

| Timestamp | Full Name | City | Zip Code | Are you repres | Who do you represent? | Legislation | Position | Remarks | Attachment |
|---------------------|----------------------|---------------|----------|----------------|-----------------------------------------------|---------------------------------------------------------------------|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| 02/23/2023 22:33:23 | Britt Griswold | Annapolis | 21409 | Yes | | Bill 6-23a: Sub & Dev – Zoning – Accessory Dwelling Units (amended) | Oppose | (Attached.) | YES |
| 02/27/2023 13:56:19 | Kathy Ebner | Annapolis | 21403 | Yes | | Bill 6-23a: Sub & Dev – Zoning – Accessory Dwelling Units (amended) | Support | | YES |
| 02/27/2023 15:10:04 | Julie McCabe | Lothian | 20711 | Yes | | Bill 6-23a: Sub & Dev – Zoning – Accessory Dwelling Units (amended) | Support | I am in complete support of the changes for Accessory Dwelling Units and urge the passage of Bill No. 6-23. The passage of this bill would allow for more affordable housing in the county which is so desperately needed. | |
| 03/01/2023 10:20:01 | christian wilson | Baltimore | 21218 | No | Heart's Place Services, Inc. | Bill 6-23a: Sub & Dev – Zoning – Accessory Dwelling Units (amended) | Support | This form of alternate housing allows families to take care of their elders in dignity. It is currently a prime use of the property as the units can be adjusted for needs that come up on a daily basis. It keeps families together as a healthy unit and does not force these people into housing where they may not receive proper help and assistance. | |
| 03/01/2023 13:06:20 | Michael Baldwin | Severna Park | 21146 | Yes | | Bill 6-23a: Sub & Dev – Zoning – Accessory Dwelling Units (amended) | Support | I am a home builder and am concerned with the increasing costs of building homes. A 3,000 square foot home has increased in cost by \$80,000 within the last twelve months. While consumer buying power has been reduced by higher mortgage interest rates. Accessory dwelling units provide options for many families to provide care for their loved ones, while keeping families together, free up homes for new families to move into and is "Smart Growth" by utilizing existing infrastructure. By supporting this bill, you are supporting AA County families. Mike | |
| 03/01/2023 13:25:01 | LaQuida Chancey | baltimore | 21213 | Yes | | Bill 6-23a: Sub & Dev – Zoning – Accessory Dwelling Units (amended) | Support | I'd love to live in a tiny home village, with others, the size and energy efficiency is much better than the options that exist for townhomes in Baltimore. I like the idea of the customization and only using space that is needed and still within my budget. I look forward to making this a reality by supporting the bill, the entire state could use this to increase population too. Thank you | |
| 03/02/2023 14:10:27 | ERIC SWANSON | SYKESVILLE | 21784 | No | DESIGN BUILD REMODELING GROUP OF MARYLAND LLC | Bill 6-23a: Sub & Dev – Zoning – Accessory Dwelling Units (amended) | Support | | YES |
| 03/03/2023 22:22:52 | Carl Larkin | Annapolis | 21401 | Yes | | Bill 6-23a: Sub & Dev – Zoning – Accessory Dwelling Units (amended) | Support | Thanks for your support of 6-23. | |
| 03/04/2023 7:58:18 | Lisa VanBuskirk | Edgewater | 21037 | Yes | | Bill 6-23a: Sub & Dev – Zoning – Accessory Dwelling Units (amended) | Support | I am writing to express my support for Bill 6-23, Accessory Dwelling Units. I have two large detached garages on my half acre that could be converted to ADUs, without increasing the amount of impermeable surface on my property in Mayo. While I am not considering it at this moment, the flexibility to invest in the property by potentially converting the buildings in the future, will benefit not only my property's resale value, but could provide personally helpful should an in-law, child, myself, or a renter occupy such an ADU. I hope that you will support the legislation. | |
| 03/04/2023 16:37:47 | Shareese Kess | Millersville | 21108 | No | T.I.M.E. Organization | Bill 6-23a: Sub & Dev – Zoning – Accessory Dwelling Units (amended) | Support | Please see the attached letter. Thank you | YES |
| 03/05/2023 17:01:33 | Elizabeth Babbington | Edgewater | 21037 | Yes | | Bill 6-23a: Sub & Dev – Zoning – Accessory Dwelling Units (amended) | Oppose | PLEASE DO NOT BAN! (Picture attached.) | YES |
| 03/06/2023 5:18:17 | Melissa Stanton | Davidsonville | 21035 | Yes | | Bill 6-23a: Sub & Dev – Zoning – Accessory Dwelling Units (amended) | Oppose | I oppose a particular provision in the bill, not the entire bill. | YES |
| 03/06/2023 10:29:42 | Kurt Svendsen | ARNOLD | 21012 | Yes | | Bill 6-23a: Sub & Dev – Zoning – Accessory Dwelling Units (amended) | No Position | See attached 1-page PDF file with written testimony. | YES |
| | | | | | | | 13 | | |
| 03/06/2023 10:31:58 | Kurt Svendsen | ARNOLD | 21012 | Yes | | Bill 9-23: Sub & Dev – Adequate Public Facilities – Public Schools | No Position | See attached 1-page PDF file of written testimony. | YES |
| | | | | | | | 1 | | |

Dear County Executive Pittman & County Council members,

Bill 6-23 Subdivision and Development – Zoning – Accessory Dwelling Units:

Needs further modification!

The desire to bring more affordable housing can not be allowed to override common sense protections for existing communities.

1) An amendment to require at least one additional parking space has been rejected on a 3-3 vote. This should be revisited. The proffered excuses that those using these facilities would likely not need a car are thin and unrealistic. We live in a car dominated society. Not planning for this need is irresponsible.

2) The likely use for many of these future units will end up being AirBNB businesses, no matter what the intended initial use is to be. Short-term rental use is counter to the intended purpose of this bill, which is affordable long-term housing. Please make sure short-term rental is not allowed under this bill. Short-term rental needs to be addressed separately in it's own bill with its on particular needs addressed.

3) If you are not going to completely eliminate short-term rentals in this bill, then have the requirement of owner occupancy in one of the dwellings. If you are going to allow complete sort term rental of property with an Accessory Dwelling Unit. Limit it to the dates around USNA commissioning week. Again sort-term rentals should not be addressed piecemeal in this sort of legislation and should get their own tailored bill to the needs of that business.

4) As affordable housing these units potentially could end up housing school age children, unless you are going to outlaw use by those under 55 years of age. Some fraction of the approved units should be reflected in the school capacity count numbers used to decide the open or closed development status of school area for developers of housing projects.

5) If you are going to allow additional rental structures in existing communities that are preexisting with covenants and restrictions that have applied for decades, then please require the supremacy of existing covenant setbacks be respected even if they exceed the County minimum of 7ft. Many older communities have a 10ft setback requirement.

The desire to create more affordable housing opportunities in our county is laudable. But loose legislation that allows gaming the system to side-step the goal of the legislation, and create unintended consequences, is not wise.

The next hearing is on 3/6/2023. I hope you will consider these issues at that time.

Britt Griswold
823 Holly Rd E
Annapolis MD 21409

February 27, 2023

Dear County Council President and County Council Members,

I am writing in support of Bill 6-23 An Ordinance concerning: Subdivision and Development – Zoning – Accessory Dwelling Units.

There is a critical need for more affordable housing options in the County, as evidenced by Anne Arundel County's Five-Year Consolidated Plan FY 2021 and FY 2025. Key findings from the Plan indicate housing affordability, especially for households on the lowest ends of the income spectrum, continues to be a major challenge in Anne Arundel County.

Accessory Dwelling Units (ADUs) help promote affordable housing options in the County by providing a greater diversity of building types and smaller scale, lower cost, housing options. The proposed ordinance proposes several changes that would help facilitate the development of ADUs, including allowing them to be detached structures and exempting them from impact fees.

Therefore, I wholeheartedly support Bill 6-23 and applaud the Bill Sponsors for their efforts at addressing the affordable housing needs of Anne Arundel County residents.

Kathy Ebner
40 Chesapeake Landing
Annapolis, MD 21403

A Letter in support of

Bill 6-23: AN ORDINANCE concerning:

Subdivision and Development – Zoning – Accessory Dwelling Units

Introduced by Ms. Rodvien, Ms. Pickard, Mr, Smith, and Ms. Hummer

An accessory dwelling unit (ADU), also known as an accessory or “in-law” apartment is a “SMALLER DWELLING UNIT LOCATED ON THE SAME LOT AS A PRINCIPAL SINGLE-FAMILY DETACHED DWELLING.

The public as well as builders and remodelers overwhelming support new housing options during this extraordinary housing crisis.

Maryland is short 120,000 homes (from 85,000 just three years ago) according to the Board of Realtors.

The housing squeeze continues to get worse as production is not keeping up with demand.

The number of housing options available to older residents, young adults, and moderate-income residents is rapidly diminishing. Passing an ADU bill is a small, slow, but significant, step toward addressing their needs.

Like a game of musical chairs, thousands of our current and future residents will be left standing unless we put out more chairs. ADUs are a slow, but key, strategy for gently creating new homes at little or no cost to our county or state.

This bill is a model for our State - It includes most of the best practices as recommended by the AARP and the University of Berkeley Housing Innovation Center

Where we live determines so much about which opportunities we can grab... or who gets left behind.

As a Maryland Remodeling Professional, I know first hand our clients growing needs multi-generational family units living together within the same lot boundaries.

ADU's are a much more affordable option as opposed to buying a separate home, for aging parents, adult-children, or other relatives

Having a private apartment for adult kids can help them save enough money to buy into our housing market

Creating an ADU for a caregiver to live on-site could save them and Maryland residents thousands of dollars and lots of worries.

Rent, Mortgage, property tax, and home expense pressures are felt particularly by older and younger residents who want to remain and work in our county.

Increasingly large single-family homes do not meet the needs of the majority of residents. Our households are getting smaller so smaller, and more affordable, homes will better meet the demand:

What are the benefits to County residents?

Anne Arundel County has long been valued as a family-friendly, accessible county to residents who occupy a wide range of the economic spectrum and who enjoy proximity to parks, water recreation, schools, and work.

ADUs are a low-impact, high-value way to:

- Slowly add housing options while maintaining the character of the county
- Help young and older adults and people with disabilities remain in their communities as their needs change
- Provide flexible, smaller, housing options where few exist today
- Provide a secondary income that can allow aging homeowners to stay in their homes longer and younger owners to qualify for a mortgage
- Bring essential folks who already work and shop here, into our community as residents, while reducing traffic congestion and long commutes
- Allow for better sheltering-in-place, work-from-home, and live-in caregiving
- Reduce the cost of maintaining and building expensive infrastructure by using existing infrastructure, reducing sprawl.
- Make single-family homes more affordable as lenders can use rental income towards homebuyer qualifying ratios
- Provide spaces where older relatives and younger adults can live comfortably together and care for one another, adding housing options for all of us in different stages of life for decades to come:



4538 Edmondson Avenue Baltimore, MD 21229 * Office: 443-872-2230 * Fax: 410-424-5014 *

March 3, 2023

Dear County Council Members,

We, at T.I.M.E. Organization, have been providing wrap around behavioral health services to individuals in Anne Arundel County and the surrounding areas for over 22 years. We have and continue to see inadequate and limited affordable housing as one of the number 1 factors of social determinants of health. We provide shelter and recovery housing for those affected by substance use disorder and mental illness. We have found it significantly difficult to secure appropriate housing for those in need.

We are in support of the Accessory Dwelling Unit Bill, which would assist in filling the gap of the housing shortage here in Anne Arundel County. We have single mothers and their children living in motels and couch surfing because of the lack of affordable housing. We also have men and other clients displaced and homeless, making shelter outside in encampments as result of the inability to afford housing in this county.

We would like to be a part of the solution and are diligently looking for space to house our clients here in Anne Arundel County, Maryland. Feel free to contact me, Shareese Kess, Administrative Director of Clinical Programs and Services for T.I.M.E. Organization.

Sincerely,

Shareese Kess, LCSW-C, CCM
Administrative Director of Clinical Programs and Services
T.I.M.E. Organization
410-926-6322



Melissa Stanton

992 Wayson Way, Davidsonville, Maryland 21035 | brimeli@yahoo.com

To: **Members of the Anne Arundel County Council**

March 6, 2023

Re: **Bill 6-23: AN ORDINANCE concerning: Subdivision and Development – Zoning – Accessory Dwelling Units**

I'm a big supporter of Accessory Dwelling Units. In fact, for my job, I created an award-winning, nationally distributed guide about ADUs.

Of great concern to me and many others is the unexpected new restriction that an ADU cannot be used for short-term-rentals.

This is a serious imposition on ADU homeowners, and it undermines the flexibility that an ADU provides. I have an attached ADU located in a wing of my home. The apartment is used for multi-week and multi-month rentals. My guests are people who are visiting family or working in the area temporarily (such as in the State Legislature or at the Naval Academy).

I chose the short-term-rental option because I can't take on the commitment and risk of a stranger making my home their full-time home. I need to have access to the apartment for my own guests. I expect to someday need the space for one of my adult children or my elderly mother. I invested in the creation of the apartment knowing I would have options.

If, as I've read, the Council's reason for rescinding the short-term-rental option is to establish more affordable housing, ADUs aren't the solution. The only way that happens is if the local government provides subsidies to homeowners for construction costs and/or for renting the unit at or below-market rates. Los Angeles has such a pilot program.

The purpose of ADUs is to provide housing *options*, such as for families to live together but separately, or for homeowners (such as retirees) to generate rental income. While some ADU owners choose to become landlords, others prefer to be occasional innkeepers.

Mandating that an accessory unit in a private home be for a long-term tenant is intrusive and potentially dangerous. With Airbnb, the company will cover damages caused by guests and it will help resolve disputes. Will the county do the same?

Requiring that an ADU be used as long-term rental housing is changing the rules of the game many are already playing. The proposed ban will be taking away a right. I wouldn't be surprised if the change results in lawsuits against the county which, as you know, is receiving lots of money from the occupancy taxes paid by such guests.

The provision is well-intentioned but misguided. Removing the restriction against detached units makes sense. Replacing it with a ban on short-term rentals does not.

Thank you for your attention.



Full disclosure: I was the treasurer of Council member Lisa Rodvien's campaign.

Mar 6, 2023 County Council Meeting - Comments RE: Bill 6-23 - ADU's

My name is Kurt Svendsen, I live in Arnold.

An article in the Capital Gazette quotes an Annapolis resident's testimony at your Feb. 21st hearing:

"What we found across the country is that when ADU ordinances are permitted, we don't see a great uptick in the number of units," Cantori said. ***"I want you to go from just permitting them to promoting them.*** Promoting them means that you actually are going to be asking the homeowners to take an active role in our housing issue and it means things like low-interest loans, grants for people with lower incomes — lower-income homeowners as well as lower-income renters."

I wholeheartedly support that sentiment. This is "in sync" with my earlier testimony. Just as it is an obligation of both branches of County Government to ensure the County's budget is **capable** of being truly understood by all citizens, it is also obliged to take extraordinary measures to ensure it is **actually** understood by a great many more citizens than is currently the case.

A future installment of the 5-part budget primer series I introduced earlier tonight will address some "keys to better understand core revenue elements." This will include a focus on the "fairness" of the County's two largest revenue streams. I contend that the **regressivity** of the Property Tax is another factor contributing to the difficulty low-to-moderate income households have in affording the cost of homeownership in Anne Arundel County. There is existing legal authority and an existing program that can be changed and promoted to add another tool to the toolkit which can be used to help make home ownership more affordable for low-to-moderate income households. But that is a topic for another day.

This Bill also presents an opportunity for this County Council to tangibly demonstrate its ability to work in a unified cross-partisan manner. I shared my vigorously optimistic viewpoint toward this legislation with some of my friends and colleagues and was surprised at the level of anger they displayed toward it. They feel as though a fundamental "rule" under which they invested in their homes has been radically shifted out from under them. They fear the potential increase in density and impact on parking and traffic in their communities.

The national experience noted in the above newspaper quote, and Councilmember Rodvien's point that developing an accessory dwelling unit is a big undertaking and it's unlikely there will be one on every block, has not assuaged those community fears. Add to that my and the man in the newspaper's calls for the government to promote the development of ADUs, and the "oh don't worry about it" argument begins to fall flat. When I asked my concerned friends: What if the number of ADUs in a given community was limited? They seemed appeased. In fact, one friend drew an analogy to housing developments where the number of low income units is limited. I don't have a specific solution to offer; I have no expertise in this area. But I, and I dare say most of my fellow citizens (blue and red), do ask that you work together on this. Don't be content with a 4-vote victory. Please build relationships with one another; it may come in handy down the road.

Mar 6, 2023 County Council Meeting - Comments RE: Bill 9-23 School APF Work Group

My name is Kurt Svendsen, I live in Arnold.

Watching the County Council Work Session of February 14th refreshed my memory of what I heard at a Council meeting almost a year ago. It is now even more alarming.

At the 1 hour, 30 minute, 47 second mark (emphasis added), Peter Baron states:

“...the school APF work group had met or has met for about a little **over two years now**. There is **a massive volume of data**. A massive volume of work has been done. **We're close to start shopping uh concepts.**”

At the 1 hour, 30 minute, 47 second mark (emphasis added), Councilmember Pickard states:

"We are ready. We've analyzed the data. **We need to present the data um in a way that's understandable**. It is a **complicated** topic and there are a lot of, um, **misunderstandings** as regard to, in regard to, school APF out there."

She went on to say:

"...we're going to have this. I can't think about this anymore. I dream about school APF and student School the. And you think I'm teasing um. **We have to finish this**. We we have to get this done uh for many reasons um. So I would like to keep it at September 1st and **keep the pressure on to bring a bill forward in the next couple months.**”

Given the "massive" amount of data that has already been generated, the "analysis" that has already been undertaken over the past two years, and the "complicated" nature of this topic, I am very concerned that all of this is going to be “dropped” on the other members of the County Council and the general citizenry for the very first time ... when a Council Ordinance is formally introduced, and the legislative clock starts ticking.

My search of the County website has yielded **zero** formal status reports or public information sharing / briefings regarding the substantive work of the School APF Work Group.

Anne Arundel County citizens have had just about enough of having important “complicated” matters shoved down their throats with little time to process massive volumes of work incurring significant expense and which has been fully developed and **packaged** into “shopping uh concepts” and presented “um in a way that's understandable.”

History has shown that under such a process any suggested input or alternatives end up getting dismissed because they're either "mis-informed" or "too late or expensive" to change course.

Anne Arundel County citizens are not just going to “trust” you because it's too complicated for us to understand. Start sharing data...not storylines.