

## Calvin Ball Housing Question Responses

1. As you know, Jim Rouse developed Columbia to be a City in which all would live in harmony. He envisioned that there would be an economic and racial mix that would lead the way in showing that all can live together harmoniously. In recent years, reports have shown that there has been a clustering by income levels in certain parts of Columbia. One example of this clustering is shown by the fact that approximately 62% of the children attending Stevens Forest Elementary School receive assistance under the FARM program. Do you think such clustering is consistent with Rouse's dream? Is it appropriate in your view? If not, what would you do to correct it?

I strongly believe in Jim Rouse's vision of opportunity for all and a community that embraces diversity, including socioeconomic, racial and cultural. However, I do not think it was his goal to see a clustering of low income housing concentrated in particular areas of the County, including Columbia. Although, in Oakland Mills we have not seen new construction in our community in several years, I believe we must engage with our school system, Columbia Association, Village Board and County agencies to create innovative opportunities that will foster a positive, welcoming and vibrant neighborhood for future generations. I am excited by the opportunities ahead to help to ensure a diverse housing mix and am pleased to have worked with Ken Ulman, Courtney Watson and the rest of the Council to: pass legislation that will strengthen and revitalize our village centers, where much of the most affordable housing is in closer proximity, as well as stand with resident to help address concerns about the maintenance and upkeep standards for local multi-family apartment communities. If re-elected, I will continue working on this mission.

2. The "Fee In Lieu" policy which allows funds to be paid for the development of subsidized housing in areas other than the immediate area under development, and the "Alternative Compliance" policy which allows the subsidized housing requirement to be fulfilled off site allow for the clustering of subsidized housing in certain areas of the county such as Oakland Mills. Do you support these policies? Do you feel these are consistent with the dream of Jim Rouse? If not, what would you do to change it.

The Fee-in-lieu, established in July 2013, was a companion piece of legislation that, for the first time in Howard County history, ensured an affordable housing requirement was integrated in most residential zoning districts. The Fee-in-lieu was never intended to cluster or concentrate subsidized housing. In fact, in New Town, the zoning classification for Oakland Mills, there is currently no affordable housing requirement and the Fee-in-lieu cannot be used in Oakland Mills to increase low income housing. I believe that our Department of Housing and Community Development and the Housing Commission should explore ventures to ensure we have a full spectrum of housing throughout the County.

3. Many houses in Columbia, particularly in Oakland Mills, are in foreclosure. Not only is this very unfortunate for the affected homebuyers, but it also affects the neighborhood in which these properties are located. The problem is exacerbated by "zombie foreclosures" where the banks are unable or unwilling to take ownership of the properties and then resell them. Thus, they stay unoccupied and unmaintained and serve as a blight on the surrounding properties. What would you do to hold banks accountable for proper property maintenance once they start the foreclosure process?

We need to engage several of our County agencies as well as Columbia Association and our Village Board if we are to be successful in ensuring property maintenance. We must work with our inspectors within our Department of Inspections, Licenses and Permits, Health, Fire and our Zoning Department to identify any violations and intervene where possible while operating within the County's legal authority. Additionally, I believe it to be important for us

all to maintain open lines of communication so that when homes in distress are identified, even if not in foreclosure, we address it immediately. I believe this will help ensure we are a collective force to ensure our homeowners are complying with their covenants and County Code so that we maintain and preserve the quality of life here in Oakland Mills. As a resident and father in Oakland Mills and as your Councilmember, I promise that if re-elected, I will have an open door as we work through these matters as a team.

4. In part due to the impact of the policies and issues mentioned above, Oakland Mills has one of the highest amounts of subsidized and low rent housing in the county. Not only is this absolutely inconsistent with the dream of Jim Rouse, it also tears at the very fabric of Columbia since it creates the same type of socio/economic segregation that Columbia was designed to eliminate. What specifically would you do to change this pattern? What would you do revitalize Oakland Mills to make it consistent with the dream of Jim Rouse?

I am deeply invested in our community as both your current Councilmember and resident of Oakland Mills. I want to see it prosper and flourish not only for our current residents but for our children and so that we may attract individuals who will nurture and care for our village as we have. Under my watch as your Councilmember, I'm pleased that we have helped integrate, in collaboration with our County agencies and community stakeholders, several revitalization and beautification projects in our neighborhood including: the Robert Oliver Place Enhancements, bike lanes on Stevens Forest Road, a crosswalk and painted median at the intersection of Robert Oliver Place and Stevens Forest Road, a raised median with pedestrian refuge on Thunder Hill Road north of Rt175, power washing and painting for the bridge to Downtown, a crosswalk near Stevens Forest Elementary School with accompanying permanent curb in front of school, support for homeowners wishing to place speed humps and construction for the beginning phases of Blandiar Park among many other community initiatives. Furthermore, together with my colleagues, I have established legislation to reinvest in our aging housing stock which will also provide financial assistance to increase homeownership and funded a Bridge Columbia Study as part of the Downtown Columbia redevelopment and secured \$500,000 from Howard Hughes Corporation for future improvements.

As we look to the future, I have collaborated to ensure the following projects come online: a pedestrian crossing at Thunder Hill and Rt 175 coupled with a missing portion of sidewalk in front of Walgreens, a streetscape project along Stevens Forest Road from Santiago to White Acre and from that intersection of White Acre to Basket Ring. Residents will enjoy roundabouts, bike lanes, raised pedestrian medians and much more which will be an exciting project as we discuss the revitalization of Oakland Mills.

I would like to see more offices and community gathering places in Oakland Mills to highlight that we are a premier destination. I pledge to continue advocating for funding and projects that protect, enhance and revitalize our community if re-elected. As a fellow neighbor, I thank you for your prior support and I look forward to moving us to our next chapter.