



Town Center Community Association

BOARD OF DIRECTORS

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October 29, 2021

To: Howard County Council Members

From: The Board of Directors of Town Center Community Association

Subject: Roslyn Rise Development in Wilde Lake Village

The Town Center Community Association (TCCA) Board of Directors is in support of Roslyn Rise project being built by Enterprise Community Partners. The TCCA Board also agrees with the Wilde Lake Village Board regarding the importance of this initiative to both revitalize the affordable housing in the heart of Wilde Lake Village and to add new market-rate units to the area. We urge you vote in favor of CR 144-2021 and CR 145-2021 with the understanding that all issues related to the potential for Bryant Woods School overcrowding are resolved. We want to ensure that students have an environment that is conducive to learning and they are not stuck in overcrowded conditions and/or housed in temporary trailers for any significant period of time.

The current Roslyn Rise development of fifty-eight units has outlived its usefulness and it is time that the existing affordable housing units be replaced with new units that are accessible, modern, and energy efficient. In addition, new amenity areas for recreation will be added as part of the project that will benefit all residents of Wilde Lake Village. Although **additional** affordable housing units are **NOT** being added, which are sorely needed in Howard County, the purchasing power of the residents of the 153 new units will benefit the Wilde Lake Village Center as well as nearby businesses in Town Center. In addition, employers will benefit as the new community is within walking distance of Howard Community College, Howard General Hospital, Downtown Town Center, and the revitalized Wilde Lake Village Center merchants.

The benefits of the new housing development far outweigh the potential negatives of added traffic congestion. We need more housing in Howard County not less. We have a shortage of all types of units which negatively impacts the tax base, hinders economic growth, and handicaps our School System with “always having to do more with less.”



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The new development will vastly improve the living experience for those that have mobility challenges and need to be near work, village centers and convenient amenities including parks and recreation.

The higher disposable income households in the market-rate units will blend well with the lower-income school district and provide the inclusiveness and community that was originally envisioned by James Rouse. The full range of income spectrums will live in one community, Roslyn Rise, which will be amenity-rich, walkable, and contemporary in design with all the modern conveniences.

The TCCA Board agrees with the Wilde Lake Board that:

“...this project will enrich the neighborhood in several ways. It will improve the quality of life of current Roslyn Rise residents; welcome new neighbors into the Village; replace a declining property with a new, high-quality pair of buildings; improve stormwater management and beautify the natural landscape; and provide for new recreational amenities for Village residents to use and enjoy.”

We strongly urge you to vote YES on the Roslyn Rise project, including Payment in Lieu of Taxes (PILOT) and a waiver from the Appropriate Public Facilities Ordinance (APFO).