

## **Opposition to The Housing Expansion and Affordability Act Legislation SB0484 and HB0538**

As a resident of Baltimore County and the State of Maryland, I strongly oppose SB484 and its cross-file, HB538. This legislation advocates for the development of excessively dense residential units in our suburban areas of Baltimore County and across Maryland.

The proposed bill would permit the construction of high-density affordable housing projects using state funds in local jurisdictions, disregarding necessary restrictions and limitations, thus circumventing the local Adequate Public Facilities Ordinance (APFO) laws. This poses a threat to the integrity of our communities by overcrowding schools, overburdening sewer systems, and exacerbating traffic congestion.

This is especially true in our community of Lutherville where we have been voicing our opposition to the development of Lutherville Station for 4 years with the support of the Baltimore County Council and our Councilman District 3 Wade Kach who understands that our historic district would be severely impacted and threatened with mass new development which would totally overburden our area which is already overwhelmed with aging sewer system, traffic , overcrowded schools etc

Local jurisdictions must retain autonomy in making decisions regarding housing density to ensure that our county's infrastructure can support growth sustainably. The state's imposition of increased housing density undermines the role of local government and deprives residents of meaningful input into their communities' development.

It is imperative that local elected officials retain the authority to regulate the density of future residential development, safeguarding the well-being and interests of our communities.

The State should NOT undermine the authority at the local level !!!

We respectfully request that you vote against this bill and allow the local Baltimore county government council leadership determine what is best for our community as they always have been closest to the needs of the community.

Sincerely,

Virginia M Crews