

## Nicholson, Ann

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**From:** Michael Glasgow <msglasgow9@icloud.com>  
**Sent:** Wednesday, July 14, 2021 6:04 AM  
**To:** CouncilBoard@howardcountymd.gov  
**Subject:** ZB 1118M Erickson. Dr. Michael Glasgow Opposition Closing Argument

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Following is my Opposition Closing Argument in ZB 1118M Erickson at Limestone:

I have listened carefully and at length to the testimony and I have had considerable knowledge of the requirements of successful CCRCs. The Petition is not beneficial to Howard County and its residents and, in fact, likely will be detrimental to Howard County and to Seniors in Howard County. My reasons for this conclusion were specified in my oral testimony and can be summarized as follows:

- 1) By further complicating efforts to develop more affordable housing for seniors throughout the county, the proposal would have detrimental impact on the availability of quality housing for all seniors in Howard County.
- 2) Howard County must prepare for a significant increase in housing for residents over 75 – especially affordable housing – within the next decade. But, according to the National Council on Aging, 90% of seniors will prefer to age in their homes. And of the remaining 10% who may consider moving into a CCRC, only a small number will meet the financial and medical requirements for independent living in a one. Therefore, only a small percentage of the anticipated growth of Howard County's elderly population will be candidates for occupancy in a CCRC.
- 3) Building the large number of new CCRC units in the county that the petition proposes will certainly overtax the number of qualified healthcare and service providers that can be found in the surrounding area. This, of course, will render all CCRCs in the county less capable of providing quality continuing care. In other words, marketing efforts required to fill the new units with qualified CCRC residents will necessarily extend well beyond Howard County, while efforts to recruit qualified medical and support personnel to maintain promised services will be limited to a radius small enough to allow for daily commuting. Competition for this limited pool of healthcare providers likely will result in a reduction in the quality of services that each CCRC is capable of providing, could ultimately result in failure of local CCRCs altogether, and probably will overwhelm the capability of Howard County General Hospital to properly serve the exaggerated expansion of the elderly population in Howard County. This also will jeopardize the futures of current CCRC residents in Howard County (namely those living in The Residences at Vantage Point and Miller's Grant), who already have invested their accumulated wealth in the security CCRCs contract to provide.

I ask you to vote "NO" on the proposed zoning changes that would allow construction of a large new CCRC in Howard County.

Respectfully submitted,

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