



# HCCA

**Howard County Citizens Association**

*Since 1961... The Voice of the People of Howard County*

Date: 20 April 2026

Dear Council-members,

I am Stu Kohn from wonderful Scaggsville speaking as President of the Howard County Citizens Association, HCCA.

We have questions regarding CR51-2026 as when we testified in March 2025 against CB18. There are questions we would like you to address as follows:

- Does this Resolution enable higher numbers of units without this legislation or is it addressing only the Pilot program, which we support, as getting more Affordable Housing is worth the benefit of tax incentive?
- Are we more than adequately prepared for the addition of 623 more units?
- How was this number of units determined?

We applaud Council-members Jung and Walsh for realizing the consequences of the passage of CB18-2025. Thank you for your disapproval. There were several Amendments introduced by you which could have been very beneficial had they passed.

Refer to Page 1, Lines 22 and 23 where it states, “Each building of the Development will be built and financed as separate projects and will provide at least 15% of the units as affordable.” Flashback to CB18-2025 when my Council-member Deb Jung proposed Amendment 4 to set aside an additional 20% of all units as Moderate Income Housing units regardless of the number of units in the development. This proposal failed. Why did it fail if Council-members truly believe to increase Affordable Housing?

Look at Deb Jung’s proposed Amendment 1 to remove the Adequate Schools Test exemption from the approved CB18-2025. Unfortunately, this Amendment also failed. Another Amendment proposed By Council-member Liz Walsh was to require a building permit for new residential construction to be issued within four years of the effective date of this act. However, it didn’t even receive a second.

Please note when referring to Exhibit B of this Resolution in the “Payments in Lieu of Taxes Agreement” in “F – a copy of the approved Agreement was to be attached which currently has no contents. Why is this?

Lastly, HCCA is concerned about adequate infrastructure, especially with large projects being planned. We hope that attention will be paid to ensure we are fully prepaid, especially with police, fire and medical services. Getting more affordable units on large projects is commendable. We need to

ensure our existing infrastructure will not deteriorate because of such large projects. We need to make sure we are well prepared for the future.

Thank you,

Stu Kohn  
HCCA President