

**Howard housing**

Bill Dupree [bduprees@hotmail.com]

**Sent:** Saturday, July 09, 2016 12:17 PM**To:** CouncilMail

I and my wife have lived in this area and have seen the surrounding area boom and when I say boom it includes the noise that it makes and the destruction it reeks. Building has only slowed but now every piece of dirt is not enough. Now we put housing vertically without regard for the impact at ground level. Please take the time, slow abit and postpone the sneaky summer push that developers are and have used before. While the public is away (vacations) the rats they do play(trying to make us pay the bill). Bill and Barb Dupree Swansfield

Sent from [Mail](#) for Windows 10

## Re: [HOWARD-CITIZEN] A Guide for the Downtown Columbia Legislative Package -- TIF

Charles Scott [CScott@loyola.edu]

Sent: Friday, July 08, 2016 5:07 PM

To: HOWARD-CITIZEN@yahoogroups.com

Cc: Kittleman, Allan; CouncilMail

Below is a description--my understanding, as an Economist--of what Tax Increment Financing (TIF) is and how it relates to the current proposal. My definition of TIF is from Wikipedia, but I also looked at the state of Maryland implementation of TIF at [Planning.maryland.gov](http://Planning.maryland.gov).

I strongly disagree with the use of TIF in Columbia Town Center, as I lay out below. I have not read the proposal, so the application of TIF in the proposal may vary from my description in specifics. However, the idea of using a funding method intended to "jump-start" development in an area like Columbia where development is well underway, does not seem appropriate, or necessary.

TIF--Tax Increment Financing--consists of

1. Designating a TIF district. This will include the target for development, and additional territory "that would likely be affected by the development." How this district is defined is very important, as all new tax revenue (tax increment) collected during the time horizon defined in the TIF will go to paying for the development (paying for the bonds).

2. Issuing bonds for funding the development chosen to be done.

3. Applying any increment in tax revenue in the designated district to pay off the bonds.

If the property values in the TIF district are increased by the development, these properties will incur increased property taxes on the increased value. This additional tax would then be applied to paying for the development. The main use of TIFs has been to redevelop "blighted" areas that would not be redeveloped without this preferential (public) funding. I say public funding because the bonds used to fund the development are paid for out of future tax revenue.

NOTE: California, where TIFs were first used, has chosen to restrict the use of this type of financing.

In Columbia's situation,

1. The proposed development area is not blighted.

2. Property values continue to rise in Columbia without this development. This underlying increment to the tax base would be captured to pay for the bonds used to finance the development, rather than being available for other public expenditures.

3. The housing proposed will bring more residents to the county, causing there to be a need for added infrastructure--roads, schools, etc. Not only is there limited provision for this infrastructure by the developer in the current legislation, with the TIF, any new revenues (in the designated TIF district) would now go to paying for the development itself, not the added infrastructure. How would we then pay for the added need for roads and schools? The only option would be to tax non-TIF district tax payers.

4. The residents near the fire house (Banniker) fear that their property values will actually fall due to the affordable housing proposed over the fire house (based upon their association's representative testimony at Wilde Lake Middle School). If this were to occur, how would the bonds--read county financial obligation--be paid off?

5. TIF sounds like a subsidy to the developer. In fact, it is public funding of the development in such a way that the cost is deferred to after the expense of the development occurs. It appears to be "free" since this funding is out of "incremental" revenue. However, these increments to taxes might not be a result of the development itself, and therefore applying these funds to the TIF financed development means that these funds are not available for other projects. These other needs--schools, roads, public services, etc.--must be funded out of other tax sources, or not done at all.

6. TIF was developed as a means to foster development that would not have occurred otherwise. Unless the developer is allowed to ignore their obligation to provide affordable housing as part of their currently authorized 5500 units, the proposed affordable housing will occur without TIF. Why publicly pay for (TIF) what the private market will already provide--if Howard Hughes is held to their obligations.

7. The current proposal claims to provide low income housing. However, it actually allows Howard Hughes to provide NO affordable housing in the 5500 units it is authorized to build. The affordable housing is then provided at County taxpayer expense--through TIF--on County land! There is much here for Howard Hughes, but NOT MUCH for the County. It is window dressing to hide the fact that Howard Hughes is not being required to provide any affordable housing.

8. Jen Terrasa's proposal holds Howard Hughes accountable for their obligation to provide affordable housing as part of the 5500 units authorized, without restricting future tax revenues to pay for it. Howard Hughes was aware of the type of community they were buying into, and what the expectations were with respect to development. Councilwoman Terrasa's proposal is just holding them accountable for what Columbia was intended to be.

Charles Scott

Sent from my iPad

On Jul 6, 2016, at 10:10 PM, 'Stu Kohn' [stukohn@verizon.net](mailto:stukohn@verizon.net) [HOWARD-CITIZEN] <[HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com)> wrote:

All,

In an attempt to keep you informed as to activities relating to the Downtown Columbia Legislation the Howard County Citizens Association (HCCA) has been working to try and obtain a fair process for concerned citizens to have a solid voice in the legislative process regarding this most complex package. We have been communicating with our officials to try and ensure we ALL get the picture. There are two attachments for your use. They are the "Downtown Columbia Legislative Package" and "Downtown Columbia Legislative Schedule Overview – July 2016" The contents are provided below:

Stu Kohn  
HCCA, President

=====  
**Subject: Downtown (DT) Columbia Legislative Package**  
Prepared by: Stu Kohn, President HCCA

The information below is a composite list of the array of Bills and Resolutions which comprise the Downtown Columbia legislative proposals. The proposed schedule as stated on the County Council website -- Upcoming Council Meetings is as follows:

Friday, July 8 – Legislative Session – 10:00am  
Monday, July 11 – Special Leg Work Session – 8:30am  
Thursday, July 14 – Special Public Hearing – 6:00pm  
Monday, July 18 – Legislative Public Hearing – 6:00pm  
Monday, July 25 – Legislative Work Session – 8:30am  
Friday, July 29 -- Legislative session – 10am

See attachment "Downtown Columbia Legislative Schedule Overview – July 2016" as well as the contents below we received from Jessica Feldmark, Administrator, Howard County Council. Please note the Rules of Engagement when Testifying as described when referring to July 14.

### **July 2016 Legislative Schedule Overview for Legislation Regarding Downtown Columbia**

Given the robust legislative agenda pending before the County Council this month and in anticipation of significant public participation, the Council has augmented its regular legislative schedule with additional meetings – one work session and one public hearing – focused specifically on the legislation related to Downtown Columbia (listed at the end of this document). The timeline below outlines the Council's legislative schedule for July with brief descriptions of the process the Council will follow at each meeting.

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*This is the Council's regular legislative session, which happens to fall later than usual this year due to holiday observances for the Fourth of July and Eid Ul Fitr. At the end of this legislative session, there will be initial presentations of the Downtown-related legislation – approximately 10 minutes each for three legislative packages (the Administration's affordable housing package, Councilwoman Terrasa's affordable housing package, and the TIF package). At the end of each presentation, Council Members will have an opportunity to raise issues and questions to be addressed at the work session on July 11. The Council will not begin discussion at this session; it will simply be identifying topics of discussion for the work session.*

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*This special legislative work session will provide an opportunity for the Council to begin more in-depth discussion of the legislation related to affordable housing in Downtown Columbia and the proposed TIF for Downtown Columbia. Legislative work sessions are open meetings. The public is welcome to attend; however, testimony is not taken at a work session.*

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**July 29, 10:00 a.m. - legislative session**

*This is the annual wrap-up legislative session to give final consideration to July's legislation before the Council's August recess. At this session the Downtown-related legislation could be tabled through the August recess.*

**Councilwoman Jen Terrasa's Legislative Package Addressing Affordable Housing (AH) in Downtown (DT) Columbia**

Note: Go to the link -- <http://cc.howardcountymd.gov/About-Us/Commissions-Task-Forces-and-Special-Reports/Affordable-Housing-in-Downtown-Columbia> to see the contents of all the Bills, Resolutions, Tax Increment Financing (CB-56), and other information such as the Planning Boards recommendations, and the Development Rights and Responsibilities Agreement (DRRA), etc. below.

On March 31, 2016, the Howard County Department of Planning and Zoning issued technical staff reports on the proposals for affordable housing in Downtown Columbia regarding

[Technical Staff Report on Councilwoman Terrasa's proposal \(GPA 2016-02 and ZRA-162\)](#)  
[Technical Staff Report on County Executive Kittleman's proposal \(GPA 2016-03, ZRA-170, and DRRA\)](#)

**Associated Bills:**

**CB-43** – AN ACT amending the Downtown Columbia Plan to establish an Affordable Housing Inclusionary Zoning provision for Downtown Columbia, under certain conditions; amending certain Community Enhancements, Programs, and Public Amenities (CEPPAs) requirements regarding affordable housing; and generally relating to planning, zoning and land use in Howard County.

*Number of Pages = 6*

**CB-44** – AN ACT amending the Howard County Zoning Regulations' New Town (NT) District Downtown Revitalization regulations to include a 15 percent Affordable Housing Inclusionary Zoning provision for Downtown Columbia, under certain conditions; and generally relating to the NT District. *Number of Pages = 9*

**CB-45** – AN ACT amending the Howard County Code's Downtown Columbia provisions regarding affordable housing payments required by Community Enhancements, Programs, and Public Amenities (CEPPAs) to reflect an inclusionary zoning provision for Downtown Columbia; and generally relating to affordable housing in Downtown Columbia. *Number of Pages = 37*

**County Executive Legislative Package Addressing AH in DT Columbia, as well as a TIF for DT Columbia**

**Associated Bills:**

**CB-52** – AN ACT amending the Downtown Columbia Plan, a General Plan Amendment, to revise the Downtown Columbia affordable housing program; setting forth methods for the development of affordable housing; revising the Downtown Revitalization Phasing Progression to reflect the timing of affordable housing development; amending certain Community Enhancements, Programs and Public Amenities to reflect the methods for the development of affordable housing; and generally relating to planning, zoning and land use in Howard County. *Number of Pages = 21*

**CB-53** – AN ACT amending PlanHoward 2030, the general plan for Howard County, in order to amend the number of housing unit allocations available to developers of new residential units in Downtown Columbia for the period 2015 - 2030; and generally relating to planning, zoning and land use in Howard County. *Number of Pages = 4*

**CB-54** – AN ACT requiring a new configuration of affordable housing in Downtown Columbia under certain conditions with certain alternatives; amending and providing for certain parking requirements related to residential units in Downtown Columbia; providing certain requirements for certain plans; requiring that certain types of construction provide for art in the community; and generally relating to the Howard County Zoning Regulations. *Number of Pages = 9*

**CB-55** – AN ACT amending the County Code by clarifying that certain moderate income housing units are provided in certain Zoning Districts as required by the Howard County Zoning Regulations or when required by certain plans; exempting Downtown Columbia from a certain provision of the Adequate Public Facilities Ordinance; amending certain payments for affordable housing required by each developer of residential property within Downtown Columbia under certain conditions; and generally relating to development in Downtown Columbia. *Number of Pages = 4*

**CB-56** – AN ORDINANCE levying and providing for the collection of a special tax on property within the special taxing district in the downtown Columbia area of Howard County, Maryland known as the “Crescent Special Taxing District” (the “Special Taxing District”) pursuant to the Rate and Method identified herein and for various matters relating thereto; authorizing and empowering the County to issue up to \$90,000,000 of its special obligation bonds at a maximum interest rate not to exceed 12% per annum in order to finance or reimburse the cost of certain public improvements relating to the Special Taxing District and the Development District (as defined herein) and other costs permitted under the Acts (as identified herein); providing that such bonds and the interest thereon shall never constitute a general obligation of the County or a pledge of its full faith and credit; providing for the further specification, prescription, determination, provision for or approval of various other matters, details, documents and procedures in connection with the authorization, issuance, security, sale and payment for any such bonds; making certain legislative findings; and generally providing for the levy, imposition, collection and application of such special tax and the issuance of an initial series of bonds in accordance with the Acts identified herein. *Number of Pages = 63*

**Associated Resolutions:**

**CR-103** – A RESOLUTION approving and authorizing the execution of a Development Rights and Responsibilities Agreement by Howard Research And Development Corporation and Howard County in accordance with Title 16, Subtitle 17 of the Howard County Code; authorizing the Executive to make changes to the Agreement, under certain conditions; authorizing the County Executive to execute the Agreement; providing for the effective date of this Resolution, and generally relating to the Agreement. *Number of Pages = 59*

**CR-104** – A RESOLUTION pursuant to Section 4.201 of the Howard County Code, authorizing the County Executive’s sale of certain real property known as the “Flier Building” owned by Howard County, Maryland, containing approximately 2.159 acres, and located at 10750 Little Patuxent Parkway, Maryland; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code; and providing that the County Executive is not bound to sell the property if he finds that it may have a further public use. *Number of Pages = 4*

**CR-105** – A RESOLUTION adopted pursuant to Sections 12-201 et seq . of the Economic Development Article of the Annotated Code of Maryland (the “Tax Increment Financing Act”) and Sections 21-501 et seq. of the Local Government Article of the Annotated Code of Maryland (the “Special Taxing District Act”, and collectively with the Tax Increment Financing Act, the “Acts”) providing for the designation of contiguous property in the downtown Columbia area of Howard County as a development district for purposes of the Tax Increment Financing Act (the “Development District”) and for the designation of a separate area within the development district as a special taxing district for the purposes of the Special Taxing District Act (the “Special Taxing District”, and collectively with the Development District, the “Districts”); creating certain special funds pursuant to the Acts; providing for the deposit and use of moneys in such special funds; pledging that the County will allocate and divide property taxes on real property within the Development District so that the portion of the real property taxes levied on the amount by which the assessable base of the real property in the Development District exceeds the original taxable value (the “Tax Increment”) will be allocated and paid into one of the special funds, and providing for the levy and collection of special taxes or ad valorem taxes to be deposited to the other special fund in the event the real property taxes levied on the Tax Increment are or will be insufficient to pay debt service on certain bonds issued under the Acts; and providing for, finding, and determining matters in connection therewith. *Number of Pages = 19*

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Posted by: "Stu Kohn" <[stukohn@verizon.net](mailto:stukohn@verizon.net)>

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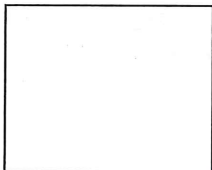
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NOTE 2: HCCA does not take responsibility for the content of messages posted on the listserve; assertions should be verified before placing reliance on them.

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<Downtown Columbia Legislative Package.docx>

<Downtown Columbia Legislative Schedule Overview - July 2016 - final.pdf>



**Affordable housing**

edsteinhouse@yahoo.com

**Sent:** Friday, July 08, 2016 11:56 AM**To:** CouncilMail; Kittleman, Allan**Attachments:** Don't sell downtown Colum~1.html (54 KB)

I think Jan Terassa has it right, and the County Executive and the apparent majority of the County Council have it wrong. The County Executive's plan is too complicated by half, and its contingencies too uncertain. It amounts to a forty-year give away to developers with too little in return, especially in terms of affordable housing, but not only affordable housing. It should not be enacted. Jan Terassa's plan is a more honest implementation of the original legislation and makes a lot of sense. If affordable housing is the goal, only her plan is the real alternative. The choice to be made by the Executive and the Council is a test for the voting public of their good intentions.

Edward Steinhouse

News / Maryland / Howard County / Columbia

# Don't sell downtown Columbia short [Commentary]

Editorial for The Howard County TimesHoward County Times

JULY 7, 2016, 11:26 AM

**T**his is a critical month for Howard County residents.

Two very different legislative packages are set to be introduced before the County Council on Friday. The policy decision before the council will shape the future of affordable housing in downtown Columbia, have a significant impact on the future of Columbia, and may set precedent for affordable housing throughout the county.

My plan is simple and implements the original recommendations of the Columbia Downtown Housing Corp. Calling for at least 15 percent affordable housing for all future downtown residential development, it ensures that downtown Columbia develops with a full spectrum of housing options as envisioned in the Downtown Columbia Plan. My legislation provides flexibility but ensures that when market rate units are built, so are affordable housing units, and it integrates units throughout the community.

In contrast, the county executive's plan is overly complicated, giving the appearance of delivering a greater community benefit than the proposal actually provides. It increases density by at least 900 units with no actual limit on density, concentrates a majority of affordable units in low-income housing tax credit projects, reduces the parking requirements and binds the county to a 40-year agreement with Howard Hughes, in which the county commits not to change the applicable laws for that same time period. I am hearing from the community that these are big concerns.

Also troubling is that along with their affordable housing legislation, the county executive is proposing a \$90 million Tax Increment Financing (TIF) for downtown Columbia.

TIF financing should be used to encourage the revitalization of blighted or economically depressed areas where development would not otherwise occur but for this extraordinary infusion of public financing. Why are we being asked to use taxpayer money to encourage development in Columbia?



[Recommendations represent expert thinking on housing \[Commentary\]](#)  
[Editorial for The Howard County Times](#)

[With Columbia's 50th birthday less than a year away, it is fitting that the Downtown Columbia Plan for the city's "revitalization" is gaining momentum.](#)

[This was evidenced by Howard County Executive Allan Kittleman's submission last week of legislation for affordable housing and financing for public...](#)

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[This was evidenced by Howard County Executive Allan Kittleman's submission last week of legislation for affordable housing and financing for public...](#)

[\(Editorial for The Howard County Times\)](#)

Downtown Columbia is a far cry from what I think of as blighted or economically depressed. While making downtown Columbia more vibrant is a goal many of us share, we are selling ourselves short if we think we need \$90 million of public subsidies to make this happen.

We have no reason to sell downtown Columbia short.

We have no reason to compromise on the core principle that people of all socioeconomic backgrounds should be able to live side-by-side in downtown Columbia. We have no reason to jump down this rabbit hole when we have a very straightforward, well-reasoned, and perfectly simple, effective alternative on the table.



[Kittleman introduces TIF plan for Crescent in downtown Columbia](#)  
[Fatimah Waseem](#)

[As part of a historic development plan for downtown Columbia, the Kittleman administration introduced plans on Monday to provide \\$90 million to fund public infrastructure needs for the development of downtown Columbia, specifically the Crescent by the city's master developer, Howard Hughes Corp.](#)

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... [\(Fatimah Waseem\)](#)

Be sure to voice your opinion by coming to testify on July 14 or July 18 or submit written testimony to [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov).

*Jennifer Terrasa is a member of the Howard County Council, representing District 3, which includes portions of Columbia, North Laurel, Savage, Guilford and parts of Jessup.*



• [Recommendations represent expert thinking on housing \[Commentary\]](#)



• [Kittleman introduces TIF plan for Crescent in downtown Columbia](#)



• [In 4-1 vote, Howard planning board approves affordable housing proposal for downtown Columbia](#)

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## Downtown Columbia Plan Legislation

no-reply@howardcountymd.gov

**Sent:** Friday, July 08, 2016 12:31 AM

**To:** Chellerg@verizon.net

**First Name:** Rochelle

**Last Name:** Ginsburg

**Email:** [Chellerg@verizon.net](mailto:Chellerg@verizon.net)

**Street Address:** 5413 Spindrifft Pl.

**City:** Columbia

**Subject:** Downtown Columbia Plan Legislation

**Message:** I am writing in support of the plan for development of Downtown Columbia proposed by Jennifer Terrasa. The alternative plan proposed by the county executive appears to greatly favor the developer. It also concenbrates rather than integrates the affordable housing within the downtown community. In addition, I do not support the TIF for a project that will be so profitable for the developer. Thank you

## **Affordable housing downtown**

Ted-Pat@comcast.net

**Sent:** Thursday, July 07, 2016 12:15 PM

**To:** CouncilMail

I support the plan for affordable housing described by Councilwomen Terasa in the Columbia Flyer. I have followed this issue and was disappointed with the compromise with the developer. Columbia was built with income integration as a key principle. Let's not water it down in the center of Columbia.

Ted Buxton  
8552 Dark Hawk Circle  
Columbia, MD. 21045

Sent from XFINITY Connect Mobile App

## **The "Affordable housing" legislation before you**

ksteve8@verizon.net

**Sent:** Thursday, July 07, 2016 7:11 AM

**To:** CouncilMail

I favor requiring that ANY future development in Howard County (and not just Columbia) require the inclusion of a certain percentage of housing for low-income people and, if that fails to meet the need, that the county itself provide sufficient housing for all low-income people who currently live or work here.

Although the legislation before you seems to apply only to Columbia, I tend to favor Jen Terrasa's bills. I definitely oppose CR105-2016, which seems to be an unnecessary payoff to a developer. There is money to be made by developing housing in Columbia and Howard County. I seriously doubt that we really need to paying anyone to do it. If one developer chooses not to do it, someone else (or the county itself) will.

Kenneth A. Stevens

## **Affordable Housing**

Inge Hyder [ingehy@gmail.com]

**Sent:** Wednesday, July 06, 2016 11:12 PM

**To:** CouncilMail

**Cc:** Terrasa, Jen

Dear council people,

I urge you to adopt Jen Terrasa's proposals for affordable housing in Columbia:

CB43, 44 and 45 - 2016.

It seems to me it is simpler, more affordable and more humane to low-income people -- it is good for all Columbia and Columbians.

I am a long-time Columbian (since 1969) and want to keep feeling proud to live in Columbia.

Sincerely,  
Inge Hyder



## A Guide for the Downtown Columbia Legislative Package

Stu Kohn [stukohn@verizon.net]

**Sent:** Wednesday, July 06, 2016 10:09 PM

**To:** howard-citizen@yahoogroups.com; Kittleman, Allan; CouncilMail

**Attachments:** Downtown Columbia Legisla~1.docx (22 KB) ; Downtown Columbia Legislat~1.pdf (216 KB)

All,

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**CB-44** – AN ACT amending the Howard County Zoning Regulations' New Town (NT) District Downtown Revitalization regulations to include a 15 percent Affordable Housing Inclusionary Zoning provision for Downtown Columbia, under certain conditions; and generally relating to the NT District. *Number of Pages = 9*

**CB-45** – AN ACT amending the Howard County Code's Downtown Columbia provisions regarding affordable housing payments required by Community Enhancements, Programs, and Public Amenities (CEPPAs) to reflect an inclusionary zoning provision for Downtown Columbia; and generally relating to affordable housing in Downtown Columbia. *Number of Pages = 37*

### **County Executive Legislative Package Addressing AH in DT Columbia, as well as a TIF for DT Columbia**

### **Associated Bills:**

**CB-52** – AN ACT amending the Downtown Columbia Plan, a General Plan Amendment, to revise the Downtown Columbia affordable housing program; setting forth methods for the development of affordable housing; revising the Downtown Revitalization Phasing Progression to reflect the timing of affordable housing development; amending certain Community Enhancements, Programs and Public Amenities to reflect the methods for the development of affordable housing; and generally relating to planning, zoning and land use in Howard County. *Number of Pages = 21*

**CB-53** – AN ACT amending PlanHoward 2030, the general plan for Howard County, in order to amend the number of housing unit allocations available to developers of new residential units in Downtown Columbia for the period 2015 - 2030; and generally relating to planning, zoning and land use in Howard County. *Number of Pages = 4*

**CB-54** – AN ACT requiring a new configuration of affordable housing in Downtown Columbia under certain conditions with certain alternatives; amending and providing for certain parking requirements related to residential units in Downtown Columbia; providing certain requirements for certain plans; requiring that certain types of construction provide for art in the community; and generally relating to the Howard County Zoning Regulations. *Number of Pages = 9*

**CB-55** – AN ACT amending the County Code by clarifying that certain moderate income housing units are provided in certain Zoning Districts as required by the Howard County Zoning Regulations or when required by certain plans; exempting Downtown Columbia from a certain provision of the Adequate Public Facilities Ordinance; amending certain payments for affordable housing required by each

developer of residential property within Downtown Columbia under certain conditions; and generally relating to development in Downtown Columbia. *Number of Pages = 4*

**CB-56** – AN ORDINANCE levying and providing for the collection of a special tax on property within the special taxing district in the downtown Columbia area of Howard County, Maryland known as the “Crescent Special Taxing District” (the “Special Taxing District”) pursuant to the Rate and Method identified herein and for various matters relating thereto; authorizing and empowering the County to issue up to \$90,000,000 of its special obligation bonds at a maximum interest rate not to exceed 12% per annum in order to finance or reimburse the cost of certain public improvements relating to the Special Taxing District and the Development District (as defined herein) and other costs permitted under the Acts (as identified herein); providing that such bonds and the interest thereon shall never constitute a general obligation of the County or a pledge of its full faith and credit; providing for the further specification, prescription, determination, provision for or approval of various other matters, details, documents and procedures in connection with the authorization, issuance, security, sale and payment for any such bonds; making certain legislative findings; and generally providing for the levy, imposition, collection and application of such special tax and the issuance of an initial series of bonds in accordance with the Acts identified herein. *Number of Pages = 63*

### **Associated Resolutions:**

**CR-103** – A RESOLUTION approving and authorizing the execution of a Development Rights and Responsibilities Agreement by Howard Research And Development Corporation and Howard County in accordance with Title 16, Subtitle 17 of the Howard County Code; authorizing the Executive to make changes to the Agreement, under certain conditions; authorizing the County Executive to execute the Agreement; providing for the effective date of this Resolution, and generally relating to the Agreement. *Number of Pages = 59*

**CR-104** – A RESOLUTION pursuant to Section 4.201 of the Howard County Code, authorizing the County Executive’s sale of certain real property known as the “Flier Building” owned by Howard County, Maryland, containing approximately 2.159 acres, and located at 10750 Little Patuxent Parkway, Maryland; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code; and providing that the County Executive is not bound to sell the property if he finds that it may have a further public use. *Number of Pages = 4*

**CR-105** – A RESOLUTION adopted pursuant to Sections 12-201 et seq . of the Economic Development Article of the Annotated Code of Maryland (the “Tax Increment Financing Act”) and Sections 21-501 et seq. of the Local Government Article of the Annotated Code of Maryland (the “Special Taxing District Act”, and collectively with the Tax Increment Financing Act, the “Acts”) providing for the designation of contiguous property in the downtown Columbia area of Howard County as a development district for purposes of the Tax Increment Financing Act (the “Development District”) and for the designation of a separate area within the development district as a special taxing district for the purposes of the Special Taxing District Act (the “Special Taxing District”, and collectively with the Development District, the “Districts”); creating certain special funds pursuant to the Acts; providing for the deposit and use of moneys in such special funds; pledging that the County will allocate and divide property taxes on real property within the Development District so that the portion of the real property taxes levied on the amount by which the assessable base of the real property in the Development District exceeds the original taxable value (the “Tax Increment”) will be allocated and paid into one of the special funds, and providing for the levy and collection of special taxes or ad valorem taxes to be deposited to the other special fund in the event the real property taxes levied on the Tax Increment are or will be insufficient to pay debt service on certain bonds issued under the Acts; and providing for, finding, and determining matters in connection therewith. *Number of Pages = 19*



Date: 6 July 2016

Subject: **Downtown (DT) Columbia Legislative Package**

Prepared by: Stu Kohn, President HCCA

The information below is a composite list of the array of Bills and Resolutions which comprise the Downtown Columbia legislative proposals. The proposed schedule as stated on the County Council website -- Upcoming Council Meetings

Friday, July 8 – Legislative Session – 10:00am

Monday, July 11 – Special Leg Work Session – 8:30am

Thursday, July 14 – Special Public Hearing – 6:00pm

Monday, July 18 – Legislative Public Hearing – 6:00pm

Monday, July 25 – Legislative Work Session – 8:30am

**Councilwoman Jen Terrasa's Legislative Package Addressing Affordable Housing (AH) in Downtown (DT) Columbia**

Note: Go to the link -- <http://cc.howardcountymd.gov/About-Us/Commissions-Task-Forces-and-Special-Reports/Affordable-Housing-in-Downtown-Columbia> to see the contents of the Bills and Resolutions below. In addition there are links for Councilwoman Jen Terrasa's and on the County Executive's proposals.

On March 31, 2016, the Howard County Department of Planning and Zoning issued technical staff reports on the proposals for affordable housing in Downtown Columbia regarding

Technical Staff Report on Councilwoman Terrasa's proposal (GPA 2016-02 and ZRA-162)  
Technical Staff Report on County Executive Kittleman's proposal (GPA 2016-03, ZRA-170, and DRRA)

**Bills:**

**CB-43** – AN ACT amending the Downtown Columbia Plan to establish an Affordable Housing Inclusionary Zoning provision for Downtown Columbia, under certain conditions; amending certain Community Enhancements, Programs, and Public Amenities (CEPPAs) requirements regarding affordable housing; and generally relating to planning, zoning and land use in Howard County.

*Number of Pages = 6*

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*Number of Pages = 9*

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**County Executive Legislative Package Addressing AH in DT Columbia, as well as a TIF for DT Columbia**

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## **Resolutions:**

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## Howard County Council

George Howard Building  
3430 Court House Drive  
Ellicott City, Maryland 21043-4392

### COUNCILMEMBERS

Calvin Ball, Chairperson  
District 2  
Jon Weinstein, Vice Chairperson  
District 1  
Jennifer Terrasa  
District 3  
Mary Kay Sigaty  
District 4  
Greg Fox  
District 5

### July 2016 Legislative Schedule Overview for Legislation Regarding Downtown Columbia

Given the robust legislative agenda pending before the County Council this month and in anticipation of significant public participation, the Council has augmented its regular legislative schedule with additional meetings – one work session and one public hearing – focused specifically on the legislation related to Downtown Columbia (listed at the end of this document). The timeline below outlines the Council's legislative schedule for July with brief descriptions of the process the Council will follow at each meeting.

#### **Friday, July 8, 10:00 a.m. - legislative session**

*This is the Council's regular legislative session, which happens to fall later than usual this year due to holiday observances for the Fourth of July and Eid Ul Fitr. At the end of this legislative session, there will be initial presentations of the Downtown-related legislation – approximately 10 minutes each for three legislative packages (the Administration's affordable housing package, Councilwoman Terrasa's affordable housing package, and the TIF package). At the end of each presentation, Council Members will have an opportunity to raise issues and questions to be addressed at the work session on July 11. The Council will not begin discussion at this session; it will simply be identifying topics of discussion for the work session.*

#### **Monday, July 11, 8:30 a.m. - special legislative work session (Downtown only)**

*This special legislative work session will provide an opportunity for the Council to begin more in-depth discussion of the legislation related to affordable housing in Downtown Columbia and the proposed TIF for Downtown Columbia. Legislative work sessions are open meetings. The public is welcome to attend; however, testimony is not taken at a work session.*

#### **Thursday, July 14, 6:00 p.m. - special public hearing (Downtown only)**

*This will be a special public hearing focused only on legislation related to Downtown Columbia. All of the Downtown legislation will be heard together as a group. Sponsors will not present their legislation at this hearing, as those initial presentations will have already been completed on July 8. Members of the public will have the opportunity to testify on any or all of the legislation. Each person, whether testifying as an individual or as the representative of an organization, will have up to five minutes to testify, with an*

*additional minute if the testimony will address both affordable housing and the proposed TIF.*

**Monday, July 18, 6:00 p.m. – regular legislative public hearing**

*This is the regular legislative public hearing for all legislation introduced in July, including the Downtown-related legislation. The hearing will begin at 6:00 p.m. Downtown-related legislation will be at the end of the agenda. Once again, all of the Downtown legislation will be read together as a group and members of the public will have up to five minutes to testify, with an additional minute if the testimony will address both affordable housing and the proposed TIF.*

**Monday, July 25, 8:30 a.m. - legislative work session**

*This is the Council's regular legislative work session for July. As is standard practice, the agenda for the work session will be determined following the regular legislative public hearing. It is anticipated that this work session will include further discussion of Downtown-related legislation, and it may include other legislation as well. Legislative work sessions are open meetings. The public is welcome to attend; however, testimony is not taken at a work session.*

**July 29, 10:00 a.m. - legislative session**

*This is the annual wrap-up legislative session to give final consideration to July's legislation before the Council's August recess. At this session the Downtown-related legislation could be tabled through the August recess.*

It is important to note that a formal decision to table legislation can only be made by a vote of the Council in a public meeting. In anticipation that the Council may choose to table the legislation related to Downtown Columbia, Council staff is currently coordinating schedules to arrange for the possibility of additional meeting dates in September.

The Council is committed to allowing ample opportunity for public testimony. While we cannot change the unfortunate timing of when this legislation was filed, the Council is working to ensure that every resident who wishes to testify on these issues has the opportunity to do so and that Council Members have the benefit of hearing the community's full range of opinions on these significant legislative packages. Please remember that written testimony can be submitted at any time. Testimony emailed to [Councilmail@howardcountymd.gov](mailto:Councilmail@howardcountymd.gov) will be received by all members of the County Council.

### **Downtown-Related Legislation**

For your convenience, a complete list of all prefiled legislation related to Downtown Columbia is provided below. Please note that the following legislation is introduced by the Chairperson at the request of the County Executive unless otherwise noted:

Council Bill 43-2016 – Introduced by Jennifer Terrasa; AN ACT amending the Downtown Columbia Plan to establish an Affordable Housing Inclusionary Zoning provision for Downtown Columbia, under certain conditions; amending certain Community Enhancements, Programs, and

Public Amenities (CEPPAs) requirements regarding affordable housing; and generally relating to planning, zoning and land use in Howard County.

Council Bill 44-2016 (ZRA 162) – Introduced by Jennifer Terrasa; AN ACT amending the Howard County Zoning Regulations’ New Town (NT) District Downtown Revitalization regulations to include a 15 percent Affordable Housing Inclusionary Zoning provision for Downtown Columbia, under certain conditions; and generally relating to the NT District.

Council Bill 45-2016 – Introduced by Jennifer Terrasa; AN ACT amending the Howard County Code’s Downtown Columbia provisions regarding affordable housing payments required by Community Enhancements, Programs, and Public Amenities (CEPPAs) to reflect an inclusionary zoning provision for Downtown Columbia; and generally relating to affordable housing in Downtown Columbia.

Council Bill 52-2016 – AN ACT amending the *Downtown Columbia Plan*, a General Plan Amendment, to revise the Downtown Columbia affordable housing program; setting forth methods for the development of affordable housing; revising the Downtown Revitalization Phasing Progression to reflect the timing of affordable housing development; amending certain Community Enhancements, Programs and Public Amenities to reflect the methods for the development of affordable housing; and generally relating to planning, zoning and land use in Howard County.

Council Bill 53-2016 – AN ACT amending *PlanHoward 2030*, the general plan for Howard County, in order to amend the number of housing unit allocations available to developers of new residential units in Downtown Columbia for the period 2015 - 2030; and generally relating to planning, zoning and land use in Howard County.

Council Bill 54-2016 (ZRA 170) – AN ACT requiring a new configuration of affordable housing in Downtown Columbia under certain conditions with certain alternatives; amending and providing for certain parking requirements related to residential units in Downtown Columbia; providing certain requirements for certain plans; requiring that certain types of construction provide for art in the community; and generally relating to the Howard County Zoning Regulations.

Council Bill 55-2016 – AN ACT amending the County Code by clarifying that certain moderate income housing units are provided in certain Zoning Districts as required by the Howard County Zoning Regulations or when required by certain plans; exempting Downtown Columbia from a certain provision of the Adequate Public Facilities Ordinance; amending certain payments for affordable housing required by each developer of residential property within Downtown Columbia under certain conditions; and generally relating to development in Downtown Columbia.

Council Resolution 103-2016 – A RESOLUTION approving and authorizing the execution of a Development Rights and Responsibilities Agreement by Howard Research And Development Corporation and Howard County in accordance with Title 16, Subtitle 17 of the Howard County Code; authorizing the Executive to make changes to the Agreement, under certain conditions; authorizing the County Executive to execute the Agreement; providing for the effective date of this Resolution, and generally relating to the Agreement.

Council Resolution 104-2016 – A RESOLUTION pursuant to Section 4.201 of the Howard County Code, authorizing the County Executive’s sale of certain real property known as the “Flier

Building” owned by Howard County, Maryland, containing approximately 2.159 acres, and located at 10750 Little Patuxent Parkway, Maryland; waiving the advertising and bidding requirements of Section 4.201 of the Howard County Code; and providing that the County Executive is not bound to sell the property if he finds that it may have a further public use.

Council Resolution 105-2016 – A RESOLUTION adopted pursuant to Sections 12-201 et seq. of the Economic Development Article of the Annotated Code of Maryland (the “Tax Increment Financing Act”) and Sections 21-501 et seq. of the Local Government Article of the Annotated Code of Maryland (the “Special Taxing District Act”, and collectively with the Tax Increment Financing Act, the “Acts”) providing for the designation of contiguous property in the downtown Columbia area of Howard County as a development district for purposes of the Tax Increment Financing Act (the “Development District”) and for the designation of a separate area within the development district as a special taxing district for the purposes of the Special Taxing District Act (the “Special Taxing District”, and collectively with the Development District, the “Districts”); creating certain special funds pursuant to the Acts; providing for the deposit and use of moneys in such special funds; pledging that the County will allocate and divide property taxes on real property within the Development District so that the portion of the real property taxes levied on the amount by which the assessable base of the real property in the Development District exceeds the original taxable value (the “Tax Increment”) will be allocated and paid into one of the special funds, and providing for the levy and collection of special taxes or ad valorem taxes to be deposited to the other special fund in the event the real property taxes levied on the Tax Increment are or will be insufficient to pay debt service on certain bonds issued under the Acts; and providing for, finding, and determining matters in connection therewith.

Council Bill 56-2016 – AN ORDINANCE levying and providing for the collection of a special tax on property within the special taxing district in the downtown Columbia area of Howard County, Maryland known as the “Crescent Special Taxing District” (the “Special Taxing District”) pursuant to the Rate and Method identified herein and for various matters relating thereto; authorizing and empowering the County to issue up to \$90,000,000 of its special obligation bonds at a maximum interest rate not to exceed 12% per annum in order to finance or reimburse the cost of certain public improvements relating to the Special Taxing District and the Development District (as defined herein) and other costs permitted under the Acts (as identified herein); providing that such bonds and the interest thereon shall never constitute a general obligation of the County or a pledge of its full faith and credit; providing for the further specification, prescription, determination, provision for or approval of various other matters, details, documents and procedures in connection with the authorization, issuance, security, sale and payment for any such bonds; making certain legislative findings; and generally providing for the levy, imposition, collection and application of such special tax and the issuance of an initial series of bonds in accordance with the Acts identified herein.

**This Friday's hearings on downtown affordable housing proposals.**

Carolyn Parsa [cparsa@gmail.com]

**Sent:** Wednesday, July 06, 2016 7:50 PM

**To:** CouncilMail

Mary Kay Sigaty,

I am writing to you today to let you know that I fully support Councilwoman Jen Terrasa's legislation CB43-2016, CB44-2016, and CB45-2016 for affordable housing in downtown Columbia. I believe wholeheartedly that her plan makes sense for Columbia and that I do not support raising taxes to pay for any other plans proposed.

Thank you for your time in this matter.

Carolyn Parsa  
6106 Sebring Drive  
Columbia, MD 21044

**RE: [HOWARD-CITIZEN] Scheduled Dates for Downtown Columbia**

Feldmark, Jessica

**Sent:** Wednesday, July 06, 2016 7:15 PM  
**To:** HOWARD-CITIZEN@yahoogroups.com; Kittleman, Allan; CouncilMail  
**Attachments:** Downtown Columbia Legislat~1.pdf (222 KB)

Hi Stu,

I hope the attached document will be helpful in clarifying. Please let me know if you have any additional questions.

Thanks,  
Jess

Jessica Feldmark  
Administrator  
Howard County Council  
410-313-3111  
jfeldmark@howardcountymd.gov

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

From: HOWARD-CITIZEN@yahoogroups.com [<mailto:HOWARD-CITIZEN@yahoogroups.com>]  
Sent: Monday, July 04, 2016 12:17 AM  
To: HOWARD-CITIZEN@yahoogroups.com; Kittleman, Allan; CouncilMail  
Subject: [HOWARD-CITIZEN] Scheduled Dates for Downtown Columbia

Could someone be so kind to provide the Subject dates as they relate to the Introduction of the array of Bills and Resolutions, Public Testimony, and Work Sessions. There is confusion. We want to make sure all are given the correct information. Currently on the County website it is not clear.

Again we, HCCA ask for postponement of All Legislative matters until September.

Thanks

Stu Kohn  
HCCA, President

Sent from my iPhone

-----  
Posted by: [stukohn@verizon.net](mailto:stukohn@verizon.net)  
-----

NOTE 1: When you choose REPLY, it will go to the entire group.  
To send to one member, enter that address in the TO window.

NOTE 2: HCCA does not take responsibility for the content of messages posted on the listserve; assertions should be verified before placing reliance on them.

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Yahoo Groups Links

<\*> To visit your group on the web, go to:  
<http://groups.yahoo.com/group/HOWARD-CITIZEN/>

- <\*> Your email settings:  
Individual Email | Traditional
- <\*> To change settings online go to:  
<http://groups.yahoo.com/group/HOWARD-CITIZEN/join>  
(Yahoo! ID required)
- <\*> To change settings via email:  
HOWARD-CITIZEN-digest@yahoogleroups.com  
HOWARD-CITIZEN-fullfeatured@yahoogleroups.com
- <\*> To unsubscribe from this group, send an email to:  
HOWARD-CITIZEN-unsubscribe@yahoogleroups.com
- <\*> Your use of Yahoo Groups is subject to:  
<https://info.yahoo.com/legal/us/yahoo/utos/terms/>

## **affordable housing**

Joan Lancos [joan@hickoryridgevillage.org]

**Sent:** Wednesday, July 06, 2016 11:34 AM

**To:** CouncilMail

**Attachments:** affordable housing letter ~1.pdf (73 KB)

Attached please find a request from the village board regarding the affordable housing legislation.

Joan Lancos  
Land Use Liaison

Hickory Ridge Community Association  
6175 Sunny Spring  
Columbia, MD 21044  
410.730.7327  
joan@hickoryridgevillage.org



**affordable housing**

Joan Lancos [joan@hickoryridgevillage.org]

**Sent:** Wednesday, July 06, 2016 11:34 AM

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## Hickory Ridge Community Association

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6175 Sunny Spring, Columbia, Maryland 21044 • 410 730-7327  
[www.hickoryridgevillage.org](http://www.hickoryridgevillage.org) • [www.thehawthorncenter.com](http://www.thehawthorncenter.com)

July 6, 2016

Howard County Council  
George Howard Building  
3430 Court House Drive  
Ellicott City, MD 21043

Re: Affordable Housing Bills

Dear Dr. Ball and Members of the County Council:

Hickory Ridge Community Association is very interested in the packages of council bills related to affordable housing in Downtown Columbia. We are concerned that the timing of the introduction of the bills with the summer vacation season does not allow the community enough time to carefully consider the myriad details of each bill. The effect of development in the downtown area will have significant impact on Hickory Ridge roads and schools due to our close proximity. It is important to the community that the Council "get this right." For that reason, we request that the hearings for the bills be delayed until fall to give ample time for the affected communities to consider and comment on the packages.

Sincerely,

Michelle Wood  
Chair, Hickory Ridge Village Board

## Question About Testimony

stukohn@verizon.net

**Sent:** Wednesday, July 06, 2016 8:39 AM

**To:** CouncilMail

**Cc:** beengland@comcast.net; lmarkovitz [lmarkovitz@comcast.net]; hlj@comcast.net; jacquiesentell@hotmail.com; jdsmith51@verizon.net; ajs333@aol.com; amranpasha@aol.com; Paul Verchinski [verchinski@yahoo.com]; stukohn@verizon.net

Council Members

Can one testify on the two ZRA's 162 / 170 as we did with the Planning Board rather than the individual Bills and Resolutions if they choose? At that time we did not have the ZRA components that comprise the respective Bills and Resolutions.

Sincerely

Stu Kohn  
HCCA President

Cc: HCCA Board Members

Sent from my iPhone

**Re: [HOWARD-CITIZEN] Scheduled Dates for Downtown Columbia**

Barbara Russell [babsrussell@comcast.net]

**Sent:** Monday, July 04, 2016 4:48 PM

**To:** HOWARD-CITIZEN@yahoogroups.com

**Cc:** CouncilMail; Kittleman, Allan

Lisa and all,

I believe the ONLY responsive thing for the council to do is not start this process on all bills or resolutions related to downtown Columbia in July period. As Joel's email indicates, they do not have to introduce the pre-filed legislation at the July legislative session.

Why the rush? Who does it benefit? Howard Hughes has been reviewing most of he actions put forth in the pre-filed legislation with their highly paid lawyers for at least a year. The county council is bending its own rules to limit citizens, who generally can't afford highly paid lawyers, to a few weeks -- even less than their own council procedures allow.

If the council waits until September to file it won't have to bend its own rules or go through any other machinations with this legislation. It can then be handled fairly like other legislation.

What do Howard Hughes, the county executive and council members think will be revealed by full public disclosure and a full public discussion of this legislation that among other things includes (if I understand it correctly) the collecting and spending of at least \$90,000,000 in taxpayer money to benefit Howard Hughes.

Barbara

On Jul 4, 2016, at 11:20 AM, lmarkovitz [lmarkovitz@comcast.net](mailto:lmarkovitz@comcast.net) [HOWARD-CITIZEN] wrote:

This schedule was set prior to the requests to slow things down. We have heard there will likely be further opportunities for public input.

I think the most responsive thing for them to do is look into allowing public hearings in September to continue on these subjects. My fear is they won't want to set a precedent to allow testimony on a tabled item. We shall see. My guess is they will have town halls or public meetings to add more input instead.

Lisa Markovitz

Sent from my Verizon 4G LTE smartphone

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

From: "Lada Onyshkevych [lada2@verizon.net](mailto:lada2@verizon.net) [HOWARD-CITIZEN]" <[HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com)>

Date: 7/4/16 9:02 AM (GMT-05:00)

To: [HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com)

Cc: [AKittleman@howardcountymd.gov](mailto:AKittleman@howardcountymd.gov), [councilmail@howardcountymd.gov](mailto:councilmail@howardcountymd.gov)

Subject: Re: Re: [HOWARD-CITIZEN] Scheduled Dates for Downtown Columbia

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Lada

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On 07/04/16, Barbara Russell [babsrussell@comcast.net](mailto:babsrussell@comcast.net) [HOWARD-CITIZEN]<[HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com)> wrote:

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Sadly,

Barbara

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Busy month.

Lisa Markovitz

Sent from my Verizon 4G LTE smartphone

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

From: "[stukohn@verizon.net](mailto:stukohn@verizon.net) [HOWARD-CITIZEN]" <[HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com)>  
Date: 7/4/16 12:17 AM (GMT-05:00)  
To: [HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com), Allan Kittleman  
<[AKittleman@howardcountymd.gov](mailto:AKittleman@howardcountymd.gov)>, [CouncilMail@howardcountymd.gov](mailto:CouncilMail@howardcountymd.gov)  
Subject: [HOWARD-CITIZEN] Scheduled Dates for Downtown Columbia

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Again we, HCCA ask for postponement of All Legislative matters until September.

Thanks

Stu Kohn  
HCCA, President

Sent from my iPhone

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Posted by: lmarkovitz <[lmarkovitz@comcast.net](mailto:lmarkovitz@comcast.net)>

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**Re: [HOWARD-CITIZEN] Scheduled Dates for Downtown Columbia**

Barbara Russell [babsrussell@comcast.net]

**Sent:** Monday, July 04, 2016 4:15 PM

**To:** HOWARD-CITIZEN@yahoogroups.com

**Cc:** Kittleman, Allan; CouncilMail

Hi Stu,

Thank you for staying on top of this on behalf of HCCA and all Howard County citizens.

I believe two more questions need to be asked to clarify this situation.

Is this schedule legal and if so please explain what steps have been taken by the county council to make it legal? What if any legal opinions have been made or advise been given by the Howard County Solicitor or Office of Law to advise the county council that this schedule is legal or not legal?

FYI, council members are not bound to follow the advice of the Office of Law. They can take a chance on being sued if they so choose.

Barbara

On Jul 4, 2016, at 9:12 AM, 'Stu Kohn' [stukohn@verizon.net](mailto:stukohn@verizon.net) [HOWARD-CITIZEN] wrote:

**Happy Independence Day to ALL.**

Thank you, Barbara Russell for your explanation (below) regarding the scheduled Downtown Columbia legislative schedule. This leads to the following request and questions to the Council and the Administration:

Please provide a detailed schedule of events.

Why such an accelerated schedule?

What is the rationale for this schedule?

Is this fair to ask your constituents to quickly review the array of Bills, Resolutions and all their components to provide our elected officials with well-informed public testimony?

Why can't the process start in September?

Sincerely,

Stu Kohn

HCCA, President

---

**From:** [HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com) [mailto:HOWARD-CITIZEN@yahoogroups.com]  
**Sent:** Monday, July 04, 2016 4:42 AM  
**To:** [HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com)  
**Cc:** Allan Kittleman; CouncilMail  
**Subject:** Re: [HOWARD-CITIZEN] Scheduled Dates for Downtown Columbia

To all,

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Busy month.

Lisa Markovitz

Sent from my Verizon 4G LTE smartphone

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

From: "[stukohn@verizon.net](mailto:stukohn@verizon.net) [HOWARD-CITIZEN]" <[HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com)>  
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Posted by: "Stu Kohn" <[stukohn@verizon.net](mailto:stukohn@verizon.net)>

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**Re: Re: [HOWARD-CITIZEN] Scheduled Dates for Downtown Columbia**

lmarkovitz [lmarkovitz@comcast.net]

**Sent:** Monday, July 04, 2016 11:20 AM

**To:** HOWARD-CITIZEN@yahoogroups.com

**Cc:** CouncilMail

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Lisa Markovitz

Sent from my Verizon 4G LTE smartphone

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

From: "Lada Onyshkevych lada2@verizon.net [HOWARD-CITIZEN]" <HOWARD-CITIZEN@yahoogroups.com>

Date: 7/4/16 9:02 AM (GMT-05:00)

To: HOWARD-CITIZEN@yahoogroups.com

Cc: AKittleman@howardcountymd.gov, councilmail@howardcountymd.gov

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Date: 7/4/16 12:17 AM (GMT-05:00)

To: [HOWARD-CITIZEN@yahoogroups.com](mailto:HOWARD-CITIZEN@yahoogroups.com), Allan Kittleman

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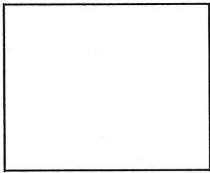
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Sent from my iPhone

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Posted by: Lada Onyshkevych <lada2@verizon.net>

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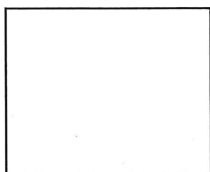
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Posted by: Lada Onyshkevych <lada2@verizon.net>

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**Re: [HOWARD-CITIZEN] RE: HCCA Requests Postponement of Downtown Columbia Legislation**

Barbara Russell [babsrussell@comcast.net]

**Sent:** Sunday, July 03, 2016 2:00 AM

**To:** HOWARD-CITIZEN@yahoogroups.com

**Cc:** Ball, Calvin B; Kittleman, Allan; CouncilMail

To all,

There are a couple of important facts that people should be aware of with regard to the pre-filed legislation that I haven't seen explained anywhere. I'm a little rusty but I believe the following statements are correct.

(1) All of this legislation (except for that introduced by Jen Terrasa) will be introduced by the Chair of the County Council "at the request of the County Executive." The chair is NOT REQUIRED to introduce legislation submitted by the Executive (especially if there is a good reason not to). And there have been many examples of this for much less important reasons.

(2) Although Council Resolutions do not have an expiration date, Council Bills do. Bills can be tabled for one month (or until the next month's legislative session) and again for a second month, I believe, but only under certain conditions. I don't remember if the Council is required to have further public hearings after a bill is tabled unless there are substantive amendments. This makes for a very restricted calendar, especially since most of the action will occur in the summer and the beginning of the school year when many citizens will be away or attending to family responsibilities -- but I'm sure the highly paid Howard Hughes executives will be available.

In view of the special preferential treatment given to this legislation -- not introducing it at a normally scheduled legislative session -- and the fact that the Council traditionally takes a summer break for the month of August, I'm not sure what the council has in mind or how this complicated legislation could possibly get a fair hearing from the public.

Apparently, the executive and perhaps some or all of the council members have been working together with Howard Hughes for many months on this legislative package. As far as I know, they didn't include the Town Center Village Board, HCCA or others who represent people that will be impacted by this legislation (aside from some selected people who are involved with affordable housing issues).

So, lets see, I am to believe this is not a "done deal" because why?

Barbara

On Jul 2, 2016, at 9:38 AM, 'Stu Kohn' [stukohn@verizon.net](mailto:stukohn@verizon.net) [HOWARD-CITIZEN] wrote:

All,

I want to thank Councilperson Dr. Ball for his posting on the HCCA listserv below after HCCA's requested postponement of the Downtown Columbia legislation.

Here is the link regarding the Pre-filed Legislative Bills and Resolutions which will be introduced by the Council on Thursday, July 14 --

<https://apps.howardcountymd.gov/olis/PrefiledLegislation.aspx>. There are **8** -- Bills and **3** - Resolutions regarding the proposed Downtown (DT) Columbia plan. WOW! They are CB-43, 44 (ZRA 162 – Councilperson Jen Terrasa’s Proposal), 45, 52, 53, 54 (ZRA 170 – County Executive / Howard Hughes Proposal), 55, 56, CR103 104, and 105. With this massive number of Bills and Resolutions involved with the DT proposal we ask for **ALL PUBLIC LEGISLATIVE MEETINGS AND HEARINGS** to be **POSTPONED** until **SEPTEMBER** to at least provide an opportunity to educate concerned citizens and be better prepared for public testimony.

If indeed as our elected officials are saying, “this is not a done deal” you will at least provide citizens with the courtesy of agreeing with the HCCA requested postponement.

Sincerely,

Stu Kohn

HCCA, President

---

**From:** Ball, Calvin B [<mailto:cball@howardcountymd.gov>]  
**Sent:** Friday, July 01, 2016 3:34 PM  
**To:** Stu Kohn; Kittleman, Allan; CouncilMail; [howard-citizen@yahoogroups.com](mailto:howard-citizen@yahoogroups.com)  
**Subject:** RE: HCCA Requests Postponement of Downtown Columbia Legislation

Good afternoon neighbors,

I appreciate your shared interest in Downtown Columbia. Below is an email I recently shared with Mr. Kittleman reminding him that, while the timing of when he prefiled his downtown legislative package was unfortunate, as the legislative sponsor, I would defer to him, should he wish us not to introduce his legislation. Additionally, I reminded him that the Council was already planning additional public hearings, as I indicated to him when we met.

I know that you share my love for Columbia and as well as my commitment to a community that is in the immortal words of Jim Rouse, "a garden for the growing of people" where people can live, work, play, and thrive.

Please remember that the Council received the County Executive's eight bills on downtown the afternoon of Monday, June 27, 2016. We have been working diligently to develop a process for the community to have your voices be heard. The Council has already identified additional meeting dates in July, and we are currently in the process of arranging possible dates for additional public hearing/work session times in September in anticipation that the legislation will likely be tabled. Rest assured, there is no "done deal" and I am confident the Council is dedicated to ensuring citizens have the right to be heard.

Thank you again for your email and please enjoy the rest of your weekend!

Dr. Calvin Ball

Chairperson

Howard County Council, District 2

Ph: 410-313-2001

[www.howardcountymd.gov/District2Bio](http://www.howardcountymd.gov/District2Bio)

<image001.jpg><image002.png>

*"If your actions inspire others to dream more, learn more, do more and become more, you are a leader." —**John Quincy Adams.***

Allan,

Thank you for your email. The Council has already identified additional meeting dates in July, and as I explained when we met earlier this week, we are currently in the process of arranging possible dates for additional public hearing/work session times in September in anticipation that the legislation will likely be tabled.

The Council is committed to allowing ample opportunity for public testimony. While we cannot change the unfortunate timing of when this legislation was filed, the Council is working to ensure that every resident who wishes to testify on these issues has the opportunity to do so and that we as Council Members have the benefit of hearing the community's full range of opinions as we consider these significant legislative packages.

As I explained to you when we met, the challenge of summer scheduling is exactly why I was so disappointed that the Administration was not ready to prefile in May for June consideration as had been planned and expected. Many in the community are now requesting that we delay introduction until September. I would certainly be willing to defer to you, as the sponsor of the legislation, if you would rather request that the Council not introduce your legislation until September.

Please let me know as soon as possible. I believe we owe our constituents as much notice as possible if you decide to change course. As always, please share this response with those who you feel would be interested.

Calvin

---

**From:** Stu Kohn [<mailto:stukohn@verizon.net>]  
**Sent:** Thursday, June 30, 2016 9:26 PM  
**To:** Kittleman, Allan; CouncilMail; [howard-citizen@yahoogroups.com](mailto:howard-citizen@yahoogroups.com)  
**Subject:** HCCA Requests Postponement of Downtown Columbia Legislation

ALL,

The request below is addressed to our County Executive and Council Members in hopes that our elected officials will consider and act on the Howard County Citizens Association (HCCA) suggestion. If you want to respond to this Listserve posting we suggest you do a "Reply All" to make sure our elected officials have an opportunity to see your posting even though the majority of our officials are HCCA Listserve members.

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Date: 30 June 2016

Subject: Suggested Postponement of Forthcoming Downtown Columbia Legislation

Dear County Executive Kittleman and County Council Members,

We, the Howard County Citizens Association, HCCA Board of Directors are quite troubled at the prospect of the schedule of the Downtown (DT) Columbia Project. All the various legislative proceedings that make up the pieces of such an undertaking are to take place starting in less than two weeks, July 11, 2016. This includes "Special Legislative Work Sessions, Special Public Hearings, and a Legislative Hearing". We ask for consideration from the Administration and Council to postpone this proposed schedule in the name of transparency and allow citizens to be better educated with all the parts of the legislation.

The various pieces of this legislation consist of the DT Columbia Affordable Housing, New Town (NT) regulations, the Community Enhancements Programs and Public Amenities (CEPPAs), the Development Rights and Responsibilities Agreement (DRRA) and necessary amendments to the General Plan (PlanHoward2030). The schedule is overly complex and it is not fair to ask the citizens of Howard County to hurriedly review in an attempt to understand the pros and cons of this massive undertaking and not adequately prepare for the potential consequences in the years ahead. The citizens should have more than ample time to get educated and allow more than enough time for testimonial preparation. There are 7 - proposed Bills, 2 - Resolutions and 2 - Zoning Regulation Amendments (ZRA's) for public testimony. There is too much at stake to conduct meetings / hearings in such a short time period. The future is with our elected officials and citizens should be as informed as much as possible to voice their opinions.

HCCA strongly suggests this legislation be thoroughly discussed and public testimony to

begin in September/October after the summer break especially since the Council is in August recess. You have heard that citizens think this proposed legislation is a "done deal." We have heard from members and staff of the Administration and Council that this is not true and citizens will have an opportunity to testify. All we are asking is ample time to prepare. As it stands now with this approach of "fast tracking" the scheduled legislative it looks like it is indeed going through motions. If our suggestion were to become reality we are sure your constituents would be very appreciative of you approving the postponement.

Sincerely,

Stu Kohn

HCCA, President

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Posted by: "Stu Kohn" <[stukohn@verizon.net](mailto:stukohn@verizon.net)>

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To send to one member, enter that address in the TO window.

NOTE 2: HCCA does not take responsibility for the content of messages posted on the listserve; assertions should be verified before placing reliance on them.

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