

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

Michael & Venetia Brown Testimony – In favor of HB 1072 – March 1, 2022, Hearing

February 25, 2022

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

Dear Chair Barve, Vice-Chair Stein, and Committee Members:

We, Michael & Venetia Brown (Hillantrae Estates HOA Community Liaisons and Members of the South County HOA Alliance), support HB 1072. As civic leaders, we are concerned about the adverse impact that Assisted Living Facilities are having in our **residential** HOA communities. We urge the Committee to amend HB 1072 to ensure that Common Ownership Communities (COC) have the authority to disapprove Assisted Living Facilities when they conflict with COC governing directives. If the County approves an Assisted Living Facility, the **specific COC should have authority to disapprove for their COC** when such facilities are **prohibited in the COC's governing directives**. Otherwise, it creates a conflict with the legal documents of the COC. Accordingly, amended language should be included in HB 1072.

We testify today because we are aware of HOA communities that have Assisted Living Facilities in their communities with adverse impacts of environmental hazards, safety, and traffic problems. Syringes are left on sidewalks and streets. Homeowners' parking is blocked/taken, denying homeowners their due parking, and blocking street access. When residents chose to move into Prince George's County HOA communities, we never expected to have Assisted Living facilities crop up and creep into our residential communities. There should be zoning laws, licensing, and permitting codes which prohibit this.

Fortunately, we live in a community which is not *currently* plagued with this problem. But we testify today because we realize that a problem in Simmons Acres, Horizon Estates and other communities can easily become a problem for Hillantrae Estates as well. We have testified in the past because there is urgent need for HB 1072. This problem has persisted far too long.

We strongly urge this Committee to favorably consider HB 1072 and amend the bill language to ensure the COC has authority to disapprove the Assisted Living Program License if it violates COC governing directives and/or is a commercial business operating 100 percent in a location zoned residential.

Respectfully submitted by,

Michael & Venetia Brown

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