



Good evening, Council members,

My name is Ryan Powers from Glenwood, and I am testifying on behalf of the Howard County Citizens Association.

HCCA supports CB3-2026, but we want to emphasize that the need for housing growth should be balanced with infrastructure investment such as affordable water, affordable sewer, schools that are well maintained, open space and recreation at the same per capita level, not to mention keeping police, fire, and EMS response times the same. As such, HCCA is in general support of CB3's Accessory Dwelling Unit legislation but questions why duplexes by right are part of this bill when they weren't mentioned in County Executive Ball's press releases.

We want to acknowledge the excellent job the Department of Planning and Zoning did presenting ZRA-218 to community groups as well as outreach with their own event. Director Eisenberg answered at least 36 questions during HCCA's virtual discussion, after giving a presentation explaining the bill. We believe the Planning Board heard more from residents because of this and ultimately recommended keeping the owner-occupancy requirement for ADUs due to resident engagement. Finally, we'd like to thank County Executive Ball for following through with this recommendation and also keeping the two-bedroom maximum.

While we appreciate these changes, we also have amendments we'd like the council to pursue.

With the intention of this bill to expand both the number and types of housing units in the county, we believe that a second look at infrastructure impacts should be done. For example, the school impact fee is an incredibly low 1.32 per sq ft for additional construction of additions less than 2000ft. We suggest impact fees should be more aligned with the intention of this bill and how people are living today. The median home size in Howard County is ~2100 sq ft. When CB58-2022 was put in place the average size of homes on the market was closer to 3000 sq ft. We are concerned an unknown number of additional housing units won't pay for additional infrastructure needs created by them.

2) This legislation also needs to clarify APFO restrictions on ADUs. Director Eisenberg has confirmed state law does not prohibit APFO restrictions on ADUs, so it makes little sense not to include them. Although ADUs don't involve the subdivision and site plan process, new legislation needs to account for a new type of housing.

3) Duplexes on single-family lots should remain a conditional use. This legislation sets a minimum lot size of 16,000 sq ft, $\frac{1}{3}$ of an acre, for potentially two housing units plus an ADU. The Department of Planning can tell us that bulk restrictions will limit this, or, given the variety of lot shapes, neighborhoods, roads conditions, traffic, and other external factors, the council can continue to make sure Howard County has the best plan for residential growth. There are also concerns that no owner-occupancy requirement for these duplexes will lead to what should be home ownership opportunities instead becoming investor-owned rentals.

And finally,

4) HCCA believes there's a technical error in the bill. The Administration has indicated that it wants this bill to retain owner-occupancy requirements for ADU's. It appears the actual owner-occupancy requirement is from a vestigial part of the prior language discussing accessory apartments, which no longer exist due to their replacement in this bill with accessory dwelling units (Page 42, Lines 9-11).

Thank you,

Ryan Powers, HCCA board member