

Testimony in favor of CB55-2025 and CB56-2025  
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Good evening council members. My name is Fran LoPresti. I live in Columbia, MD. I support both CB55-2025 and CB56-2025. CB55 seeks to add the Planned Employment District to zones where Age Restricted Adult Housing is permitted by right. As the council well knows, seniors are the fastest growing segment of our county population and there are not enough housing options that are attractive to older adults. Any legislation that potentially increases the supply is welcome. The General Plan itself promotes expanded housing for older adults as well as affordable and accessible units for this population.

CB55-2025 also seeks to add a requirement for affordable, low income and disability income housing in all county zones that allow Age Restricted Housing. I support this for the same reason. Older adults are staying in the family home because the downsize options are not suitable for older adults such as town houses or other designs that include stairs and narrow hallways or tiny bathrooms. Housing designed for older adults is more likely to feature amenities coveted by older adults. I would like to take this opportunity to press the council to adopt updated Universal Design Guidelines as the current guidelines are nearly 20 years old and inadequate. This was a recommendation of the Age Friendly Report and is part of the General Plan recommendations as well. DPZ is aware of the updated guidelines but it is not in the current work plan.

I think a modification may be needed for Disability Income Housing units or DIHU's. This bill applies to both owned and rented units but Disability Income is unlikely to support owning a home. In this case, Low Income Housing Units or LIHU's can be the total 5% for owned properties. The need for both types of units for older adults is very real and any effort to increase them is welcome.

I also support CB56-2025 which mandates that the MIHU, LIHU, and DIHU units must be built onsite. This ensures that the units are built where the amenities of the development are likely to appeal to older adults.

Thank you.

Good evening Councilmembers,

My name is Will Pippen. I live in Columbia and work in Ellicott City.

Thank you for the opportunity to provide written testimony on Council Bill 55 & 56. I respectfully submit this testimony in **opposition** to the proposed legislation.

I want to start by saying—I think that most people support the goal of expanding affordable housing in Howard County. But I believe this bill takes the wrong approach.

CB56-2025 would require all affordable units, whether they're MIHU, LIHU, or DIHU, to be built on-site in every age-restricted adult housing development. That sounds good in theory, but in practice, it hurts the very ability to create and deliver any senior housing units at all.

First, this bill removes flexibility. Not every site is suitable for mixed-income development. Right now, projects have the option to contribute to off-site affordable housing or paying the fee-in-lieu that supports DHCD and county agencies. That flexibility allows for units to be built in better locations—places with access to more things like transit, healthcare, and services. This bill would take those options off the table.

Lastly, and most importantly, these bills, if passed, will delay or stop projects altogether. Those of us willing to take on the tremendous challenge of developing a project in this County will be forced to reconsider plans for current and prospective projects, meaning fewer homes for seniors at a time when the senior population is growing fast.

I implore you to preserve the fee-in-lieu, not increase the affordable requirement (so that we can deliver much needed housing units in this County) and respectfully ask you to vote **NO** on CB55-2025 & CB56-2025.

Thank you for your time.