

Testimony - CB4-2026

From Fran LoPresti <fflopresti@gmail.com>
Date Sat 2/7/2026 4:02 PM
To CouncilMail <CouncilMail@howardcountymd.gov>

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CB4-2026-Activity Centers.docx;

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Hello councilmembers,

Please accept my written testimony on bill CB4-2026, Activity Centers. I am always available to discuss my testimony and perspective as an active participant in HoCoByDesign (and its offshoots) and chair of the Age-Friendly Housing Workgroup from 2021-2025.

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Fran LoPresti

Fran LoPresti

Hello Councilmembers,

I am writing to you today to support CB4-2026 with a very important amendment. I am also writing to you as a very involved participant in HoCoByDesign and the Chair of the Age Friendly Housing Workgroup from 2021-2025.

CB4 is implementing the recommendations listed in the General Plan around Activity Centers in the county which were envisioned to be centers of activity throughout the county with both commercial space and denser residential space. CB4 defines what an Activity Center is and changes zoning in two zoning designations to describe the permitted uses.

However, there is one section which must be modified to be in congruence with the recommendations from the Age Friendly Housing workgroup. This legislation permits age-friendly housing units to be **built elsewhere or to pay a fee-in-lieu** to the county for MIHU housing. The age-friendly communities, with the regulations and amenities described in this bill, are absolutely needed by seniors regardless of income. Moving a unit elsewhere makes no sense. The bill requires universal design features and seniors are the largest group needing these types of amenities on the grounds of the development as well as in the unit itself.

I have heard the argument that the HOA fees make this infeasible. Perhaps that is true for CCRC type development but NOT for other types of developments. The council offers discounts on taxes for people who have owned the same home for 30 years or more. Surely, the council can figure out how to subsidize HOA fees for middle income seniors who are living in the county. The fact that ONLY Age-Restricted units are exempt from onsite built units is a disgrace.

Those age-friendly units that are MIHU units must be built onsite.

The offensive language is below and is repeated for each zone.

c. Moderate Income Housing Units

At least 15% of the dwelling units shall be Moderate Income Housing Units [[and shall be developed on the site]]. EXCEPT FOR AGE-RESTRICTED ADULT HOUSING15 UNITS, THE[[The]] developer shall not provide the moderate income housing units at a different location or pay a fee-in-lieu to the Department for the moderate income housing units required under this subsection.

 Outlook

Updated please read cb4

From LISA MARKOVITZ <lmarkovitz@comcast.net>

Date Wed 1/21/2026 2:57 PM

To CouncilMail <CouncilMail@howardcountymd.gov>

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Lisa Markovitz, MSF

The People's Voice, LLC

Ethics Ballot™

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The People's Voice -

Testimony on CB4-2026 – Requested Amendment

CB4 regarding activity centers, TOD and TNC

CB4 amends the Moderate Income Housing Unit (MIHU) requirement in these zones, for Age-Restricted housing, removing the requirement to have on-site and not pay a fee-in-lieu of providing. Given that this legislation seeks to move Age-restricted housing therein to a matter of right, and given that this type of housing has larger density allowances, these benefits given should be balanced by NOT making it even less likely to have the required MIHU on these projects.

Please remove that part of the legislation that EXEMPTS age-restricted housing from the part that REQUIRES MIHU to be provided on site. This is especially important since Activity Centers are located throughout the County and we have long been trying to get MIHU's spread out, and exempting them from providing on site is going to just exacerbate the problem of them being so concentrated.

A long time ago, we testified that a shopping center overlay NOT be exempt from providing MIHU's, which was requested at the time. Now, having apartment buildings coming to activity centers, please do not have them providing MIHU off site, especially for older residents, who really need to be able to stay in their communities. For new residents and especially those moving within Howard County, who maybe for financial reasons have to sell their homes, have their MIHU spread out and more available.

Thank you,

Lisa Markovitz

President, The People's Voice