

Testimony on Legislation for May 26 (public) rev

Name	Street	City	Zip	Representing yourself?	If no, whom are you representing?	Legislation	Position	Remarks
Vickie Gipson	1907 West Street	Annapolis	21401	Yes		Bill 12-20	Support	I am writing as a concerned citizen and not in my role as judge of the Orphans Court. This bill is essential to support affordable housing. Although I am a judge, the \$39,000 salary for this judicial position on the Orphans Court barely covers the cost of housing in Anne Arundel County. I implore the County Council to pass this bill to help facilitate affordable housing in our county. I am not alone - there are many families in need of your help! Housing is a human right - the county council should start acknowledging that by developing the legislative infrastructure needed to move forward with impactful affordable workforce housing in Anne Arundel County.
Shelly McCully	5 9th Ave	Brooklyn	21225	No	Self	Bill 12-20	Support	
Renee Cantori	105 Eastern Ave	Annapolis	21403	Yes		Bill 12-20	Support	Please support this bill as affordable housing needs to be made as available as possible.
Greg Cantori	105 Eastern Ace	Annapolis	21403	Yes		Bill 12-20	Support	Affordable housing is hard enough to create and this bill will help.
Claudia Barber	10 Oak Run Road	Laurel	29724	Yes		Bill 12-20	Support	I support this legislation.
Joanna Bache Tobin	609 St. Mulberry Court	Annapolis	21401	Yes		Bill 12-20	Support	I urge all members of the County Council to support Bill 12-20. It is critically important to alleviate the severe shortage of affordable housing in the county.
Patricia Miller	1711 Gaffney Ct.	Crofton	21114	Yes		Bill 12-20	Support	
Erin Lorenz	53 Gentry Ct.	Annapolis	21403	Yes		Bill 12-20	Support	We need adequate housing for our students. Given the little impact this will have on class sizes, please support this essential bill.
Deborah Weller	120 Linda Lane	Millersville	21108	Yes		Bill 12-20	Support	Support with amendment- The bill should establish a process to ensure that the capacity needed for the five dwelling units for which an exemption from the requirements for adequate public facility for schools is allocated until the development is constructed. In other words, any analysis of school capacity in districts where exemptions have been granted should consider the exemptions under this bill as allocated and unavailable. In addition, if a development is not constructed in a responsible time the exemption should sunset and the allocated capacity would be available for other projects.
Susan Crivella	104 Fordham Drive	Millersville	21108	Yes		Bill 12-20	Oppose	Our school is so overcrowded Ignoring the capacity at local schools to build more is absurd. The children are the ones who suffer. When there are schools in other areas with empty classrooms.
Katherine Peterson	503 Red Birch Road	Millersville	21108	Yes		Bill 12-20	Oppose	These children are already at a disadvantage - putting them in overcrowded schools will not help them, their peers or their teachers. Making an exception for a builder, because the government failed to see that a school would be closing when they approved a project is the governments fault. You need to fix your approval system, not allow for an exception to the rule that protects the education of children.
Thomas Douglas	226 CHESHIRE ROAD	SEVERNA PARK	21146	Yes		Bill 12-20	Oppose	
Linda Douglas	226 Cheshire Road	Severna Park	21146	Yes		Bill 12-20	Oppose	
Lynne Adams	10 Riggs Avenue	Severna Park	21146	Yes		Bill 12-20	Oppose	Our schools are already over crowded, and our rivers and the Chesapeake Bay cannot handle any more run-off!
Mary King	7 Fordham Court	Millersville	21108	Yes		Bill 12-20	Oppose	No housing projects, workforce or otherwise, should be allowed without adequate school facilities and without first resolving the gridlock traffic that affects the entire community.
Deepa Mathur	325 Canterbury Lane	Severna Park	21146	Yes		Bill 12-20	Oppose	
Alyssa Wiles	208 Sycamore Road	Severna Park	21146	Yes		Bill 12-20	Oppose	Anne Arundel county does not need any more houses or condos. Schools are already overcrowded. We need more green areas. We don't need more crowding of roads either.
Greg Meyer	207 marie ave	Severna park	21146	Yes		Bill 12-20	Oppose	
Kathy Hayes	613A old county road	Severna Park	21146	Yes		Bill 12-20	Oppose	
Jonathan adams	10 riggs ave	swverna park	21146	Yes		Bill 12-20	Oppose	
Shelly Bauer	499 Erin Garth	Severna park	21146	Yes		Bill 12-20	Oppose	
Richard Wiles	208 Sycamore Road	Severna Park	21146	Yes		Bill 12-20	Oppose	I oppose this bill proposed by the council due to the counties inability to control building in AACo already. Your health department doesn't protect or enforce environmental policy and building continues to cut trees and deforest the county. At the moment Severna Park has many schools that are called closed schools by AACPS due to high capacity and student population continues to grow with generational turn over in community. I am disappointed that AACo government also misses key deadlines for having builders build schools in the county like the 4,000 unit dwelling proposed in North County two years ago. You have room in schools if the county would redistribute student populations without building house. Anne Arundel County doesn't need more townhomes or condos. Let's keep the same neighborhoods and revitalize areas such as downtown Glen Burnie. Stop looking to build and look to revitalize AACo with green spaces and single family homes. This is not a Democrat or Republican issue this is for our community.
Jonathan Maurer	507 Brentwood Ave	Severna Park	21146	Yes		Bill 12-20	Oppose	Under no circumstances should developers be permitted to construct dwellings in areas that would allow public school facilities to exceed 100% of capacity. As a child who grew up in an environment where all of my Maryland Public Schools were forced to install "relocate-able" classrooms because of similar "Workforce Housing" lobbying on the part of developers, I can assure you the children, and their education, will suffer! DO NOT OVERDEVELOP ANNE ARUNDEL COUNTY!!
Paul Webster	14 Brenda Court	Severna Park	21146	Yes		Bill 12-20	Oppose	I am writing to oppose this bill. Currently, the schools in Severna Park are already overcrowded. The Middle School, for instance, is way past Max capacity and the county has approved single-family homes that are already under construction that will add to that overcrowded. Therefore, it will only exacerbate the problem to build high-density units (up to 50 dwelling units). This will negatively affect student learning and achievement while also severely congesting the local traffic. Again, I adamantly oppose this bill.

Testimony on Legislation for May 26 (public) rev

Name	Street	City	Zip	Representing yourself?	If no, whom are you representing?	Legislation	Position	Remarks
Angela Stohler	630 Shore Road	Severna park	21146	Yes		Bill 12-20	Oppose	Schools are becoming over crowded and now we have the possibility of reducing class sizes/schools days due to covid. How will that even work at some of our overcrowded schools?! My daughters 3rd Grade has 5 classes with approx 27 kids in each class. My other two children in middle and high schools also have class sizes that are becoming out of hand.
GORDON CUMMING	665 Eilersie Road	Severna Park	21146	Yes		Bill 12-20	Oppose	Not how I want my high taxes used.
Mary Tenenbaum	260 Finnegan Drive	Millersville	21108	Yes		Bill 12-20	Oppose	Local Severna Park elementary & middle schools are already over crowded.
Dustu mullan	263 ross Landing rd	Severna park	21246	Yes		Bill 12-20	Oppose	
Courtney Howell	673 Eilersie Road	Sevens Park	21146	Yes		Bill 12-20	Oppose	
Kevin Howell	673 Eilersie Rd	Severna Park	21146	Yes		Bill 12-20	Oppose	
Dianna Jennings	2451 Nantucket Dr	Crofton	21114	Yes		Bill 12-20	Oppose	The most important thing we can do for our children is ensure adequate school facilities. They deserve nothing less. The potential to overpopulate schools will begin a process of degradation that can be hard to reverse. Residential development should work parallel to school development. If communicators cannot tolerate more residences without overloading schools, more schools need to be built, or existing schools need to be upgraded.
Karen Cumming	665 Eilersie Road	Severna Park	21146	Yes		Bill 12-20	Oppose	Stop the building! Stop the overcrowding! Schools are filled! Roads are filled!
Alfa Stevens	7923 Carriage Drive	Severn	21144	No	League of Women Voters	Bill 12-20	Support	The League of Women Voters of Anne Arundel County supports the amended bill, 12-20. When this bill was first proposed, it was written broadly and the League feared it would encourage developers to take advantage of the exception to build developments that would overload our schools. The League strongly supports the Adequate School Facilities ordinance as well as being a strong proponent of building affordable housing in the county. We could not support the original bill. The amended bill narrows the exception to the point that makes it acceptable to the League.
Carly Michelle Schrader	70 Arundel Beach RD	SEVERNA PARK	21146	Yes		Bill 12-20	Oppose	We moved to Severna Park because of the great school and community feel. Since we moved we have been hearing more and more how school's resources are stretched to capacity. The idea of putting 50+ units in a single development is shortsighted and will ultimately diminish the quality of education our students receive and damage home values. New buyers will no longer flock to our city.
Carolyn Campbell	503 Retford dr.	Severna Park	21146	Yes		Bill 12-20	Oppose	Our schools are already overcrowded, and our communities over-developed. Our children are the ones who will suffer most! Please vote against this bill! Please vote against overcrowding!
Candice Webster	14 Brenda Court	Severna Park	21146	Yes		Bill 12-20	Oppose	The infrastructure is at a tipping point in Severna Park, MD with already too many new housing developments, which have caused overcrowding in neighborhoods and schools. With two children currently attending Severna Park Middle School, I have witnessed first hand the strain on faculty and student resources due to the increase of student size within the classroom. Both are main contributing factors in the quality of education our children are receiving. I strongly oppose this bill due to the fragile infrastructure Severna Park is already facing due to over development in the area.
Karen Clayton	543 Park Rd	Severna Park	21146	Yes		Bill 12-20	Oppose	
Jacob Kaufield	395 telegraph road	Odenton	21113	Yes		Bill 12-20	Oppose	The struggle to contain the rampant growth in the western part of the county does not need another potential loophole of vehicle for developers to circumvent. Additionally, there are plenty of existing properties available in the county and continued development will only cause more infrastructure and quality of life issues for residents while only benefiting developers.
Stephanie Roberts	543 Benforest Dr	Severna Park	21146	Yes		Bill 12-20	Oppose	Having 30 + kids in a class is absolutely crazy! How can a teacher form a relationship with that many children!!
William corwin	2046 forest hill ln	Crofton	21114	Yes		Bill 12-20	Oppose	
Elizabeth Nabors	604 West Dr	Severna Park	21146	Yes		Bill 12-20	Oppose	You are charged with proper management and governance of our county. This includes ensuring county services such as schools are provided with adequate quality. Allowing exemptions to the Adequate Schools Facilities requirement for new residential development is a clear dereliction of your duties. The requirement is in place to ensure all the children in the county get a quality education. How can you provide for quality education when you overcrowd the schools and place additional stress on school facilities, teachers, and administrators. If the resources are not available they are NOT available. If you want to allow additional development solve the problem by expanding school capacity. Hiring more teachers and building additional facilities. Don't provide exemptions for a reasonable requirement. Vote NO on 12-20.
Cecilia Slater	523 Charington Dr	Severna Park	21146	Yes		Bill 12-20	Oppose	My child attends Osk Hill Elementary. We are already overcrowded and our teachers are overworked. Now you want to ignore that and add more? "Allow adequate school facilities?" How is adequate good enough for our children? Plus Ritchie Hwy is ridiculous. Please consider those of us who live here and our well being as well, not just your agenda. Thank you.
Steven	512 GREEN FOREST DRIVE	Severna Park	21146	Yes		Bill 12-20	Oppose	
Anne Lee	130 Sylvan Ave	Millersville	21108	Yes		Bill 12-20	Oppose	
Jessica Mann	2309 halls grove rd	Gambrills	21054	Yes		Bill 12-20	Oppose	Crofton woods elementary is overpopulated already as are all the schools in crofton.
Joanne Main	256 Malibu Court	Severna Park	21146	Yes		Bill 12-20	Oppose	
Susan Knapp	459 Highfield Court	Severna Park	21146	Yes		Bill 12-20	Oppose	This bill will force already overcrowded schools to become even worse. Stop developing land, our lack of bio diversity is a detriment to the environment and health. Enough is enough.

Testimony on Legislation for May 26 (public) rev

Name	Street	City	Zip	Representing yourself?	If no, whom are you representing?	Legislation	Position	Remarks
Heather Clark	2102 Jolie Pl	Crofton	21114	Yes		Bill 12-20	Oppose	I oppose Bill 12-20 Adequate School Facilities- Workforce Housing and urge the County Council to vote against the bill. I am a resident of Crofton with two children in county schools. In Crofton in particular, we have struggled for a long time with overcrowded schools. The overcrowding problem has directly impacted the quality of education our children are receiving. Although affordable workforce housing is a desirable objective, it cannot be obtained at the expense of our children's education. Areas with schools at their full capacity must not be opened up for new development regardless of the reason for the development. School capacity is an important issue for residents of Crofton and this county as a whole. I urge you to vote against this bill.
Sarah Mack	496A St.Martins lane	Severna Park	21146	Yes		Bill 12-20	Oppose	Our schools are overcrowded!
Tiffany Paul	452 Valery ct	Millersville	21108	Yes		Bill 12-20	Oppose	
Michael Zimmerman	111 Hilltop Drive	Severna Park	21146	Yes		Bill 12-20	Oppose	I oppose low income housing as represented in AACo and applying my tax dollars to infrastructure that will support it.
Kelly Barkers	1551 Lowell Court			Yes		Bill 12-20	Oppose	
Robyn Reed	9 Truck House Road	Severna Park	21146	Yes		Bill 12-20	Oppose	Schools are already overcrowded! No more construction!
Doreen Coyne	89 Robinson Landing Rd	Severna Park	21146	Yes		Bill 12-20	Oppose	Easing capacity in our schools will not be a benefit to the community given the recent pandemic when we are all being forced to socially distance ourselves. Putting more children into classrooms increases the likelihood of spreading illness in the community. Crowded classrooms also are a detriment to the education of our children and the wellbeing of the teachers whom we entrust with their care. There is increased distraction and disruption during classes. Students who are in need of additional assistance often get overlooked because the teachers are overwhelmed.
Kristie Rolfes	606 Robinson Place Ct.	Severna Park	21146	Yes		Bill 12-20	Oppose	Our schools are closed!! My son takes several classes in trailers. The school continues to call these trailers, "portable classrooms" and I continue to remind them that you can put lipstick on a pig, it's still a pig. Severna Park Middle school is the largest in the county and I didn't pay and over inflated ridiculous price for my house, which unfortunately is dictated by school scores to have an influx of kids and traffic in an already overburdened district.
Carrie Hilliard	114 Longfellow Dr	Millersville	21108	Yes		Bill 12-20	Oppose	I live in the community adjacent to where this proposed low income would be located and I just don't want it! Tired of our toads and schools being overcrowded. I have been an SP resident more or less since 1976 and have seen what overcrowding has done to our community! I hate it! I went to Oak Hill Elementary in the 70's and there were only 2-3 classes per grade, now there are SEVEN kindergarten classes! That is ridiculous!! We just re-did our schools for the current capacity not to ADD more kids! Enough is enough. This is killing our quality of life in terms of the flooding from all the building, congestion on roadways, less quality education and on and on. I am sick of it!!
Laura Shockey	494 Derby Court	Severna Park	21146	Yes		Bill 12-20	Oppose	Our schools are already over capacity, and it is disrupting the good education this county is known for. The county is allowing too many exceptions to zoning laws by building homes on every tiny bit of land anyone can find. Besides disrupting the education system, this is horribly affecting our natural resources, especially the health and future life of the bay. These things must be taken extremely seriously! Do NOT approve this! Please!!!
Patricia I Dent	564 Whitney Rd	Severna Park	21146	Yes		Bill 12-20	Oppose	
Sandra Blair	356 S. Putney. Way	Severna Park	21146	Yes		Bill 12-20	Oppose	In this time where we are trying to figure out how to distance kids in school how can any of this even be considered. Even if it takes a couple years to build and get families in- which I doubt- we still don't need the crowded classrooms.we need to REOPEN BETTER. NOT reopen potentially more crowded. Stop the building, stop the overcrowding, stop adding new students
Robert Greco	2941 Golden Fleece Drive	Pasadena	21122	Yes		Bill 12-20	Oppose	Have you not learned anything from the covid-19 crisis. That human clearing of lands has pushed us closer to animals and to potential diseases. Stop allowing greedy developers clear land in overcrowded school districts.
Ellen Greco	917 Beyda Harbour	Pasadena	21122	Yes		Bill 12-20	Oppose	Our schools are already at or near max capacity and teachers are struggling to handle their classrooms. Studies have shown that teacher to student ratios are better for our children's development. Why would you pass a bill that would hurt our children's development?
Joseph Greco	917 Beyda Harbour	Pasadena	21122	Yes		Bill 12-20	Oppose	Our schools are already overcrowded. If you use common sense then it is right to oppose this bill that only adds to the problem not resolving the issue of too many students for teachers to handle. Allow common sense to guide your decision.
Kelly Foley	153 Berrywood Drive,	Severna Park	21146	Yes		Bill 12-20	Oppose	The areas in the county with schools already over or at capacity should not approve new homes. One of the councilwomen in the previous meeting about this pointed out the broken process of approvals - focus on solving that problem rather than forcing students into trailers for learning so builders can build. I oppose this bill, and hope the council will realize the amount of opposition to this bill and their respective votes will affect their reelection. Your job is to listen to your constituents - anyone voting yah with over 400 complaints about the bill should be quickly voted out.
Linda Sloan	2 Woodbent Drive	Severna Park	21146	Yes		Bill 12-20	Oppose	I vehemently oppose a Bill 12-20. Our children in Anne Arundel County are entitled to attend schools that are not overcrowded and to be able to learn in a healthy environment. Our schools are lowering our State ranking as compared to other Maryland counties. We do not need and should not allow schools to continue to be overcrowded by allowing more development in overcrowded communities. I worked a full time job and part time job to be able to afford living in a nice community and my husband also worked full time. Others should do the same. Stop this by voting against this bill.
John B Sloan	2 Woodbent Drive	Severna Park	21146	Yes		Bill 12-20	Oppose	Are schools are already over crowded!!
William Lovejoy	602 Pin Oak Road	SEVERNA Park	21146	Yes		Bill 12-20	Oppose	The continued overdevelopment of Anne Arundel County is having a significant negative impact on our schools. Recommended school capacities are in place for valid reasons that cannot be discounted or ignored. At its core, this bill is a deceptive attempt to enable developers to continue to over develop our County by incentivizing them to pursue low income housing - completely disregarding recommended school capacities. This is a deceitful attempt to force low income housing into non-low income communities. Stop the overdevelopment and give our schools and teachers the opportunity to operate at recommended capacity.

Testimony on Legislation for May 26 (public) rev

Name	Street	City	Zip	Representing yourself?	If no, whom are you representing?	Legislation	Position	Remarks
Rebecca Clifford	11 Severndale Rd	Severna Park	21146	Yes		Bill 12-20	Oppose	As the parent of elementary school children in an at-capacity school, I firmly oppose this bill. My children's home school has already had to relocate its Pre-K, ECI and DHH classes due to space, and there are multiple neighborhoods currently under construction that are zoned for our elementary school, so the numbers will continue to go up. Please do not allow this bill to pass as it negatively effects class size and strain on teachers and students, not to mention the county will have to increase spending in order to expand on current buildings to accommodate the surplus of students.
Cheryl Gray	218 Windrush Farm Lane	Severna Park	21146	Yes		Bill 12-20	Oppose	Where's the common sense? Some schools in the county are already at or over capacity.
Jonathan Smith	1706 Mayfair Place	Crofton	21114	Yes		Bill 12-20	Oppose	Not needed
Karen Zaniker	1 Sonneborn Lane	Severna Park	21146	Yes		Bill 12-20	Oppose	Put our children's educations and our community first. Stop the overdevelopment and stop overcrowding our schools.
Kevin Bertha	603 Cypresspointe Drive	Severna Park	21146	Yes		Bill 12-20	Oppose	Easing the school facility limits for low income properties, while a noble proposal does an injustice to the children and I am strongly opposed to easing such restrictions for any purpose.
Marian Charland	1715 Trent St	Crofton	21114	Yes		Bill 12-20	Oppose	Our schools are grossly overcrowded and any exception to the laws and regulations that help control or alleviate this overcrowding is unconscionable.
Cory Helco	1503 Shadywood Ct	Crofton	21114	Yes		Bill 12-20	Oppose	
Belinda Bryant	503 Grandin Ave	Severna Park	21146	Yes		Bill 12-20	Oppose	Stop the over development and overcrowding of schools. Enough is enough!
Lisa Kamm	1296 Lake Forest Dr	Davidsonville	21035	Yes		Bill 12-20	Oppose	Stop trying to be slick and overfilling the schools!
Sean Karner	2418 Arapaho Way	Gambrills	21054	Yes		Bill 12-20	Oppose	There should be NO more development if the infrastructure cannot support it!! I don't care if it's low income or million dollar homes. We JUST went through a redistricting process that nearly tore our community apart and now you want to PURPOSELY recreate the circumstances that caused it and likely have us go through this again?!?! If this passes I can GUARANTEE there will be negative consequences at the ballot box for those that supported it. The community is just starting to recover and the county proposes this?!?! This takes cluelessness to a WHOLE new level.
Dana Bean	260 Michener Ct. W	Severna Park	21146	Yes		Bill 12-20	Oppose	Our schools are already overcrowded in our area. Trailers, etc for the kids. Ridiculous that we will willingly contribute to more crowding in the school system - especially considering the current pandemic and social distancing.
Laura	2302 Nantucket drive	Crofton	21114	Yes		Bill 12-20	Oppose	
Jodi Usher	209 Long Hill Court	Pasadena	21122	Yes		Bill 12-20	Oppose	The standards are already too low and the area is overdeveloped.
Francis White	1824 Crofton Parkway	Crofton	21114	Yes		Bill 12-20	Oppose	
Oriando	1203mcguckain st	Annapolis	21401	Yes		Bill 12-20	Oppose	
Kemp Hanafourde	8295 Highwood path	Millersville	21108	Yes		Bill 12-20	Oppose	Stop.
Holly Watson	2402 Chelmsford dr	Crofton	21114	Yes		Bill 12-20	Oppose	One of the reasons AACO is a desirable place to live is because of the schools. Over crowding schools is detrimental to everyone! This should not be allowed to pass, there are plenty of places that have more room for more students. Thank you.
Jennifer Scott	1769 W Regents Park Rd	Crofton	21114	Yes	And if all of Crofton parents and residents	Bill 12-20	Oppose	Please do not allow any more residential building in our zip code. Our schools (and roads) are already over crowded. Especially during this time when social distancing is being referenced for schools to be able to open back up. There are 30 children in my child's 5th grade class and that is one of five 5th grade classrooms! The lower grades are more full! We do not want our children's education to suffer even more due to over crowded classrooms.
Tina Johnson	1760 Castleford sq	Crofton	21114	Yes		Bill 12-20	Oppose	
Keith Jansen	528 Broadwater Rd	Arnold	21012	Yes		Bill 12-20	Oppose	
Sandra Brodbeck	101 Longfellow Drive	Millersville	21108	Yes		Bill 12-20	Oppose	
Thomas Mcgalliard	448 FAIRFORD COURT	SEVERNA PARK	21146	Yes		Bill 12-20	Oppose	With an overcrowded elementary and middle school, I would not be in favor of increased density or additional housing options that can potentially add more school aged children.
						Bill 12-20 - 88		
Louis Goodwin III	8253 Ahearn Rd	Millersville	21108-1100	Yes		Bill 37-20	Support	I'm Lou Goodwin III owner of Kwik Dry Of Anne Arundel County LLC. We have hit a brick wall with this pandemic and we are still in the middle of our launch stage so we need assistance in order to keep afloat and keep going. Thank you all for your continued efforts and support of local businesses!! Lou Goodwin III
						Bill 37-20 - 1		
Paula M. Harris	720 Pearson Point Place	Annapolis	21401	Yes		Bill 38-20	Oppose	I am writing to express my opposition to lifting rent restrictions and evictions. There are still residents furloughed who haven't received unemployment and are facing many other types of issues related to the COVID-19 pandemic that are far reaching and will take time to correct. Lifting this restriction will cause successive hardship.
Aaron Greenfield	11155 Dolfield Blvd., Suite 200	Owings Mills	21117	No	Maryland Multi-Housing Association	Bill 38-20	Support	Letter attached.
Myra Harris	235 B Boxwood road apt 206	Annapolis	21403	Yes		Bill 38-20	Oppose	I think that it is too soon to open back up all these Businesses. It will put too many lives at risk.

Testimony on Legislation for May 26 (public) rev

Name	Street	City	Zip	Representing yourself?	If no, whom are you representing?	Legislation	Position	Remarks
Lisa Snowden	1048 Christmas Lane	Gambrills	21054	Yes		Bill 38-20	Support	I see no reason for any Council Member to oppose Bill 38-20, unless it is their intention to take advantage of the crisis for their personal interests and absolute disregard for those that do not have the security and stability of owning real estate. Donations to those Members that oppose could be used towards this crisis.
						Bill 38-20 - 4		
Kim Knight	1112 commanders way	Annaolis	Md	Yes		Bill 9-20	Oppose	Still to many deaths and no vaccines
April Simms	8136 Harold ct apt3B	Glenburnie	21061	No	The people	Bill 9-20	Oppose	
Christina Cabbage	807 Old County Rd	Severna Park	21146	Yes		Bill 9-20	Oppose	As. School nurse, I see the effects of over crowded schools, missed or no immunizations and spread of disease.
Shannon Baumler	104 Clarence Ave.	Severna Park	21146	Yes		Bill 9-20	Oppose	
Heather Birrane	8112 Graystone Lane	Pasadena	21122	No	Anne Arundel County Public Schools	Bill 9-20	Oppose	
Zachary Sutton	334 South Drive	Severna Park	2q14y	Yes		Bill 9-20	Oppose	
						Bill 9-20 - 6		



TO: Anne Arundel County Council

FROM: Maryland Multi-Housing Association

SUBJECT: Bill No. 38-20

DATE: May 26, 2020

POSITION: Favorable with Amendment

This testimony is offered on behalf of Maryland Multi-Housing Association (MMHA). We are a professional trade association established in 1996, whose members consists of owners and managers of more than 210,000 rental housing homes in over 870 apartment communities. Our members house over 556,000 residents of the State of Maryland and we have 250 associate member companies who supply goods and services to the multi-housing industry. Lastly, MMHA members manage 114 apartment communities with over 30,590 units in Anne Arundel County.

Council Bill No. 38-20 prohibits a housing provider, in connection with the renewal of a lease, from increasing the rent by more than 3% during a catastrophic health emergency or within 30 days after the expiration of a catastrophic health emergency, even if the landlord gave notice of the rent prior to the date of the emergency.

MMHA supports the goal of this legislation and fully understands that COVID-19 is not just compromising public health; it also threatens the financial viability of individuals and businesses, including renters and housing providers. This is an extremely difficult time. We recognize that renters are not immune from facing these unprecedented challenges. We appreciate the sponsors' efforts to protect residents who may have lost jobs, faced health and childcare challenges, and are struggling to make ends meet.

Like everyone else, residential housing providers have changed their operations to accommodate the consequences of this pandemic. Whether it's voluntarily creating payment plans, waiving late fees, sharing government and community resources with residents, or not raising rents, MMHA members are engaging with residents to ensure that they and the communities we serve are safe and secure.

As indicated in the attached, MMHA has one suggested amendment, which we understand the Sponsor has accepted as favorable, to ensure our members can maintain their operations. We urge the Council to make this legislation prospective to avoid complications with leases that have already renewed since the Emergency Order from the Governor on March 5, 2020. It is common practice for management companies to send lease renewal offers out 90 days in advance, so reversing formerly agreed upon increases for many residents may be strenuous on members who are working with reduced staffing. Furthermore, the right to receive rent is a vested property right under the Maryland Declaration of Rights (See Muskin v SDAT



422 MD 544 (2011)). The Maryland Constitution's standard regarding the validity of retroactive civil legislation is whether vested rights are impaired by the legislation (See Dua v Comcast, 370 MD 604 (2002)). Under Dua, retroactively applying this statute would in fact abrogate or impair vested property rights (including contractual rights) and violate the Maryland Constitution.

For these reasons, we respectfully request support Bill No. 38-20 with the amendment.

For more information, please contact Aaron Greenfield at 410.446.1992



Amendment
Council Bill 38-20

Amendment No. 1

On page 2 of the proposed bill, after line 22, insert the following:

SECTION 4. *And be it further enacted*, That this Ordinance applies prospectively to rent increases that are to take effect after the effective date of this Ordinance and the Ordinance does not apply retroactively to rent increases that went into effect before the effective date of this Ordinance.

(This amendment provides that the bill applies prospectively and does not apply to rent increases that occurred before the effective date of the bill.)