



Council rejects affordable housing and redevelopment bills



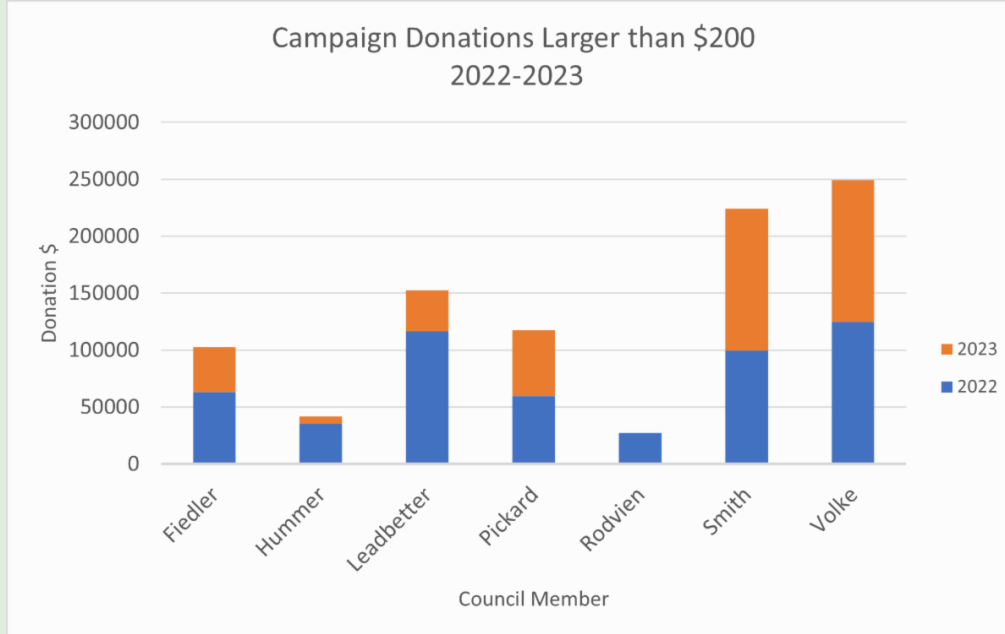
Opposition by development community

At its December 18, 2023 meeting, the County Council rejected Bill 78-23, which would have required all new residential developments larger than 10 units to include affordable housing. More detail on the Council proceeding is available in [this article](#). The bill was initiated by the Administration and efforts were made to provide incentives to developers such as increasing allowed density, reducing certain fees, and waiving water and sewer connection costs. However, the bill was still opposed by the development community and ultimately failed by a 3-4 vote.

The County Executive has called the failure of the bill a [“slap in the face” to the County’s workforce](#), for whom housing is becoming unaffordable.

Failure of 76-23 precipitated failure of the Redevelopment Bill 86-23 on January 2, which was rejected by a 2-5 vote, partially due the lack of any affordable housing requirements.

2022 and 2023 Campaign Finance Data



Large campaign donations can reflect enthusiastic support of donors for the candidate. But they sometimes also reflect efforts by donors to gain increased access to or influence over the candidate. It is important that campaign funding sources be transparent so that the public can review the possible complexities of campaign support for every candidate.

The State of Maryland requires every candidate to report campaign funding sources and expenditures, and the results are summarized at its [Campaign Information Reporting](#) website. GAN has sorted this data and presented both a summary and detailed breakdowns at the [Campaign Funding page](#) on its website.

The chart above shows total campaign contributions over \$200 for each County Council member. Note how contributions to some members were larger in 2023 than in the preceding 2022 election year.

GAN members are encouraged to review the data and draw their own conclusions about the significance of various contributions.

GAN Board meets with County Executive

On January 31 the GAN Board met with CE Stuart Pittman. Several issues were discussed with emphasis on

- *Stormwater management solutions which continue to fail* . After a year of GAN's advocacy, Mr. Pittman has created a point person to provide support, advice, and access to regulators on stormwater and HOA issues. We applaud the administration's actions and will share more once the function gets established.
- *Why is Mixed Use Zoning so hard to get done?* GAN pointed out that the Parole Town Center is an excellent example of mixed use zoning. Mr. Pittman said that the ratios of commercial to residential were set many years ago and don't work in today's construction environment. GAN suggested that the ratios ought to be updated to encourage more.
- *Progress and strategy for financing of affordable housing through the Housing Trust Fund.* Mr. Pittman expects the fund to operate at about \$8M a year, funded by transfer taxes on high value real estate transactions GAN suggested the possibility of expanding the county's commitment to "[social housing](#)" .
- *Solar installation in agricultural areas.* The County and State have made commitments to meet hard targets for renewable energy. A recent bill enables more solar installations in developed areas, and on rooftops in agricultural zones. Mr. Pittman said that he has tasked the County's Resilience Authority to study the agricultural areas for possible solar siting.

