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May 31, 2022

Amy Gowan, Director
Department of Planning and Zoning
3430 Courthouse Drive
Ellicott City, MD 21043

RE: Rental Unit Licensing Code/Regulations

Dear Ms. Gowan,

Many condominium and townhome communities in the Village of Town Center are having significant parking issues due to the recent trend of owners ***subleasing their units*** and renting out individual rooms to **unrelated parties**. This trend is resulting in significant parking issues within communities including overcrowding of vehicles, neighborhood disputes, and towing issues. To rectify parking issues the HOA communities are using volunteer staff and/or their property management companies to walk the neighborhoods to enforce parking.

We would ask that you look at all County codes and requirements related to Rental Housing and Licensing and Parking Code (Sec.3.700, Sec.14.901, Section 131.0 and 133.0 and others) that relate to absentee landlords who subdivide a condo, townhome, or home into multiple sublet situations where you have excess cars in units that were only designed to have one or two cars per unit. Many units have 5-9 cars per unit, which is untenable for communities in Vantage Point (Ring Dove, Waterbury, Water's Edge, Seville Square, Woodford B and C, Vantage Point Condos, Glen Meadows) and, I would imagine, in many others throughout the County.

We certainly want to adhere to all Landlord/Tenet laws and Fair Housing Laws and Acts, but we would ask that the following be added to the code and regulations:

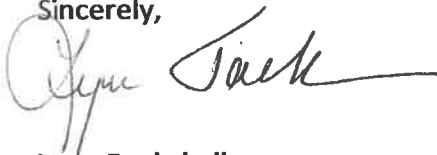
- All property owners/landlords must communicate in writing all their community HOA parking regulations, fees, requirements, designated parking areas, and penalties to each renter/lessee in advance of taking occupancy of a "room/area" within a unit. Each property owner/landlord must represent and warrant to the HOA Board of the community and/or property management company that each renter/lessee has been informed in writing of all parking policies, requirements, and designated parking areas.

- A leasing/subleasing “occupancy limit” should be set for each unit based on the square footage of the unit or number of bedrooms in the unit. The current County Code regarding rental housing licenses and the number of vehicles allowed per unit seems too lenient for communities built in the 1970s to 1980s which is most of “original Columbia”.
- The new code/regulations should state that the maximum number of cars allowed by the HOA Board per unit purchased cannot be exceeded in that community when subletting/leasing a unit and that Howard County **will not grant a housing rental license** unless the owner/landlord is complying.
- Commercial vehicles should not be allowed to park in private HOA residential parking if the County grants a housing rental license. All commercial vehicles must be parked “off street” and meet the County Code regarding such parking. This should be clearly stated when granting a housing rental license.

We would appreciate you and your team looking into these issues. We will also discuss them with the County Council to see how this situation can be improved. If your team has suggestions, we are open to reviewing any options that will improve parking in all the above-mentioned communities.

Thank you for reviewing this matter.

Sincerely,



Lynn Foehrkolb

Chairperson

TCCA Board of Directors

Cc: Town Center Condo Association Presidents

County Council

COLUMBIA TOWN CENTER COMMUNITY ASSOCIATION

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