and legislative pieces are discussed and debated. Thank you.

Joan Driessen  
Executive Director

Larissa Onyshkevych  
5842 Wyndham Circle, #105  
Columbia, MD

Mr. Chairman,  
Howard County Council Members,

I live in the Banneker Rd. area:

I am a Wyndham Condo owner and resident, and a taxpayer.

On Banneker and Patuxent PKWY, there is

- a VERY BUSY gas station and CAR WASH business with many cars constantly rushing out onto Banneker
- a Fire Station
- another business
- and, further DOWN, there are 3 residential communities:
- 1 cluster of condos, and 2 clusters of townhouses, together containing 205 residential units and at least 350 cars

ALL of the ABOVE USE THE ONLY ENTRANCE ,  
which *also* is the **ONLY EXIT** unto --- anywhere ---  
for the high traffic of cars *doing business there* --  
and at least 350 cars of the local residents —*for now*.  
Also, Banneker is **always full of** parked cars overnight.

A **NEW BUILDING** with 200 units, and some parking spaces,  
--would have at least 200 cars, most *likely using Banneker*.

And it might need at least 30 or 60 ~~cars~~ *extra cars* looking for parking, --  
The PLAN proposes to increase the population density to 400 units –  
this would spell DISASTER!

Most counties don't allow more than 150 units per a no-exit road.

When we, the owners of the present 205 units, purchased our condos or townhouses

– we chose them because we appreciated what we thought would remain a secluded neighborhood, near an OPEN SPACE—not a busy DOWNTOWN!

Today, we are living near a land that still belongs to the COUNTY and is still called- an OPEN SPACE.

Various committee members seem to be primarily concerned HOW TO MAXIMIZE the potential for more units.

It's as if the people living in the neighborhood were all robots and did not count!

Is this what our elected Council is willing to do for us?

Give us a deforested space, with HEAVY traffic, a bottleneck with environmental and noise pollution?

All this, as well as lowering the financial value of our residences, which are forcibly thrust into a downtown?

We voted for you. Now please vote for protecting us!

- VOTE NO to trading our OPEN SPACE
- Vote NO to have BANNEKER in the proposal!
- - Vote YES for Councilwoman Terrasa's new proposal.



## Testimony for 7/14 County Council Hearing

Good evening; I'm Robert Miller. I am not an expert in zoning or housing, but I am speaking tonight as a resident of Bryant Woods. I do not feel that I have heard the whole story regarding affordable housing in Downtown Columbia, but from what I understand, Ms. Terrasa's plan appears to make the most sense, at least from the standpoint of Howard County citizens. I am particularly uncomfortable with committing the county to a 40 year agreement, given the way that housing, infrastructure needs, and APFO's can change over time; it is important to build in some flexibility to accommodate unforeseen issues. Also, if I understand correctly, the developers would essentially be receiving an extended tax break through tax increment financing that would cause the cost of related increases in education expenditures and other public facilities to be borne by the rest of our county's taxpayers. We are not an economically depressed area that needs to attract development. I can understand the desire to use TIF money to support the development of quality-of-life items, such as improvements to library and arts facilities. On the other hand, I feel that the developers should be responsible for providing the initial roads, schools, parking, and infrastructure that the residents will need in order to live in the new developments. Taxes from residents will be providing for their maintenance. It seems to me that our taxpayers should not be subsidizing increased profits for the developers.

In a related matter, though I am glad to see options for affordable housing being considered for Downtown Columbia, I am concerned that there are not enough options being developed for other parts of Howard County. We need only look at certain neighboring counties to see the negative outcomes that occur when economic diversity is not spread throughout, and the resulting social, educational, and economic challenges that result. In the same spirit on a smaller scale, from my point of view, integrating the affordable housing throughout the new developments would be preferable to separating them.

Reducing parking allocations sounds like a mistake to me unless there are clear provisions to rectify the problem if the allocated parking is found to be insufficient. A lack of available parking spaces should not be an additional burden for residents of the developments or for others who could be affected.

I encourage you to consider the needs of the overall community, as well as the present and future needs of people needing affordable housing, as you make your decision. Please consider consequences for our citizens regarding taxes, infrastructure, APFO, and our students' educations. Though I am not well-versed in this matter, my understanding is that Ms. Terrasa's plan comes the closest to doing this, without posing unreasonable demands on the developers or mortgaging infrastructure that would otherwise be expected to be provided by the developers. I appreciate the opportunity to provide my thoughts, and I trust that you will base your decision on what is best for the present and future residents of Howard County. Thank you for your consideration.

Respectfully submitted by:

Robert W. Miller  
Email: [robmilfam@verizon.net](mailto:robmilfam@verizon.net)





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July 14, 2016

Dr. Calvin Ball  
Chair, Howard County Council  
3430 Court House Drive  
Ellicott City, MD 21043

Dear Chairman Ball and other members of the County Council:

The Legislative Committee and the Board of the Howard County Chamber of Commerce (Chamber) have been following the planning and development of Downtown Columbia for a decade, and we have participated in the community process of review as individual businesspeople, as well as representatives of the Chamber.

As stated in previous correspondence and testimony, the Chamber is supportive of the Joint Recommendations on Affordable Housing for Downtown Columbia submitted by County Executive Allan Kittleman and the underlying Development Rights and Responsibilities Agreement (DRRA) presented by The Howard Hughes Corporation. We concur with DPZ's Technical Staff Reports, including their recommendations for amending the General Plan, Zoning Regulations, and a finding of consistency with the General Plan for the proposed DRRA.

The Chamber supports these changes because they represent create innovative solutions that support the short and long term objectives of the public and private sector.. This public-private partnership, developed from the progressive thinking of experts with national and international experience in the field, wisely leverages a variety of funding sources including federal programs to provide far more affordable units than the alternative proposal. It will provide them faster, to a wider spectrum of income levels, and with a better fiscal impact to the County. In addition, unlike the other proposal, many of the projects developed will be owned by the Howard County Housing Commission and will generate revenue in perpetuity for additional affordable housing initiatives.

The Chamber is also in support of public financing tools that will further support and stimulate Downtown Columbia private investment and development. Among the various legislation before you is that of Tax Increment Financing (TIF), a common and standard incentive tool used in all 50 states to spur economic development. Unlike some incentive plans which abate tax dollars over a period of time, TIF's leverage the increment of tax dollars derived in a specific area to finance debt fund public infrastructure and facilities.

To date, accomplishments in Downtown Columbia have been sporadic, such as renovations and expansions, with one building completed and several more under construction. In fact, only 5% of the Downtown Columbia Plan governing the redevelopment has been realized. Now is the



time for comprehensive planning to be supported by public infrastructure so that the pace of the revitalization can be increased. The financing plan would ensure the construction of needed infrastructure, such as new and improved roads and public parking for Downtown Columbia including for Merriweather Post Pavilion, one of the country's most acclaimed outdoor concert venues.

In closing, there is enormous opportunity before us to continue the evolution of Downtown Columbia. I urge you to vote for the **Joint Recommendations on Affordable Housing and the County Administration's TIF plan because they present the best options in both the short and long term for Downtown Columbia and Howard County.**

Respectfully,

A handwritten signature in black ink that reads "Leonardo McClarty". The signature is written in a cursive, flowing style with a long horizontal stroke at the end.

Leonardo McClarty  
President/CEO, Howard County Chamber of Commerce

CC: Howard County Council  
Mr. Allan Kittleman, Howard County Executive  
Howard County Chamber Executive Committee

Presentation to Howard County Council July 14, 2016

Deborah Clutts

Good evening! I am Deborah Clutts. I am a 33 year resident of Columbia, having lived in the villages of Oakland Mills, Town Center, Kings Contrivance, and presently reside in the Clemens Crossing neighborhood of Hickory Ridge.

I have seen substantial change in Columbia in my 30 plus years living here, much of it in keeping with James Rouses' vision of thoughtful and inclusive planned growth. My family has enjoyed living in Columbia and the beauty of our downtown area. To my horror, I now round the corner of Brokenland Parkway to turn right onto Little Patuxent Parkway and am overshadowed by a skyscrapers of buildings built right up to the street! I ask you, what is happening to Columbia?!

Columbia is truly an **extraordinary** place to live, but the plans proposed by the Howard Hughes Corporation for the development of the Crescent Neighborhood of high density, high rise apartment buildings are sadly "**ordinary**", and not in keeping with the spirit or aesthetics of the Columbia that we residents value and love!

Not that I am opposed to change. Change is the only certainty in life, and Columbia will continue to change and grow, but it needs to occur in a manner that is thoughtful, planned controlled growth, with affordable housing integrated in with the market rate housing. And importantly, to be a true inclusive community, with affordable and appropriate housing for all of our citizens, including citizens with disabilities. Although I am here tonight as an individual resident of Columbia, I am also the parent of an 18 year old son with Autism. I have been a member of a group formed by the Howard County Autism Society, the HCAS Housing Committee that has been meeting for the past two years to explore best practices in housing for people with disabilities, and how we can bring affordable and appropriate housing for adults with disabilities to Howard County. Nonetheless, that is a topic for another meeting!

I urge the County Council to reject the Howard Hughes development proposals. They are not in Columbia's best interest, for a number of reasons:

- The housing is too dense, with too many units, and high rise apartments.
- This will tax the infrastructure of county services and schools.
- We do not currently have the proper infrastructure to support this huge increase in density; a prime example being the lack of decent public transportation.

- Our downtown area will become a traffic nightmare. Have you been around Columbia Mall in November or December? Envision how horrible the traffic will be with this plan!
- We are one of the wealthiest counties in the country. We do not need to offer Tax Increment Financing to any developer who wants to do business in Howard County!

I applaud and support the thoughtful legislation proposed by Jen Terrasa, CB 43, CB 44 and CB 45. This legislation will require:

- The 15% affordable housing to be integrated with the market rate housing.
- Limit the number of new apartments allowed, with adequate planned parking.
- It will not include Tax Increment Financing, nor any freeze in legislation for the next 40 years!

James Rouse gave a speech on Metropolitan Growth at University of California at Berkeley, over 50 years ago. Ever the visionary, he posed a question,

"Will we provide new communities sensitively designed to meet the real needs of people; shaped to be in scale with people - communities in which people feel important and uplifted - where there is some hope of matching growth in numbers with growth in human personality, character and creativity?"

Please keep James Rouses' vision for Columbia alive! The healthy future of Columbia depends on it!

Good evening, my name is Yaw Adu 8604 Waterside Court, North Laurel, 20723. My wife and I chose to relocate to Howard County eight years ago on the premise that this would continue to be a vibrant and diverse community. We hope to keep it that way. I am speaking to you tonight as a member of the PATH Strategy Team. PATH is an affiliate of the Metro IAF, comprising 14 congregations and institutions in Howard County with over 15,000 members. The IAF includes 66 affiliates across the country and the world.

Thank you for the opportunity to speak tonight, specifically to the TIF requested by the Howard Hughes Corporation.

PATH cannot support the TIF as it is currently written. The TIF represents a major subsidy to Howard Hughes, which we fear will come at the expense of education and other vital services. Tax Increment Financing was designed to spur development that would not otherwise happen in blighted areas, and to deliver a much-needed common good. Unfortunately, our experience with our allies around the country has shown that TIF can become a tool for developers to pad their profits.

Make no mistake – the TIF is a choice – a choice that we fear will force our educators and other county workers to stretch future tax dollars further because Howard Hughes will not be contributing fully to the general fund. And this choice will affect the generation to come. If we agree to the TIF as written, we are committing tax dollars for the next 30 years!

This TIF represents a staggering amount of public funds. The Total Gross Obligation on the debt service in the legislation is almost \$275 million, which more accurately represents the amount that will be diverted from our general fund. And this is just round one; the developer has made clear that they will be asking for much more in the future.

PATH has two demands of the County Council:

1. Hire an independent firm, with no stake in the development, to analyze the TIF. To this date, the only analysis of the TIF was done by MuniCap, a Columbia Firm hired by Howard Hughes. MuniCap also created the Harbor Point TIF in Baltimore, which the Baltimore Sun reported yesterday would require three times as much public borrowing this year than they had



originally estimated. MuniCap also has a demonstrable conflict of interest – they not only analyze these deals, but they specialize in managing them after they are passed!

We demand an **independent analysis** that shows the actual costs and revenues expected in this plan. The developer may say that it's none of our business how much money they make. Well, it becomes our business when they are asking taxpayers to subsidize their development, because they claim that without it they won't generate enough profit to attract investors! We need to know if this is an idle threat or if it is real.

We need an independent analysis to show us what the real potential impacts are to schools and to county services, and how this could affect the county bond rating.

Howard Hughes may try to argue that they cannot do the affordable housing without the TIF – despite the fact that they have said all along that affordable housing and the TIF are “separate”. We need to know - is the affordable housing tied to the TIF or not?

Finally, we would like an analysis offering various solutions to the Merriweather Post parking problem.

2. The County Council must allow proper time to analyze the TIF before voting, at least until the October session. It is clear to us that attempting to streamline and force through a fast vote would be irresponsible to Howard County citizens. People need time to understand this TIF, to debate whether this is the infrastructure that we want to invest our future tax dollars in, or if there are other public goods that would be better uses of future tax dollars. Keep in mind, there are over 240 portables in use in Howard County Schools today! This is a public infrastructure crisis!

The developer may tell you that we need to get the TIF approved quickly, before interest rates rise. Experts disagree. The developer may celebrate this as if it is a done deal. It is not! We have time to make this deal better for the county. The developer may tell you that they are fully committed to the goals and values of the community. Words are great, but if they are not in writing, they are not binding. And the developer may tell you that they cannot deliver affordable

housing without more subsidies. But we know that they can create profitable mixed income communities without taking away from our schools and services.

PATH looks forward to your response by the hearing on Monday.

Thank you.

Council Chair Ball and Member of the Howard County Council:

Howard County, Columbia in particular, has a long history of inclusion. From the very beginning, Columbia has espoused the value of diversity as a benefit to a community. One of the major impediments to a diverse community, however, is absence of access – to services, jobs, and housing.

I speak tonight as a representative of Arc of Howard County and the father of an adult child with developmental disabilities. People with developmental disabilities thrive in Howard County when they have opportunity and support. Suburban living, however, isn't particularly supportive for people who are seeking maximum independence but who usually don't drive and must depend upon others to get them where they want to go. In that regard, living in Downtown Columbia would be an ideal solution to many issues for people with developmental disabilities.

The Joint Recommendations on Affordable Housing proposed in the legislation before you address the major obstacle to the desire of people with developmental disabilities to live a full community life. The Joint Recommendations include a range of housing that suits a population of people some of whom work full-time, some part-time, some unable to work at all, almost all of whom are at lower income levels.

A standing date for my daughter and her boyfriend, often with other friends with developmental disabilities, is to meet at the mall on Saturday. They may then eat lunch at a local restaurant, go to a movie, walk around Lake Kittamaqundi, or visit the library. Currently, this all starts with a ride to Downtown Columbia from a parent. My daughter and her friends would like to live in a place where she can walk to work, to stores, to the movies and a place to eat, eliminating the dependence on others to get them there. This would not be possible for her without housing options like those proposed in the Joint Recommendations, because they provide for people living at the lowest end of the income scale.

The Joint Recommendations have other benefits as well. They can be developed now, rather than developed through the long life of the redevelopment project. It is better to have 100 low income units become available in a 200-unit mixed income project under the management of the Housing Commission now than it is to get 60 units in a 400-unit apartment building as a required through an impractical 15% MIHU requirement which has no assurance of happening at all.

Using local, state and federal programs to realize affordable housing goals is the right decision. I would support the Joint Recommendations, which propose a public-private partnership, even if I didn't have personal reasons for my support, but I do have personal reasons.

I want my daughter to enjoy a full community life. I want her and others like her to have the access and opportunity provided by living in Downtown Columbia. I ask you to pass the legislation supporting the Joint Recommendations.

## Comments on Bills Related to Affordable Housing in Downtown

Joan Lancos  
6110 Covington Road  
Columbia, MD 21044  
July 14, 2016

I have closely followed the discussion of ways to achieve affordable housing in Downtown Columbia beginning when the discussion was part of the original Downtown Plan development in 2010. I was disappointed then in the way the issue was put in the plan and was not surprised that no affordable housing has been built in the five years since the plan was approved. I appreciate the efforts of all parties to introduce ways to actually accomplish housing for various incomes. To me, having a range of affordability in downtown is critical to making Columbia's downtown inclusive for all and must be part of the final package.

I also prefer options that provide for mixed use housing. The county's efforts at Monarch Mills and other properties show that including a range of incomes in the same project does work. Even better, projects like Monarch Mills that are owned by the Housing Commission generate income that can be used to develop additional affordable units throughout the county over time. It's the gift that keeps on giving.

I am a property owner at Banneker in Town Center. Steve and I bought the townhouse 11 years ago and rent it to our daughter as our own method of affordable housing. Nearby residents have expressed concern that more units at particular locations in downtown will exacerbate traffic and parking problems. As a former member of the Planning Board, I will remind you that each project that has been proposed will be required to go through the regular county site development review process. Concerns about various projects can be specifically addressed in relationship to existing development (both commercial and residential) as they come on board. Actual unit numbers, elevations and visual impacts, parking, circulation, and school needs will be considered. Problems that exist today may well be solved by solutions planned for later in the master plan process when these new sites are available for development.

When I was first appointed to the Planning Board in 1992, I filled the seat that was vacated by long-time member Helen Ruther. Helen left me with one directive, "pay attention to the parking." And I did. When the replacement building for the old Rusty Scupper restaurant was proposed, as chair at the time, I pressed pause until DPZ and HRD did a presentation on all current and then planned parking in downtown and how that would meet the needs of the community at that time. As an owner in Town Center, I continue to pay attention to parking including asking questions about garage parking as replacement for surface parking at a recent pre-submission meeting on the Crescent. Parking in the proposed garage will actually get people closer to the entrance to Merriweather than the current field parking. I have also personally spoken to the manager at the Metropolitan to get her assessment of actual usage in that fully occupied building. Determining the need for parking by assessing usage means

that we can right-size the amount of parking needed rather than overbuilding for highest usage as is the current standard. I have found parking at the Mall on the Saturday before Christmas and have friends who attended two sold out concerts at Merriweather this summer and found easy parking both times. The problem with parking isn't the lack of it; it is the lack of awareness of where to find the spots. It is of concern to me that all the "shared" parking in downtown is located on private property. I think it is critical that there be public parking in Downtown Columbia just like there is public parking in Downtown Ellicott City.

Finally, I want to speak to the multitude of bills surrounding the options before you and the conflicting information that is out in the community. There is misinformation, disinformation, incomplete information and just plain wrong information being circulated in many ways. The volume and sheer complexity of all this data is concerning. It is difficult for the dabbler in land use or even someone who follows it regularly to digest it all. However, what I hope is that you, the County Council, can sort through all that has been provided to you and determine what is accurate and what is not. Determine which testimony has been sent to you based on incorrect information and give all testimony and concerns the weight they deserve. Finally, I am confident that as the County Council, you will render your decision on this long term plan in a manner that makes Columbia a city for all.

July 14, 2016

Chairman Ball and members of the County Council

RE: CB43, CB44, CB45, CB52CB53, CB55CB56, CR103, CR104 and CR105-2016

Good evening. My name is Grace Kubofcik and I live at 4801 Carman Drive in Ellicott City. I am speaking this evening on behalf of the Full Spectrum Housing Coalition in support of CB43, CB44 and CB45 Council member Terrasa's legislation to require 15% of the rental housing units built in Down town Columbia be affordable. In 2010, Full Spectrum actively supported a 30% MIHU requirement for downtown. The data then and the data now shows that the greatest need for new rental units is for those earning between 30% and 60% of Howard County median income, \$110,000 according to the 2014 U.S. Census Bureau data.<sup>A</sup> This means that Full Spectrum seeks to have units built that are affordable to those earning between \$33,000 and \$66,000.

In 2010, the County decisions for Downtown Columbia resulted in the granting of 5,500 new residential units and the option to contribute in to a newly established Housing Trust Fund. Today, six years later, payments, greater than \$4 million have been made into the Trust Fund, but of the approximate 800 rental units built or in development, not a single doorknob of affordable housing has been created.

The Administration has proposed another legislative option. The legislative option includes a Developer Rights and Responsibility Agreement (DRRA) CR 103. Based on our long-standing position, Full Spectrum Housing does not support the DRRA. The primary reasons are as follows:

1. Certainty; CB 44 would immediately result in affordable units being built for those in the 30 to 60% of median income range where data shows there is the most need. These affordable units would be integrated into each new residential rental building until residential build out is completed. CB 44 is simple and equitable to what is required of all new rental development in Howard County. CB 44 establishes a 15% affordability requirement.

Conversely CB 54, CB 55 and CR 103 the DRRA are complex and uncertain. And propose new housing policy. Additional units are proposed in mixed use developments primarily on County properties that have existing public uses; the fire station, and the library, and on future County public use properties such as a transit center and a temporary firehouse. These residential units will be managed and in many cases built and owned by the Housing Commission, an independent entity. The realization of these residential units is dependent upon not only on Howard County capital projects but also preferential County support in seeking State Low Income Housing Tax Credits, a highly competitive program. The Administration's proposed affordability requirement is 10% but could become 14% if the DRRA is approved. The Administration's affordable units are proposed to be exempt from density. The DRRA binds the County for 40 years. .

2. CB44 will produce more new affordable units.

CB44 would produce 705 new affordable units out of the remaining 4,700 units. We note it could produce a total of 840 affordable units, if the proposed new density increase is awarded.

CR 103 would produce 500 new affordable housing opportunities for families, and only because of the density increase. This proposal would create a new "affordable category" for 200 rental units called "middle" at 80% of median. Rental units for those earning 80% of median income are already readily available in the market. The 200 rental units designated for Section 8 are not new resources but limited to those families who already hold this scarce resource.

Howard County's housing policy for nearly 10 years has been focused on principles of integration, equity and permanency. These standards are actually violated by the Administration's legislative proposal. Under Councilmember Terrasa's legislation units will be integrated into all new residential developments. Under the Administration's proposal affordable units will be concentrated and Section 8 units will be isolated. Permanency of affordability is a corner stone of the County's housing policy and it is maintained under Council member Terrasa's legislation. Under the Administration's legislation it becomes an option in 40 years.

We have just recently Friday July 8 and Monday July 11 become aware of the details regarding the TIF legislation CR105. Full Spectrum has not formulated a position but knows transit opportunities are key to being able to maintain families and individuals in affordable housing units. We do not see transit facilities in the first phase TIF.

Thank you.

  
United States  
**Census**  
BUREAU  
(A) Quick Facts

Howard County, Maryland

i Median household income (in 2014 dollars), 2010-2014

\$110,133

Caroline Sherman  
6030 Watch Chain  
Columbia, MD

Dear Howard County Council:

As a long time Columbia resident who has participated in the community dialogue about the redevelopment of Downtown Columbia, I want to encourage you to support the two legislative packages proposed by the County Executive: the Joint Recommendations on Affordable Housing and the public financing proposal.

The Joint Recommendations accomplishes its goal: it sets out a plan that can be implemented by all the parties involved. It is a good thing to use a variety of entities to make it possible for people without sufficient personal resources to still enjoy the benefits of living in precisely the kind of community that works best for them: one with jobs, stores and services nearby.

I'm not sure why there has been so much discussion about the two different proposals to ensure affordable housing in Downtown Columbia. **It is clear to me that if there is a proposal that has the buy-in of all the relevant stakeholders, that is the right proposal.** The alternate proposal has been rejected by the experts in favor of a plan considered superior to it.

As for Tax Increment Financing, it was anticipated in the Downtown Columbia Plan because it is the right financing tool to support the creation of a more urban core for Columbia. We want higher buildings, less surface parking, more people, more businesses and more jobs, as well as more stores, restaurants and entertainment. Public infrastructure is required in order to proceed with the Downtown Columbia Plan in a timely fashion. **We need new and improved roads and public parking, and that is the province of government.**

We've been waiting a long time for the "city" Jim Rouse promised. It is in your power to bring that promise closer to reality by approving the good affordable housing plan of the Joint Recommendations and the necessary financing plan for public improvements in Downtown Columbia.

Thank you.



## Testimony Before the Howard County Council

July 14, 2016

I am here today to speak on behalf of continuing, not gutting, the founding vision for Columbia. Many of us were drawn to Columbia by Jim Rouse's vision of people of all races and economic levels living near each other, not *only* going to school together, but knowing each other as neighbors, as real people.

When we first moved to Columbia in the early 1980s the Columbia Forum held a series of public meetings about the plans for the final village, River Hill. Initial plans only contained single-family detached homes, and the community was outraged. The plans were quickly changed to include other types of housing. Unfortunately President Reagan had gutted funding for all low or moderate-income housing, so the levels of income distribution in River Hill have remained more exclusive than the rest of Columbia, to the continued disappointment of residents across the New Town.

More recently the County organized a charrette process to gather community input on the plans for the revitalized Town Center and Merriweather property. The level of interest was very high. We talked about how high the buildings could be, and how they would include parking that would replace much of what was being taken up from existing lots. I remember attending the meetings with hundreds of Columbians, where the message was heard loud and clear. There needed to be both low AND moderate-income housing included throughout the development. That was the *only* way to remain true to why we moved here.

Now it is 2016 and the County Executive and the Howard Hughes Corporation are saying not only "forget everything Columbians clearly spoke for in the past" but also make sure that no future County Council could change this giveaway for the *next 40 years*. They want to make sure that when we get 4 new councilmembers ~~later this year~~ <sup>in 2018</sup> they can't undo the damage proposed this summer. How undemocratic can you get?

The choice seems clear. The bills put forward by the County Executive would push low (if any) and moderate-priced units into a few buildings down town and ghettos by the

Bannecker Road fire house and maybe the old Flier Building property (which I don't believe is even in Town Center).

In addition, he has proposed making Howard County a laughingstock in the State by giving away millions of dollars in a TIF that could otherwise be used to help truly struggling areas of Howard County. Instead of helping Ellicott City, or Long Reach, or unpaved streets in Laurel, we'll give the money to Howard Hughes.

During the charrette the issue of parking was high on the discussion, part of saving Merriweather. It was a consensus that as buildings were built there would be parking available that could be used, by Mall or Merriweather patrons. This was part of the trade-off the developer had to give to gain the right to build what they wanted. Why is County Executive Kittlemann now saying we'll use our bonds to pay for this instead?

The alternative proposed by Councilmember Jen Terrasa, CB 43, 44, and 45, is a far superior choice. It is consistent with the historic goals of Columbia, teaching all people how we can live together in peace, that we have more in common that unites us than divides us. It in itself is a compromise responding to the concerns that Howard Hughes expressed about the amount of low-income units it could rent. We could make it stronger, and I hope you will, but it has the vital fundamental shining principle that every building development should include low and moderate-income units. We have to provide for our teachers, our police, and our firefighters. Teachers with 6 years experience in our County are still being paid less than \$50,000 a year. They should be able to live in these buildings.

I urge every one of you to support CB 43, 44, and 45. If you can make it even stronger, that would be great. Our downtown is a great business opportunity. Howard Hughes will build regardless to which bills pass. But only one of these will be something the residents of our County will be proud of.

David A. Marker

7131 Willow Brook Way

Columbia, MD 21046