

## Summary of February 23 GAN meeting with County Executive Pittman



A lot of ground was covered in GAN's quarterly meeting with Mr. Pittman and his staff on Monday, February 23, 2026.

### Breaking News:

The breaking news from the meeting is that **Mr. Pittman is going to require that all meetings of county committees and commissions be hybrid.** GAN has been advocating for this with the administration at every quarterly meeting for several years. We believe it's an immensely important step in making county government open and accessible to citizens. Mr. Pittman agreed it is good government and will ask the Office of Law to write an executive order that all County committees, commissions, etc. are required to have hybrid meetings. We applaud this policy and look forward to its implementation in the coming months. Unfortunately, this executive order does not apply to the County Council. GAN will continue our campaign for the County Council to join neighboring Counties and the rest of County government in holding hybrid meetings so citizens from across the County can participate virtually.

### On Current County Legislation Affecting Housing and Land Use:

Although we agree that there is an acute shortage of affordable housing in the County, **GAN declined to support the Cottage Homes bill because we doubt that the County will provide adequate infrastructure to support the growth.** Mr. Pittman did not share our concerns, saying it depends on how much density the bill generates and that he would like to see neighborhoods have a voice.

**The proposed Severna Park Golf Center development exposes some of the many shortcomings of the Housing Attainability Act,** while a development in Glen Burnie does the same with the Workforce Housing Bill. GAN expressed concern about the 50% density bonus in the HAA generating so much housing at the Golf Center development and the impact on safety on Rt. 2. Mr. Pittman said he could not see a possibility of passing a bill restricting density bonuses, but he repeated that there are some neighborhoods where the density is not appropriate.

### On Pending Legislation in AACo:

**GAN has learned that there may be a bill forthcoming to limit campaign contributions from developers with business before the County.** Mr. Pittman said the Administration is in full support and is eager for the bill to be introduced. When asked if there was Council support for the bill, he said that good government and advocacy organizations like GAN need to mobilize and speak up. To be clear, GAN is a strong supporter of campaign finance reform, especially this one. Expect to hear more from us on this bill soon and for us to ask for your support.

**GAN asked about the status of the impact fees bill.** Impact fees are charged to developers and generally passed along to home buyers for the additional infrastructure the development will require, including police, fire, schools, and roads. Current fees have not been raised since 2008, even as inflation has increased by 50% since then. The report was completed almost 2 and a half years ago, and should be read by all [at https://www.aacounty.org/planning-and-zoning/studies](https://www.aacounty.org/planning-and-zoning/studies) Mr. Pittman said the impact fees bill will be introduced after the Council completes the budget process in June or July. This is another bill that GAN looks forward to reviewing. To date, the County has undercharged developers for these impact fees for well over a decade, spreading the costs for these services over the rest of County taxpayers. We strongly believe that development should pay for itself, which means impact fees need to be set high enough for each new development to pay for all of the services it will require.

### **On Current State Legislation Affecting Housing and Land Use:**

**There is legislation being considered by the MD General Assembly that will have a significant impact on land use in the County, if passed.**

We asked Mr. Pittman about the County's position on the Starter and Silver Homes Bill, which will overrule many of the zoning provisions in the AACo County Code. GAN has written to the sponsor in support of the bill IF it is adequately amended to include affordable housing, targets development to employment centers supported by transit, and protects Neighborhood Preservation and Peninsula Policy Development areas. Mr. Pittman said the administration has followed the bill as it has developed and is not taking a position on it.

HB402 creates rules by which Counties would create a Commission on Common Ownership Communities (COCC to support HOAs. The bill is overly prescriptive and expensive to implement, so the administration is not taking a position on it. But Mr. Pittman went on to emphasize the administration's support for the upcoming 3<sup>rd</sup> annual Community Association Summit on May 2<sup>nd</sup>, which is cosponsored by the administration and GAN.

**Thanks to the 45 of our members who tuned in for the conversation and the excellent questions you submitted. And thank you again to Mr. Pittman and his staff for the open and honest exchange of views. We look forward to the next round in our quarterly meeting in early summer.**

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*GAN meets with Mr. Pittman and his senior staff approximately once a quarter. We always welcome questions and comments from our members for Mr. Pittman and his staff during these meetings.*

*Next GAN Board meeting March 25. All members are welcome to observe and comment. See website calendar for link.*

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