

Testimony for HB 1072—Assisted Living Program Licensing – Notice of Applicant Located in Common Ownership Community

February 25, 2022

**The Honorable Chair Kumar P. Barve
The Honorable Vice Chairman Dana Stein, and
The Members of the Environment and Transportation Delegation
Room 251, House Office Building
Annapolis, MD 21401**

I present this testimony in support of HB 1072. During my previous role as President of The Horizon Estates Homeowners Association (HOA), a common ownership community, zoned rural residential, in Accokeek, MD, we experienced the unfortunate situation of a property owner renting his 4-bedroom house to a commercial business operating an Assisted Living Facility.

The Horizon Estates Board only became aware of this business when we received complaints from neighbors about syringes and rubber gloves discarded on the property, medical equipment alarms constantly going off, and ambulances regularly going to this property that sits adjacent to the community tot lot and school bus stop.

I contacted the Office of Health Care Quality, Maryland Department of Health; the Prince George's County Health Department; Prince George's County Code Enforcement and Zone Enforcement; and the Department of Permits, Inspections and Enforcement (DPIE).

DPIE inspected the property and found the Use and Occupancy Permit issued to the business owner was for five residents. The Inspectors found eight residents living there plus other violations of the permit. However, the permit could not be revoked because it was issued by the State of Maryland, and the only concern for the Office of Health Care Quality was the condition of the facility and nothing else.

The desired outcome for this legislation is when a business applies for an Assisted Living Program License, if it plans to operate in a HOA, notice is firstly given to the HOA and the license is not issued if:

- It violates the HOA covenant; and/or
- The commercial business is operating 100 percent in a property zoned residential.

I sincerely hope you vote favorably to support HB 1072.

Gloria Constant
gaconstant@gmail.com | 301-641-1160