

I am writing to you today, as the President of the Lutherville Community Association, about HB 538 AND SB 494 the Governor's "Housing Expansion and Affordability Act of 2024"

I urge you to reject or substantially amend this bill.

Even the Maryland Association of Counties, of which, County Executive Johnny Olszewski, Jr Is the 2024 President, MACo submitted a letter containing 10 amendments.

I recommend that some of these amendments should be implemented.

MACO #1- I agree that the language in the bill is confusing. Whatever word "manufactured" or "modular" is should be defined for clarity.

MACo #2 - I agree that this bill should not permit a stacking effect that would allow layering of the bonuses.

MACo #3- While I disagree in principle to this node concept, a reduction from 1 mile to .25 mile is a highly desirable improvement.

I would also suggest that there be an assessment for potential rail stops. For instance, near me there was a lightrail stop that was proposed and is shown on the original map from 2002 in "Texas", Baltimore County. Interestingly, this location is a new Node, added by Councilman Kach and approved by the Baltimore County Council in Masterplan 2030. (Attached)

MACo #4- I agree that the concept of "reasonableness" is too subjective for legislation and should be amended. If not amended it will result in many lawsuits. Some standard that would assess the impact, in a proportional way, such as the MACo recommendation is preferable.

MACo- #5- This bill should not override the zoning and development procedures of an individual county. Attempting to do so will also likely result in lawsuits as the State attempts to remake each County into a single vision.

MACo- #6 With respect to Adequate Public Facilities Ordinances (APFO), no one knows better what facilities are needed in their jurisdictions, and their limitations than the elected officials governing those jurisdictions. No regulatory time frame will force any county to just "get it done".

We all want every person to have a roof over their head, but if the underlying infrastructure is not present no pushing it forward can just "make it so".

I agree with the Greater Timonium Community Council (GTCC):

"Existing residents should not have to experience potentially overcrowded schools, congested roadways, drainage problems or overburdened sewer systems because an Affordable Housing project is able to bypass Adequate Facilities regulations."

MACo-#7 I support the extension of the implementation date.

MACo- #8 I support amendments to ensure that non-profits participating under this bill, demonstrate their non-profit status, their competency, and their experience.

In conclusion I'll quote the position of the GTCC to overall effect of these bills if they are approved unamended.

"This approach ignores local land use and density decisions that have the benefit of input from local planning commissions and local legislative scrutiny and decision making. Citizens, planners and local elected officials have thoughtfully tried to create a balance in land use density that this bill, if enacted, would overturn. 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."

Thanks in advance for your time and consideration.

*Pamela K. Shaw*

President

Lutherville Community Association