

Imagine

LINDA Wengel [lwengel@msn.com]

Sent: Monday, July 11, 2016 9:59 PM

To: CouncilMail

Imagine your signing off on this or a variation thereof and leaving it for future councils, administrations and possibly a new developer or two to execute. It would keep me up nights. You are all smart enough to look ahead at the results of your actions. Linda Wengel, writing for myself, and who is not sure I can watch anymore of this.

Sent from my iPad

Original Recommendations of the Columbia Downtown Housing Corporation

DIANEMINOR@comcast.net

Sent: Monday, July 11, 2016 5:00 PM

To: CouncilMail

I urge the Council to **approve the original recommendations** of the plan above.

I have lived in Columbia for 17 years, and in the past few years I have noticed a change from the philosophy and

beliefs of its founder. Columbia is for everyone, but I believe that the focus now is more on affluent individuals

and their needs. I hope that I am wrong.

Diane Minor

9715 Summer Park Court

Downtown Columbia Plans

Keys Botzum [botzumk444@yahoo.com]

Sent: Monday, July 11, 2016 11:47 AM

To: CouncilMail

I am writing to express my strong disagreement with the recently proposed changes to the downtown development plan. The existing plan already includes a huge increase in housing density and development in the downtown area.

The new plan proposed by the county executive intends to further increase housing density while simultaneously reducing the parking requirements. While we all wish we lived in a wonderful world where cars were not needed that is simply not realistic at this time. On top of this the development requires the expenditure of public funds to enable the developer to profit further. That is preposterous on its face.

Therefore I strongly oppose the change in the plans. And I do vote and I will remember the outcome of this vote.

My address in Columbia is 7462 First League, Columbia, MD.

Keys

Keys Botzum
botzumk444@yahoo.com
410-290-6941

Tax credit projects

LINDA Wengel [lwengel@msn.com]

Sent: Monday, July 11, 2016 12:31 PM

To: CouncilMail

I hope you are all remembering amenity space requirements for all Downtown projects. Senior housing certainly requires outdoor amenity space and accessibility to shopping and transportation. Just a thought.

Linda Wengel

Sent from my iPad

Deep concerns

Jade Duggan [jade@wisdomwell.info]

Sent: Tuesday, July 12, 2016 10:39 PM

To: CouncilMail

To All Whom it May Concern-

I too support Jen Terrasa's bill and even more mix of affordable housing in downtown Columbia and steeply oppose the TIF.

The disparate impact may well be unlawful if that bill is not implemented and citizens are increasingly taxed.

If we cannot overcome disparity in Columbia, MD it cannot be done anywhere. On the other hand, we could become a shining example of what is possible for the future of our nation. Be the light, not the disparity.

With gratitude for your serious consideration and concern,
Jade Connelly-Duggan

Jade Connelly- Duggan, M.Ac., L.Ac.
WisdomWell.info
jade@WisdomWell.info
443.393.2650

town center development

Ruby Racine [ruby2@verizon.net]

Sent: Tuesday, July 12, 2016 10:39 PM**To:** CouncilMail**Cc:** Bob Racine [bobracine@verizon.net]

I strongly request that you do anything you can to prevent Columbia from becoming an "elitist" community. Who can afford to live in those high rise apartments near the lake, to shop at Whole Foods, to DRIVE to Whole Foods, to enjoy yoga by the lake. Well, my husband and I couldn't that's for sure, and we don't consider ourselves poverty stricken. We live in a modest town house development backed up by running water and trees and woods. A bicycle path, walking paths, beautiful Jackson Pond nearby. And that seems like heaven to us. Any and all can share those amenities we have, which James Rouse (and his wife Libby) dreamed of and planned for and created this town to have available to all. Lake Kittimaquondi is becoming surrounded by expensive high rise apartments, trendy restaurants, exclusive sports facilities. Endless construction, scaffolding, torn up ground, and for the good of whom? Liz Bobo, in a recent letter, reminded us of how much extra infrastructure has to go into all this new construction, and why should this expense being passed on to us taxpayers? Why shouldn't Howard Hughes be required to pick up this expense? Are we becoming a "rich get richer, poor get poorer" city?

We join Liz Bobo, in opposing six of the seven bills currently before the County Council, "particularly the one granting a TIF (Tax Increment Financing) to the developer, Howard Hughes, which is strongly promoting this legislation. Passage of this legislation would bequeath to that developer a huge (roughly \$90 million) gift at the expense of the taxpayers."

Respectfully submitted,
Ruby and Bob Racine
Residents of Columbia for 45 years.

Keep Jim Rouse's Vision alive!

Theresa Gale [tgale@transforminc.com]

Sent: Tuesday, July 12, 2016 9:18 PM

To: CouncilMail

Please vote against the legislation that eats away at the vision for Columbia being a diverse community for all.

I support Councilmember Jen Terrasa's bill which would require Howard Hughes (the successor to The Rouse Company and General Growth Properties) to provide that 15% of all new housing in Town Center be moderately priced. This is currently required of developers in all other areas of Howard County. I would like to see this bill be made even stronger in the mix of "affordable" housing it would require. I oppose the other six bills currently before the County Council, particularly the one granting a TIF (Tax Increment Financing) to the developer, Howard Hughes. I oppose releasing Howard Hughes or any developer from the "cost" to develop in Columbia (ensuring the infrastructure is in place to support the development). I strongly oppose the tax payer bearing this burden.

Overall I oppose the excessive downtown development that threatens to change the very fabric of our community that for over 50 years has made it a unique, special place to live.

Theresa Gale

5239 W. Running Brook Rd. #301

Columbia, MD 21044

[ansform on Facebook](#)

Don't Let This Government be bought

Saul Wollman [saulwollman8291@gmail.com]

Sent: Tuesday, July 12, 2016 9:01 PM

To: CouncilMail

It is time for Howard County Council see the light and vote to have a required 15% in low cost construction and the Developer to pay for the area construction needed because of the proposed construction by them. Thank you.

Sandy and Saul Wollman
saulwollman8291@gmail.com

Development Proposals-- Testimony

Debbie Rubin [debbiejrubin@aol.com]

Sent: Tuesday, July 12, 2016 9:05 AM

To: CouncilMail

We have been Columbia residents since 1984 and have raised 3 children here. My son, is now a Howard County resident, married, and has opened his business here. We have a long and happy history and in Columbia. We love it here. We want the city to retain its charm and character.

One of the many things that makes this city special is its careful control of development. We are disturbed by current trends. It seems like the developers have been elected to run our city. All of the care that was used to build this city-- Jim Rouse's vision-- seems to be forgotten and we need to reverse this trend. We count on our council to protect our interests and that is the reason I am writing to you.

The current development discussions and actions regarding development are very concerning

Columbia is not in a position to absorb all of the planned apartment development. This will change the nature of our city, overcrowd our infrastructure, and make this town much less attractive to long time, tax paying, active members of this community.

I submit the testimony as a strong protest against the Administration's/Howard Hughes Corp's Legislative Package. I am all for change and advancement, but not with reckless abandon. Many components of this plan are not in the best interest of the residents of this county. Reducing the number of required parking spaces per apartment? Where will the second person (or third) park? We live in a county where everyone over the age of 16 that has a job needs a car. Diverting tax monies to pay for things developers should pay for-- at a time when the county has other needs-- how is this in the best interest of our residents. Why do we need so many more apartments? And putting a freeze on any legislation for any amount of time during a time of extreme change limits options and hands all control over to the developers. In what way does this serve and protect the needs of Columbia residents?

I support the Terrasa proposal and urge the council to to do the same. It is much more reasonable. It does not limit the parking spaces. It does not divert tax monies and does not create a freeze on legislation. I beg all of our council members to take the time to really understand what is being proposed and how it will impact our city, our residents and our future.

Thank you for your consideration.

Deborah Rubin
10627 Millet Seed Hill
Columbia, MD 21044
Phone: 443-386-8204

Sent from my iPad

FW: Affordable Housing and Capital Improvements for Downtown Columbia

Feldmark, Jessica

Sent: Wednesday, July 13, 2016 9:13 PM

To: Sayers, Margery

Attachments: howard county (2).docx (15 KB)

Jessica Feldmark

Administrator

Howard County Council

410-313-3111

jfeldmark@howardcountymd.gov

From: Ball, Calvin B

Sent: Wednesday, July 13, 2016 9:04 PM

To: Feldmark, Jessica

Subject: Fwd: Affordable Housing and Capital Improvements for Downtown Columbia

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: Bart de Rosa <bderosa@secolarievoo.com>

Date: 7/13/16 8:34 PM (GMT-05:00)

To: "Ball, Calvin B" <cball@howardcountymd.gov>, mdzwonchyk@patuxent.com

Subject: Affordable Housing and Capital Improvements for Downtown Columbia

Dear Chairman Ball: I cannot make the hearing scheduled for tomorrow night, but would like the attached letter incorporated into the hearing record as an interested business owner in the development of downtown Columbia.

If there are any questions, please do not hesitate to let me know,

Thank you for your attention to the matter.

Cordially,

Barth X. deRosa, CEO
SECOLARI

July 13, 2016

To Members of the Howard County Council:

As the owner of a retail store in The Mall in Columbia, my perspective on the legislative packages before the County Council regarding affordable housing and tax increment financing (TIF) is influenced by how my business will be affected.

First of all, I believe that the Joint Recommendations on Affordable Housing presented by the Columbia Downtown Housing Corporation, the Howard County Housing Commission, Howard County government and the developer, Howard Hughes Corporation, represent a true path to achieving housing options for people of all income levels. They have the buy-in of all the partners, and they use local, state and federal resources to tackle an issue we can't tackle on our own.

There are many people who work at the Mall, for example, who cannot find housing in Howard County that they can afford. People who are starting a career or working in service industries would find living in the downtown area very desirable. It could reduce their transportation costs or even save them the cost of a car, perhaps. It would save the environment, too, to get them off the roads. It would give working people of low incomes decent, safe housing close to work.

As for the TIF, one of the major projects it would fund is a public parking garage. Don't we all feel that it is past time for a real garage downtown that will handle the Merriweather crowds? It will relieve the pressure on the Mall parking lots, which are privately owned and supposed to be for the use of the Mall's customers.

I trust our legislators will take best practices into account when making decisions about how to best provide affordable housing and fund public improvements now for downtown Columbia.

Barth X. deRosa, Ceo
SECOLARI
10300 Little Patuxent Parkway
Columbia, MD 21044
202-408-5955

Please stop Over-Developing Columbia, Maryland

Tanya Martof [tmartof@verizon.net]

Sent: Wednesday, July 13, 2016 7:46 PM

To: CouncilMail

Dear County Council,

I am a resident of Hickory Ridge for 16 years. I like to suburban feel here.

Please **stop developing** every parking lot open space in Columbia. I didn't want 5500 units on the Crescent Property and I **don't want 1000** more anywhere in Columbia.

I don't want apartments in my Hickory Ridge Village Center parking lot either. There is no room or need for them there. No one in Hickory Ridge wants them.

I don't want TIF to pay for the infrastructure for the Crescent Property Units. Howard Hughes Corporation should pay for this themselves.

Please listen to the citizens of Columbia and stop the 1000 units and the TIF.

thank you,

Tanya Martof

downtown development

Sonya Starr [sonyastarr@gmail.com]

Sent: Wednesday, July 13, 2016 7:28 PM**To:** CouncilMail

To Whom It May Concern,

I am very concerned with the accelerated legislative agenda of our Howard County Council regarding further development in Town Center. One of the most important things that attracted me to Columbia 16 years ago was that most of our neighborhoods were economically diverse. Now we are in danger of losing that quality.

I strongly encourage you to support Councilmember Jen Terrasa's bill which would require Howard Hughes (the successor to The Rouse Company and General Growth Properties) to provide that 15% of all new housing in Town Center be moderately priced. This is currently required of developers in all other areas of Howard County. I strongly oppose the other six bills currently before the County Council, particularly the one granting a TIF (Tax Increment Financing) to the developer, Howard Hughes, which is strongly promoting this legislation. Passage of this legislation would bequeath to that developer a huge (roughly \$90 million) gift at the expense of the taxpayers. Currently we are observing the tragic consequences of economic injustice all over the globe. I do not want to live in a community that is increasing our local economic discrimination.

Sincerely,

--

Sonya Starr

410-660-9432

Re: [HOWARD-CITIZEN] HoCo Administration Bad Proposals

cjgalbraith@aol.com

Sent: Wednesday, July 13, 2016 4:45 PM

To: HOWARD-CITIZEN@yahoogroups.com; Kittleman, Allan; CouncilMail

Not at all surprised at the cold shoulder/no reply/non responses from Sigaty and Ball. Sigaty has never responded to my emails and phone calls, and I live in "her" district. Neither Kittleman nor his assistant have responded to my email inquiries either.
Carol Galbraith

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

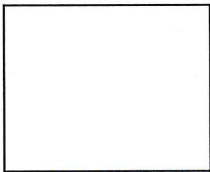
From: beengland@comcast.net [HOWARD-CITIZEN] <HOWARD-CITIZEN@yahoogroups.com>
To: Allan Kittleman <akittleman@howardcountymd.gov>; CouncilMail <councilmail@howardcountymd.gov>; HOWARD-CITIZEN <HOWARD-CITIZEN@yahoogroups.com>
Sent: Wed, Jul 13, 2016 3:30 pm
Subject: Re: [HOWARD-CITIZEN] HoCo Administration Bad Proposals



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VISIT YOUR GROUP



FW: Proposed legislation now before you

Fox, Greg

Sent: Wednesday, July 13, 2016 4:31 PM

To: Sayers, Margery

Attachments: Letter to HC County Council~1.docx (14 KB)

Oops!

From: Lynn Foehrkolb [mailto:lfoehrkolb@yahoo.com]

Sent: Tuesday, July 12, 2016 8:09 PM

To: Ball, Calvin B; Weinstein, Jon; Terrasa, Jen; Fox, Greg; Sigaty, Mary Kay

Subject: Proposed legislation now before you

Dear Council Members:

Please accept the attached memo as my plea to accept the Jen Terasa's plan of legislation for affordable housing in downtown Columbia.

Thank you for your time,
Lynn Foehrkolb
5506 Vantage Point Road
Columbia, Maryland 21044

July 12, 2016

Memorandum

TO: Howard County Council Members Calvin Ball, Jen Teresa, Mary Kay Sigaty,
Jon Weinstein, Greg Fox

FROM: Lynn Foehrkolb
5507 Vantage Point Road
Columbia, Maryland 21044

RE: County Executive Alan Kittleman's legislation regarding downtown Columbia and
affordable housing

I have been a resident of Howard County now for 31 years, the last 6 of which have been in Columbia Town Center. I am a member of the Town Center Board, but am writing to you as a private citizen. I am opposed to the legislation proposed by Mr. Kittleman that obviously contradicts the intentions of years of planning for this community as an inclusive one. I am against the use of the taxpayers money to fund development by Howard Hughes Corporation. And I am against legislation that ties this county to 40 years of developer manipulation.

I voted for Mr. Kittleman and am now finding myself very disappointed in his judgement regarding this legislation. I too look forward to the vibrancy of downtown Columbia, but this is not the way to do it.

I am asking you to support Ms. Terasa's legislation. Keep it simple. Don't leave Howard County and downtown Columbia a mess that some of you will not live long enough to regret.

Sincerely,
Lynn Foehrkolb

Testimony against the Howard Hughes Corp. Legislation re: urbanizing Columbia's Crescent Property

Natalie Gawdiak [natalie.gawdiak@gmail.com]

Sent: Wednesday, July 13, 2016 4:30 PM

To: CouncilMail

My husband and I retired to Columbia, Md., in 2002, because we loved the atmosphere here, the ease of travel to the local amenities, and the small town ambiance of this place. We are therefore very much in opposition to the Howard Hughes Corporation's legislative plan for the over-urbanization of the Columbia downtown. The density that their plan will impose on our town will bring with it all the ills of an over-populated environment--the traffic has already become at times very congested and this huge increase in housing will only exacerbate the situation. The local schools and our hospital will be seriously overcrowded.

We are indignant about the concept that the Hughes Corporation will benefit from \$90 million in taxes!!!

How so?!

We therefore are making this urgent appeal that Jen Terrasa's legislative package be adopted instead as a much more reasonable and life enhancing alternative.

Natalie and Ihor Gawdiak
5538 April Journey
Columbia, MD 21044

FW: Thursday's session

Feldmark, Jessica

Sent: Wednesday, July 13, 2016 4:20 PM

To: Sayers, Margery

Attachments: Councilhearing.doc (42 KB)

Jessica Feldmark

Administrator

Howard County Council

410-313-3111

jfeldmark@howardcountymd.gov

From: Ball, Calvin B

Sent: Wednesday, July 13, 2016 8:17 AM

To: Feldmark, Jessica

Subject: Fwd: Thursday's session

Sent from my Verizon, Samsung Galaxy smartphone

----- Original message -----

From: melindaderick@gmail.com

Date: 7/13/16 7:08 AM (GMT-05:00)

To: "Ball, Calvin B" <cball@howardcountymd.gov>

Subject: Thursday's session

Good morning Dr. Ball,

I will miss tomorrow night due to work so I am sending my written testimony.

Thanks,

Melinda Derick

Sent from [Mail](#) for Windows 10

Melinda Derick
6270 Cricket Pass
Columbia, MD 21044
melindaderick@gmail.com
443-878-3639

Page 1

Re: Administration's Legislative Package, and for Jen Terrasa's Proposed Legislation.

Dear County Council Members,

As a very long term resident of Columbia, since 1979 I've witnessed a lot of growth. I'm no enemy to builders as my mother made a very respectable business in interior design for most all of the builders in Columbia both residential and commercial. As a kid, I played in and around the mall when it still had a five and dime store, McRory's and Wilde Lake Village Center still had all small business owners who knew me. Now I avoid the mall as its size over whelms. Wilde Lake has less than a hand full of small business owners left. Columbia seems packed with people who rush by in cars.

As a resident of Hickory Ridge, I cherish the quiet paths and longtime neighbors, whose lives matter to me and mine to them. My daughter attends Wilde Lake Middle where I am amazed that even in a GT math class, she must sit up front in order to hear over the din of about 25 disruptive students. How many more students are projected at the middle school with this new development?

As I understand, this proposal to build a high rise on top of a fire station is an expedient way to fulfill a builders promise to provide affordable housing. Surely a promise that needs to be fulfilled. I spoke at the last months Town Hall meeting with Council representative, Mary Kay Sigaty. She said that her own daughter would love to live in this proposed high rise over the fire station. Her appreciation for the plan is also based on its expediency. Perhaps the location is good fit for 20 something's to live in. Especially if they worked at the mall. What a fit, a day job and night life all within walking distance! Although my question is who will be the likely residents of this high rise?

According to *The National Low Income Housing Spotlight, 2012,*

"Elderly households (those including a household head or spouse who is at least 62) are a large part of the tenant population across all programs. Nearly a third (30%) of public housing residents are elderly, as are nearly half (46%) of residents in Project Based Section 8 housing. Households including a member with disabilities are also a size-able group, composing one-fifth (21%) of those living in public housing, and over a quarter (28%) of voucher recipients. Both of these household types are very likely to be living on a fixed income such as Supplemental Security Income or Social Security and thus will need housing assistance for most of the rest of their lives. A little more than a third (35%) of public housing households include children under the age of 18, and 43% of households with vouchers have children."

<http://nlihc.org/sites/default/files/HousingSpotlight2-2.pdf>

And from a much older article in *The HUD User Periodical*, 1989,

“To summarize: 52 percent of all public housing is occupied by elderly or handicapped households, 43 percent by households with children (including some with handicapped heads of household), and the balance by nonelderly households without children.” <https://www.huduser.gov/periodicals/ushmc/spring95/spring95.html>

Despite this age of the later article, if the statistics have not changed dramatically in over 14 years, I doubt that they have changed dramatically in the 4 year span from 2012 to 2016. In this case then living over a fire house sounds pretty disturbing and stressful to me if I was either elderly or a single parent. And if the high rise houses younger folks, how would that fit the fire workers needs, to sleep and focus on taking care of themselves so they can be our dependable first responders? It seems like a bad fit either way with little likelihood of symbiosis. Everyone needs a “sense of place”. This is a term used by city planners to characterize a feeling people have about a place that makes it seem special or unique, as well as a place to foster authentic human attachment and belonging. Healthy soil has enough organic matter that when it rains, the water settles slowly to the roots of plants. Hard and un-porous soil sends water right off its surface. And, from injury or illness recovery comes from lots of small steps to rebuild strength, flexibility and functional movement.

Let’s not rush a plan that has not been worked through properly. Jim Rouse had a great *dream*, not only a bottom line. Make sure that the plan has full foresight into issues like projected school enrollment, enough parking, traffic leeway, and quality if fit for those already present. Clearly, the current lack of affordable housing speaks to a disregard for the community as a whole. But as an old time resident of Columbia once told me, “Howard County has come down with a bad case of “Afluenza” and bottom line decisions alone are not the cure, they’re the cause.

Melinda Derick, Hands On Health Massage and Resident of Hickory Ridge

Fwd: Affordable Housing

Clay, Mary

Sent: Wednesday, July 13, 2016 4:18 PM**To:** Sayers, Margery

From: Carol Carlson <ocarlson@goeaston.net>
Date: July 13, 2016 at 3:36:11 PM EDT
To: <mksigaty@howardcountymd.gov>
Cc: <mclay@howardcountymd.gov>
Subject: Affordable Housing

Dear Councilperson Sigaty, Recent developments on the availability of affordable housing in downtown Columbia is of great concern. This citizen does not want economic discrimination in the city that was conceived by its original developer to be the antithesis of his dream and concept. Recent tragic events in our nation cry out against ghettoizing areas to benefit the few and the wealthy. If you need additional information on the seriousness of this issue please click on the url address. www.youtube.com/watch?v=RpDjiZ5LtM0 and listen to Hillary Clinton's speech today that eloquently addresses this topic.

The Howard Hughes Corp. does not need a TIF. Why should it be relieved of paying the cost its project will require?

Tax payers must not be burdened with their legitimate business expense. That's who you represent. Please vote against the bill that grants Howard Hughes \$90 million. Please vote for Jen Terrassa's bill that requires Howard Hughes to provide 15% of all new housing in Town Center to be moderately priced. Thank you.

Carol Carlson, 5400 Vantage Point Rd., Apt. P5, Columbia, MD 21044-2670

Downtown Housing/TIF

Don Kyle [donkyle4111@gmail.com]

Sent: Wednesday, July 13, 2016 4:08 PM

To: CouncilMail

Cc: donkyle4111@gmail.com

I respectfully request that you enter this document as written testimony for the Hearing being held on July 14, 2016 on the subject above.

My name is Donald A. Kyle. I live at 10305 Tailcoat Way, Columbia, MD 21044-3809. I have occupied this house since 1977 and have been a resident of Columbia since 1973.

I do not agree with the Administration's/Howard Hughes Corp's Legislative Package. The increased density proposed will create in my view a traffic log jam in the area spilling over to the nearby villages. Look at the traffic log jam currently encountered during concerts and Symphony of Light tours. With the increase in apartment density that traffic jam will be daily for those work commuters residents trying to get downtown.

In addition, invoking TIF for the benefit of Howard Hughes Corp and a 40 year freeze on legislation is not in the best interest of our residential community.

The plan legislation put forth by Jen Terresa makes sense to me and I therefore support that proposal.

Thank you,
(signed) Donald A. Kyle

Affordable Housing in Downtown Columbia

PTA President [president@clemenscrossingpta.org]

Sent: Wednesday, July 13, 2016 3:53 PM

To: Kittleman, Allan; CouncilMail

Cc: vicepresident@clemenscrossingpta.org; secretery@clemenscrossingpta.org

Dear Mr. Kittleman and Councilmembers,

This letter is to advise you that the Clemens Crossing Elementary School PTA voted unanimously at it's May 11, 2016 meeting to support the Terrasa plan to integrate affordable housing into 15% of the previously approved 5,500 housing units in downtown Columbia and **does not support the addition of any additional housing allocations**. We hope you will consider our testimony as you deliberate.

Sincerely,

The Clemens Crossing Elementary School PTA Executive Board

FW: current issues

Fox, Greg

Sent: Wednesday, July 13, 2016 3:06 PM

To: Sayers, Margery

Here's a new one
Karen

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

From: Jeanie Lazerov [<mailto:jlazerov@verizon.net>]

Sent: Wednesday, July 13, 2016 2:50 PM

To: Fox, Greg

Subject: current issues

Dear Councilman Fox:

As a constituent of yours,

(1) I would appreciate your favorable consideration of Councilwoman Terrasa's legislation requiring that 15% of Town Center housing development be moderately priced. I wish to see Columbia and Howard County remain affordable for our children and not become an "exclusive" place affordable only by the wealthy. This is not what Columbia was meant to be.

(2) Please do NOT support TIF for the developer. Those who reap the profits should not benefit from public funds.

Thank you for your consideration. We are watching.

Jeanie Lazerov
13278 Styer Court
Highland, MD 20777

Concerns about upcoming legislation for Town Center

Susan Garner [sueginna@gmail.com]

Sent: Wednesday, July 13, 2016 2:41 PM

To: CouncilMail

Hello Council Members,

We live in District 4 and strongly support Council member Jen Terrasa's bill which would require Howard Hughes to provide that 15% of all new housing in Town Center be moderately priced. This is currently required of developers in all other areas of Howard County! We would like to see this bill be made even stronger in the mix of "affordable" housing it would require.

We moved to Columbia in 1970 because we loved Jim Rouse's dream for this city. We feel Jen Terrasa's bill is the only one in line with his thinking for affordable housing.

We oppose the other six bills currently before the County Council, particularly the one granting a TIF to the developer, Howard Hughes, which is strongly promoting this legislation. Passage of this legislation would bequeath to that developer a huge gift at the expense of the taxpayers.

TIF's, which have now been prohibited in California, the state in which they originated, were initiated for use in economically distressed communities. I don't believe Downtown Columbia qualifies.

Thank you for listening.

Sincerely,

Susan L. Garner & Virginia W. Browne

Susan L. Garner & Virginia W. Browne
5669 Harpers Farm Road, Unit B
Columbia, MD 21044

Letter of Support - ARC of Howard County

Kittleman, Allan

Sent: Wednesday, July 13, 2016 2:31 PM
To: CouncilMail
Cc: Wilson, B Diane; Schrader, Sandy
Attachments: Affordable Housing Support~1.pdf (252 KB)

Dear Councilmembers,

Please see the attached letter of support from the ARC of Howard County. Please accept this letter as written testimony in support of the Administration's Downtown Columbia legislative package.

Thank you,

Allan

Allan H. Kittleman
County Executive
Howard County Government
410-313-2011
akittleman@howardcountymd.gov



The Arc™
Howard County

Achieve with us.

July 12, 2016

OFFICERS

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President
Howard Community College

William Erskine
Vice-President
Offit Kurman

Pam Guzzone
Secretary
Community Advocate

Jane Padgett
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Ed Wilson
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Constellation

DIRECTORS

Jeffrey Armiger
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Alex Barnes
People Power

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*Centers for Medicare &
Medicaid Services*

Peter Della-Croce
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Joseph R. Geld
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Phil Kiracofe
Gooseworks Consulting

Catherine Raggio
Community Advocate

Doreen Shing
Self-Advocate

Sarah Hochbaum
Community Advocate

Mike Lewis
*Ourisman Hyundai and Chrysler
Dodge, Jeep & Ram*

Michael Munoz
Howard Bank

Kathy Rama Tellis
Community Advocate

STAFF

Cindy Parr
Executive Director

Susan M. Haynes
Assoc. Executive Director of Admin.

Deborah L. Wagner
Assoc. Executive Director of Services

THE ARC OF HOWARD COUNTY
11735 Homewood Road
Ellicott City, MD 21042
T 410 730 0638 F 410 730 0730 www.archoward.org

The Honorable Allan Kittleman
County Executive
Howard County Government
3430 Courthouse Dr.
Ellicott City, MD 21043

County Executive Kittleman:

First, let me thank you for your acknowledgement of the need for more affordable housing in Howard County; specifically Columbia. As an advocate for people with disabilities, I see this plan as opening a door for individuals whose incomes typically cannot afford the cost of housing in our community.

The ability to identify "workforce housing" for households with income ranges between 30 and 60 percent of the County's average median income increases opportunities for individuals who make minimum wage and/or underemployed. This represents the large majority of individuals with disabilities in our community.

Recognizing the importance of the area where these units will be located is equally important. Most vulnerable populations cannot afford their own personal transportation. Accessing areas like Columbia where public transportation is available is critical.

I support your recommendation and appreciate the thoughtfulness you have shown in delivering this affordable housing recommendation for consideration.

Sincerely,

Cindy Parr

Executive Director
The Arc of Howard County

FW: Concerns about the Council and Executive goals

Sigaty, Mary Kay

Sent: Wednesday, July 13, 2016 11:22 AM

To: Sayers, Margery

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

From: Leanna Herman Wenderoth [<mailto:ljhwenderoth@gmail.com>]

Sent: Saturday, July 02, 2016 11:10 AM

To: Sigaty, Mary Kay

Cc: Kittleman, Allan

Subject: Concerns about the Council and Executive goals

Ms Sigaty-

I am writing you as a concerned citizen of your district, related to the excessive growth proposed in our district and our county as a whole.

Has anyone taken the approach of aggregating all of the proposals in total and truly clarifying how this affects current homes, traffic, schools, infrastructure, resources, etc.? Columbia was built with a pretty clear vision that already lost its way, thanks to far too many developers getting to choose how to keep the less wealthy from their housing (not at ALL the Columbia way)! And now, apparently, to rectify this, the council and executive are opening up a new plan to oversaturate an overstressed zone to an excessive degree.

The problems began with not enough forethought, and allowing the big money to dictate what they wanted, over the goals of our town/city/county and citizens. "Fixing" it by swinging the pendulum in the other direction is equally foolish. Moderation seems to have been given a back seat to the big bucks, and I'm appalled by this!

Of course we need growth, and walkability. But we also need moderation. Building tons of giant apartment buildings all over the center of Columbia is insane. The citizens you want to remain are all threatening to leave. We don't want our invested citizens who want community to flee.

I will be attending the July 25 meeting. I would like to know more about the time and location, and what is expected to be addressed. I have loved this county too long to see a short sighted plan take it apart.

Thank you.

Regards, Leanna Herman Wenderoth

*Raised in Phelps Luck (1973-1990)

Parents moved to Kings Contrivance (1990-current)

Have lived in Hickory Ridge since 1997

Grant for Howard Hughes

Kenneth Fung [kenf130@gmail.com]

Sent: Wednesday, July 13, 2016 8:23 AM

To: CouncilMail

Hi,

I'm curious about the TIF grant to Howard Hughes currently being discussed.

I heard that TIF grant is designed to promote development of economically distressed areas that otherwise wouldn't be developed. Is this the case with this area?

Would the project, including the commensurate infrastructure buildout, be otherwise commercially unviable for Howard Hughes?

Was the grant "part of the deal" when the project was first proposed?

Thanks for helping me understand this better,

Kenneth Fung

(A fellow Howard County resident)

Fwd: some of you who live in Howard County may be interested in this letter f...

Barb Krupiarz [barbkruz@verizon.net]

Sent: Wednesday, July 13, 2016 8:01 AM

To: Ball, Calvin B; Terrasa, Jen; CouncilMail

Dear Councilmembers,

I couldn't agree more with this letter from Liz Bobo.

Our Superintendent claims the budget is complicated and that is why she doesn't share it.

We all know how that is turning out. The County Executive's proposal is heading down the same path.

It is outrageous and it should not be passed. I have supported him in many initiatives, but I can't in good faith support his housing sweet deals for Howard Hughes to the detriment of Columbia.

Barb Krupiarz

From: [Liz Bobo](#)

Sent: Tuesday, July 12, 2016 6:13 PM

To: carolhutton@verizon.net

Subject: Reflection and Action for Columbia

Liz Bobo

Reflection and Action for Columbia

The accelerated legislative agenda of our Howard County Council regarding further development in Town Center prompted me to send this one mid-month action item.

This is the first local public policy issue on which I have spoken out since leaving public elected office a year and a half ago after more than thirty years in public service. I hope you share my deep concern and that you contact the County Council at councilmail@howardcountymd.gov.

Unusual for me, my heart is heavy as I sit at my laptop. I have been calling on all of my stalwarts – Thich Nhat Hanh, the Dalai Lama, Zach, Thomas Merton, Pema Chodron, Pope Francis, and more recently Elie Wiesel – to help me pull myself back from deep sadness in observing what is happening on our planet, in our nation and state, and right here in in Jim Rouse's beloved New Town of Columbia. The international and even the national problems often appear as beyond our control, and to a large extent that is accurate since it will take our whole nation and international solutions. Our local Columbia concerns, in contrast, are wholly within our own control.

Opening Thich Nhat Hahn's "Being Peace" for my early morning reading today, my eyes fell upon this gem: "Life is filled with suffering, but it is also filled with many wonders, such as the blue sky, the sunshine, the eyes of a baby. To suffer is not enough." Then just a couple pages beyond, "... we must be able to smile in our sorrow because we are more than our sorrow." I closed my book and recalled another favorite, "Pain is unavoidable. Suffering is optional", and then proceeded to type this message. I have attended several community meetings in the past few weeks about the upcoming legislation regarding further development in Town Center. Though Lloyd and I are concerned about the lack of preparation for the increased infrastructure that the additional development will require, our main concern is that we not become an exclusive community. We can still say that Jim Rouse conceived Columbia to be "a place where the CEO and the janitor could live in the same community," and he did just that. Now we are in danger of losing that quality and moving further and further from his values. Both Lloyd and I have more than a little experience in land use public policy, and we are deeply troubled by what is currently before the County Council, with the exception of one bill.

We support Councilmember Jen Terrasa's bill which would require Howard Hughes (the successor to The Rouse Company and General Growth Properties) to provide that 15% of all new housing in Town Center be moderately priced. This is currently required of developers in all other areas of Howard County. We would like to see this bill be made even stronger in the mix of "affordable" housing it would require.

We oppose the other six bills currently before the County Council, particularly the one granting a TIF (Tax Increment Financing) to the developer, Howard Hughes, which is strongly promoting this legislation.

Passage of this legislation would bequeath to that developer a huge (roughly \$90 million) gift at the expense of the taxpayers.

This issue is often described as "very complicated". It is not. For 35 years or more the Rouse Company paid for all of the infrastructure costs as a matter of doing business. Who should now pay for the roads, parking structures, roads, sewers, etc. demanded by the great amount of additional development in Downtown Columbia? My answer is the current developer, Howard Hughes, who will reap the profit, not the county taxpayers.

TIF's, which have now been prohibited in California, the state in which they originated, were initiated for use in economically distressed communities. I don't believe Downtown Columbia qualifies.

Currently we are observing the tragic consequences of economic injustice all over the globe. Please let your Councilmembers know that we do not want increased economic discrimination in our own county. If you agree please let your County Councilmember know.

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You are receiving this email because of your relationship with Liz Bobo. Please [reconfirm](#) your interest in receiving emails from us. If you do not wish to receive any more emails, you can [unsubscribe here](#).

This message was sent to carolhutton@verizon.net by lizbobo@comcast.net

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5561 Suffield Court, Columbia, MD, 21044

For the Jen Terraza's Plan

no-reply@howardcountymd.gov

Sent: Wednesday, July 13, 2016 7:20 AM

To: melindaderick@gmail.com

First Name: Melinda

Last Name: Derick

Email: melindaderick@gmail.com

Street Address: 6270 Cricket Pass

City: Columbia

Subject: For the Jen Terraza's Plan

Message: Hi I submitted my written testimony in email to each of the council members since I can't be at this hearing. I hope it gets a quick read. Thanks, Melinda Derick