

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
<b>Bill No. 72-24</b>											
2024-09-30 13:36:57	Adria	Crutchfield	Baltimore	MD	20011	No	Baltimore Regional Housing Partnership	Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Support		<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/38813/baltimore-regional-housing-partnership-supoort-for-bill-72-24-housing-attainability-act.pdf">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/38813/baltimore-regional-housing-partnership-supoort-for-bill-72-24-housing-attainability-act.pdf</a>
2024-10-05 10:08:51	Jeffrey	White	WEST RIVER	MD	20778	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I don't believe it's the job of the county gov't to get directly and actively involved in creating low-income housing. I prefer that the gov't imposed extra costs on home building be examined and reduced. I just built a home a few years ago and there were numerous regulations that made no sense but increased my costs.  In addition, this bill increases density for lots that have floodplains, wetlands, and steep slopes and it doubles the amount of impervious surface that can be built in residential districts. These are sweeping changes to our zoning laws that will have consequences for our lands and our rivers.	
2024-10-05 10:12:23	perri	nejib	Annapolis	MD	21401-7124	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	i thank the County Council for working to address affordable housing but please amend or hold Bill 72-24 because we cannot incentivize sprawl and allow our last remaining green spaces to be paved over.	
2024-10-05 10:13:32	Philip	Davies	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	It's a backward step to further decrease regulation around our wetlands and forests without first backfilling and using no longer needed brown field sites. Building high density housing on wetlands and within forested areas should be a last resort, not an easy route for developers to further decimate our wildlife habitats and add further run off to the Chesapeake Bay.	
2024-10-05 10:15:35	Claudia	Rosenbaum	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	As a concerned citizen please amend or hold this bill. So many of our green spaces and wetlands are already being paved over. We need to protect what we have left.	
2024-10-05 10:16:54	Kevin	Hurley	Annapolis	MD	21403	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I am strongly in favor of providing more affordable housing in our community but it can't be at the cost of disregarding wetlands, floodplains and impervious surface ratios. Haven't we learned from Hurricane Helene how vulnerable these areas can be not to mention the negative impacts to the environment, irrespective of hurricanes. Please vote no on this bill as written.	
2024-10-05 10:17:33	Timothy	Wechsler	Galesville	Maryland	20765	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	The bill does little to address the shortage of affordable housing while at the same time removing valuable environment protections. This bill benefits developers at the expense of citizens and the environment.	
2024-10-05 10:19:04	Patrick	Schumm	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I applaud the intent of Bill 72-24: to create more affordable housing for our residents. Yet, portions of the bill make it far easier for developers to fragment our last remaining green spaces and pave over our watersheds without delivering more affordable housing.  The bill increases density (buildable units) for lots that have floodplains, wetlands, and steep slopes and it doubles the amount of impervious surfaces that can be built in residential districts. These are sweeping changes to our zoning laws that are disconnected from affordable housing and will have consequences for our lands and our rivers.	
2024-10-05 10:20:23	Cheryl	Menage	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Protect our wetlands!	
2024-10-05 10:23:30	Judith	Walker	Edgewater	Maryland	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	This will affect our remaining green spaces and increase run off and erosion on the peninsula. Route 214 floods whenever we get a heavy rain. This could make it worse.	

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2024-10-05 10:28:13	Annette	Davies	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	We are concerned about Bill 72-24. Increasing the density for buildable units will cause more run off into the creeks and rivers we are trying to help rejuvenate. We see extra runoff from the few new houses in our development already, it is visible in the creek and causes icing on the roads in the winter. Affordable housing needs to be within communities with facilities so that transport is not prohibitively expensive. Wetlands and floodplains are usually away from those areas and due to proximity to the water the accommodations will command higher prices so will defeat the reasoning of using those areas for affordable housing.	
2024-10-05 10:31:25	Ruth	Tieder	Annapolis	MD	21403	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Strongly oppose this proposal.	
2024-10-05 10:34:36	Elaine	Mine	Annapolis	MD	21401	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Save our green space	
2024-10-05 10:36:41	Lenore	Martin	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Our county is losing too much green space to development impacting citizen's quality of life. I don't want to live in a city! I want the peace of park like areas in AACO to rest and restore in my daily life.	
2024-10-05 10:40:03	Chris	DeSimone	Annapolis	MD	21403	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	The idea of increasing nonpermeable surface areas is absurd. This county is already too paved over.  But relaxing what is considered pervious and what is not may be agood start.	
2024-10-05 10:42:39	Patricia	HINES	EDGEWATER	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose		
2024-10-05 10:42:50	Holton	Shipman Jr	Edgewater	Md	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose		
2024-10-05 10:47:10	Wendy	Bragga	Annapolis	MD	21403	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Please amend or hold Bill 72-24. Please don't incentivize sprawl and allow our last remaining green spaces to be paved over	
2024-10-05 10:47:37	Jacqueline	Fournier	Edgewater	Maryland	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I want to thank the County Council for working to address affordable housing in the county. However, I'm also asking that y'all amend or hold Bill 72-24 because we cannot incentivize sprawl and allow our last remaining green spaces to be paved over. Thank you!	
2024-10-05 10:52:47	Barbara	Wingrove	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	While increasing affordable housing is important, using land designated as open space (similar to conservation easement and increasing the density on already developed land is the wrong approach. Developers should not be allowed to avoid run off and hard fought for environmental protection rules. Saving the bay for future generations is more important than adding more housing to already overbuilt area such as Mayo in south county.	
2024-10-05 10:53:35	James	Clement	Annapolis	MD	21401	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose		
2024-10-05 10:55:56	Matthew	Johnston	Edgewater	Please Select	21037	No	Arundel Rivers Federation, Inc.	Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Support	Arundel Rivers Federation, Inc. SUPPORTS this bill WITH AMENDMENTS to ensure that density is not increased on green spaces and impervious surfaces limits are not increased. Please see the attached letter for a summary of our proposed amendments.	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/39280/arundel-rivers-federation-request-for-amendments-or-hold-on-bill-72-24.pdf">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/39280/arundel-rivers-federation-request-for-amendments-or-hold-on-bill-72-24.pdf</a>

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2024-10-05 10:58:28	Patrick	Snapp	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I oppose the bill as currently drawn. Portions of the bill make it far easier for developers to fragment our last remaining green spaces and pave over our watersheds without delivering more affordable housing. The bill increases density of buildable units for lots that have floodplains, wetlands, and steep slopes and it doubles the amount of impervious surfaces that can be built in residential districts. These are sweeping changes to our zoning laws that are disconnected from affordable housing and will have consequences for our lands and our rivers. ask them to amend or hold Bill 72-24 because we cannot incentivize sprawl and allow our last remaining green spaces to be paved over. I ask the council to amend or hold Bill 72-24 because we cannot incentivize sprawl and allow our last remaining green spaces to be paved over.	
2024-10-05 11:08:08	Diana	Barbour	Annapolis	MD	21403	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Thank you for working to address affordable housing issues. However, please amend or hold off on bill 72-24 until a plan can be made to preserve green spaces alongside offering affordable housing. I support the Arundel Rivers Federation and their stance on preventing sprawl that negatively affects our watershed. Thank you	
2024-10-05 11:09:00	Bruce	Ogden	West River	MD	20778	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	We need to protect our diminishing wetlands and natural habitat. Passing this doubles the amount impervious surfaces that can built in residential districts which will have a tremendous negative impact on the water quality of our rivers and the Bay. Please don't be fooled by the altruistic shield of "affordable housing". This is a land grab for development.	
2024-10-05 11:10:12	Cate	Bower	West River	MD	20778	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I request a hold be placed on this pending legislation and that more attention be given to several key components. While there is much positive about the bill and it does go a long way to addressing the housing shortages we face in the county (and which was of significant concern in the Region 9 SAC deliberations), the problems embedded in the legislation really must be addressed before moving forward.  My biggest concern is that a 1:6 ratio of MPDUs to market rate housing in greenfields directs development into exactly the areas that the county needs to protect, so I'm left with the impression that this bill, intentionally or otherwise, is essentially a greenfield construction bill.  It also undermines the work that the Region 9 SAC (along with 5 other regions which have completed their work) -- it has the net result of upzoning property where the community has already weighed in and the SAC has made hard choices in developing our recommendations. In South County, we worked very hard to avoid upzoning, but this has the potential to undo that deliberative effort.  These issues are not insurmountable, but I urge you to address them BEFORE moving forward on 72-24. We need this legislation but we don't need its flaws.	
2024-10-05 11:16:53	Victoria	Stone	Annapolis	MD	21403	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Thank you for working to address affordable housing issues. However, please amend or hold off on bill 72-24 until a plan can be made to preserve green spaces alongside offering affordable housing. I support the Arundel Rivers Federation and their stance on preventing sprawl that negatively affects our watershed. Thank you	
2024-10-05 11:18:38	Joshua	Lloyd	Annapolis	MD	21409	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I oppose the legislation as written. I agree that we need more affordable housing, but we should be focused on redeveloping existing developed land rather than making it easier to destroy our green spaces. Do we really want to live in a land of endless suburban sprawl?	

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2024-10-05 11:21:29	sherry	schiller	Galesville	Md	20764	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	PLEASE don't rush into approving this bill. It goes against everything project 2040 and I thought our county executive believes by removing thoughtful boundaries that preserve our watershed. I support the submission by Arundel Rivers Federation.	
2024-10-05 11:22:40	DOROTHEA	ROODA	Galesville	MD	20765	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Leave our green spaces alone! You talk about green movements and protecting, but yet you want to wipe out all living creatures at the cost of what? Save and leave our green areas alone. There are plenty of locations already cleared. We don't need more people in Maryland!	
2024-10-05 11:34:39	james	Repace	DAVIDSONVILLE	MD.	21035	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose		
2024-10-05 11:38:45	Rosario	Izquierdo	Annapolis	MD	21409	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Please protect our Chesapeake watershed. It's what makes Maryland the gem it is. Affordable housing is a commendable goal but allowing developers to aggressively profit at the expense of the sane rules in place to protect our wetlands is crazy. Please amend this bill to retain the existing limits on impervious areas.	
2024-10-05 11:56:21	Michael	Krissoff	Annapolis	MD	21403	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I oppose this bill as presented and urge the council to take the proper time to consider the amendments offered by the Arundel Rivers Federation.	
2024-10-05 11:56:42	Christopher	Marshall	Annapolis	Maryland	21401	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Greetings,  I would like to express my opposition to Bill 72-24 due to the negative environmental impact that increasing density will have on County land and watersheds. I am especially concerned about the changes proposed in the bill that propose reducing open space/area requirements on developments as well as any changes that would allow additional impervious surface creation. These changes would not only have a significant negative environmental impact on the area, but also would have a negative public safety impact by making County land less resilient to floods and high-volume rain events. Therefore, I urge you to reject or amend this bill and focus on affordable housing solutions that don't compromise environmental safety and resiliency.  Thank you, Chris Marshall	
2024-10-05 12:01:35	Nora	Terres	Annapolis	MD	21401	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I oppose this bill as currently drafted. While I support the goal of increasing the supply of affordable housing in our county, it must not be done by eliminating protections for our watershed that keep developers from degrading the environment. We need more testimony from environmental groups, including the Severn River Association and Arundel Rivers Association, and redrafting of the proposed legislation before any vote.  If the legislation comes up for a vote as currently drafted, I will be very disappointed if it passes.	
2024-10-05 12:03:40	Sharon	Nelms	Shady Side	MD	20764	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose		
2024-10-05 12:04:50	John	Wyss	Shady Side	MD	20764	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Affordable housing is important, but not at the expense of our rivers, the bay and the environment. The bill must be rejected, or at least amended to remove provisions that encourage overdevelopment and storm water runoff.	



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2024-10-05 12:07:17	MARY	SWABACK	ANNAPOLIS	MD	21401	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Support	I thank the County Council for working to address affordable housing but please amend or hold Bill 72-24 because we cannot incentivize sprawl and allow our last remaining green spaces to be paved over.	
2024-10-05 12:08:49	Mark	Barnes	West River	MD	20778-2215	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	The spirit of affordable housing is great, the underlying portions that allow or make it easier for developers to fragment our remaining green space and wetlands while not actually producing affordable housing shouldn't be allowed or permitted. Which portions of the bill would allow. For instance the bill would allow increasing density for lots that have floodplains, wetlands, and steep slopes and it doubles the amount of impervious surfaces that can be built in residential districts. The language doesn't tie this to affordable housing specific projects but instead may be used for non affordable housing which goes against the spirit of the bill.	
2024-10-05 12:55:10	Cassandra	Rice	Davidsonville	MD	21035	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Thank you for working to address affordable housing but please amend or hold Bill 72-24 to avoid inadvertently incentivizing sprawl. The bill increases density for lots that have floodplains, wetlands, and steep slopes and it doubles the amount of impervious surfaces that can be built in residential districts. These zoning changes will have significant negative consequences for our lands, rivers, and the Bay. Please protect our remaining green spaces.	
2024-10-05 12:57:51	Marie	Del Bianco	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I support affordable housing but not at detriment to environmentally sensitive green space. It seems this bill isn't ready for prime time. As it stands, a pandora's box of unintended consequences from development that doesn't even support affordability is being opened. Please spend more time on getting it right!	
2024-10-05 13:00:51	Liss	Wagner	West River	MD	20778	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Save our wetlands from development	
2024-10-05 13:03:10	Joanne	Comstock	Shady Side	MD	20764	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose		
2024-10-05 13:03:17	Joseph	Lawrence III	EDGEWATER	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I understand that Bill 72-24 is intended to create more affordable housing for our residents. This is good, but I am concerned that portions of the bill will make it far easier for developers to fragment green spaces and pave over our watersheds while not delivering more affordable housing.  As I understand it, the bill increases density for lots with floodplains, wetlands, and steep slopes and it doubles the amount of impervious surfaces that can be built in residential districts. These are sweeping changes to our zoning laws appear disconnected from affordable housing. They will have serious consequences for our lands and our rivers.  We need to address affordable housing in Anne Arundel County. We do not need to and should not incentivize sprawl and allow our green spaces to be paved. We do need to protect and improve our environment if not for us then for our children and grandchildren. I ask that you AMEND this bill so as to achieve BOTH critical needs.	
2024-10-05 13:10:17	Paul	Kaladas	Annapolis	MD	21403	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Please hold and amend this bill and work with stakeholders on amendments. As written, the bill will make it far easier for developers to fragment our last remaining green spaces and to pave over our watersheds without delivering more affordable housing. The bill potentially allows greatly increasing the acres of impervious surfaces, placing our rivers and the Chesapeake Bay at increased risk from run off.	

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2024-10-05 13:11:27	Leo	Mahoney	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose		
2024-10-05 13:18:06	Matt	Hobbs	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Need to rethink the environment impact here.	
2024-10-05 13:22:43	Gloria	Klepczynski	ARNOLD	MARYLAND	21012-2397	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	We need to protect our green spaces from sprawl and over development. Let's use our green spaces wisely and also it helps to keep our environment and air from pollutants.	
2024-10-05 13:31:06	Gabrielle	Page	Annapolis	MD	21403	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	There is already too much density, too much building and construction, and too many incentives and loopholes that benefit builders, but adversely affect the current communities in Anne Arundel County.	
2024-10-05 13:41:20	Brad	Spagnolo	Edgewater	Maryland	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	<p>First, let me thank the Council for addressing the issue of affordable housing in Anne Arundel County. However, I am asking the Council to please amend or hold Bill 72-24 because we cannot incentivize sprawl and allow our last remaining green spaces to be paved over. The bill increases density for lots that have floodplains, wetlands, and steep slopes and it doubles the amount of impervious surfaces that can be built in residential districts. These are sweeping changes to our zoning laws that are disconnected from affordable housing and will have consequences for our lands and our rivers.</p> <p>Again, I appreciate the Council's efforts on this very important issue for all of the county's residents.</p> <p>Sincerely, Brad V. Spagnolo, MD</p>	
2024-10-05 13:41:44	Jacob	Stokes	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	The bill makes it far easier for developers to fragment our last remaining green spaces and pave over our watersheds	
2024-10-05 14:17:24	Rayna	Schroeder	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Thank you for working to address affordable housing but amend or hold Bill 72-24 because we cannot incentivize sprawl and allow our last remaining green spaces to be paved over.	
2024-10-05 14:24:46	Robert	Rubinstein	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Please amend this bill to protect our green spaces and our watershed.	
2024-10-05 15:01:11	Mary	Kfoury	Edgewater	Md	21037	Yes		Bill No. 75-24: AN ORDINANCE concerning: Boards, Commissions, and Similar Bodies – Subdivision and Development – Zoning – Development – Mixed Use Districts	Oppose	Those bill would increase density on steep slopes, wetlands and other sensitive sites. It will double the amount of impervious surface in residential areas. This bill would have severe negatives environmental consequences and are not related to responsible legislation for environmentally conscious affordable housing. It's possible to do BOTH.	
2024-10-05 15:06:08	JANET	MADDEN	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I understand the need for more affordable housing, but not at the sacrifice of our delicate ecosystems and green spaces. This bill will make it too easy for Creedy, uncaring developers to kill our environment without actually delivering affordable housing. The bill increases density (buildable units) for lots that have floodplains, wetlands, and steep slopes and it doubles the amount of impervious surfaces that can be built in residential districts. These are sweeping changes to our zoning laws that are disconnected from affordable housing and will have consequences for our lands and our rivers.	

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2024-10-05 15:42:37	Bruce	Kisliuk	Galesville	Maryland	20765	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Thank you for working to address affordable housing, but please amend or hold Bill 72-24 because we cannot incentivize sprawl, increase the impervious surfaces, and allow our last remaining green spaces to be paved over.	
2024-10-05 15:50:45	Robert	Daley	ANNAPOLIS	MD	21403-3324	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Please rethink this and consider the impact on Green Space.  Thank you. Bob Daley	
2024-10-05 15:57:53	William	Klepczynski	Arnold	MD	21012	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Does not help or save the Environment! Let's wait a while and think about this!	
2024-10-05 16:00:12	Dan	Ross	Queenstown	Md	21658	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Please hold or amend this bill to prevent use of our lands for more housing development that will add negative results to our estuaries and the Bay.	
2024-10-05 16:11:23	Mark	Streger	Annapolis	MD	21403	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	amend or hold Bill 72-24 because we cannot incentivize sprawl and allow our last remaining green spaces to be paved over.	
2024-10-05 16:33:19	Charlie	Candon	Edgewater	Md	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	While I agree there is a need for more affordable housing, I strongly oppose covering pervious surfaces particularly in watersheds, forested areas, old growth areas, floodplains, and building without proper and total storm or other water runoff protections.	
2024-10-05 17:24:07	Paul	Wolfe	Edgewater	Md	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	We need more density near transit and in commercial area not in rural areas or other sensitive areas. There should be no new construction in 500 year flood plain.	
2024-10-05 17:49:53	Steven	Keitzer	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose		
2024-10-05 18:16:01	Julie	Albright	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Encroaching on wetlands and floodplains is a no go.	
2024-10-05 18:19:14	Ashley	Matthews	Annapolis	MD	21403	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I am writing to express concern about Bill 72-24. Though I am in favor of creating more affordable housing, I find elements of this bill disconcerting in how it disregards the value of remaining green spaces and increases impervious surfaces. This bill is illogical in how it increases density for areas with floodplains, wetlands, and steep slopes while doubling the amount of impervious surfaces that can be built in residential districts. These drastic zoning changes will negatively impact the area's lands and rivers without furthering the goal of affordable housing.  I urge you to amend or hold Bill 72-24 to find a path to affordable housing does not promote sprawl and reduce the environmental standards.	
2024-10-05 18:28:58	Gary	Metzler	Annapolis	MD	21401-6879	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	This bill allows developers to avoid Watershed protection rules but doesn't require affordable housing. Please vote against this bill. My wife and I follow these issues and we vote.	
2024-10-05 18:47:14	Paul	Christensen	Tracys Landing	MD	20779	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Stop the rush. Bill 72-24 gives up too much for the meager improvement that it hopes to achieve. I applaud the intent to increase affordable housing, but this bill needs improvement in several areas.	

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2024-10-05 19:14:02	Karen	Williams	Galesville	MD	20765	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose		
2024-10-05 19:15:00	Shannon	Wolfe	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose		
2024-10-05 19:21:25	Karen	Jarboe	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Thank you for working on affordable housing but not at the expense of the our land and waterways. We can find other solutions.	
2024-10-05 19:25:21	Ronald	Tate	EDGEWATER	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Assuring sufficient affordable housing is an admirable goal, but the path to achieve it must be given very careful consideration. Rushing to get the task underway quickly will only result in creating even more and worse conditions in the future. Please give this matter the attention it deserves.	
2024-10-05 20:09:47	Jessica	Shue	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Thank you for working to bring affordable housing to our area, but please work to better protect our green spaces so we can continue to enjoy and benefit from them.	
2024-10-05 20:37:08	Evan	Isaacson	Annapolis	MD	21403	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	<p>A bill of this magnitude should be held for further inspection and consideration. I am concerned about affordable housing. I want greater density, including around me (Yes in my back yard, but NO to developing in forested areas). The fact sheet looks good, but the legislative summary document is long and confusing and we need more information before a vote is taken.</p> <p>Mostly I'm just sick and tired of the disingenuous and dishonest arguments that we need green light any and all development for the sake of affordable housing. Does anyone really think major corporations give a hoot about the plight of the homeless or the cost burden on working families. Not a chance. Hence why they ARE NOT BUILDING AFFORDABLE HOUSING, but rather homes "Starting in the 800's." What a joke; their logic makes sense for all of 3 seconds. Affordable housing that helps lower income individuals get to their jobs is housing that is closer to their places of employment; infill, density, moderately priced. To do that we don't go out into the forested exurbs to build. An affordable housing bill should be an affordable housing bill, not a gift to developers. Local governments have to stop falling for that ridiculous red herring.</p> <p>I do hope we pass an affordable housing bill - it is desperately needed. But please don't relax any important public safeguards, especially not environmental ones, at the behest of the developers. That's a path to ruin.</p>	
2024-10-05 20:54:44	Justin	Gronert	Edgewater	Maryland	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	<p>I am against Bill No. 72-24, and would prefer to maintain the existing minimum required "open space" area percentage of 30%. Specifically, I am against the following proposed modification as documented within this bill:</p> <p>"In § 17-6-111(b), "open space" is changed to "open area", and the minimum required open area is changed from 30% of the gross area of a residential site to 20%. "</p>	
2024-10-05 20:55:31	Gregory	Holsey	Edgewater	Md	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose		



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2024-10-05 21:05:53	Russell	Powell	Annapolis	MD	21403	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I support efforts to increase the amount of affordable housing; however, this legislation contains provisions that will allow development in wetlands, on steep slopes (that feed into waterways) and increase the percentage of parcels that contain impermeable surfaces, which increases runoff. These provisions will damage county rivers and the Bay, but won't increase affordable housing. Please vote against this bill, unless and until it is amended to remove its environmentally destructive elements.	
2024-10-05 21:10:55	Rob	Coughlin	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I applaud the intent of Bill 72-24: to create more affordable housing for our residents. Yet, portions of the bill make it far easier for developers to fragment our last remaining green spaces and pave over our watersheds without delivering more affordable housing.  The bill increases density (buildable units) for lots that have floodplains, wetlands, and steep slopes and it doubles the amount of impervious surfaces that can be built in residential districts. These are sweeping changes to our zoning laws that are disconnected from affordable housing and will have consequences for our lands and our rivers.	
2024-10-05 21:47:16	Colleen	Copelin	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Again money is talking. We need as a community to protect our green spaces and water sheds. There will not be affordable housing, but homes that are beyond most people. This is just another way for rich contractors to make more money and ruin what green spaces is available and destroy our water shed that people have been working so hard to protect.	
2024-10-05 21:58:26	Christoffer	Graae	Edgewater	Maryland	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I agree that we need more affordable housing in our county. I also agree with the Arundel Rivers Federation's concerns that it should not come at the potential expense of our precious, already depleted watersheds, which must protect our rivers and Bay. I ask the County Executive and County Council to carefully consider and incorporate their recommended amendments to insure there is no harm to our environment. There are also many ways to accomplish achieving affordable housing. One of the "greenest" and least environmentally harmful is renovation, rehabilitation and adaptive re-use of already EXISTING structures. As a retired architect who specialized in adaptive reuse projects in the DC Metro Area (and in particular of Historic Landmark projects) I also recommend that the legislation consider amendments which promote and creatively incentivize this development approach - to revitalize the difficult-to-lease, deteriorating or even abandoned buildings and commercial centers in our communities. There are many opportunities out there, and one obvious candidate that comes to mind (since I am a member of one of its Advisory Subcommittees) are any number of the fine buildings located on the Crownsville Hospital Memorial Park site, currently under design by the County. This campus provides a mix of smaller-scale residential buildings to the very large and historic original structures - any of which could be well adapted to mixed-use/affordable housing, all within 30 minutes of Annapolis. An excellent example of how to achieve this is at a similar historic mental health facility project - Fairfield Hills Campus in Newtown, Connecticut - which thru a private/public partnership is renovating their otherwise deteriorating 290,000 square feet of historic structures into 169 apartments... and taking advantage of significant historic tax credits. It can be done!	

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2024-10-06 3:24:52	Susan	Williams	Churchton	MD	20733	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	While I support affordable housing I am opposed to increasing the density on the vulnerable areas that include wetlands and slopes which drain into our rivers. Flooding is occurring on a more regular basis with climate change and changing amount of impervious surface only increases the chances for more flooding. Please amend or hold this bill for further study. There must be another way to get the same result.	
2024-10-06 7:41:07	Rob	Dunn	Shady side	Md	20764	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	We need green space	
2024-10-06 7:55:22	Richard	Perrin	Riva	MD	21140	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Support	With caveat to revise bill to protect green space for future generations!	
2024-10-06 9:54:56	Coleen	Mennucci	Annapolis	MD	21403	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Thank you County Council for working to address affordable housing but please amend or hold Bill 72-24 because we cannot incentivize sprawl and allow our last remaining green spaces to be paved over.	
2024-10-06 10:10:04	William	Thurber	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	This bill will reduce available green space without addressing the issue of more affordable housing.	
2024-10-06 10:11:12	Gloria	Shannon	Edgewater	Maryland	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose		

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2024-10-06 10:25:51	Melissa	Good	Annapolis	MD	21401	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Support	<p>Dear Council Member and Elected Official ,</p> <p>I have lived in Anne Arundel council since June of 1994. During those 30 years that I have lived in the county I have raised two sons who are grown and living on their own. I would like for them to be able to afford to stay nearby but with the current housing market, it's hard for my own adult children to save for a house down the road with such a large portion of the take home pay going to rent.</p> <p>As a county resident, I am writing to voice my support of the Housing Attainable Act (Bill-72-24) and request that you vote to support this important legislation.</p> <p>In addition , I am also a member of ACT—Anne Arundel Connecting Together. We are a network of 18 faith congregations and community groups across the County. We know that in almost every one of the families in our communities, at least one generation faces a housing struggle. Too many young families starting out cannot afford to live in the County they grew up in, and too many seniors cannot afford to down-size because the home they raised their family in costs less than a new smaller home.</p> <p>I support the new revised MPDU bill, the Attainable Housing Act. I think the County Council should pass this bill to give us another tool in our tool belt to address the housing issues we face in this County. This is your second chance to move the county forward.</p> <p>We need this to be approved.</p> <p>Sincerely ,</p> <p>Melissa H. Good 1710 Roydon Trail Annapolis , MD 21401 Community of Epping Forest</p>	
2024-10-06 11:03:36	Erin	Bright	EDGEWATER	Maryland	21037-3925	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	thank you for working to address affordable housing but please amend the bill to protect wetlands and other green spaces from pushy developers. we cannot incentivize sprawl and allow our last remaining green spaces to be paved over.	
2024-10-06 11:06:12	Ann	Burchard	Annapolis	Maryland	21401	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Amend or hold this bill. As we learned from Hurricane Helene, it is disastrous to pave over flood plains and wetlands as this bill will allow. It increases impervious surfaces and allows building on steep slopes. I applaud desire for affordable housing, but this bill will be disastrous.	
2024-10-06 11:40:50	Carroll	McGillin-Greve	Annapolis	MD	21403	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I want to thank the County Council for working to address affordable housing but it's not ready you have to amend or hold Bill 72-24 because we cannot incentivize sprawl and allow our last remaining green spaces to be paved over.	
2024-10-06 11:48:56	Richard	Feldman	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Too easily misused permission for developing land without any lower cost housing being built. There's no protection for wetlands, watershed, etc..	
2024-10-06 11:55:10	Elizabeth	Otwell	Bowie	MD	20715-2224	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Please consider alternative methods to ensure affordable housing in the are without incentivising destruction to our critically important watersheds, floodplains, and green spaces.	

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2024-10-06 12:14:03	Jon	Chapman	Annapolis	MD	21403	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I very much favor efforts to increase the availability of affordable housing, but the current legislation includes too many changes to development regulations that do not directly impact the supply of affordable housing. Do not promote incursions into green infrastructure (floodplains, wetlands, forests) and their conversion to impervious surfaces for all types of housing in the guise of aiding affordable housing.	
2024-10-06 13:25:13	Claire	Henderson	Edgewater,	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I appreciate your desire to increase much needed affordable housing, but please do not do so at the expense of our wetlands and green open spaces. Developers do not need loop holes or a green light to develop. Affordable housing needs to be near places of employment and public transportation, not on dwindling open spaces and wetlands.	
2024-10-06 13:36:04	John	Paris	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose		
2024-10-06 13:55:22	Catherine	Briggs	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	<p>I am writing to thank the County Council for working to address affordable housing but to ask that they please ask amend or hold Bill 72-24 because we cannot incentivize sprawl and allow our last remaining green spaces to be paved over. It is so important that we protect our green spaces!</p> <p>I do applaud the intent of Bill 72-24: to create more affordable housing for our residents. This is badly needed! Yet, portions of the bill make it far easier for developers to fragment our last remaining green spaces and pave over our watersheds without delivering more affordable housing.</p> <p>The bill increases density (buildable units) for lots that have floodplains, wetlands, and steep slopes and it doubles the amount of impervious surfaces that can be built in residential districts. These are sweeping changes to our zoning laws that are disconnected from affordable housing and will have consequences for our lands and our rivers. There is too much flooding here as it is! Evacuation, if necessary, is already a dangerous potential nightmare!</p> <p>Surely there must be better ways to create much needed affordable housing without these disastrous results.</p> <p>Sincerely, Catherine Briggs</p>	
2024-10-06 13:56:17	Joanne	Hyder	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose		<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/39393/mayo-ridge-marina.pdf">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/39393/mayo-ridge-marina.pdf</a>
2024-10-06 15:19:27	Leila	MacCarthy	Riva	MD	21140	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	This will hurt our rivers and remaining green spaces.	
2024-10-06 17:39:30	Constance	Kassir	Annapolis	MARYLAND	21501	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose		
2024-10-06 17:59:48	Barbara	Church	Davidsonville	MD	21035	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Maintain our precious green spaces. But I thank you for attempting to provide affordable housing.	

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2024-10-06 18:51:52	Deborah	Allen	Annapolis	MD	21401	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	This bill would encourage more sprawl and loss of constantly dwindling green space without providing much affordable housing. The county and Bay Area need to protected natural spaces for the health of the people here and the Bay. Please amend or hold this bill. The sprawl is already overwhelming and we haven't even tested the impact of ongoing construction of apartments and condos.	
2024-10-06 19:00:56	Robert	McAfee	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Please do not support 72-74. There are many alternatives for housing that do not need to sacrifice environmental and quality of life benefits. More expensive single family homes that increase housing density and reduce green space is not the answer.  Thank you	
2024-10-06 19:13:29	Danielle	Sokol	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	In regard to Bill 72-24: I understand that the intent of this bill is to create more affordable housing; nevertheless, I also understand that portions of this bill will make it far easier for developers to fragment our last remaining green spaces and pave over our watersheds.  I live the neighborhood of Glebe Heights directly adjacent to the Glebe Heights Forest. In the nine years since I purchased my home (an older existing structure) I have witnessed a significant increase in the number of homes and impervious surfaces in my neighborhood, on the Mayo Peninsula, as well as Anne Arundel County in general. As a direct result of this increase in building, I have also witnessed an increase in the amount of major and minor flooding in my neighborhood and in the county. At what point is enough, enough? Does our area have to sustain the kind of damage we have all just witnessed in Florida, Georgia, and the Carolinas? Where does all the water go when we experience major rain and snowfall? I do not wish to see the kind of devastation that has recently followed in the wake of Hurricane Helene affect our area as well.  Developers are in the business of development, often regardless of the impact. Do not make it easier for the development of our last remaining green spaces and watersheds. Please - amend or hold Bill 72-24 because we cannot incentivize sprawl and allow our last remaining green spaces to be paved over.	
2024-10-06 19:16:31	Robert	Murphy	Edgewater	Maryland	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I agree that affordable housing is an important issue but I strongly believe that it is equally important to preserve our remaining green spaces and watersheds.	
2024-10-06 19:38:36	Elizabeth	Simmons	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I strongly urge you NOT to pass address Bill 72-24 at this time. More time is needed to more thoroughly analyze this legislation and ensure any inadvertent, or potential, loopholes are identified and discussed.  The allowable "more density" goal does not take into consideration a number of issues critical to many of us in the county. For example, existing sprawl, shrinking green space and infrastructure improvements which could negatively impact our residents for generations to come.	
2024-10-06 20:04:06	Carolyn	Chaney	Annapolis	MD	21401	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Please hold this bill!!!	



Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2024-10-06 20:38:32	Charlie	McCaffrey	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose		
2024-10-06 20:52:04	Glenn	Hughes	Annapolis	MD	21401	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Area is already over built	
2024-10-06 21:12:09	Matt	Minahan	Edgewater	MD	21037	No	Growth Action Network	Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	We support the need for affordable housing, but this bill gives away too much without getting enough affordable housing in return.	
2024-10-06 21:30:07	Linda	Hanifin Bonner	Annapolis	MD	21401	No	Anne Arundel Connecting Together, Inc.	Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Support	ACT fully supports this important bill and urges its adoption this evening.	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/39443/october-7-housing-attainability-act.3.pdf">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/39443/october-7-housing-attainability-act.3.pdf</a>
2024-10-06 21:45:08	dennis	bronzert	shady side	md	20764	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose		
2024-10-06 22:12:29	Dana	Cole	Annapolis	MD	21403	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I wish to to thank the County Council for working to address affordable housing but please amend or hold Bill 72-24 because we cannot incentivize sprawl and allow our last remaining green spaces to be paved over.	
2024-10-06 22:54:48	Eve	Terrana	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Please revise this bill to protect environmentally sensitive land. It is irresponsible, unacceptable, and puts us all at risk by destroying our wetlands, forests, and waterways. I support affordable housing but it must be developed without compromising our last remaining bit of nature.	
2024-10-06 23:38:26	Jennifer	Lewis	RIVA	MD	21140	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	The bill increases density (buildable units) for lots that have floodplains, wetlands, and steep slopes and it doubles the amount of impervious surfaces that can be built in residential districts. These are sweeping changes to our zoning laws that are disconnected from affordable housing and will have consequences for our lands and our rivers. Please amend or hold Bill 72-24 because we cannot incentivize sprawl and allow our last remaining green spaces to be paved over.	
2024-10-07 6:12:08	Steve	Sharkey	Galesville	MD	20765	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I oppose the portion of the bill that increases the density (buildable units) for lots that have floodplains, wetlands, and steep slopes and it doubles the amount of impervious surfaces that can be built in residential districts. We should not reduce the amount of open are by increasing the allowable impervious surface. These are sweeping changes to our zoning laws that are disconnected from affordable housing and will have consequences for our lands and our rivers.	
2024-10-07 8:07:15	Nathan	Bruins	Edgewater	MD	20772	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Pleave vote no to protect endgaged wetlands and limit housing spawl.	
2024-10-07 8:09:52	James	Wooddell	Edgewater	Md	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I am not in favor of legislation that permits Higher density housing in areas zoned for lesser density housing. There are studies out of Harvard that show this type of zoning diminishes surrounding property value and is not successful in attaining desired societal goals.	

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2024-10-07 8:42:31	Bruce	Ogden	West River	MD	20778	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	The spirit of affordable housing is great, however the underlying portions that allow or make it easier for developers to fragment our remaining green space and wetlands while not actually producing affordable housing shouldn't be allowed or permitted, which portions of the bill would allow. For instance, the bill would allow increasing density for lots that have floodplains, wetlands, and steep slopes and it doubles the amount of impervious surfaces that can be built in residential districts. The language of this bill does not limit this exception/development to affordable housing specific projects and will instead make it easier for developers to fragment our last remaining green spaces and pave over our watersheds without delivering more affordable housing, which goes against the spirit of the bill.	
2024-10-07 8:54:32	Stephen	Miller	Annapolis	Maryland	21409	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Please put the brakes on Bill 72-24 and give it some more time for reflection and improvement. While the County needs more affordable housing, there's too little potential gain relative to what the Bill will give up in the amount of Open Area in new development. It's particularly shocking that space allotted for an active recreation area will be reduced by 30%, while the flexibility in Lot design, to include reduced setbacks, can result in postage stamp-sized properties, adversely impacting quality of life for residents in increasingly denser developments. Moreover, denser development, combined with an increased allowance for impervious surface on Lots, will predictably create more stormwater runoff. This will only pile on to new stormwater management requirements when the Maryland Department of Environment changes design standards for a 1-year storm event from 2.7" to 3" - an increase of 13 percent - and consequently the Open Area needed to build stormwater facilities. It's not evident that the Bill has considered this impending change. It is also not clear whether the moderately priced units will have an impact on Homeowners Associations (HOA) with the possibility of certain exemptions or modifications to HOA fees and rules given to their owners. All owners in a community should follow the same HOA covenants and that should be clearly stated in the Bill.	
2024-10-07 8:55:49	Rylie	Shewbridge	Linthicum	Maryland	21090	No	The Arc Central Chesapeake Region	Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Support		<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/39466/10.7.24_aacountycouncil.los_haa_final.pdf">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/39466/10.7.24_aacountycouncil.los_haa_final.pdf</a>
2024-10-07 8:59:50	Michael	Wagener	Riva	Maryland	21140	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	PLease recognize this bill is NOT ready to be sent for public approval, aa this project requires more environmental protection , and not just for the developer to spend less on the green infrastructure required just to make more money with a bigger project	
2024-10-07 9:24:02	Richard	Weaver	Annapolis	MD	21403	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	The bill will simply add to suburban sprawl, while using existing areas of city that can be repurposed. No breaking ground on projects in critical watershed.	

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2024-10-07 9:31:16	Karina	Haley	Edgewater	Maryland	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	<p>We applaud the intent of Bill 72-24: to create more affordable housing for county residents. However, portions of the bill make it far easier for developers to fragment our last remaining green spaces and pave over our watersheds without delivering more affordable housing.</p> <p>The bill increases density (buildable units) for lots that have floodplains, wetlands, and steep slopes and it doubles the amount of impervious surfaces that can be built in residential districts. These are sweeping changes to our zoning laws that are disconnected from affordable housing and will have consequences for our lands and our rivers.</p> <p>Please hold this bill until amendments can be made so that sprawl is not incentivized and allow our last remaining green spaces to be paved over.</p>	
2024-10-07 10:24:04	Todd	Croteau	Edgewater	MD	21037	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	We need to preserve open space and protect the bay. Keep higher density away from wetlands and areas that affect the Bay.	
2024-10-07 10:38:57	Kristie	McWilliams	Davidsonville	MD	21035	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose		
2024-10-07 10:44:58	Matthew	Pipkin	Annapolis	MD	21401	No	Maryland Multi-Housing Association	Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Support	MMHA's position is favorable w/ amendments	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/39489/mmha-bill-72-24-testimony-10.7.pdf">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/39489/mmha-bill-72-24-testimony-10.7.pdf</a>
2024-10-07 10:45:12	Susan	Lange	Crownsville	Maryland	21032	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I oppose Bill 72-24. Please amend or hold Bill 72-24 because we cannot incentivize sprawl and allow our last remaining green spaces to be paved over. Anne Arundel Co has precious remaining green space, and an incredible amount of adjacency to the Chesapeake Bay watershed. We can't afford to lose green space and create more development run-off as the Bay struggles to improve its health grades.	
2024-10-07 10:49:49	Brandon	Korink	Crownsville	Maryland	21032	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I oppose Bill 72-24 as it stands. Please amend or hold Bill 72-24 to protect critical green space in Anne Arundel county from clear cutting by developers, which further endangers the Bay and all who depend on it economically, and enjoy it recreationally. Green space is becoming ever more rare in AA County. Replanting post-development does not replace the value of old growth trees and density of trees that provide carbon stores, habitat to local wildlife, and beauty to our county.	
2024-10-07 10:54:31	Sarah	Knebel	Annapolis	MD	21401	No	Scenic Rivers Land Trust	Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Support	Support with amendments - see letter uploaded.	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/39498/srit.72-24_writtentestimony.10.6.2024final.pdf">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/39498/srit.72-24_writtentestimony.10.6.2024final.pdf</a>
2024-10-07 10:53:17	Tanya	Schultz	Odenton	MD	21113	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I am somebody in need of affordable housing. I am also somebody who sees that the greater good is not dividing up green spaces and paving over watersheds. Because of this, I am very against this Bill as written. We have very little wild open space left in this county. Preserving it is of the utmost importance. More important than housing. And beyond that I don't think this bill would actually provide affordable housing, but at the same time would cost the huge price of losing wild spaces. Ever since the pandemic, studies have shown what's most important to quality of life is access to wild open spaces. We need to preserve them at all costs. Please do not approve this bill. Thank you.	

Timestamp	First name	Last name	City	State	Zip Code	Are you representing yourself?	If no, what organization or whom do you represent?	Legislation	Position	Remarks	Attachments
2024-10-07 10:56:23	Jesse	Iliff	Annapolis	State	21403	No	The Severn River Association	Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	Please see attached letter	<a href="https://www.aacounty.org/system/files/webform/cc_legislative_testimony/39499/bill-no-72-24-sra.pdf">https://www.aacounty.org/system/files/webform/cc_legislative_testimony/39499/bill-no-72-24-sra.pdf</a>
2024-10-07 10:56:58	Thomas	Paci	Annapolis	MD	21403-4914	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	I am opposed to urban sprawl. Our roads, schools and public amenities are already over taxed. We need to preserve our community.	
2024-10-07 10:57:58	Lynne	Mulston	Reston	VA	20190-4814	Yes		Bill No. 72-24: Finance, Taxation, and Budget – Public Works – Subdivision and Development – Zoning – Housing Attainability Act of 2024	Oppose	<p>We applaud the intent of Bill 72-24: to create more affordable housing for our residents. Yet, portions of the bill make it far easier for developers to fragment our last remaining green spaces and pave over our watersheds without delivering more affordable housing.</p> <p>The bill increases density (buildable units) for lots that have floodplains, wetlands, and steep slopes and it doubles the amount of impervious surfaces that can be built in residential districts. These are sweeping changes to our zoning laws that are disconnected from affordable housing and will have consequences for our lands and our rivers.</p> <p>Thank you for working to address affordable housing but please amend or hold Bill 72-24 because we cannot incentivize sprawl and allow our last remaining green spaces to be paved over.</p>	



WES MOORE  
Governor  
ARUNA MILLER  
Lt. Governor  
JACOB R. DAY  
Secretary  
JULIA GLANZ  
Deputy Secretary

October 7, 2024

Chair and Members  
Anne Arundel County Council  
44 Calvert St, 1<sup>st</sup> Floor  
Annapolis, MD 21401

Dear Chair Pickard and members of the Anne Arundel County Council,

Maryland is experiencing a housing crisis. Families are finding it increasingly difficult to rent or buy, with some living in substandard housing while many others are doubling-or-tripling up due to the almost prohibitive expense of leasing or homeownership. More than half (52%) of renters in Maryland spend more than 30% of their income on housing<sup>1</sup>, in a rental market that has seen a 37% increase in median rents since 2010. Meanwhile, 23% of Maryland's homeowners spend a third or more on their mortgage every month<sup>2</sup>. It is projected that there is a shortage of at least 96,000 housing units, statewide, disproportionately impacting young professionals and working-class families.

The Housing Attainability Act of 2024 (Bill 72-24) represents a significant step forward for Anne Arundel County in alleviating some of the pressure of unaffordable housing on county residents. This inclusionary housing policy mixes changes in land-use – that opens the door for more development of middle housing – with Moderately Priced Dwelling Unit (MDPU) mandates and incentives for larger projects. Moreover, the Housing Attainability Act of 2024 lessens the local barriers to market-rate housing development, ensuring that the county is taking an “all of the above” approach to addressing the housing crisis. Critically, and with the vast coastline of the Chesapeake Bay and natural resources of Anne Arundel County in mind, this legislation ensures that development is still done in an environmentally protective manner, providing zero exemptions from existing environmental regulations. This bill is cognizant of our stewardship of Anne Arundel's natural beauty and bold on serving the affordability and housing needs of her residents.

The County Executive, the Council President, and the Council worked hand-in-glove to develop this legislation in a thoughtful, iterative, and methodical approach. As it was with the Governor's Housing Expansion and Affordability Act in the 2024 Legislative Session, the good housing policy within Bill 72-24 is achieved through a collaborative approach with all parties invested in solving the affordability crisis that faces the residents of Maryland and Anne Arundel County. Thank you for your leadership in Anne Arundel and helping to advance policies that will lessen the pressures of housing costs on Maryland's working families. Governor Moore and I appreciate your partnership on the crucial issue of housing in our State, and we look forward to continuing to work with the Council and the County Executive, to create lovable places in Anne Arundel County.

Thank you,

A handwritten signature in blue ink, appearing to read "J.R. Day".

Jacob R. Day  
Secretary

cc: County Executive Pittman, Councilmember Smith, Councilmember Volke, Councilmember Hummer, Councilmember Fiedler, Councilmember Rodvien, Councilmember Leadbetter

<sup>1</sup> US Census – [1 year ACS Renter](#)

<sup>2</sup> US Census – [1 year ACS Homeowner](#)



**MARYLAND DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**  
7800 HARKINS RD • LANHAM, MD 20706 • [DHCD.MARYLAND.GOV](http://DHCD.MARYLAND.GOV)  
301-429-7400 • 1-800-756-0119 • TTY/RELAY 711 or 1-800-735-2258







NATIONAL ASSOCIATION FOR THE ADVANCEMENT OF COLORED PEOPLE

# Anne Arundel County Branch NAACP

*"Freedom Fighters for a New Century"*

**Officers**

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Assistant Secretary

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**Jennifer Roman**  
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The NAACP of Anne Arundel County supports Bill 72-24 with amendments.

This bill is a positive step forward in the creation of much needed opportunities for affordability in Anne Arundel County. This bill is specifically targeted to moderate income families; however, it does not have any race conscious components, which would help alleviate the racial wealth gap in Anne Arundel County. It may also exacerbate the existing race and income-based disparities that affect the health, wealth, and knowledge of Black families across the County.

The NAACP supports including amendments to this bill that:

1) will allow the administrator of the Moderately Priced Dwelling Unit program to add points on applications for buyers that happen to be Black and have been a resident of Anne Arundel County in one of the following zip codes listed in the Health Equity and Racial chart below: 21225, 21226, 21403, 20724, 20711, 21144, 21060, or 21061.

Health Equity and Racial Justice							
Health Equity		is the state in which everyone has a fair and just opportunity to attain their highest level of health.					
Racial Justice		is recognizing that challenging institutional and structural racism is essential if we are to support the creation of a just and equitable society.					
Demographic, Socioeconomic, and Health Indicators by ZIP Code in Anne Arundel County, 2021							
ZIP Code	Area	Poverty Percentage	Percentage Without High School Diploma	Percentage of Households with SNAP	ED Visit Rate per 1,000	Percentage Low Birthweight Infants (2016-2020)	Minority Population
20711	Lothian	11.5%	18.3%	7.1%	275.5	8.7%	41.8%
20724	Laurel	12.0%	7.4%	8.7%	182.2	9.2%	73.4%
20765	Galesville	11.5%	9.3%	3.7%	186.1	Suppressed	24.3%
20776	Harwood	3.7%	7.3%	9.5%	268.7	5.3%	13.8%
21060	Glen Burnie (East)	7.0%	9.3%	10.6%	258.1	8.1%	40.1%
21061	Glen Burnie (West)	7.7%	8.6%	11.8%	283.6	8.6%	45.0%
21122	Pasadena	4.8%	7.1%	5.8%	198.0	7.8%	18.9%
21144	Severn	6.4%	5.5%	7.4%	203.6	8.7%	52.4%
21225	Brooklyn	25.1%	21.9%	27.3%	169.6	12.1%	64.9%
21226	Curtis Bay	13.9%	10.7%	20.5%	165.1	8.2%	41.2%
21401	Annapolis	7.1%	6.5%	7.1%	282.2	6.6%	30.7%
21403	Eastport	7.2%	7.4%	4.8%	249.5	7.6%	36.1%
<b>Anne Arundel</b>		<b>5.6%</b>	<b>6.6%</b>	<b>6.0%</b>	<b>211.8</b>	<b>7.7%</b>	<b>33.9%</b>

Red = Higher than county average  
 Source: U.S. Census American Community Survey 5-year Estimates 2016-2021; Maryland Health Services Cost Review Commission Outpatient Files, 2017-2021; Maryland Vital Statistics Administration Birth Files, 2016-2020

2) An amendment addressing Black displacement should also be a consideration for this bill. We will use Annapolis as an example although the issue is problematic across the county. The high cost of housing in Annapolis has caused a loss of at least 10,000 Black residents in the past decade according to the 2020 census.

3) The NAACP also believes that this bill could reach the occupations most Black people in the Baltimore metro region are employed in like warehousing, transportation, nursing and home care, paraeducators, custodians, and as cashiers. For a bill that is attempting to reach lower middle-income workers, it is imperative that the administrator consider employment discrimination against Black workers in any point system related to the eligibility of rental and home ownership applicants.

P. O. Box 6210 Annapolis, Maryland 21401  
 (443) 883-5151  
[www.annearundelcountynaacp.org](http://www.annearundelcountynaacp.org)



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