



January 25, 2024

RE: Bill 24-001 - Accessory Dwelling Units (ADUs)

Council Members Penman, Boyle-Tsottles and Guthrie,

I am writing on behalf of Friends of Harford to express our concerns regarding Bill 24-001, particularly its implications for impacts to our communities.

While we understand the intent behind the bill is to address affordable housing through modifications to existing zoning for Accessory Dwelling Units (ADUs), we believe that the proposed legislation falls short of a comprehensive vision for smart growth in the future. Several key aspects need to be addressed for the effective implementation of such measures.

Our primary concerns include the lack of clear definitions for rental units, the absence of specific zoning updates for secondary dwellings (i.e. ADUs removed from §267-28 Temporary Uses), insufficient standards and enforcement procedures. Additionally, the bill fails to provide a thorough evaluation of the financial and density projections as well as regulations that support the quality of life for all Harford County citizens.

It is worth noting that the state recognizes the importance of reviewing the uses of ADUs and has created a state level ADU Task Force. The task force findings are not expected until June 2024, after a comprehensive year-long review. We urge Harford County to consider this timeframe and thoroughly evaluate the impacts of unplanned residences on various aspects, including school projections, open space, existing neighborhood zoning, and essential services such as emergency vehicles and roads.

Considering the potential consequences, we kindly request that you withdraw Bill 24-001 in order to allow for the drafting of legislation that better aligns with the future needs of affordable and elderly housing in Harford County.

Thank you for your attention to this matter. We look forward to hearing from you and future discussions.

Sincerely,

Stephanie Flasch
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CC: County Executive Bob Cassilly, County Council President Pat Vincenti

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