

Legislative Testimony (online submissions) 11-6-2023

Timestamp	First name	Last name	City	State	Zip code	Are you representing yourself?	What organization or whom do you represent?	Legislation	Position	Remarks	Attachment
2023-10-27 8:14:49	Deborah	Elliott	Brooklyn Park	Maryland	21225	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	I lived in Ferndale for 6 1/2 years but my roommate died in 2022. I hope to live in Anne Arundel County again if I can afford it. It's imperative that young people have access to affordable housing, if we want to encourage them to participate in county politics and legislation. Don't marginalize productive, gainfully employed young people or they will lose hope! Don't cut them out!	
2023-10-27 8:32:09	Jennifer	Clagett	Annapolis	Maryland	21401	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Oppose	<p>The government should not adopt this bill or any like it in order to allow the free market to flourish. Allowing developers to build what the free market demands will automatically create more affordable housing.</p> <p>'Affordable' housing, rent control, a big bureaucracy, other government interventions and HIGH taxes CAUSE housing to become unaffordable. Moreover Baltimore City is half occupied. 99% of all NEW development belong in Baltimore City. Neighboring counties should not have to fund the disfunction of Baltimore City. Anne Arundel City Council leaders should be pressing the State to take over the City and turn it in to a Special Economic Zone removing the corrupt Baltimore City Council from governance and from interfering with redevelopment until Baltimore City is rebuilt and repopulated.</p> <p>Not everyone is suited for homeownership and plenty - of all income and life stages - prefer to rent.</p> <p>Allowing ADUs that are not attached to the main house is a sensible change.</p> <p>Moreover Anne Arundel county does not have to 'compete' by comparing itself to Montgomery and Prince George's County. Those are two counties which no one should want to emulate in ANY respect!</p> <p>Decrease the size of government dramatically along with the cost of government and this will have a massive effect on lowering the cost of housing.</p>	
2023-10-27 8:32:34	Joan	Brannigan	Annapolis	MD	21401	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	Too many workers are no longer able to afford a home in Anne Arundel County. This bill will help.	
2023-10-27 8:48:56	Gerald	Shields	Annapolis	MD	21403	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Oppose	<p>Dear Mr. County Executive Pittman,</p> <p>I hope this letter finds you in good health and high spirits. I am writing to express my concerns and opposition to the Essential Worker Housing Access Act, Bill 78-23, which is currently under consideration. While I appreciate the initiative to address the critical issue of affordable housing, I believe that this particular bill may not effectively target the intended beneficiaries, namely essential workers such as firefighters, EMTs, and police officers.</p> <p>I firmly believe that access to affordable housing is an essential aspect of promoting the well-being of all members of our community, particularly those who perform vital services that contribute to the safety and stability of our society. These essential workers often face unique challenges in finding affordable housing near their workplaces, and addressing their housing needs is of paramount importance.</p> <p>However, my concern with the Essential Worker Housing Access Act is that it primarily focuses on income levels, which may inadvertently exclude many essential workers who earn a higher income but still face housing affordability issues. By setting specific income thresholds, the bill risks leaving out those who are essential to our community but do not fit within the income brackets outlined in the legislation.</p> <p>I believe it would be more effective to develop a more nuanced approach to ensure that those who serve our community as essential workers have access to affordable housing. I know that a more focused Act on jobs and not on income will be a better fit. This approach could involve a broader definition of essential workers, considering factors such as job type, location, and the local cost of living. Moreover, taking into account the individual circumstances of potential beneficiaries would provide a more accurate reflection of their needs.</p> <p>I urge you to reconsider the current provisions of Bill 78-23 and explore alternative solutions that truly target essential workers in need of affordable housing. A more flexible and inclusive approach would better serve the individuals who safeguard our community and ensure that they can find suitable housing that meets their unique requirements.</p> <p>Thank you for your commitment to our community's well-being, and I trust that you will carefully consider my concerns as you continue to deliberate on this legislation.</p> <p>My best regards, /s/ Mr. Gerald Shields</p>	
2023-10-27 8:55:40	Ruth	Rogers	Laurel	Maryland	20724	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	I support this bill 200%! Affordable housing is essential for creating a supportive and thriving community. It is the key to reducing intergenerational poverty and increasing economic mobility. There are way too many families living in motels because rental rates have gone through the roof! This is just wrong on so many levels. I cannot believe the number of children I see waiting for the school bus that come from the motels. Totally unacceptable and we as a community should not allow developers to price our residents out a safe place to live. Period!	
2023-10-27 8:56:46	Rita	Ferry	Annapolis	MD	21409	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	<p>Dear Council members,</p> <p>I am a resident of Anne Arundel County. I am strongly in favor of Bill 78-23. I have friends who travel long distances from home to work here. They have to live where they can afford the rent which continues to rise.</p> <p>Please help our hardworking people to find a home closer to their jobs that they can afford.</p> <p>No more luxury homes on big lots!</p>	
2023-10-27 8:59:09	Robert	Herman	Annapolis	MD	21409	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	My wife and I raised our three daughters in Anne Arundel County. They all have jobs, two are married and one is engaged. None of them can afford to live in our County, and have moved to Baltimore County, Frederick, and North Carolina. We all wish they could afford to live here so we could see each other more as a family, I could see my grandchildren more often. The cost of housing is a major impediment. Please do all you can to improve cost of housing, including this bill and others. Zoning and other regulations have increased the cost of housing; let's make other laws to make it more affordable as well	

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2023-10-27 9:27:39	Jennifer	Clagett	Annapolis	Maryland	21401	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Oppose	<p>The supporting document submitted by the county executive is fundamentally flawed (Anne Arundel County Affordable For Sale Housing Needs Assessment Anne Arundel County, Maryland).</p> <p>The rise in housing prices reflects run away inflation CAUSED by government overspending, which has caused the federal reserve to printing more money to cover the debt which must be paid by future generations in higher taxes!2</p> <p>In addition, the reckless and suicidal policy of open borders allowing illegals immigration for anyone to enter the country and consequently take up all of the affordable housing and take over jobs which results in unemployment or underemployment for citizens, depressing workers wages, diverting earned income from taxes because it goes unreported which further encourages corruption - along with a mentality of corruption - and a parallel society that takes government benefits while not paying in to the government system. Illegals immigrants and their families are taking up most of the benefits - including affordable housing, and placing a massive burden on healthcare, Courts, jails, prisons, schools and other facilities. government programs, while NOT paying the taxes they would otherwise owe through their numerous schemes to defraud the government and tax payers.</p> <p>The best remedy for this is to not provide benefits for anyone but citizens who can not work due to physical or mental disability and age. This will help to greatly lower the size of government and money spent by government thus lowering the cost of everything including housing and stimulate the economy. Moreover the County should actively work with immigration enforcement (ICE) to deport all illegal aliens.</p>	
2023-10-27 9:55:41	Beth	Brown	Odenton	MD	21113	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	<p>I support this bill somewhat, however, in reading Mr Pittman's comments, I also think the market needs to adjust itself by relaxing road blocks to affordable housing. A combination of the two sides makes sense. Also, keep it at 75% or higher. People can't take care of their homes if they strapped by a ridiculously high mortgage.</p>	
2023-10-27 10:20:52	michelle	walker	ANNAPOLIS	MD	21405	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Oppose	<p>Please do not penalize the builders. Builders work hard, employ many people and they can not be held responsible for providing low income housing unless it is what they CHOOSE to do.</p> <p>Change the zoning laws to allow for "tiny homes". Allow tiny home communities.</p> <p>Thank you.</p>	
2023-10-27 11:44:59	Angela	Vazquez	Odenton	Maryland	21113	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	<p>As a long-standing AA county resident, this bill is a necessity. Howard County has this bill and look how well they are doing as a county. We need to slow the development as we won't have any green space left and focus on providing affordable housing to our residents versus pricing them out of new construction properties.</p>	
2023-10-27 11:48:42	Tanya	Schultz	Odenton	MD	21113	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	<p>My husband and are attorneys. Due to health reasons I am unable to work. As a full-time attorney, my husband, with only one child, cannot come close to affording a house. We are constantly concerned we will be unable to make our rental payments. Our son lives with the stress of this. Each year our rental fees increase by hundreds of dollars per month, but my husband's salary does not. We cannot afford a vehicle. Though middle-aged we rely on our elderly parents to buy our son clothing and shoes. We cannot afford access to healthcare with my spouse's employer providing minimal coverage with a \$6,500 deductible. We carry student loan debt. Food costs have increased. The constant stress has worn us down, but even good mental health care is out of reach. We are good people. We would greatly benefit from more-affordable housing. I wish this bill went further than it does in cutting costs.</p>	
2023-10-27 12:08:53	Sharon	Judge	Davidsonville	Maryland	21035	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	<p>I understand and appreciate some of opposition arguments to this bill but the bottom line is that we desperately need more affordable housing in our community and this bill provides a very modest step toward providing somewhat affordable housing for essential workers who are vital for our county to thrive.</p>	
2023-10-27 12:51:47	Georgie	Mauler	JESSUP	MD	20794	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Oppose	<p>I oppose this bill because west county has proven to be over-developed by GREEDY corporate developers' need to STOP NOW! It is dysfunctional and frankly I resent you pretending it is to support lower income. We in Jessup did not need to have another Royal Farms with in a couple miles of other Royal Farms (one near Ridge and 175, one at the end of Montevideo and Rt. 1, one just off 175 on 108.</p> <p>All the houses that have come down and are slated to come down from Jessup Elem. east of the school could have been restored and sold to lower income folks at a reasonable price. There are many business parks that have empty space that could be transitioned in to not only low income rental apartment's or homeless shelters.</p> <p>Big developer need to give back to the community for the hell they are putting us through with over-crowded "parking lots" (major roads) with no escape routes for local folks who just want to get back to their homes and enjoy all they have worked for. It is ridiculous that Jessup does not have a state of the art community hall built with developers' labor and collective money as a requirement for zoning approvals. This is completely reasonable request for all the disruption over-developing a community causes.</p> <p>The county could focus their efforts for affordable housing in areas such as Brooklyn Park that desperately needs help and restored housing.</p> <p>Builders over-development should be lowering property taxes and not raising them. I know this is the trick that was played on families such as the Shannon's property where they were being charged over 30K just to keep their property. This forced relocation and breaking up of large green space is dysfunctional. As someone who owns some of the last large green space in West County they will be coming for us. I suspect that once I am gone my family will also be forced to sell.</p> <p>People who want to be a part of a community, have a responsibility to that community not to change it and displace people who have lived here for generations! Or to make life worse for residents!</p> <p>I speak to a lot of people being a singer songwriter and doing my local shopping. Even folks who have recently moved here are complaining about over-crowding and wholesale zoning. If the GREEDY want to make our life hell, then we should get some significant return for our suffering!</p> <p>I have know several people who worked as zoning inspectors and the violations that their supervisors forced them to ignore for the sake of Koch and Elm Street make me want to throw-up.</p> <p>PLEASE STOP THE DYFUNCTION!!!!!!!!!!!!!!</p>	

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2023-10-27 14:40:52	Barbara	Tichenor	Severna Park	MD	21146	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Oppose	This bill will not accomplish the desired intention but rather encourage workers to stay at a lower income level to maintain their housing eligibility. Builders will just build more housing of less than 10 units, and others in the same development will be paying more to subsidize the cost to the builder of lower priced units. This has NOT worked successfully in other areas, in fact, Montgomery County is modifying their similar action. There are plenty of housing options available within the county and this bill would encourage greater density which citizens have clearly opposed.	
2023-10-28 6:49:17	Amy	Hamilton	Arnold	MD	21012	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	When I was purchasing my first home in AA County in 2020, I couldn't do it without financial assistance from my parents for the down payment. I am a State of Maryland employee, solo parent with three young children, and I couldn't afford a home on my own. A home priced like the ones in this bill would've really helped! My income is below the 75% mark for a single person, let alone a family of 4.	
2023-10-28 7:40:45	Janet	Dhenk	Annapolis	MD	21401	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Oppose	Developers should be allowed to design the neighborhood without percentages of a certain housing type. Thus will end up being more expensive for the other buyers. It is a hidden tax. The option to pay in to a fund speaks for itself. More government intervention and more costs are nit what we need in this county.	
2023-10-28 8:57:40	Janet	Dhenk	Annapolis	MD	21401	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Oppose	Developers should be allowed to design the neighborhood without percentages of a certain housing type. Thus will end up being more expensive for the other buyers. It is a hidden tax. The option to pay in to a fund speaks for itself. More government intervention and more costs are nit what we need in this county.	
2023-10-28 9:28:29	Teresa	Redd	Annapolis	MD	21403	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	Please support the Essential Worker Housing Access Act. A similar bill in Montgomery County changed the trajectory of my life. Although I was a college professor, as a single mother I could not afford to buy a house until I bought a house through the county's Moderately Priced Housing Program in 1990. Nine years later I used the profit from the sale of the house to buy a larger house with enough equity to secure low-interest loans and to build the foundation for my retirement. Middle-class people like me (especially the essential workers who serve our county) deserve a "shot" at the American Dream, and Anne Arundel County should not become a place where only the rich can prosper.	
2023-10-28 9:31:43	Teresa	Redd	Annapolis	MD	21403	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	Please support the Essential Worker Housing Access Act. A similar bill in Montgomery County changed the trajectory of my life. Although I was a college professor, as a single mother I could not afford to buy a house until I bought a house through the county's Moderately Priced Housing Program in 1990. Nine years later I used the profit from the sale of the house to buy a larger house with enough equity to secure low-interest loans and to build the foundation for my retirement. Middle-class people like me (especially the essential workers who serve our county) deserve a "shot" at the American Dream, and Anne Arundel County should not become a place where only the rich can prosper.	
2023-10-28 15:12:50	Isabella	Shycoff	ANNAPOLIS	Maryland	21401	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	I am a resident of West Annapolis and feel fortunate that my wife have the money to live in such a fantastic town, county and state. We recognize that a growing number of people, however, are priced out of safe, decent housing. Affordable housing is a legit crisis now and we need to expand our affordable housing policy and incentivize the development of more affordable housing and smart growth. Make Anne Arundel the best place for all.	
2023-10-31 10:10:53	Mary	Groven	Odenton	MD	21113	No	Anne Arundel County Association of Realtors Legislative Chair	Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Oppose		YES
2023-11-01 14:55:40	Elisabeth	Greenberg	Severna Park	MD	21146	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	I have volunteered in several Anne Arundel County schools in Pasadena and Crofton. One issue that rebounds on children and their capacity to benefit from education is a lack of safe affordable housing. Many parents, employed in low-paid jobs, find themselves having to choose to spend on shelter, food, OR health care. If more affordable housing were available, then it would be possible for children to attend school well-rested, well-fed, and in good health. I think that if the county goes forward with this program the lease rates and property prices should be held at the affordable rate in perpetuity. I would like to see the buyers rise out of the affordable housing through increase in income and be able to pass the affordable housing on to another family in worse straits.	
2023-11-02 16:03:50	Eugene	Peterson	Laurel	MD	20724	No	Anne Arundel County Human Relations Commission	Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	<p>Testimony, Anne Arundel County Human Relations Commission</p> <p>November 6,2023</p> <p>Essential Worker Housing Act 2023</p> <p>My name is Eugene Peterson and I reside at 3534 Rippling Way, Laurel MD 20724. As Chair of the Anne Arundel County Human Relations Commission I'm here tonight to testify in support of Bill 78-23, the Essential Worker Housing Act of 2023.</p> <p>At the Human Relations Commission meeting on October 19 the Commission voted unanimously to support Bill 78-23.</p> <p>As the Council is aware the Commission is charged by statute to investigate alleged complaints of housing discrimination in the County. We believe, however that the lack of affordable housing for essential workers - teachers, police officers and fire fighters, for example is a larger problem that denies many essential County workers from being able to afford to live in the County they serve.</p> <p>Bill 78-23 will help address this problem by requiring new rental developments make 15% of units available for people earning 75% of the area median income or below. In addition all new for sale developments with more than twenty (20) units must assign 10% of these units for people earning no more than 100% of the area median income. For individuals this amounts to an income of \$82,875 dollars; for a family of four this amounts to an income of \$118,313 dollars.</p> <p>Finally we believe the that the financial incentives included in 78-23 for developers makes the legislation affordable for the development community.</p> <p>Please pass Bill 78-23.</p> <p>Eugene Peterson</p>	
2023-11-02 19:51:31	Marlys	McDevitt	Annapolis	MD	21401	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	I wholeheartedly support the passage of Bill 78-23, as an important step in insuring that the people who work in our schools and police departments and homeless shelters and city offices and local businesses can afford to live in the communities they work in. Many of the employers in these sectors are unable to attract employees because of the outrageous cost of housing in Anne Arundel County. Please pass this important legislation.	

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2023-11-03 13:06:52	Helene	Raven	Please choose	-- Select a state --	21403	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Oppose	<p>Helene C. Raven</p> <p>██████████</p> <p>Annapolis, MD 21403</p> <p>Stuart Pittman, Anne Arundel County Executive</p> <p>Arundel Center</p> <p>Annapolis, MD 21403</p> <p>November 3, 2023</p> <p>Good Morning:</p> <p>I am writing in response to your request for feedback on Bill 78-23 (Essential Worker Housing Access Act)</p> <p>First, to quote Mike Rowe (Dirty Jobs), a Maryland native, "All jobs are essential to someone." I agree with him. This bill cherry picks essential workers and does not include a multitude of technical workers including electricians, mechanics, instrumentation techs, bus drivers, etc. who are also essential to keeping the County running. Many of these were called "essential" when working at night filling shelves in grocery stores and performing other jobs required to keep people fed. These people are still essential to others, including their dependents.</p> <p>Second, this bill, though well intentioned for the target audience, has consequences for the construction industry building these units. The cost saving for some will be put onto others. I don't think that's fair or just. Don't forget that many small businesses would be impacted by this bill.</p> <p>Third, I understand that there are large undeveloped privately held properties in South County that could easily be developed for housing for all essential workers. These property owners should be encouraged to develop 10% of their land for essential worker housing.</p> <p>All decisions, well-intentioned or otherwise, have consequences. Parole and Riva Road development clearly prove this. While the intention was/is to provide affordable housing, the reality is that the added units will increase traffic congestion and create pedestrian safety issues on a very limited road. Creating a traffic hub in the future will not reduce traffic as soon as the units are filled with residents.</p> <p>I am hoping that you will put a pause on the push for this bill until all essential workers are included, a cost benefit analysis that includes all stakeholders (including developers). I also ask you to reach out to the large landowners in South County and request that they subdivide their properties for the common good.</p> <p>Respectfully submitted:</p> <p>Helene C. Raven</p> <p>CC: District 1: AA County Council Chairman, Peter Smith</p> <p>District 2: AA County Council Vice-Chairman, Allison Pickard</p> <p>District 3: AA County Council Representative Nathan Volke</p> <p>District 4: AA County Council Representative Julie Hummer</p> <p>District 5: AA County Council Representative Amanda Fiedler</p> <p>District 6: AA County Council Representative Lisa Rodvien</p> <p>District 7: AA County Council Representative Shannon Leadbetter</p> <p>Associated Building Contractors</p> <p>Annapolis Site Development</p>	YES
2023-11-03 16:30:11	Amber	sewell	Glen Burnie	Maryland	21061	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	<p>I've been working for the school system for 4 years as a teacher and 4 years as a long-term sub/daily sub. To this day I still can not even afford a house in the low income community that I work. The closest I can find is basically in Pennsylvania. It is extremely heart breaking that I can't even afford a house where I work let alone even in the same state.</p>	
2023-11-03 19:02:40	Kelly	Cimino	Columbia	MD	21046	No	Howard County Department of Housing and Community Development	Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	<p>As director of Howard County's Department of Housing and Community Development, I support Bill 78-23. In 1996, Howard County enacted the Moderate Income Housing Unit (MIHU) program, which is designed to incorporate a percentage of affordable homeownership and rental units in new developments to ensure that residents of all income levels can afford to live in communities throughout the county. The percentage of affordable homeownership or rental units is determined by the zoning designation of the land for the development. Howard County's MIHU program provides certainty to developers and builders. From the first concept plan submission to the County's Department of Planning and Zoning, the developer is informed of the MIHU requirement. When the developer receives a Technically Complete letter from the planner, they are instructed to contact the Department of Housing and Community Development to request an MIHU Agreement and Declaration of Covenants. The Department works with the developer to draft these documents, so they are ready for recording before the final site development plan is approved. Since 2008, the Department has awarded over 450 MIHU homeownership units in 37 communities and 800 rental units in 24 communities throughout the county. [See full comments attached]</p>	YES

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2023-11-04 11:25:01	Theresa Wellm	Wellman	Annapolis	Maryland	21401	No	Mayor, City of Annapolis	Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	<p>Office of the Mayor</p> <p>Gavin Buckley</p> <p>160 Duke of Gloucester</p> <p>Annapolis, MD 21401</p> <p>November 6, 2023</p> <p>Council of Anne Arundel County</p> <p>44 Calvert Street</p> <p>Annapolis, MD 21401</p> <p>Letter in Support of Bill 78-23: Essential Worker Housing Access Act</p> <p>Dear County Council Members:</p> <p>I am writing to express my strong support for the Essential Workers Housing Access Act (Bill 78-23), which will provide affordable rental and homeownership opportunities for residents and members of the workforce earning moderate incomes in Anne Arundel County and the City of Annapolis.</p> <p>In 2004, the City of Annapolis passed legislation to adopt a similar program, known as the Moderately Priced Dwelling Unit (MPDU) program. Although modest in size, our MPDU program has two main components, one for developers and one for moderate-income homebuyers.</p> <ul style="list-style-type: none"> <li>• For developers, the general requirements apply to any new development in the City with 10 or more units; the percentage of units required is 15 percent of the total (rent or own).</li> <li>• For prospective homebuyers, there are specific income requirements (100 percent or less than median family income for the Baltimore Metropolitan Statistical area with adjustments for household size); prospective buyers need to be City residents or employed within City limits or be a resident of the County with a disability (among other requirements).</li> </ul> <p>This is what has been successful in Annapolis. You'll have particular needs to address in your jurisdiction.</p> <p>Together, our joint efforts through positive legislation will ensure that we maximize impact to help address the critical need for housing affordability in our communities.</p> <p>I thank you for taking this on and being an advocate for affordable housing in our area.</p> <p>Best regards</p> <p>Mayor Gavin Buckley</p> <p>City of Annapolis</p>	YES
2023-11-04 11:27:05	Lynn	Mumma	Annapolis	MD	21401	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	<p>I support this bill with the following amendments:</p> <ol style="list-style-type: none"> <li>1.25% MPDUs IN AA COUNTY - Increase the percentage of MPDUs required for sale properties and rentals to 25%.</li> <li>2.AFFORDABLE FOR ALL - Raise the cap on the Area Median Income because of inflation which is impacting all income levels.</li> <li>3.AVAILABLE TO ALL - Expand the included groups so that MPDUs meet the greatest need. Eligibility should be based solely on income level. No preferential treatment for county employees.</li> <li>4.NO DEVELOPER BUYOUTS - Eliminate the fee in lieu/buy out option for 10-19 units and remove the fee in lieu for areas with single family zoning such as Glen Burnie, Pasadena, Severna Park, and Linthicum, areas with less housing density than other areas like Odenton, Crofton, Jessup, and Russet.</li> <li>5.ALL DEVELOPMENT IN AA COUNTY - Ensure that this legislation applies to all developments and not certain developments. For example, the County Executive's office said that the Adequate Public Facilities will allow development in school districts that have vacant seats and that there are 16,000 vacant seats. Ensure that the MPDUs will be distributed equitably throughout the county.</li> <li>6.CREATE ACCESSIBLE COMMUNITIES: Ensure the MPDUs are not built in food deserts or places without access to transportation, jobs, health care and if they are, a community development plan is put in place.</li> <li>7.MPDUs ARE BUILT THE SAME - NO SUBSTANDARD HOUSING - Ensure the MPDU units are not substandard: same size and finishes/amenities as the market-rate units.</li> </ol>	
2023-11-04 13:28:17	Aaron	Greenfield	Owings Mills	MD	21117	No	Maryland Multi-Housing Association	Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Oppose		YES
2023-11-04 14:18:08	Allyson	Dlugokeski	Riva	MD	21140	No	Anne Arundel Affordable Housing Coalition	Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support		YES
2023-11-05 19:09:45	Shirley	FULLER	Severn	MD	21144	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support		YES

Legislative Testimony (online submissions) 11-6-2023

Timestamp	First name	Last name	City	State	Zip code	Are you representing yourself?	What organization or whom do you represent?	Legislation	Position	Remarks	Attachment
2023-11-05 20:04:19	justine	muyu	Baltimore	Md	21146	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Oppose	<p>Anne Arundel County has an opportunity to finally begin a strategic plan for growth and affordable housing. As a member of SURJ3A, the following amendments are required so that this bill can be inclusive, accountable and strategic. Additionally, and consider future asks for affordable non-discriminatory housing:</p> <p>Ask the County to Include These Amendments in the Bill:</p> <p>25% MPDUs IN AA COUNTY - Increase the percentage of MPDUs required for sale properties and rentals to 25%.</p> <p>AFFORDABLE FOR ALL - Raise the cap on the Area Median Income because of inflation which is impacting all income levels.</p> <p>AVAILABLE TO ALL - Expand the included groups so that MPDUs meet the greatest need. Eligibility should be based solely on income level. No preferential treatment for county employees.</p> <p>NO DEVELOPER BUYOUTS - Eliminate the fee in lieu/buy out option for 10-19 units and remove the fee in lieu for areas that have single family zoning such as Glen Burnie, Pasadena, Severna Park, and Linthicum, areas with less housing density than other areas like Odenton, Crofton, Jessup, and Russet.</p> <p>ALL DEVELOPMENT IN AA COUNTY - Ensure that this legislation applies to all developments and not certain developments. For example, the County Executive's office has said that the Adequate Public Facilities will allow development in school districts that have vacant seats and that there are 16,000 vacant seats. Ensure that the MPDUs will be distributed equitably throughout the county.</p> <p>CREATE ACCESSIBLE COMMUNITIES: Ensure that the MPDUs are not being built in food deserts or places without access to transportation, jobs, health care and if they are, a community development plan is put in place.</p> <p>MPDUs ARE BUILT THE SAME - NO SUBSTANDARD HOUSING - Ensure that the MPDU units are the same size and have the same finishes and amenities as the market-rate units and are not substandard.</p> <p>The County needs to Be Accountable and Strategic:</p> <p>Ensure that the above amendments are included.</p> <p>I encourage the county to embrace a vision that includes the following:</p> <p>Oversight of the program so that the percentages of MPDUs agreed upon are actually built.</p> <p>Incentives for developers that do not harm the people.</p> <p>Legislation that would meet the need for affordable housing in this county for those County Council members who think this bill does not go far enough.</p> <p>The County needs to consider additional Affordable, Non-Discriminatory Housing:</p> <p>I would also like the County Executive and County Council to prioritize these housing issues in the immediate future:</p> <p>Eliminate single-family zoning since it is discriminatory. Anne Arundel County has the space currently to build smaller apartment/condo buildings for families. Allow people of all incomes to live in the same areas.</p> <p>Address the density issues that disqualify certain jurisdictions and land from being used as a way to alleviate the housing shortage (e.g. South County).</p> <p>Explore how to reduce and eliminate communal displacement due to gentrification.</p> <p>Look at appraisal discrimination, specifically how homes owned by Black people and people of color are undervalued.</p> <p>Create an anti-displacement fund.</p> <p>Allow civil rights organizations, including the NAACP, housing advocates and historically marginalized residents, to pick the Executive Director for the Housing Trust.</p>	
2023-11-05 20:23:17	Linda	Girdner	Gambrills	MD	21054	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	<p>Affordable housing is a critical issue in our county. I am in support of Bill 78-23 with the following amendments:</p> <p>Increase the MPDUs by 25%. Raise the cap on Area Median Income. Expand the included groups. Please don't let developers buy their way out. Apply this to all developments.</p> <p>Thank you.</p>	
2023-11-05 22:21:28	Lani	Hummel	Annapolis	Maryland	21403	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support		YES
2023-11-06 8:43:49	Kurt	Svendsen	ARNOLD	MD	21012	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	No position	See attached for concerns I have with this proposed legislation.	YES
2023-11-06 8:48:46	Lynn	Fitzpatrick	Davidsonville	MD	21035	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	Stronger bill. Consider mid-rise modular construction.	YES

Legislative Testimony (online submissions) 11-6-2023

Timestamp	First name	Last name	City	State	Zip code	Are you representing yourself?	What organization or whom do you represent?	Legislation	Position	Remarks	Attachment
2023-11-06 8:57:56	Alison	Wisnom	ANNAPOLIS	MD	21401	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Oppose	<p>Support with Amendments!</p> <p>I am in favor of making home ownership more affordable for county residents and know that generational wealth is often built through home ownership, and I understand that opportunity has not been equally afforded to all groups throughout our history.</p> <p>While I am in favor of affordable and moderate income housing proposals, I believe they need to be sensible parts of a larger plan. I appreciate the county's approval of the ADU legislation in 2023 and look forward to the time when we have a statewide policy so all Marylanders can more fully enjoy the benefits of property ownership and more individual owners can offer properties for rent. I also look forward to seeing the county's plans for more inclusionary zoning and adaptive reuse of our underutilized commercial areas. In fact, the lack of inclusionary zoning, by limiting where this bill can be implemented, is one roadblock to making this legislation more effective and reducing its financial impacts.</p> <p>Bill 78-23 is a good idea at its heart, but my concerns lie in:</p> <ul style="list-style-type: none"> <li>-The bill proposes unreasonable benefits to developers rather than to the actual property owners and small builders in terms of waiving and reducing fees. To pay for this bill you propose raising Capital Facility Connection Charges on everyone, so those most affected seem to be the individual homeowners and the small builders of 10 units or less. This appears to be a policy that favors large developers over small, local businesses and homeowners.</li> <li>While I'm on the topic, let me point out that currently the CFCC and impact fees for building a 3000 sf home are \$2.10/sf, yet building a 10,000 sf commercial office is only .08/sf, so if this county wants to be on the side of home ownership, why are homeowners paying 26 times more in impact fees than commercial developers? Your proposed discount and fee waivers for the middle class seem to be a tacit admission that these fees are bloated for homeowners.</li> <li>-There is a lack of opportunity for the middle class to build wealth through this program. Taking away that opportunity only allows for short term housing needs, not long term investment in family wealth and stability. I suggest allowing a homeowner to profit after an initial 10 year period, or profit a few percent on top of the CPI.</li> <li>-There is a lack of investment in smaller local builders and individuals since this property does not offer benefits to those building less than 10 units.</li> <li>-The bill proposes extreme over management of the process, including a waiting list that will always be hopelessly inaccurate, the ACDS having the first opportunity to buy back units, and the potential conflict of interest, cronyism, and federal fair housing violations within ACDS if the units are not listed for sale or for rent to the widest possible audience, such as in the local Multiple Listing System.</li> <li>-There is an unfair restriction on an owner renting out the property. This can easily create a hardship or keep people from taking move up life opportunities. I suggest editing so owners have to occupy for a year and then can rent to someone who qualifies.</li> <li>- There is a lack of specificity in timelines of offering a unit for sale or rent without lowering the standards. I suggest 60 days.</li> </ul> <p>The following items need further definition and explanation:</p> <ul style="list-style-type: none"> <li>-"Reasonable return" for an investor</li> <li>-Data sharing of case studies of other locations where this policy has worked</li> <li>-Share data on where in AA Co. can a county employee/teacher not afford to live within a 30 minute commute of where they work on their salary. I'd prefer those salaries change and you put the money in the hands of the people for doing their work. According to your fiscal note, at over \$5M in total costs, and with an estimated 221 properties developed annually, the estimated cost per unit is over \$26,000 per family unit. What could those families do if granted those funds more directly instead?</li> <li>-What is the economic effect of building MPDUs in currently affordable areas of the county? Would they make property more expensive in those areas and push more people into the lower half?</li> <li>-How would a bulk transfer happen if the units are supposed to be owner occupied? Is this for rentals only?</li> </ul> <p>Overall, the bill has merit, but needs refinement to gain a wider base of support and make sense for our county.</p>	
2023-11-06 9:28:53	Rico	Albacarys	Baltimore	MD	21230	No	IBEW Local 24	Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support		YES

Legislative Testimony (online submissions) 11-6-2023

Timestamp	First name	Last name	City	State	Zip code	Are you representing yourself?	What organization or whom do you represent?	Legislation	Position	Remarks	Attachment
2023-11-06 10:15:42	Josh	Malarkey	Severna Park	MD	21146	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Oppose	<p>This bill is not strong enough. The current housing crisis needs a solution that is inclusive for all, not just the "first responder" group of essential workers. We also cannot allow for developers to have a buy out clause for MPDUs, and we need to expand the legislation so it ensures a minimum of 25% MPDUs for all developments in AA county.</p> <p>If this watered down bill passes, there will not be enough political will to revisit this issue before it's too late.</p>	



Legislative Testimony (online submissions) 11-6-2023

Timestamp	First name	Last name	City	State	Zip code	Are you representing yourself?	What organization or whom do you represent?	Legislation	Position	Remarks	Attachment												
2023-11-06 10:39:11	Mark	Kleinschmidt	Annapolis, MD	MD	21401	No	Anne Arundel County Chamber of Commerce	Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Oppose	<p>Chamber Proposes Affordable Housing Task Force</p> <p>November 6, 2023</p> <p>We can all agree that there is an affordable housing crisis in Anne Arundel County that impacts the entire range of housing from subsidized housing, workforce housing, rental housing, executive housing, and senior housing. The Chamber applauds the Administration and Council for taking up the debate about the affordable housing crisis and encourages you to abandon the piecemeal approach of 78-23 and take steps to put together a comprehensive affordable policy based upon your own legislative research and the results of the pending state report called: Pathways to Removing Housing Obstacles Affordable.</p> <p>The planning and construction of "for sale" and rental housing is complex and includes many variables. While there is a particular interest at this time in providing housing for "essential workers" a much better approach would be to develop a holistic set of solutions to increase the supply of all types of housing in the County. The County Executive or County Council should set up an Affordable Housing Task Force to take a holistic look at all the elements that go into the construction of "for sale" and rental housing. The Task Force should be made up of members from the public and private sector, be given a date certain to complete their work and produce a report with a set of recommendations that will help bring down the cost of housing across the board for all types of housing.</p> <p>As written, Ordinance 78-23 has numerous areas of concern, here are a few:</p> <ul style="list-style-type: none"> <li>•The concept of decreasing Capital Facility Connection Charges and providing density bonuses for subdivisions of more than 9 units does seem like a viable method for expanding affordable housing at first glance. However, upon closer review of prevailing residential construction patterns, it's clear that new housing construction is at a historically low level, and the prospects for upcoming projects are minimal.</li> <li>•Moreover, only 60% to 70% of the allowable density is being realized by subdivisions of more than 9 units due to the lengthy and uncertain approval process and regulatory expenses, making a density bonus a less than ideal incentive.</li> <li>•The Fiscal Note for 78-23 projects that only 221 new units would be produced each year and new staff would have to be hired to administer the MPDU program at an annual cost of \$289,824, not a very good bang for the buck.</li> <li>•There is uncertainty about residency requirements.</li> </ul> <p>The County Executive or County Council should establish an Affordable Housing Task Force to develop a comprehensive affordable strategy. To get started, the Task Force should focus on two key questions:</p> <p>Question #1: How can the cost of constructing "for sale" and rental housing be reduced?</p> <p>Numerous studies and data is available to provide answers to this important question. There are twelve major cost drivers in the construction that are listed below. Many people are not familiar with the various costs that go into building a housing unit, particularly the time costs and the cost of regulation. Land for a project is obtained via loan and monthly payments are required, the longer it takes to get approvals drives up the price of a housing unit. The National Association of Home Builders (NAHB) has found that on average, regulation imposed by all levels of government (local, state and federal) accounts for 24.3% of the final price of a new single-family home built for sale.</p> <p>Taking a deep look at these twelve cost elements and coming up with creative ways to reduce their impact on the price of a housing unit can lead to significant cost reductions.</p> <p>Major Costs for Residential Construction</p> <table border="0"> <tr> <td>Land Acquisition</td> <td>Infrastructure Development</td> </tr> <tr> <td>Engineering and Legal Fees</td> <td>Construction Costs</td> </tr> <tr> <td>Studies and Reports</td> <td>Landscape Costs</td> </tr> <tr> <td>Zoning Costs</td> <td>Financing, Insurance, and Taxes</td> </tr> <tr> <td>Permitting Fees</td> <td>Sales and Marketing costs</td> </tr> <tr> <td>Site Work</td> <td>Time Costs</td> </tr> </table> <p>Question #2: What policies and programs will work best in Anne Arundel County?</p> <p>Every community is unique and requires its own set of unique solutions to provide an adequate supply of housing for its residents. The Task Force should look at best practices from around the country and find those that would be a good fit for Anne Arundel County. While some of these are already in place and others are being considered, taking a comprehensive look at potential programs and policies would be of great value to establish our own unique housing strategy.</p> <p>Here are some suggestions of for initial consideration:</p> <ul style="list-style-type: none"> <li>•Public-Private Partnerships</li> <li>•Direct and Pass-Through Funding</li> <li>•Financing Tools</li> <li>•Direct and Pass-Through Funding</li> <li>•Expedited Permitting</li> <li>•Encouraging Employer-Assisted Housing</li> <li>•Housing Trust Funds</li> </ul>	Land Acquisition	Infrastructure Development	Engineering and Legal Fees	Construction Costs	Studies and Reports	Landscape Costs	Zoning Costs	Financing, Insurance, and Taxes	Permitting Fees	Sales and Marketing costs	Site Work	Time Costs	YES
Land Acquisition	Infrastructure Development																						
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Timestamp	First name	Last name	City	State	Zip code	Are you representing yourself?	What organization or whom do you represent?	Legislation	Position	Remarks	Attachment
2023-11-06 10:42:36	Lynda	Davis	Linthicum	MD	21090	No	Showing Up for Racial Justice Annapolis and Anne Arundel County (SURJ3A)	Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	Support with amendments (see attached).	YES
2023-11-06 10:40:53	Jeremy	Weiss	Linthicum	MD	21090	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Oppose	<p>Dear County Council,</p> <p>In regards to the County Executives "Essential Workforce Housing Bill" I believe that there are some issues that should be clarified prior to approving this bill. While I am a County resident and local Realtor, and I wholeheartedly agree that we need to do something about the missing middle housing that we are experiencing, this bill seems fraught with issues that could be construed as potentially discriminatory and counter to our entire mission of helping people build generational wealth through Real Estate. There are several points that should be considered.</p> <ol style="list-style-type: none"> <li>1. The bill will create a divide between the haves and have nots because the haves will be able to sell their homes at market value adjusted for the current housing market, as opposed to the people in the MPDU's who will only be able to sell for a number based on the median housing income (a workforce based number). This will create a chasm that will deepen the divide between the two instead of helping to create unity.</li> <li>2. With regards to rentals, if someone stays in their unit then the next unit that comes available will be a MPDU unit. If I am an owner and I want to sell my unit, but due to this my unit MUST become a MPDU unit, thats not what I signed up for! The owner is going to lose, and who is going to compensate them for their loss, especially if they did not want to be landlords.</li> <li>3. I agree with the concept that the units need to be constructed the same and market rate units.</li> <li>4. ACDS should not have the first right to purchase these homes. If we are trying to tout the benefits of home ownership, allowing ACDS to be the first to purchase is counter to that mission. Furthermore, this will create a paperwork nightmare at ACDS. Who is going to create a waiting list? Who is going to manage it? Who is going to continually update it?</li> </ol> <p>My colleagues have also brought up several good points as it pertains to this bill. What I would suggest is that a workgroup be put together to include members of the Home Builders Community, The Realtors, AACo Planning and Zoning, Inspections and Permits, Public Works, Housing, and any other groups that would have a hand in creating this. Let's sit down and talk about our issues candidly without judgement and work to make this bill much better and resubmit. There is so much potential for this to be done correctly and so much better, and we would like for that to be the case as opposed to what is being submitted here.</p> <p>Thank you again for your time, and I would be happy to sit down and chat with anyone more about my thoughts.</p> <p>Respectfully,</p> <p>Jeremy Weiss</p>	
2023-11-06 10:51:55	Bryant	Centofanti	Severna Park	MD	21146	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Oppose	I support the purpose, but not the bill as currently written.	YES
2023-11-06 10:56:37	Patrick	Moran	Annapolis	MD	21401	No	AFSCME Maryland Council 3	Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support		YES
2023-11-06 11:01:04	Marygrace	Fitzhenry	Arnold	MD	21012	No	Anne Arundel County Association of REALTORS®	Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	No position	Support with amendments.	YES
2023-11-06 11:02:28	Lori	Kronser	BOWIE	MD	20716	No	SURJ3A, and Anne Arundel Connecting Together	Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	I support this bill only with amendments as described in my testimony.	YES
2023-11-06 11:05:13	Sarah	Ryan	Annapolis	MD	21401	Yes		Bill No. 78-23: Essential Worker Housing Access Act of 2023 (MPDU)	Support	<p>The legislation will create housing opportunities for households of moderate incomes as part of new market rate developments in Anne Arundel County. The purpose of this legislation is to ensure that future housing development projects in Anne Arundel County include a percentage of units that are available for sale or rent at below market, priced individuals and households with lower income levels. This policy could create hundreds of new homes every year that are attainable to people and families who are currently priced out of housing in Anne Arundel County. This kind of policy, often called Moderate Priced Development Unit (MPDU), is used in many local Maryland and national jurisdictions; it has been well tested and is successfully creating mixed income communities in many other locations. Bill 78-23 would require that rental developments include 15% of the units be affordable to households earning at 75% and below area median income and 10% of the homeownership units for households at 100% and below area median income. This bill is a new tool for moderate income households who have incomes higher than the affordable housing income levels, but who also have great difficulty in finding housing they can afford in our County. This Bill targets essential workers who live or work in or for the County, an extremely important need in our County such as AACPS workers, Police, Fire, even our Non-Profit workers. This legislation will not only create more housing for moderate income households, but also will grant access to a greater choice of housing locations throughout the County, while providing more equitable and fair housing opportunities.</p> <p>This is a step in the right direction to make Anne Arundel County the best place for all! I urge you to support and pass this bill.</p> <p>Don't hesitate to reach out if you have any questions or would like more information/stats etc.</p> <p>Thank you for reading and being a part of our Light House community!</p> <p>Fondly,</p> <p>Sarah E. Ryan</p>	
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October 30, 2023

**VIA EMAIL**

The Honorable Peter I. Smith  
Chair, Anne Arundel County Council  
Arundel Center  
44 Calvert St.  
Annapolis, Maryland 21401  
[peter.smith@aacounty.org](mailto:peter.smith@aacounty.org)

Subject: Bill No. 78-23, AN ORDINANCE concerning: Finance, Taxation, and Budget –  
Subdivision and Development – Zoning – Essential Worker Housing Access Act of 2023

Dear Chairman Smith:

I write to express our concerns with Bill No. 78-23. Given the complicated nature of this legislation, we respectfully request that a workgroup is assembled prior to passage.

These comments are offered on behalf of the Maryland Multi-Housing Association (MMHA). MMHA is a professional trade association established in 1996, whose membership consists of owners and managers of more than 207,246 rental housing homes statewide. In Anne Arundel County alone, MMHA represents 41 companies with 111 apartment communities and 28,879 dwelling units. Our members house over 667,000 residents of the State of Maryland throughout the entire State of Maryland. MMHA membership also includes more than 216 associate members that supply goods and services to the multi-housing industry. More information is available at <https://www.mmhaonline.org/>.

Bill Number 78-23 seeks to adopt a new Title 12, entitled “Moderately Priced Dwelling Units” (MPDU), and to provide regulations generally relating to fees, exemptions, applicability, requirements, finance, taxation, subdivision and development, and zoning. MMHA appreciates the objective of Bill No 78-23. However, unless more time is spent working through the details of this legislation (ie a workgroup), passage of Bill Number 78-23 could have the unintended consequence of stymying development.

**General Comments**

1. Administrator. This legislation provides the Administrator, not an employee of the County or an agency of the County, with a tremendous amount of authority. MMHA

11155 Dolfield Blvd., Suite 200  
Owings Mills, MD 21117

410.825.6868

[askolnik@mmhaonline.org](mailto:askolnik@mmhaonline.org)

recommends that the Administrator abide by certain deadlines in relation to responding to the developer or housing provider. If the Administrator fails to meet those timelines, then the unit can be sold or leased at market rate.

2. Eligibility. Who specifically certifies a resident's eligibility? The County or the housing provider or both? Further, what if the County does not have enough eligible residents for the MPDUs. Can housing providers lease at market rate? MMHA recommends that the bill include release dates in the instance that the Administrator is unable to identify a resident or fails to respond in a timely manner.
3. Credit Guidelines. Are the credit guidelines for the MPDU program the same as the market?
4. Units. Are units throughout the community or are specific units designated as MPDUs for the control period?
5. Utilities. The legislation fails to account for utilities in the rental price.

### Specific Comments

1. Percentages. 17-12-103(C) is drafted to suggest that any fraction over the base number must result in rounding up. So, 12.1 units = 13? Why not just use basic rules of math? If the fraction is 4 or less, round down. If the fraction is 5 or up, round up.
2. Eligibility. 17-12-106
  - a. Years of Eligibility. 17-12-106(B) indicates that the certificate of eligibility will be valid for three years. We are concerned about that length of time and urge that the certificate of eligibility is effective for one year.
  - b. Waitlist. 17-12-106(C). How long will the owner or housing provider have to wait to get the unit leased to a market rent applicant?
3. Rental of MPDUs. 17-12-109.
  - a. Rental Rate. 17-12-109(A) – Again, the Administrator of this program has tremendous authority, including the setting of rental rates. The Administrator is not an employee or agency of the County but rather a community service entity with an agreement with Anne Arundel County. This role should not have the ultimate authority to set rental rates. Not only does there need to be greater transparency and specificity in the process of determining rental rates, but an appeal process is also imperative, as there are many factors that contribute to the market value of a given unit. Rental rates can be dynamic. We urge that these rates are set at least twice a year.

- b. Setting Rental Rate. 17-12-109(B)(1)(II) The number of square feet in unit seems too open ended to consider setting a rental rate. Howard County, by way of example, does not consider square footage in rental rate setting.
- c. Review of Rental Rate. 17-12-109(C). This too seems like a tremendous amount of authority provided to a non-profit organization. It is broad and overreaching. Additionally, under 17-12-109(C)(2), if a household becomes ineligible during the course of the lease, a housing provider must continue to house them. Further, under these circumstances, the next available unit must be leased to an eligible household. This places an unfair burden on the housing provider. Language in the bill should allow for termination of the tenancy for the ineligible household.
- d. Renewal of Extension of a Lease. 17-12-109(D) - Rental rate at what time? When renewal is offered? When lease takes effect? What is the recourse if the resident is unable to pay the delta which could be substantial? Furthermore, it is simply not industry practice to recertify income at lease renewal or extension, in most circumstances. Not only does this pose an undue burden on the housing provider, but recertification may end up putting the resident at a disadvantage. Once a resident is in place, it is unlikely that they will want to cooperate and if that's the case, the lease should be terminated with 60 days notice.
- e. Information to be Provided. 17-12-109(E). The bill requires that housing providers provide the Administrator with all approved lease applications, leases, lease renewals, income certifications and rent increases for all MPDUs. This is onerous and will result in thousands upon thousands of pages submitted by the owner or housing provider and collected by the Administrator. We are also concerned with the proprietary information contained in these documents. We would recommend removing this language and allowing the Administrator to request these documents, when necessary.

Thank you for the opportunity to comment.

Sincerely,

*Adam Skolnik*

Adam D. Skolnik, CPM, ARM, CAE  
Executive Director

cc: The Honorable Allison M. Pickard (via email)

11155 Dolfield Blvd., Suite 200  
Owings Mills, MD 21117

410.825.6868

[askolnik@mmhaonline.org](mailto:askolnik@mmhaonline.org)

The Honorable Nathan E. Volke, Esq. (via email)  
The Honorable Julie K. Hummer (via email)  
The Honorable Amanda Fiedler (via email)  
The Honorable Lisa Brannigan Rodvien, Esq. (via email)  
The Honorable Shannon Leadbetter (via email)



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ANNE ARUNDEL AFFORDABLE HOUSING COALITION

## **Anne Arundel Affordable Housing Coalition Supports the Essential Workers Housing Access Legislation and Urges Passage of Bill No. 78-23**

The Anne Arundel Affordable Housing Coalition has a membership of approximately 50 organizations and individuals, including developers, owners, property managers and resident service providers of affordable rental housing. Our members include virtually all the nonprofit and for-profit entities active in producing and supporting affordable housing in the County. Clearly this is a very knowledgeable and engaged membership group. We have given careful consideration to and input in the creation of the legislation and the Coalition enthusiastically supports Bill 78-23.

The legislation will create housing opportunities for households of moderate incomes as part of new market rate developments in Anne Arundel County. This kind of policy, often called Moderate Priced Development Unit (MPDU), is used in many local Maryland and national jurisdictions; it has been well tested and is successfully creating mixed income communities in many other locations. Bill 78-23 would require that rental developments include 15% of the units be affordable to households earning at 75% and below area median income and 10% of the homeownership units for households at 100% and below area median income.

The Pittman Administration and the County Council have done an outstanding job in providing new ways to develop affordable housing serving households at 60% area median income and below. The Coalition is deeply appreciative of this work and has supported all of the previous efforts. It is now time to add this new tool for moderate income households who have incomes higher than the affordable housing income levels, but who also have great difficulty in finding housing they can afford in our County. This Bill targets essential workers who live or work in or for the County, an extremely important need in our County. This legislation will not only create more housing for moderate income households, but also will grant access to a greater choice of housing locations throughout the County, while providing more equitable and fair housing opportunities. All very desirable results and why enacting this bill is so very badly needed.

The Anne Arundel Affordable Housing Coalition strongly supports enacting legislation that will provide more moderate cost housing in the County. We will continue to help and provide further information or ideas if needed as Bill 78-23 is being considered. We urge its passage.

Respectfully submitted by Trudy McFall, Chair, on behalf of the AAAHC Members.

Submitted November 3, 2023



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ANNE ARUNDEL AFFORDABLE HOUSING COALITION

**AAHC Board Members**

Trudy McFall, Homes for America, Chair  
Kathy Ebner, Homes for America, Vice Chair  
James Sylvester, Arundel Community Development Services, Inc., Treasurer  
David Schultz, Neighborhood Solutions LLC, Secretary  
Heather Cassity, The Light House, Inc.  
Hank Coleman, Hamel Builders  
Miranda Darden-Willems, Maryland Affordable Housing Coalition  
Mary Grace Folwell, Fairstead  
Diane Haislip, Housing Commission of Anne Arundel County  
Erin Karpewicz, Arundel Community Development Services, Inc.  
Brian Lopez, Osprey Property Company  
Melissa Maddox-Evans, Housing Authority of the City of Annapolis  
Julie McCabe, Homes for America  
Michael Pitchford, Community Preservation and Development Corp  
Jonathon Rondeau, The Arc Central Chesapeake Region  
Corine Sheridan, Berkadia Affordable Housing  
Patrick Stewart, Pennrose  
Theresa Wellman, Housing Authority of the City of Annapolis

**AAHC Members**

AARP Maryland	Housing Commission of Anne Arundel County
Affordable Housing and Community Equity Development Commission	Hyatt and Weber
Ardath Cade	League of Women Voters of Anne Arundel County, Inc.
Arundel Community Development Services, Inc.	Linda Schuett
Bank of Glen Burnie	New Harbour Development
Brownyn Belling	Nancy Rase
Chesapeake Neighbors	Osprey
Chrysalis Houses, Inc	Pando Alliance
Chuck Hawley	Patrick Sheridan
Cohen Reznick	Pennrose Properties
Community Action Agency of Anne Arundel County	Rol Park Village
Conifer	Ron Water
Enterprise	Southway Builders
Greenstreet Housing	Tara Clifford
Greg Cantori	The Arc Central Chesapeake Region
Habitat America	The Community Builders
Habitat for Humanity of the Chesapeake	The Humprey Companies
Hamel Builders	The Light House
Homes for America	Woda Cooper Company
Housing Authority City of Annapolis	



Dear County Council,

I admire and totally agree with the motivation behind bill 78-23 (Essential Workers Housing), but feel there are a bunch of unanswered questions that need to be addressed in any new version of the bill. These include:

- 1) Even though they reference having studied over 700 areas where some sort of moderate-priced housing for essential workers program has been implemented, we don't know the long-term results of any of these programs, so we can't assess for ourselves what benefits Anne Arundel County could look forward to receiving by implementing this bill.
- 2) One group of allowed applicants for this program appears to be able to qualify by merely having one family member who has resided in AA County for 12-months prior to application, and not specifically be in any "essential worker" occupation. [para. 17-12-106 (A) (4)] That seems to go against calling this the "**Essential Worker Housing Access Act.**"
- 3) What is the specific mission of the "**Housing Trust Special Revenue Fund**" relative to this initiative? What will they do with the monies collected from this program? Who will oversee this? How specifically will they interface with the ACDS (Arundel Community Development Services, Inc.)?
- 4) How much of a "**density bonus**" will be allowed for participating developments? How will these be passed out/determined? Will that development still be compliant with existing zoning in that area, or be an outlier?
- 5) What limits are placed on developments to ensure they are compliant with the "**not clustered in one or more areas**" requirement? [para. 17-12-104(B)(4) (II)] Who will enforce this?
- 6) There should be a better definition of what is meant/allowed by tenants being able to "**reduce the interior amenity level.**" [para. 17-12-104 (B) (6)] What will be done if the tenant exceeds this?
- 7) Both the **20-year Control Period** for home sales and the **40-year Control Period** for rentals seem excessive. *I would propose 10-years and 20-years, respectively.*
- 8) What happens if a tenant in an MPDU rental unit gets a pay raise or two and now their income exceeds guidelines, through no fault of their own? If they are still during the 40-year Control Period, will they be allowed to stay over for some amount of time, or immediately have to move? Won't this allow the tenant who has been in the MPDU for several years when this happens to now not be able to afford "real world" rents once they get kicked out? Should there be some "grandfathered in" period of time that they can remain in the unit even after breaking through the income ceiling?
- 9) What happens if a Buyer of an MPDU home gets a pay raise or two and now their income exceeds guidelines, through no fault of their own? The 20-year "Control Period" would seem to indicate that they cannot sell the house at market rates until then. This *severely* limits this family from re-entering the home purchase market place because of their not being able to capture any built-up equity on their sale.
- 10) As far as re-sale is concerned, replace "**a reasonable sales commission**" with "'a sales commission agreed to by the Seller.'" [para. 17-12-108 (C) (3)]

Thank you for your consideration!

**Bryant Centofanti**, MBA, REALTOR®  
Coldwell Banker Realty  
Lic#: 654565 MD  
3 Church Circle | Annapolis, MD 21401



**Bryant Centofanti, MBA, REALTOR®**

Coldwell Banker Realty

Lic#: 654565 MD

3 Church Circle | Annapolis, MD 21401

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[www.BryantSellsHomes.com](http://www.BryantSellsHomes.com)

**Helene C. Raven**  
[REDACTED]  
**Annapolis, MD 21403**

Stuart Pittman, Anne Arundel County Executive  
Arundel Center  
Annapolis, MD 21403

November 3, 2023

Good Morning:

I am writing in response to your request for feedback on Bill 78-23 (Essential Worker Housing Access Act)

First, to quote Mike Rowe (Dirty Jobs), a Maryland native, "All jobs are essential to someone." I agree with him. This bill cherry picks essential workers and does not include a multitude of technical workers including electricians, mechanics, instrumentation techs, bus drivers, etc. who are also essential to keeping the County running. Many of these were called "essential" when working at night filling shelves in grocery stores and performing other jobs required to keep people fed. These people are still essential to others, including their dependents.

Second, this bill, though well intentioned for the target audience, has consequences for the construction industry building these units. The cost saving for some will be put onto others. I don't think that's fair or just. Don't forget that many small businesses would be impacted by this bill.

Third, I understand that there are large undeveloped privately held properties in South County that could easily be developed for housing for all essential workers. These property owners should be encouraged to develop 10% of their land for essential worker housing.

All decisions, well-intentioned or otherwise, have consequences. Parole and Riva Road development clearly prove this. While the intention was/is to provide affordable housing, the reality is that the added units will increase traffic congestion and create pedestrian safety issues on a very limited road. Creating a traffic hub in the future will not reduce traffic as soon as the units are filled with residents.

I am hoping that you will put a pause on the push for this bill until all essential workers are included, a cost benefit analysis that includes all stakeholders (including developers). I also ask you to reach out to the large landowners in South County and request that they subdivide their properties for the common good.

Respectfully submitted:

Helene C. Raven

CC: District 1: AA County Council Chairman, Peter Smith  
District 2: AA County Council Vice-Chairman, Allison Pickard  
District 3: AA County Council Representative Nathan Volke  
District 4: AA County Council Representative Julie Hummer  
District 5: AA County Council Representative Amanda Fiedler  
District 6: AA County Council Representative Lisa Rodvien

District 7: AA County Council Representative Shannon Leadbetter  
Associated Building Contractors  
Annapolis Site Development



November 3, 2023

Anne Arundel County Council  
44 Calvert Street,  
Annapolis, MD 21401  
Attn: Chair Peter Smith

Re: Council Bill 78-23 – MPDU Ordinance

Dear Chair Smith,

As director of the Howard County Department of Housing and Community Development, I am writing to express my support for Council Bill 78-23 currently under consideration by the council. Howard County enacted an inclusionary zoning program in 1996. The Moderate Income Housing Unit (MIHU) program is designed to incorporate a percentage of affordable homeownership and rental units in new developments to ensure that residents of all income levels can afford to live in communities throughout the county. The percentage of affordable homeownership or rental units is determined by the zoning designation of the land for the development.

Howard County's MIHU program provides certainty to developers and builders. From the first concept plan submission to the County's Department of Planning and Zoning, the developer is informed of the MIHU requirement. When the developer receives a Technically Complete letter from the planner, they are instructed to contact the Department of Housing and Community Development to request an MIHU Agreement and Declaration of Covenants. The Department works with the developer to draft these documents, so they are ready for recording before the final site development plan is approved.

Since 2008, the Department has successfully awarded over 450 MIHU homeownership units in 37 communities throughout the county. MIHU homes must be compatible with market rate homes in exterior design and interior finishes. When the initial homeowner is ready to sell, the Department resells the unit to another eligible homebuyer to maintain the home's affordability in perpetuity.

There are currently more than 800 MIHU rental units in 24 communities throughout the County. The Department sets the affordable rents that MIHU residents will pay. There are procedures in place for property managers to meet their MIHU requirement even when a current resident's income goes over the income limits for the program.

Erin Karpewicz and I met several times over the last year to discuss the MIHU program to help inform the proposed MPDU bill. I am available to meet or speak with council members to share information about Howard County's MIHU program if that would be helpful.

Thank you for your consideration,  
*Kelly A. Cimino*

Kelly A. Cimino, Director

## Nov 06, 2023 County Council – Essential Worker Housing Access Act (Bill 78-23)

I wholeheartedly support the County spending taxpayer funds on strategic efforts to make housing more affordable to both own and rent, especially for those with low and moderate incomes. I believe this is a “public good” worthy of the use of General Fund dollars.

(1) My primary concern with the proposed bill is its lack of “truth in budgeting” with respect to the exemption of 50% of the Capital Facility Connection Charges (CFCC) and the exemption of impact fees. These charges and fees are based upon **engineered estimates** of the specific infrastructure costs attributable to new housing developments of this type. These revenues are booked to specific funds dedicated for these purposes.

Those specific infrastructure costs do not change because the County Council decides to pursue the “public good” of reducing the cost for private developers to create certain types of housing units by granting tax or fee “exemptions.” ***The cost of pursuing that “public good” should be explicitly borne by the General Fund.***

The Fiscal Note estimates a total cost (i.e., reduction in revenue) of approximately \$5.5 million per year (assuming 221 MPDUs per year). ***A “truthful” way of implementing a program such as this would be to approve a General Fund appropriation to transfer \$5.5 million to the Housing Trust Fund to cover the estimated cost of these exemptions.*** Then, as the exemptions are actually granted (or, on an annual basis), the actual “exempted amounts” (i.e., foregone revenue) should be transferred from the Housing Trust Fund to the appropriate CFCC and Impact Fee Fund.

(2) At a minimum, these provisions of the bill should be questioned and further reviewed:

**17-12-106. (A) (4).** I read this as consisting of two “either / or” clauses: The 1st clause, ending with the word “...application,” requires at least one adult be a resident or employed in the County (or City) for at least 12 consecutive months. ***There is nothing specific required about the “employer” or their “profession.”*** The 2nd clause requires at least one adult is currently employed by the County Government, City of Annapolis Government, or as a Teacher for the County BOE; ***the advantage under this clause is that there is no consecutive time requirement.***

- I do not understand why a janitor or food service worker employed by the County BOE is not included in this 2nd clause?
- I do not understand why nurses employed by a hospital in AA County, teachers not employed by BOE, cashiers, food svc workers, etc. are not included in this 2nd clause?
- ***It seems to me that the 2nd clause ought to be removed;*** why the preferential treatment toward people that are employed by County / City Government or Teachers employed by the BOE? ***Given the “benefits” provided to these people, they are almost certainly much better off economically than others with the same “income” level.***

**17-12-106. (D).** Two concerns: (1) If there are no eligible households on the waiting list, then it seems to me that we do not have a need for this program. As it is, 100% of median income seems a bit generous. I think this provides too much discretion to the “Adminitstrator” ...should require amendment of the law. (2) Again, why the preferential treatment to people that are employed by County / City Government or Teachers employed by the BOE?

## Nov 06, 2023 County Council – Essential Worker Housing Access Act (Bill 78-23)

**17-12-106. (C).** Why are there no basic criterion for the Waiting List? Again, this provides too much discretion to the “Administrator.” I’m concerned that County and City employees, and BOE Teachers are going to be the most “organized” and therefore most likely to be “first in line.” *It seems to me there should be other criterion guidelines specified in the legislation*, and I don’t mean there shouldn’t be any “discretion” for the Administrator. It just seems to me that, for example, someone with a significantly lower household income ought to be placed higher on the wait list than someone that just barely fits under the limit. Perhaps it shouldn’t just be “first in line” but rather get your application in by a certain date, and then do an assignment based on some criterion (e.g., income level bands, race/ethnicity, etc.)?

**17-12-106. (B).** *Three years seems too long without a review.* At least require a clause be included to require the holder of a certificate of eligibility to immediately inform the “Administrator” if there is a change in any of the “proof” conditions specified in (A) (2), and require a minimal percentage of all certificate holders be subject to a random audit.

**(3)** I’m also concerned about the *process leading up to* the introduction of this legislation. For example, simply “asserting” that stakeholders have been engaged, as shown on page 7 of the Presentation posted on the County’s website, is insufficient. *True transparency and accountability practices are essential to fostering genuine community engagement.* This includes “posting on-line” things such as: specific group members / stakeholders directly involved in two-way deliberations, meeting agendas and materials reviewed, interim and final reports, and disclosure of feedback received.

<p style="text-align: center;"><b>Keys to True Transparency &amp; Accountability</b></p> <p><b>Post on-line:</b></p> <ul style="list-style-type: none"><li>• Group members / stakeholders</li><li>• Meeting agendas and material reviewed</li><li>• Draft report</li><li>• Feedback received</li></ul> <p>This still allows for sufficient “safe” space for group members to freely share opinions in relative privacy.</p>	<div style="background-color: #1a3d4d; color: white; padding: 10px;"><h2 style="text-align: center; margin: 0;">Creating the Essential Worker Housing Access Act</h2></div> <ul style="list-style-type: none"><li>▶ We gathered a large group of stakeholders including county staff, affordable housing advocates, and members from the development community.</li><li>▶ That group met several times but was interrupted by COVID.</li><li>▶ Based on that work a draft was created this summer and sent out to a large group of stakeholders and interested parties.</li><li>▶ Feedback was collected on a draft that was circulated in the beginning of August.</li><li>▶ That feedback was analyzed and the bill before you is the County Executive’s proposal, which incorporates many of the suggestions that were submitted.</li></ul> <div style="display: flex; justify-content: space-between; font-size: small;"><span>ONE ARUNDEL COUNTY</span><span>7</span><span>The Best Place – For All</span></div>
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Sincerely,

Kurt Svendsen, Arnold, MD

## Written Testimony in Support of

### Bill #78-23

I am writing in support of Bill #78-23, which would reserve a portion of new development for “essential workers” --- teachers, service workers, law enforcement officers, firefighters, and others who may not be able to afford housing where they live or work.

Anne Arundel County has long suffered from a shortage of affordable housing (which costs less than 30% of a household’s income) for its workforce. This is a problem for those in need, and for the communities in which they reside.

Affordable housing affects everyone, including those who don’t need to worry about having access to it. While those negatively impacted most by a lack of affordable housing are often people of color, its affects are widespread, regardless of an individual’s race, class and sex.

Individuals and families who lack affordable housing may experience:

- Reduced access to adequate health insurance
- Lower quality and more expensive medical care
- Difficulty paying bills or on time; putting them at risk of eviction or even homelessness
- Less money for basic necessities, like food and clothing
- Lack of reliable transportation
- Reduced access to quality education opportunities

An individual’s challenges stemming from a lack of affordable housing also impacts their community causing:

- Increased homelessness
- Lost tax revenue for counties, towns, and cities
- Greater burden on public services, like libraries, and mass transit
- Less diverse workforce
- Increased cost for healthcare

Increased access to affordable housing will attract not just a more diverse population and workforce, it will help organizations within communities attract and retain talent and thrive. This is especially important for small businesses. From shorter commutes to having a larger tax base contributing to society, greater access to affordable housing boosts amenities and opens up a range of opportunities for everyone. This will enrich lives and improve the economic situation for a larger portion of residents within the community.

For these and many other reasons, I urge you to support Bill #78-23.

Thank you for your consideration,

Lani Hummel

Annapolis Roads



November 6, 2023

Anne Arundel County Council members,

My name is Lori Kronser and I am a member of Showing Up for Racial Justice Annapolis and Anne Arundel County and a member of Anne Arundel Connecting Together. I am writing in tepid support of Bill 78-23, the MPDU Act. We live in a region, Washington DC suburbs, where we all are impacted by the same devastating housing crisis. Anne Arundel County is decades behind other local counties in developing a strategic plan to address the current housing crisis. This is particularly a racial equity problem in Anne Arundel County. There are 25,000 AACo residents, a majority of whom are people of color, currently on the waiting list for subsidized housing. This bill, as written, will not come close to addressing the entirety of the problem. Access to attainable and affordable housing is a human right and this bill needs to be a first step in ensuring that ALL people who work in the county are eligible for housing opportunities.

Affordable housing can improve the diversity of our communities; provide economic benefits and environmental sustainability; increase equity in education; positively affect property values, and reduce homelessness. However, the county does not have enough affordable housing units. Many renters in the county are cost-burdened (paying more than 30% of their income on housing). Rents have increased by 5.7% (\$1566 in 2019 to \$1893 in 2022) (see this [chart](#)). Home prices have risen 35% while median incomes have only risen by 17.38%. (see this [chart](#)). This bill will move us closer toward inclusionary zoning because the units will be in diverse geographies that have been closed off thereby helping reverse housing segregation.

As this bill is written, the needs of most lower middle class workers will not be met. The following amendments and recommendations will take Bill 78-23 closer to being a viable tool in working toward housing equity and racial justice.

- **25% MPDUs IN AA COUNTY** - Increase the percentage of MPDUs required for sale properties and rentals to 25%.
- **AFFORDABLE FOR ALL** - Raise the cap on the Area Median Income because of inflation, which is impacting all income levels.

- **AVAILABLE TO ALL** - Expand the included groups so that MPDUs meet the greatest need. Eligibility should be based solely on income level. No preferential treatment for county employees.
- **NO DEVELOPER BUYOUTS** - Eliminate the fee in lieu/buy out option for 10-19 units and remove the fee in lieu for areas that have single family zoning such as Glen Burnie, Pasadena, Severna Park, and Linthicum, areas with less housing density than other areas like Odenton, Crofton, Jessup, and Russet.
- **ALL DEVELOPMENT IN AA COUNTY** - Ensure that this legislation applies to *all developments* and not certain developments. For example, the County Executive's office has said that the Adequate Public Facilities will allow development in school districts that have vacant seats and that there are 16,000 vacant seats. Ensure that the MPDUs will be distributed equitably throughout the county.
- **CREATE ACCESSIBLE COMMUNITIES**: Ensure that the MPDUs are not being built in food deserts or places without access to transportation, jobs, health care and if they are, a community development plan is put in place.
- **MPDUs ARE BUILT THE SAME - NO SUBSTANDARD HOUSING** - Ensure that the MPDU units are the same size and have the same finishes and amenities as the market-rate units and are not substandard.

It is imperative that the County ensure that the above amendments are included in order to encourage a vision that includes: oversight of the program so that the percentages of MPDUs agreed upon are actually built, incentives for developers that do not harm the people, legislation that would meet the need for affordable housing in this county for those County Council members who think this bill does not go far enough.

Please carefully plan how Anne Arundel County will proceed with providing tools and avenues for county workers to attain affordable, non-discriminatory housing.

Thank you,  
Lori Kronser

Dear Mr. Smith, Ms. Fiedler, Ms. Hummer, Ms. Leadbetter, Ms. Pickard, Ms. Rodvien, and Mr. Volke:

My name is Lynda Davis. I am a member of Showing Up for Racial Justice Annapolis and Anne Arundel County (SURJ3A).

I am writing to urge you to support the Essential Worker Housing Access Act (Bill 78-23) **with** the amendments listed below and **with** plans to address the huge need for affordable housing in our county in the very near future (see list of ideas below).

Many people have said that this bill is not strong enough and will not meet the huge need for affordable housing. I agree. There are currently 13,000 people on the waiting list for affordable housing; many people are cost-burdened (paying more than 30% of their income on housing); the cost of housing has risen 35% while incomes have only risen by 17%; and there is a large gap in homeownership between white people and Black and Brown people (the homeownership rate for white people is 60% and the homeownership rate for Black people is 20%). There are people behind these numbers. We need to remember the people.

I heard that the percentage of Moderately Priced Dwelling Units (MPDUs) in this bill was reduced after the Administration talked with developers. What about the needs of the people who are working in this county and cannot afford to live here and buy a home? What about the people who are unhoused? What about the people who are cost-burdened? The Administration seems to have caved to the needs of the developers and sacrificed the needs of the people. We need to stop ignoring the needs of the people and stop putting profit over people.

Speaking of the developers, I would like to know what contributions the developers might have made to the County Executive and all of you on the County Council so we can see if they influenced when this bill was introduced, the percentages of MPDUs they considered putting in the bill, and how all of you on the Council might support or oppose this bill. This February 15, 2023 [article](#) in Eye On Annapolis, says the Beacon Square development will include 508 multi-family units. If the MPDU law had been in place and required 15%, this development would have had 77 units. Instead, it has **none**. It would be good to find out if the County Executive and you, the County Council members, waited until this development was approved before introducing the MPDU legislation. It would also be good to find out if any of the developers of Beacon Square (e.g. [SJC Ventures](#) and [AvalonBay Communities, Inc.](#)) or any other developers funded your campaigns during the last two elections. Additionally, this current bill exempts residential developments from including MPDUs that are currently in the pipeline (2024) so the MPDUs will not be available until 2026-2027. I would like to know why this concession was offered to the developers when the need for affordable housing in this county is so great.

There is a national affordable housing crisis and Anne Arundel is decades behind other local counties in developing a strategic plan. This bill is a "Version 1" - our neighboring jurisdictions are on versions 2 or 3. Let's learn from their mistakes and GO BIGGER as Julie Hummer has

said many times. Ms. Hummer said that going bigger would include addressing and fixing our county's systemic exclusionary zoning policies. I would like to see her plan for doing this.

As Lisa Rodvien and housing advocates have stated, housing is a fundamental human right. We need to ensure that our County is creating housing opportunities FOR ALL.

Allison Pickard has said that this bill will not create generational wealth. I agree and would like to see her plan for creating generational wealth.

I would like you to include the following amendments in the bill:

- **25% MPDUs IN AA COUNTY** - Increase the percentage of MPDUs required for sale properties and rentals to 25%.
- **AFFORDABLE FOR ALL** - Raise the cap on the Area Median Income because of inflation which is impacting all income levels.
- **AVAILABLE TO ALL** - Expand the included groups so that MPDUs meet the greatest need. Eligibility should be based solely on income level. No preferential treatment for county employees.
- **NO DEVELOPER BUYOUTS** - Eliminate the fee in lieu/buy out option for 10-19 units and remove the fee in lieu for areas that have single family zoning such as Glen Burnie, Pasadena, Severna Park, and Linthicum, areas with less housing density than other areas like Odenton, Crofton, Jessup, and Russet.
- **ALL DEVELOPMENT IN AA COUNTY** - Ensure that this legislation applies to *all developments* and not certain developments. For example, the County Executive's office has said that the Adequate Public Facilities will allow development in school districts that have vacant seats and that there are 16,000 vacant seats. Ensure that the MPDUs will be distributed equitably throughout the county.
- **CREATE ACCESSIBLE COMMUNITIES**: Ensure that the MPDUs are not being built in food deserts or places without access to transportation, jobs, health care and if they are, a community development plan is put in place.
- **MPDUs ARE BUILT THE SAME - NO SUBSTANDARD HOUSING** - Ensure that the MPDU units are the same size and have the same finishes and amenities as the market-rate units and are not substandard.

I would also like to make sure that there is oversight of the MPDU program so that the percentages of MPDUs agreed upon are actually built and there are incentives for developers that do not harm the people. For those County Council members who think this bill does not go far enough, I would like you to create legislation that would meet the need for affordable housing in this county.

I would also like the County Executive and County Council to prioritize these housing issues in the immediate future:

- Eliminate single-family zoning since it is discriminatory. Anne Arundel County has the space currently to build smaller apartment/condo buildings for families. Allow people of all incomes to live in the same areas.
- Address the density issues that disqualify certain jurisdictions and land from being used as a way to alleviate the housing shortage (e.g. South County).
- Explore how to reduce and eliminate Black communal displacement due to gentrification.
- Look at appraisal discrimination (how Black homes are undervalued).
- Create an anti-displacement fund.
- Allow civil rights organizations, including the NAACP, housing advocates and historically marginalized residents, to pick the Executive Director for the Housing Trust.
- Create a Community Land Trust Model like they implemented in Baltimore (see more in this article: [Baltimore's Community Land Trusts Offer a Pathway to Housing Justice](#)).
- Create social housing like they are considering in California [California Just Passed the First State Social Housing Legislation in the US](#). According to this article “the legislation commits the state of California to producing a study on the prospects for creating ‘a robust sector of social housing that offers below-market rents affordable to households of all income levels who are unable to afford market rents and that is permanently shielded from the speculative market.’”

To conclude, I am urging you to support the Essential Worker Housing Access Act (Bill 78-23) **with** the amendments I mentioned and **with** plans to address the huge need for affordable housing in our county in the very near future.

Thank you.

Lynda Davis,  
Linthicum, MD

cc: County Executive Steuart Pittman and Janssen Evelyn

Lynn Fitzpatrick, MSRE Testimony – Bill 78-23

Thank you, County Council Members for addressing the affordable housing and workforce housing inventory shortage in Anne Arundel County. I live in Davidsonville. As a development consultant with a Master's in Real Estate Development from MIT, and over 30 years of commercial real estate development, management, and financing experience specializing in community revitalization, I recommend you focus on expediting creating high-quality, multi-family, mid-rise units by encouraging manufactured/modular, multi-family development. Modular housing construction can shorten construction completion by 40%. The savings, particularly on financing costs, can be passed along to the occupant (renter or owner).

For decades, European and Asian communities, hotel and student housing developers, and cruise lines have successfully fabricated dwelling units offsite while onsite infrastructure and superstructure are being readied. In the early 1970s Disney showed this technique being used to develop its Contemporary Resort.

Advantages:

➤ **Reduced Construction Time**

- Modular housing development minimizes weather delays, labor shortages, and logistical issues endemic to traditional construction methods.

➤ **Additional Cost Savings**

- Standardized design and assembly processes reduce overall construction costs.
- Abbreviated construction times reduce labor and administrative costs.

➤ **Quality Control**

- A controlled factory environment enables effective quality management control.
- Materials are not exposed to the elements and are less likely to be stolen from a factory.
- Less material waste, dust, and environmental degradation.

➤ **Mixed-use Development**

- Revitalize underutilized or distressed commercial real estate such as retail strip centers and malls.
- Rezone commercial districts to allow for mixed-use and mixed-income to overcome NIMBYism.



## Chamber Proposes Affordable Housing Task Force

**November 6, 2023**

We can all agree that there is an affordable housing crisis in Anne Arundel County that impacts the entire range of housing from subsidized housing, workforce housing, rental housing, executive housing, and senior housing. The Chamber applauds the Administration and Council for taking up the debate about the affordable housing crisis and encourages you to **abandon the piecemeal approach of 78-23** and take steps to put together a comprehensive affordable policy based upon your own legislative research and the results of the pending state report called: Pathways to Removing Housing Obstacles Affordable.

The planning and construction of “for sale” and rental housing is complex and includes many variables. While there is a particular interest at this time in providing housing for “essential workers” a much better approach would be to develop a holistic set of solutions to increase the supply of all types of housing in the County. The County Executive or County Council should set up an Affordable Housing Task Force to take a holistic look at all the elements that go into the construction of “for sale” and rental housing. The Task Force should be made up of members from the public and private sector, be given a date certain to complete their work and produce a report with a set of recommendations that will help bring down the cost of housing across the board for all types of housing.

As written, Ordinance 78-23 has numerous areas of concern, here are a few:

- The concept of decreasing Capital Facility Connection Charges and providing density bonuses for subdivisions of more than 9 units does seem like a viable method for expanding affordable housing at first glance. However, upon closer review of prevailing residential construction patterns, it's clear that new housing construction is at a historically low level, and the prospects for upcoming projects are minimal.
- Moreover, only 60% to 70% of the allowable density is being realized by subdivisions of more than 9 units due to the lengthy and uncertain approval process and regulatory expenses, making a density bonus a less than ideal incentive.
- The Fiscal Note for 78-23 projects that only 221 new units would be produced each year and new staff would have to be hired to administer the MPDU program at an annual cost of \$289,824, not a very good bang for the buck.
- There is uncertainty about residency requirements.

The County Executive or County Council should establish an Affordable Housing Task Force to develop a comprehensive affordable strategy. To get started, the Task Force should focus on two key questions:

### **Question #1: How can the cost of constructing “for sale” and rental housing be reduced?**

Numerous studies and data is available to provide answers to this important question. There are twelve major cost drivers in the construction that are listed below. Many people are not familiar with the various costs that go into building a housing unit, particularly the time costs and the cost of regulation. Land for a project is obtained via loan and monthly payments are required, the longer it takes to get approvals drives up the price of a housing unit. The National Association of Home Builders (NAHB) has found that on average, regulation imposed by all levels of government (local, state and federal) accounts for 24.3% of the final price of a new single-family home built for sale.



Taking a deep look at these twelve cost elements and coming up with creative ways to reduce their impact on the price of a housing unit can lead to significant cost reductions.

### Major Costs for Residential Construction

Land Acquisition	Infrastructure Development
Engineering and Legal Fees	Construction Costs
Studies and Reports	Landscape Costs
Zoning Costs	Financing, Insurance, and Taxes
Permitting Fees	Sales and Marketing costs
Site Work	Time Costs

### Question #2: What policies and programs will work best in Anne Arundel County?

Every community is unique and requires its own set of unique solutions to provide an adequate supply of housing for its residents. The Task Force should look at best practices from around the country and find those that would be a good fit for Anne Arundel County. While some of these are already in place and others are being considered, taking a comprehensive look at potential programs and policies would be of great value to establish our own unique housing strategy. Here are some suggestions for initial consideration:

- Public-Private Partnerships
- Direct and Pass-Through Funding
- Financing Tools
- Direct and Pass-Through Funding
- Expedited Permitting
- Encouraging Employer-Assisted Housing
- Housing Trust Funds
- Inclusionary Housing Requirements
- Supportive Services
- Establish an Infrastructure Fund
- Zoning Reforms:
- Tax Incentives
- Redevelopment: Commercial and Residential
- Housing Vouchers

Answering these two questions will go a long way in the development of a meaningful affordable housing strategy for the County and will help ensure it is the best place for all. **With this in mind, the Chamber respectfully requests that you table Ordinance 78-23.**

For additional information contact Mark Kleinschmidt, President/CEO of the Anne Arundel County Chamber of Commerce at [mark@aaacc.org](mailto:mark@aaacc.org)



Subject: Concerns and Questions Regarding Proposed Bill 78-23

Dear Anne Arundel Council Members,

I am writing to express my concerns and seek clarification on several aspects of proposed Bill 78-23, which I believe has the potential to impact our community in significant ways. While I understand the intention behind this bill is to provide affordable housing options for essential workers, there are certain issues and questions that require careful consideration.

1. **Lack of Definition for "Essential Worker":** The bill does not clearly define what constitutes an "essential worker." Without a precise definition, there is a risk of ambiguity, which could potentially lead to discrimination or unequal access to the benefits the bill aims to provide.
2. **Limited Benefits for Homeownership:** The bill appears to focus primarily on rental units. It does not adequately address the needs of those who aspire to own homes, potentially limiting the opportunities for people to build wealth through homeownership.
3. **Lack of Clarity Regarding the Trust Account:** The bill mentions a Trust Account, but it does not provide details on its purpose or oversight. Clarity on the function and management of this account is essential for transparency.
4. **ACDS Preference and Price Fixing:** I am concerned about ACDS having first priority to purchase these units. It seems to create a form of price fixing and limits competitive bidding, which could affect market dynamics. The bill should address how this preference aligns with the goal of affordability and fairness.
5. **Affordability and Regulatory Challenges:** The bill does not adequately address the significant regulatory hurdles in Anne Arundel County, which often result in high building costs. While it waives certain fees, additional costs, such as HOA, condo, and Front Foot fees, can still make affordability a challenge.
6. **"Gross Household Income" and Unit Regulation:** The bill's focus on regulating only efficiency and one-bedroom units may restrict builders' flexibility and affect affordability. A broader range of options may be necessary to meet diverse housing needs.
7. **Rental Income Cap and Price Comparison:** The rental income cap and the specified price point need a thorough analysis to ensure they align with market realities and the bill's goals.
8. **Control Period Durations:** The control periods for both home sales and rentals seem excessive. Consider revising them to 10 years and 20 years, respectively, to strike a balance between affordability and long-term goals.
9. **Income Increase and Equity Considerations:** The bill should address the situation where tenants' or buyers' incomes exceed the guidelines due to no fault of their own. An equitable solution should be proposed for such cases.

10. **Sales Commission Clarification:** The bill should clarify the sales commission, allowing it to be determined by mutual agreement between the buyer and seller, rather than having it regulated.

In addition to these specific concerns, I have several questions about the broader implications of Bill 78-23:

1. **Intent and Goals:** Could you please provide a clear and specific statement of the goals and intent of this bill?
2. **Supporting Data:** Can you share real-life examples or data from existing programs that demonstrate how Bill 78-23, as written, has achieved its goals elsewhere?
3. **Definition of "Essential Worker":** If there isn't a national or local government definition of an "essential worker," can you provide a precise definition to ensure that the intent of the bill is achievable?

Furthermore, we must consider the unintended consequences that could result from the implementation of this bill. Without clear definitions and rigorous oversight, there is a risk that the bill may inadvertently discriminate against certain groups or unintentionally limit access to housing opportunities.

One potential unintended consequence is the creation of an affordability trap. If individuals, through no fault of their own, find themselves excluded from the program due to changes in their financial circumstances, they may be forced out of their homes and unable to afford market-rate alternatives. This could lead to housing instability and financial hardship for families who had previously benefited from the program.

In striving to address the critical issue of housing affordability, it is imperative that we do so in a manner that promotes fairness, equal opportunity, and long-term stability for all residents. It is my hope that you will consider these concerns seriously as you review Bill 78-23, ensuring that it not only addresses the need for affordable housing but does so in a manner that avoids unintentional discrimination and the creation of an affordability trap.

I appreciate your dedication to addressing the need for affordable housing in our community and look forward to your response. It is essential that Bill 78-23 is thoroughly examined, taking into account the concerns and questions raised by the community, to ensure that it serves the best interests of all residents.

Thank you for your time and consideration.

Sincerely,

Mary Groven

AACAR County Legislative Chair

November 6, 2023

**RE: Bill 78-23 — Essential Worker Housing Access Act of 2023**

Dear Anne Arundel County Council Members,

The fact of the matter is that Anne Arundel County still has exclusionary zoning codes. Combining our current zoning with moderately priced dwelling units presents a series of troubling issues. While the idea of providing affordable housing is commendable, it's important to consider the broader implications of such a strategy.

1. **Current Exclusionary Zoning:** We are failing to look at our current, outdated zoning codes which do not support inclusionary zoning in its current state. Many people agree that the County's zoning needs to be updated and move towards a Form-Based Code approach. This is not a step that should be skipped to provide affordable housing.
2. **Inadequate Supply:** The introduction of moderately priced units within exclusionary zones can create an inadequate supply of affordable housing. The demand for such units often outstrips supply, leading to lengthy waiting lists and potentially exacerbating homelessness or housing instability for those in need.
3. **Stigmatization:** The stigma attached to affordable housing can persist when it is concentrated in a specific area. This can lead to negative stereotypes and perceptions about the residents of these units, further marginalizing them. As well as significant community resistance, as residents often fear the perceived impact on property values and safety. This resistance can hinder the development of affordable housing projects.
4. **Affordability Thresholds:** What is considered "moderately priced" can vary greatly based on local economic conditions. What may be considered affordable in one area may be unattainable in another. This makes it challenging to establish uniform criteria for moderately priced units. How many "Essential Workers" will this program actually help?
5. **Leaving behind the "Middle":** "Essential Worker" is not defined in this bill. How many of these workers already make too much to qualify for the MPDU program? And when will we stop leaving behind the working class and the low-middle income workers?

In conclusion, while the idea of introducing moderately priced dwelling units in current exclusionary zones aims to address housing affordability, it must be done carefully to avoid unintended consequences such as segregation, stigmatization, and continuing to keep workers from creating generational wealth. A more comprehensive approach that tackles exclusionary zoning practices while promoting equitable housing distribution may be a more sustainable and effective solution to the affordable housing crisis. Starting with Form-Based Code Zoning and Missing Middle concepts, and then MPDU's.

Sincerely,

Marygrace Fitzhenry  
Government Affairs Director  
Anne Arundel County Association of REALTORS®  
[marygrace@aacar.com](mailto:marygrace@aacar.com) | 410-935-3161



190 West Ostend St., #201  
Baltimore, MD 21230  
Phone: 410.547.1515  
Fax: 410.837.5436

Patrick Moran - President

November 6, 2023

County Council of Anne Arundel County  
44 Calvert Street  
Annapolis, MD 21402

Re: Essential Worker Housing Act Access Act – Letter of Support

Dear County Council Members,

AFSCME Maryland Council 3 represents nearly 6,000 public employees who live in Anne Arundel County. Our members work in our schools, cities, and towns. They work for the County, and in Higher Education and in our State Government. During the pandemic, they were the Essential Workers who kept our most vital institutions running to ensure County residents could still access the services they needed in this difficult time. We write to support the Essential Workers Housing Access Act (Bill 78-23).

Public employees often sacrifice higher pay out of joy in serving the public, but careers in public service are becoming more and more challenging as housing costs rise. This bill requires developers to set aside 10% of homeownership and 15% of rental new units for affordable housing. Those units are then sold or rented as workforce housing to eligible county and city of Annapolis employees. Affordable housing is an important issue for our members who want to be able to live in the communities they serve, and we encourage the County Council to include an amendment to cover *all public employees* who reside in Anne Arundel County in this bill.

Thank you for supporting our Essential Workers in Anne Arundel County. If we can offer any additional information, please contact us at [info@afscmemd.org](mailto:info@afscmemd.org).

Sincerely,

A handwritten signature in black ink, appearing to read 'Patrick Moran', with a long horizontal line extending to the right.

Patrick Moran  
President  
AFSCME Maryland, Council 3

Every AFSCME Maryland State and University contract guarantees a right to union representation.  
An employee has the right to a union representative if requested by the employee.  
800.492.1996

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# INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS - LOCAL UNION No. 24

AFFILIATED WITH:

Baltimore-D.C. Metro Building Trades Council — AFL-CIO

Baltimore Port Council

Baltimore Metro Council — AFL-CIO

Central MD Labor Council — AFL-CIO

Del-Mar-Va Labor Council — AFL-CIO

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National Safety Council



AFL-CIO-CLC  
BALTIMORE, MARYLAND 21230

C. SAMUEL CURRERI, President  
DAVID W. SPRINGHAM, JR., Recording Secretary  
JEROME T. MILLER, Financial Secretary  
MICHAEL J. McHALE, Business Manager

OFFICE:  
2701 W. PATAPSCO AVE  
SUITE 200

Phone: 410-247-5511  
FAX: 410-536-4338

11/6/2023

**County Council of Anne Arundel County  
44 Calvert Street  
Annapolis, MD 21401**

**Re: Essential Worker Housing Access Act— Letter of support**

Dear County Council Members

My name is Rico Albacarys and I am a member and employee of the International Brotherhood of Electrical Workers (IBEW) Local 24. We represent more than 2,200 electrical workers throughout Maryland, including hundreds in Anne Arundel County. We are in strong support of Bill 78-23 and all it will do for workers from Glen Burnie to Shady Side.

The Essential Worker Housing Access Act is a critical piece of legislation that aims to provide equitable housing solutions for our dedicated essential workers. As our society continues to grapple with the challenges brought forth by the pandemic and the indispensable role essential workers played, it is imperative that we take proactive steps to ensure they have access to safe and affordable housing.

Essential workers, including healthcare professionals, first responders, grocery store employees, teachers, and many more, were on the front lines throughout the public health crisis. They sacrificed their well-being, time with their families, and their own comfort to provide essential services for our communities. However, the lack of affordable and convenient housing options poses a significant obstacle to their ability to thrive in the communities they serve.

I urge you to use your influence and leadership to advocate for the passing of Bill 78-23.

Sincerely,

Rico Albacarys  
IBEW Local 24

Subject: Testimony in Support of the Essential Worker Housing Access Act

Honorable Members of the Anne Arundel County Council,

I am writing to express my strong support for the Essential Worker Housing Access Act, Bill 78-23. This legislation represents a critical step towards ensuring that our essential workers have access to affordable housing in the areas where they work and serve our community.

**Equitable Housing Opportunities:** The Act recognizes the invaluable contributions of essential workers such as teachers, firefighters, nurses, construction workers, and service personnel. By requiring developers of new residential subdivisions to offer a percentage of units at an affordable price, we create equitable housing opportunities for those who dedicate their lives to our well-being.

**County-Wide Impact:** The Act ensures that affordable housing options are available throughout Anne Arundel County. It is essential that our essential workers can live close to their workplaces, reducing commute times and enhancing their quality of life.

**Inclusivity:** The Act promotes a diverse and inclusive cross-section of our county. It recognizes that essential workers come from various backgrounds and professions, and they all deserve access to safe and affordable housing.

As a resident of Anne Arundel County, I urge you to pass the Essential Worker Housing Access Act, Bill 78-23. Let us stand together in support of those who tirelessly serve our community and make our county a better place for all.

Thank you for your attention to this critical issue.

Sincerely,

Bob and Shirley Fuller

 , Severn, MD, 21144



Office of the Mayor  
**Gavin Buckley**

160 Duke of Gloucester  
Annapolis, MD 21401

November 6, 2023

Council of Anne Arundel County  
44 Calvert Street  
Annapolis, MD 21401

**Letter in Support of Bill 78-23: Essential Worker Housing Access Act**

Dear County Council Members:

I am writing to express my strong support for the Essential Workers Housing Access Act (Bill 78-23), which will provide affordable rental and home ownership opportunities for residents and members of the workforce earning moderate incomes in Anne Arundel County and the City of Annapolis.

In 2004, the City of Annapolis passed legislation to adopt a similar program, known as the Moderately Priced Dwelling Unit (MPDU) program. Although modest in size, our MPDU program has two main components, one for developers and one for moderate-income homebuyers.

- For developers, the general requirements apply to any new development in the City with 10 or more units; the percentage of units required is 15 percent of the total (rent or own).
- For prospective homebuyers, there are specific income requirements (100 percent or less than median family income for the Baltimore Metropolitan Statistical area with adjustments for household size); prospective buyers need to be City residents or employed within City limits or be a resident of the County with a disability (among other requirements).

This is what has been successful in Annapolis. You'll have particular needs to address in your jurisdiction. Together, our joint efforts through positive legislation will ensure that we maximize impact to help address the critical need for housing affordability in our communities.

I thank you for taking this on and being an advocate for affordable housing in our area.

Best regards

A handwritten signature in black ink, appearing to read "Gavin Buckley".

Mayor Gavin Buckley  
City of Annapolis