



MPDU bill is severely weakened by County Council



Multiple amendments undermine Bill 78-23

At the Nov 20 County Council meeting, **Bill 78-23, the Essential Worker Housing Access Act, also called the Moderately Priced Dwelling Unit (MPDU) bill, was debated extensively.** The bill was introduced by the Administration as a means to assure that at least some of new housing constructed in the future would be affordable to families working or living in the County with income of less than the area median. **However, the bill suffered extensive damage from several amendments.**

First, a grandfathering clause was adopted, that will exempt from requirements of the bill all developments with application documents like a Sketch Plan, Preliminary Plan, grading permit, or other paperwork that were submitted before July 1 2024. Once approved these plans have no expiration date, and the July 1, 2024 deadline gives developers plenty of time to submit a plan and make an end run around the bill.

Second, an amendment removed the requirement that MPDU's generated by the bill be reserved for housing-challenged families with at least one member who has been a resident of the County or employed by the County or school system for at least one year. Since neighboring Counties like Howard, Prince Georges, and Baltimore have similar problems with availability of moderately-priced housing, the deferred fees and costs associated with other parts of the Bill will still be paid by Anne Arundel taxpayers but benefit all lower income households within driving distance *and provide no preference for essential workers in Anne Arundel County.*

Third, in what is intended to be a bill to require affordable housing in developments of 20 homes or more, the Council passed an amendment that removes the requirement for any affordable housing in RA through R5 zoning districts. And, it reduced by 300% the fee that developers would pay in lieu of building affordable homes in other zoning districts. The net result allows developers to build homes of any size in these zoning districts, to include no affordable homes, and to pay a tiny fee instead.

In summary, Bill 78-23 has become a big wet kiss for developers and is unlikely to produce much improvement in availability of affordable housing. Contact your Council Representative and tell them to retract the offensive amendments.

CE Pittman is keynote speaker at GAN Annual Meeting

GAN held its 2023 Annual Meeting at the Busch Library in Annapolis on Nov 16. The meeting was in hybrid format with 41 attending in person and 18 online.



Chair Matt Minahan kicked off the meeting with an overview of GAN activities in the past year and discussion of new work that will begin or continue in 2024. Kate Fox provided a summary of GAN legislative efforts in 2023. A copy of the slides used in these presentations is available at [this link](#).

The County Executive spoke on the topic of “Building a Sustainable Future” with an overview of the philosophy and objectives of the Administration with a view to future goals. He followed this by taking questions from the audience and responded to queries about the Moderately Priced Dwelling Unit (MPDU) bill, the coming Redevelopment bill, development by right, assessment of development costs, transportation and traffic, Adequate Public Facilities requirements, and several other topics.

Both before and after the meeting time was available for informal discussion and chat among attendees.

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