

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

February 25, 2022

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

**Thank you, Delegate Homes, for your interest and leadership in sponsoring
this important proposed legislation that will provide immeasurable home
equity and generational wealth for Prince Georgians.**

I present this testimony to you on behalf of the Simmons Acres Homeowners Association, Prince George's County, Maryland. I am a homeowner within the Simmons Acres Common Ownership Community and a voting member of the Simmons Acres Homeowners Association. We have two known such facilities actively engaged in our community.

**I wish to publicly express support for HB 1072-Assisted Living Program
Licensing-Notice of Applicant Located in Common Ownership Community**

We are not opposed to Home Based Business within common ownership communities. However, we strongly believe that homeowners need to be aware of what types of commercial-for-profit types of business that are seeking permission from the County and State to operate within residential common ownership communities.

Specifically, businesses that may present an environmental hazard impact and disrupt the normal community-friendly environment. Such as: weekend street parking, life support vehicular traffic (day/night), and a major concern regarding disposition of trash/waste. Thereby, imposing a negative value in the home valuation equation, which results in the devaluation of generational wealth.

It is unfortunate this practice is allowed to occur absent any knowledge or notice to homeowners and duly certified Homeowner Associations.

In closing, I respectfully urge the Delegation to favorably consider the passage of HB 1072, which will require an applicant who seeks to establish an Assisted Living Facility (commercial business) in a common ownership community, to notify the governing body of the common ownership community, and present documentation that all requirements have been satisfied.

Submitted by, Warren Johnson
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