



**Howard County Housing Opportunities Master Plan  
Task Force Led Discussion #3  
October 8, 2020  
3:00 – 5:00 PM**

**Task Force Members:**

Anne Brinker  
Bill McCormack, Jr.  
Brent Loveless  
Dr. Caroline Harper  
Cindy Parr  
Jennifer Broderick  
Joan Driessen  
Leonardo McClarty  
Linda Wengel  
Pat Sylvester  
Paul Casey  
Steve Breeden

**Ex-Officio Members:**

Jeff Bronow  
Jenna Crawley  
Kelly Cimino  
Peter Engel  
Jason Jannati for Larry Twele

**Guests:**

Amy Gowan  
Charles Thomas  
Grace Kubofcik  
Jackie Eng  
Joe Willmott  
Kate Bolinger  
Kristin O'Connor  
Lisa Markovitz  
Quanita Kareem  
Susan Garber  
Tracy Deik

The meeting began at 3:04 PM.

Bill McCormack welcomed Task Force members and guests to the meeting and reviewed the agenda.

1. Land Use—Zoning  
*What's good?*
  - Land use & zoning are in place for affordable, multi-family housing in downtown Columbia; however, the Downtown Plan needs to be implemented.



*What's bad?*

- 2/3 of the county is outside of the water/sewer limits, making it difficult to develop multi-family housing.
- Western Howard County is mainly preserved land, farms & single-family homes.
- Most housing developments in the rural west consist of single family homes on large lots and could be a violation of fair housing.
- Zoning regulations create concentration because land for multi-family housing is limited.
- Dealing with land easements could be a difficult process.

*Possible enhancements/ solutions?*

- Peter Engel suggested exploring opportunities for multi-family housing in a broader array of neighborhoods & zoning types to open a larger segment of the County for multi-family development.
- Joan Driessen raised the question of redeveloping large lots/single family homes.
- Brent Loveless noted that development in the rural west would require adequate services (water, sewer, schools, fire, etc.) to support growth equitably.
- Paul Casey suggested looking at the possibility of building residential housing on top of retail spaces in neighborhood pockets like Lisbon.
- Jennifer Broderick suggested creating detached accessory dwelling units (ADUs).
- Steve Breeden noted that sewer treatment plants & community wells could be an option.
- Meet with the Department of Planning & Zoning to explore possibilities and see what other jurisdictions are doing.
- Multi-family housing could be spread out more equitably throughout the water/sewer district.
- Jeff Bronow reminded Task Force members to participate in *HoCo by Design*, which will look at land use scenarios & redevelopment.



## 2. Diversities and Mixes

### *What's good?*

- Inclusionary zoning practices that help create affordable housing and a well-distributed population.

### *What's bad?*

- Peter Engel noted the correlation between income & race.
- Because zoning determines where affordable housing can be developed, it creates concentrated areas of people of color/ low income households.
- Blanket zoning is a problem.
- Black & minority populations are impacted the most.
- Under current zoning, segregation is an issue.

### *Possible enhancements/ solutions?*

- To create a well distributed population, current zoning needs to change.
- Brent Loveless suggested mapping data geographically and creating local goals and percentages so that best practices can be applied in a targeted area.
- Bill McCormack suggested using elementary schools to create concentric circles. Data on distribution of income (% AMI) & types of housing could be collected to identify where the gaps & concentrations are.
- Jennifer Broderick noted that the issue goes beyond schools. We need to look at the bigger picture when addressing diversity.
- Kelly Cimino noted that MIHU requirements need to be implemented throughout the county so that affordable housing units can be infused into all new market-rate housing.
- Pat Sylvester noted that MIHUs should include a better mix of household AMI—not just 60% AMI households.

## 3. Schools—FARM%

### *What's bad?*

- APFO is based on the number of school seats and is not a good metric.
- Dr. Caroline Harper noted how well-intended policies create imbalances & pockets of poverty. The goal is to create comprehensive housing opportunities throughout the county.

### *Possible enhancements/ solutions?*

- Multi-family housing needs to be evenly distributed.



- Zoning in water/sewer districts needs to change to allow for more multi-family housing.
  - Brent Loveless suggested identifying where the needs are and applying resources proportionately.
  - The transportation budget needs to increase.
  - There should be incentives for meeting goals & objectives.
  - Create more affordable housing in areas where FARM rates are low.
  - Bill McCormack noted that all housing decisions should move FARM rates in affected schools toward the county average.
4. Redevelopment
- What's good?*
- The General Plan will focus on redevelopment/ evaluating redevelopment areas.
- What's bad?*
- High costs for tearing down existing buildings.
- Possible enhancements/ solutions?*
- Jeff Bronow noted that future housing/ affordable housing opportunities will have to be done through redevelopment.
  - Gateway could be used for mixed-use development/ redevelopment.
  - Bill McCormack noted that each redevelopment possibility needs to be put into context of impact on the community and is an opportunity to correct imbalances.
  - Paul Casey suggested providing incentives for the development of mixed-income, multi-family housing to encourage diversity.
5. De-concentration
- Possible enhancements/ solutions?*
- Peter Engel suggested creating incentives (magnet programs, amenities, etc.) to de-concentrate areas.
  - Find ways to create mixed-use/ affordable housing in the county.
  - Paul Casey suggested that we look at what is already being planned and find out how many additional units can be created in different areas in the county (ADUs; existing multi-family projects that can be redeveloped as a combination of market/affordable units).
  - Brent Loveless suggested setting standards, mapping physical locations, and adjusting incentives & inclusionary policies.



*Open Floor Discussion*

- Bill McCormack suggested creating a rough draft of goals.
- Jackie Eng supported the idea of setting specific targets, incentives and specific recommendations, which are critical.
- Steve Breeden noted the importance of moving forward with county approved projects.
- Community member Susan Garber agreed that we need to look at the impact on the existing community. She also noted the importance of public input and better comprehensive planning.
- Kelly Cimino reminded Task Force members that there are a lot of meetings/activities occurring this month: General Plan, CDHC & Housing Opportunities Master Plan. Participation from Task Force members will be essential as we begin working on recommendations.

The meeting ended at 4:59 PM

Next Task Force Led Discussion: October 29 (3:00-5:00 PM)