

Hearing Date March 1, 2024 at 9:00am -

Testimony in Opposition to SB484 – Before The Education Energy & Environment Committee

My name is Kathleen Beadell and I am President of the Greater Timonium Community Council. Our group is located in central suburban area of Baltimore County. I am testifying on behalf of myself.

I would like to thank the Committee for letting me speak.

I am speaking in OPPOSITION to SB484 as it is written currently for the following 2 very serious reasons:

First, residents are very concerned that the bill it states that **“the local jurisdictions may not apply the standards of Adequate Public Facilities laws to deny, restrict or limit a State-funded Affordable Housing Project.”**

The existing residents and community should not have to experience overcrowded schools, congested roadways, increased storm water run-off or overburdened sewer systems **because an Affordable Housing project is able to be built without the consideration of the local and existing Adequate Public Facilities regulations.**

Secondly, in certain land use categories, State-Funded Affordable Housing is given a zoning density bonus, of up to 30% **in multi-family residential zones;** and the highest allowable residential density **in the non-residential zones.**

This approach ignores the local land use and density decisions. These Affordable Housing projects would simply proceed without having the benefit of input from local planning departments **and** the local elected official’s legislative scrutiny and decision-making authority.

Lastly, citizens, planners and local elected officials have thoughtfully tried to create a balance in land use density for many years. This bill, if enacted, would overturn many years of hard work and proper local government planning. **The net result could be overcrowding and congestion, two conditions that citizens should not have to endure, regardless of the noble intentions of this bill.**

In closing, let land use and density considerations remain at the local level. It is simply unfair and detrimental for our State government’s policies to disrupt the balance of residential density and our own Adequate Public Facility limits. Residential development densities should appropriately be determined and approved by local elected officials and county authorities.