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**From:** Cindy LaFollette <cindy72577@gmail.com>  
**Sent:** Tuesday, April 7, 2026 10:42 AM  
**To:** planning; CouncilMail  
**Subject:** ZRA 224: Why is it ALWAYS District 1?

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Hello, again,

I am planning to attend the ZRA 224 information webinar this afternoon, but this just came to my attention.

While I know this is propoganda (trust but verify), the map is not and it is STARTLING to me. I have to ask, "Why is it always District 1?" It has some of the most vulnerable environment in the county and contains so much of our history.

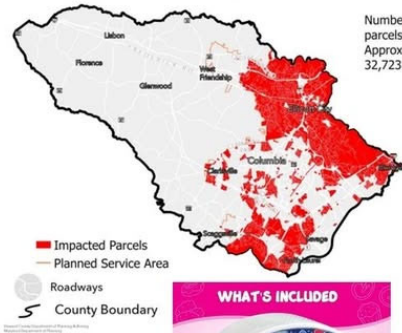
Yet we continue to flood our neighbors, overtax our infrastructure, expand roads when that does nothing to help, and put these projects into effect where safe walking and biking access to resources do not exist. Why?

I stated in a previous email that I am not necessarily opposed to the concept of cottage clusters but we must have guardrails.

- Senior housing should not be exempt from APFO and school service fees. No development should.
- We need limits on this.
- We need to sure we aren't tearing down existing homes to put these in place
- Oh gosh, I have a ton of other things I'm concerned about but I'll attend the information session today and show up for the public hearing when that becomes available.

Yours in Advocacy,  
Cindy LaFollette

## ZRA-224 Impacted Parcels



The National Association of Home Builders (NAHB) recognizes **cottage clusters**—also known as **cottage housing**, **bungalow courts**, or **pocket neighborhoods**—as a key “missing middle” housing strategy to increase density, improve affordability, and meet demand for smaller, sustainable homes.

- **Layout:** Houses are clustered around a shared, common open space or courtyard.
- **Amenities:** These developments often feature shared, centralized parking, landscaping, and community-focused amenities like a clubhouse, community kitchen, or gardening spaces.
- **Target Market:** Popular for downsizing baby boomers, young professionals, and singles seeking a low-maintenance, community-oriented lifestyle.

### NAHB Research and Advocacy

- **Missing Middle Housing:** NAHB has identified cottage courts as a crucial component of “missing middle” housing, which bridges the gap between single-family homes and high-density apartments.
- **Research & Design:** NAHB partnered with *Opticos Design*—who coined the term “Missing Middle Housing”—to analyze hundreds of codes and ordinances across the U.S. that enable cottage courts and similar innovative housing types.
- **Advocacy for Zoning Reform:** NAHB supports reducing restrictive zoning requirements that hinder cottage development, such as strict density limits or high minimum lot sizes.
- **Zoning Tracker:** NAHB developed a “zoning reform tracker” to monitor state and local initiatives that allow for denser, smaller housing types like cottage cluster.

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**From:** Cindy LaFollette <cindy72577@gmail.com>  
**Sent:** Thursday, April 9, 2026 12:45 PM  
**To:** planning; CouncilMail  
**Cc:** Brent Loveless, Legislative; Anthony DeBella, Vice President Advocacy  
**Subject:** Final Thoughts on ZRA224

**WARNING!!!**

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Dear Planning Board and Council,

I attended the information session on 4/7 and was disheartening that the example in my question about parking was left out. Please answer how we plan to address my concern:

- With one parking space per unit, how will this affect neighborhood street parking when a cluster of homes might have car ownership beyond one vehicle per home? *For example, eight homes with sixteen cars where eight of them are parked on the street in a neighborhood where children walk to school with no sidewalks. And sidewalks are hard to come by around here ...*

After hearing more about this proposed regulation, I have the following recommended guardrails that I would like to put in for consideration:

**Identified parcels only:** If the county has already identified parcels into which these cottage clusters would fit, then the bill should start with JUST those identified parcels. Otherwise, we are going to find ourselves in a land grab for tear down and build with a target on the back of district 1, which contains some of the oldest homes with larger lots in the county, many without sidewalks or readily accessible resources and amenities.

**Homeownership, please?** WITH THAT, I express concern that these cottage clusters do not seem to be leaning in anyway toward creating homeownership. It sounded to me like this is mostly landlord-owned, senior rented. Given that ZRA-218 went into effect yesterday, which requires owner-occupancy, you'd think we'd like to continue moving in that direction. This petition, honestly, isn't all that different. Otherwise, it's another increase in the rental market for developers and investors, or a strip down of owner-occupancy in the future. What a mess.

**APFO:** Just my rant that I know DPZ can't do anything about but these laws need to change. Plain and simple. Everyone should have to pay school service fees.

**Senior Housing Only ... for now?:** Questions came up about why can't we do this for young families. And I say "Because our schools." Until we can better stabilize capacity in HCPSS, which hopefully we will see over the next five years as those of us in advocacy are working to help central office and the BOE

effectively carry that out, we cannot create build clusters of homes that would cause influx of students. Sorry, developers, but you brought this upon yourselves.

I'll be listening in on work sessions and continuing to communicate my concerns as we move forward in this effort.

Yours in Advocacy,  
Cindy LaFollette  
District 1 Resident