

Ending single family zoning (open)

Requested by Jean Kin

Jean
Kin

Assigned to Pamela Dunn (Staff)

Created at Jun 14, 2024 8:16 AM

Last updated at Sep 17, 2024 3:03 PM

Jean Kin

Jun 14, 2024 8:16 AM

You had better vote "no" on this! One of the best things about this county is the beauty of its older neighborhoods. I understand the higher density focus near mass transit; it is built, supposedly, to support far more people. Single family zoning is built for its purpose. What an egregious use of power by the planning board to upend an entire county because they "think" it will bring back a middle class. Have they thought of changing the zoning for the agricultural reserve where a huge portion of the county is forever untouchable for higher density development????? You need middle class jobs and a tax philosophy, that doesn't punish the middle class, to entice them back to the county; zoning to allow duplexes isn't going to do that. I completed the questionnaire the planning department sent out a month ago and, boy, was I right on target and they just proved it. They are way out of touch with the county individual resident. The anger will be taken out on elected officials. This is the classic, let me take from you - who have worked hard and finally purchased a home - and give that to someone else. I am so angry, I could spit nails.

...

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- [AFFORDABLE HOUSING](#)
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- [MONTGOMERY COUNTY PLANNING BOARD](#)
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- [DUPLEX](#)
- [TRIPLEX](#)

MONTGOMERY COUNTY, Md. (7News) — Most of the developed residential land in Montgomery County is zoned for and occupied by single-family homes. The Montgomery County Planning Board wants to completely upend that model of the American suburb. Why? The average price of single-family homes in Montgomery County has climbed past \$1 million.

READ | [Mixed opinions in Montgomery County over council's latest affordable housing bill](#)

Montgomery County plans to revamp zoning and allow multiplexes amid affordability crisis. (7News)

“We’re seeing fewer and fewer opportunities for people to be first-time home buyers in the county,” said Jason Sartori County Planning Director.

Sartori said Montgomery County desperately needs what he calls attainable housing for middle-income earners. His plan is to essentially eliminate single-family zoning in existing neighborhoods in most of the county.

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“What this would do is allow the option, by right, to build a duplex or a triplex and in some areas even a quadplex,” he said. “But we would still require conformance with what we’re calling the pattern book, something that would set design standards.”

Montgomery County plans to revamp zoning and allow multiplexes amid affordability crisis. (Credit: Montgomery County Planning Board)

Simply put, it would allow a house to be demolished and replaced with three townhouses or even a quad building among the remaining single-family homes.

“I think it’s a terrible idea,” said Wheaton resident, Theresa.

She has lived in her Wheaton single-family home for decades. She said she chose a single-family home community and wants it to stay that way.

“To try to quietly try to re-do and undo what we have think it’s terrible,” added Theresa.

“If I had veto power over it, which I don’t, I’d veto it,” Montgomery County Executive Marc Elrich said of the plan.

Elrich is highly critical of the plan. He believes it would backfire and create more expensive homes, crowd schools, flood neighborhoods with cars and cause environmental problems. He also said the Montgomery County Planning Board

should have sought more community input.

Montgomery County plans to revamp zoning and allow multiplexes amid affordability crisis. (Credit: Montgomery County Planning Board)

“The idea that you’re going to rezone the entire county, and one-third of the county will see this,” Elrich said. “And you feel no obligation to go to the neighborhoods and neighborhood meetings and hear what people have to say, just astounds me.”

Montgomery County Planning Director Sartori said the plan is simply about options.

“We’ve increased opportunities for you and your neighbors to be able to do more with your property as well,” Sartori said.

The plan now goes to the county council for approval.

Jean Kin

Jun 26, 2024 3:23 PM

I will add to my previous email that I think this gargantuan over reach is way out of line when it is based on pre-COVID vs post COVID comparisons. Business and markets are now starting to settle down after the economy and schools were shut, then masked, then partially opened and then huge amounts of government spending along with very low interest rates followed by horrendous inflation in all areas to now, higher interest rates with some sub sectors calming down in price increases. It is irresponsible to think that such a major upset to the housing market is what should happen now.....or ever. Remember, you already constrained the rental market by controlling rent increases at a time when prices were rising ridiculously. Now, you think you can manage the pricing of housing by taking value away from the stabilizing force of this county - the homeowner - and transferring it to the "missing middle" which isn't in this county, I would argue, because the taxes are too high on income and real estate, and the school system is in decline and traffic is horrible.....possibly, only the school system may improve so the missing middle isn't coming back to buy a duplex and then have to pay the real estate taxes on it. You also have attracted very little in the way of missing middle employment - it is either highly educated or low skilled. You don't attract small businesses or much business at all. I will also add that there was no information on the stock of townhouses and condos in the county that are investor owned and rented out. Those are all potential missing middle ownership properties that are out of circulation. The research really felt to me like it was done and presented in a way to support an already made decision. I have been a lifelong resident of Montgomery county along with my parents, grandmother and siblings. Honestly, I think I would move if this was put in place because the beauty of the county would be torn apart, many

properties would be investor owned and rented, and none of the goals would be met.

Against Changing Single Family Zoning - Submitted By: John Bartkowiak - (Council Webform) (open)

Requested by John Bartkowiak

John
Bartkowiak
Montgomery Village
20886-5062

Assigned to Livhu Ndou (Staff)

Created at Jun 14, 2024 10:19 PM

Last updated at Jun 24, 2024 1:43 PM

John Bartkowiak

Jun 14, 2024 10:19 PM

FirstName: John

MiddleName:

LastName: Bartkowiak

Suffix:

Address1: [REDACTED]

Address2:

City: Montgomery Village

ZipCode: 20886

EmailAddress: [REDACTED]

PhoneNumber:

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Against Changing Single Family Zoning - Submitted By: John Bartkowiak - (Council Webform)

Comments: I and my husband have lived in Montgomery Village for 14 years. We saved our money and chose our home because we wanted a single family home in a smallish community that was not too crowded. We are not in favor of the recommendation of the Montgomery County Planning Board to change the single-family zoning in Montgomery County. If we wanted to move into a more congested form of living we would have chosen that. We do not think it's right or fair to change the zoning after the fact. We recommend that when the Montgomery County Council reviews the proposal that it decides not to proceed with new legislation to implement the recommendations.

Eliminating Single Family Zoning - Submitted By: Elinor Walker - (Council Webform) (open)

Requested by Elinor M. Walker

Elinor
Walker

[REDACTED]
20852

Assigned to Livhu Ndou (Staff)

Created at Jun 16, 2024 1:36 PM

Last updated at Jun 24, 2024 1:43 PM

Elinor M. Walker

Jun 16, 2024 1:36 PM

FirstName: Elinor

MiddleName:

LastName: Walker

Suffix:

Address1: [REDACTED]

Address2:

City: [REDACTED] Rockville/N.

ZipCode: 20852

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value:

Name: Purpose

Value:

Name: Response

Value: yes

Type: (assign form)

Subject: Eliminating Single Family Zoning - Submitted By: Elinor Walker - (Council Webform)

Comments: Greetings;I could not be more vehemently opposed to the proposed elimination of single-family zoning under consideration, particularly since we have real-time experiments of this nature underway in neighboring Arlington and Alexandria, VA. Inasmuch as the pending proposal will foreseeably impose irrevocable changes to our increasingly densely developed "smart growth" areas and neighborhoods abutting them, perhaps the more prudent course would be to observe what is wrought by similar legislation in those nearby Virginia jurisdictions. I am skeptical that Arlington in particular will be transformed into a repository of affordable housing stock, but I don't doubt that we could benefit by watching and avoiding their errors before we jump in with both feet.It's also vitally important that the Council put this issue to a vote among the electorate by running on it before foisting it on what seems poised to be a majority of the public in opposition. Whether you wait or not, the next election will surely turn on this issue and if you act precipitously, without giving the voters more immediate input, you will almost certainly precipitate unnecessary ugliness, demagoguery and rancor throughout the next campaign. God alone knows what unprincipled characters will use this controversy to unseat you in that case.Respectfully submitted,Elinor M. [REDACTED] Rockville MD 20852 [REDACTED]

End single family zoning - Submitted By: Josh Silver - (Council Webform) (open)

Requested by Josh Silver

Josh
Silver
Bethesda
20817

Assigned to Livhu Ndou (Staff)

Created at Jun 16, 2024 9:40 PM

Last updated at Jun 24, 2024 1:43 PM

Josh Silver

Jun 16, 2024 9:40 PM

FirstName: Josh

MiddleName:

LastName: Silver

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20817

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: End single family zoning - Submitted By: Josh Silver - (Council Webform)

Comments: I understand that the Planning Board has approved a proposal that will allow for duplexes, triplexes and in some cases, quadplexes on a significant amount of county land that was previously zoned for single family housing only. This is vitally important to promote affordability for modest income families, promote diversity, increase density and transit usage, and combat sprawl. Opponents including our County Executive complain about how this will somehow destroy the quality of neighborhoods or increase traffic. On the contrary, the quality of our neighborhoods are currently being destroyed by single family zoning which is now encouraging tear downs and the creation of 5,000 and 6,000 foot McMansions that are further pricing out modest income and younger families. If the land was zoned for small multifamily housing, I venture to say that developers would find it profitable to provide affordable alternatives to McMansions that would be less destructive of the land and the tree canopy. Please approve the Planning Board's proposal.

Fw: Opposition to Montgomery Planning Board proposal to change Single Family zoning (open)

Requested by Heidi Sussmann

Heidi
Sussmann
Damascus
20872

Assigned to Livhu Ndou (Staff)

Created at Jun 17, 2024 1:24 PM

Last updated at Jun 24, 2024 1:52 PM

Heidi Sussmann

Jun 17, 2024 1:24 PM

I have been a resident of Montgomery County for the majority of my 70 years and worked for M-NCPPC Park and Planning for 25 years (now retired) designing parks throughout the County. It was a privilege to be a part of M-NCPPC and the creation of parks, green spaces, and trails for many wonderful communities, both down County and up County; and, to work with planners as part of the bigger 'Master Planned' picture for planned and ZONED land. **Montgomery County has been a great place to live because IT HAS ZONING!**

I have lived in apartments, a townhouse, and now single-family home during my life in Montgomery County and had LONG commutes during my career, on main highways and through neighborhoods. **I am strongly opposed to this new proposal by the Planning Board to basically abolish the definition of Single-family zoning and open the door for developers to squeeze in multi-family dwellings within established single-family neighborhoods, basically anywhere.** It starts with the neighborhoods near metro but surely opens the door to anywhere.

Reasons:

- 1) Where is the infrastructure to support this higher density development (roads, parking, schools, water and sewer, public safety)? Our infrastructure is already insufficient or overstressed.
- 2) Why would anyone want to destroy the character and quality of nice SF neighborhoods where residents have worked their life to live in and raise families? It is almost disrespectful and with little regard or consideration for existing taxpaying residents!
- 3) This proposal seems almost like eminent domain for developers to come in and buy out SF homes for their purposes (profit\$).
- 4) Is one main goal to increase the County's 'tax dollars' so they might better address our declining infrastructure or any new idea that comes up?
- 5) How does continuous unlimited growth create truly livable communities? Why have we had Master Plans only to undermine them?

Please vote against this ill conceived proposal to change SF zoning and our future County!

Thank you for your consideration,

Adelaide (Heidi) Sussmann

Proposed Montgomery County planning board recommendations - Submitted By: David Schelle - (Council Webform) (open)

Requested by David Schelle

David
Schelle
Silver spring
20901

Assigned to Livhu Ndou (Staff)

Created at Jun 17, 2024 5:33 PM

Last updated at Jun 24, 2024 1:51 PM

David Schelle

Jun 17, 2024 5:33 PM

FirstName: David

MiddleName:

LastName: Schelle

Suffix:

Address1: [REDACTED]

Address2:

City: Silver spring

ZipCode: 20901

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Land Use and Parks

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Proposed Montgomery County planning board recommendations - Submitted By: David Schelle - (Council Webform)

Comments: I am strongly opposed to the planning boards changes to single-family housing. Montgomery county is becoming overbuilt with gridlock traffic. Additional duplexes, triplexes, townhomes, and small apartment buildings will just add to the already gridlock streets, overload public education, and other aspects of overbuilt communities.

Prproposed zoning changes - Submitted By: GRACE PALLADINO - (Council Webform) (open)

Requested by Grace Palladino

Grace
Palladino
Bethesda
20814

Assigned to Livhu Ndou (Staff)

Created at Jun 17, 2024 5:54 PM

Last updated at Jun 24, 2024 1:51 PM

Grace Palladino

Jun 17, 2024 5:54 PM

FirstName: GRACE

MiddleName:

LastName: PALLADINO

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20814

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value:

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Prproposed zoning changes - Submitted By: GRACE PALLADINO - (Council Webform)

Comments: I write as a homeowner and taxpayer in East Bethesda opposed to the zoning changes recently approved by the Planning Board. I realize my property will increase in value but my quality of life will not. I suggest that council members visit Staten Island, NY, my hometown, to see the outcome of the Planning Board's vision in real time. It's not a pretty sight, and despite a willingness to turn backyards (and sometimes front yards) into townhouses and multi-family dwelling, prices remain high. So I very much doubt that the proposed changes will generate the social justice outcome lobbyists predict. Perhaps if I could trust the Planning Board, I might feel differently. In fact, I do not oppose the duplex and triplex structures that Lisa Govoni presented to the last meeting of the East Bethesda Citizens Association. But I don't trust that those limits won't be changed once approval is granted. Why? At that same meeting we learned about an amendment to an existing development cap which basically scrapped the cap because it was met. Why bother having a cap, then, except to appease critics? I also wonder about planners who approve plans that do not account for trucks loading and unloading, who do not honestly estimate how many school children a proposed building will house, who think cars are going to disappear, and who gave us the wedges and corridors model that they now disdain. Their crystal ball didn't work then, and it doesn't work any better now. But I suppose it really doesn't matter since no matter what a

Master Plan promises, it can always be overridden. East Bethesda is already a walkable 15-minute community. And the houses there now are as “attainable” as the houses will be if this proposed plan is enacted – those with the funds will “attain” them, same as it ever was. I hope you will consider more than wishful thinking when it comes to casting a vote.

Proposed new zoning concerns - Submitted By: Andrew Oblitas - (Council Webform) (open)

Requested by Andrew Oblitas

Andrew

Oblitas

Montgomery village

20886

Assigned to Livhu Ndou (Staff)

Created at Jun 17, 2024 9:04 PM

Last updated at Jun 24, 2024 1:50 PM

Andrew Oblitas

Jun 17, 2024 9:04 PM

FirstName: Andrew

MiddleName:

LastName: Oblitas

Suffix:

Address1: [REDACTED]

Address2:

City: Montgomery village

ZipCode: 20886

EmailAddress: [REDACTED]

PhoneNumber:

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Proposed new zoning concerns - Submitted By: Andrew Oblitas - (Council Webform)

Comments: Dear Members of the Council, I am writing to express my support for preserving Montgomery County's existing zoning laws. I was very concerned to hear about proposed zoning changes from the Planning Board, and urge you to vote against their recommendations that would allow single family homes to become duplex, triplex or quadplex. One of the things that makes MoCo a nice place to live is we have zoning laws that protect our green spaces (parks, fields and even our neighbors' allocated lawn/garden space). We bought our house in MoCo under the assumption that common sense, long-standing and responsible zoning that has made MoCo the best county in MD would remain. Our kitchen overlooks a beautiful field belonging to some neighbors in Gaithersburg- will that now be allowed to be turned into a triplex or a duplex? Like most MoCo residents, we like our neighborhood as-is, and our middle-class house is our primary investment, which is threatened by the proposed changes. Please also think about whether our county's already large population may already have exceeded the infrastructure. I hope none of you have had to visit a MoCo ER in the past year, but if you have, you'll know the wait times are terrible because we don't have enough hospitals (in spite of our heroic hospital workers who go above and beyond to provide care for our overcrowded county). Can our already crowded roads accommodate 200,000 more people? No: our roads are already too congested. Have we got enough teachers and schools? No and the teachers aren't paid

well enough for the important work they do. I will vote for all those who protect our county's green spaces and preserve common sense zoning. I was proud of County Executive Elrich who spoke up against these harmful zoning changes and hope all of you will vote against the proposed changes. Sincerely, Andrew Oblitas (MoCo homeowner and voter)

Zoning - Submitted By: Brad BROWN - (Council Webform) (open)

Requested by Brad Brown

Brad
Brown
Bethesda
20817

Assigned to Livhu Ndou (Staff)

Created at Jun 18, 2024 10:44 AM

Last updated at Jun 24, 2024 1:49 PM

Brad Brown

Jun 18, 2024 10:44 AM

FirstName: Brad

MiddleName:

LastName: BROWN

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20817

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Zoning - Submitted By: Brad BROWN - (Council Webform)

Comments: As MC considers allowing multiplexes in single family zoning – you cannot move on the streets as it is. Residential streets access the Beltway and 270. In the rush they are backed up for miles and now you want to solve a housing issue by allowing more people on already over crowded streets? The brilliant idea to put bike lanes everywhere has made that problem worse. And you rarely see anyone on them. Its a ridiculous solution. While you devalue neighborhoods make sure too that the property tax is adjusted down.

Support the planning board's zoning recommendations - Submitted By: Olivier Ambush - (Council Webform) (open)

Requested by Olivier Ambush

Olivier
Ambush
Germantown
20874

Assigned to Livhu Ndou (Staff)

Created at Jun 18, 2024 3:05 PM

Last updated at Jun 24, 2024 1:49 PM

Olivier Ambush

Jun 18, 2024 3:05 PM

FirstName: Olivier

MiddleName:

LastName: Ambush

Suffix:

Address1: [REDACTED]

Address2:

City: Germantown

ZipCode: 20874

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Support the planning board's zoning recommendations - Submitted By: Olivier Ambush - (Council Webform)

Comments: My name is Olivier Ambush, and I am from Germantown, MD. I support the Planning Board's recommendations for Attainable Housing Strategies, and making Montgomery County a place that welcomes everyone. As conservative states pass laws that push out LGBT people and immigrants and as we prepare for influx of climate refugees from around the world, it is up to Montgomery County (and all of Maryland) to ensure that all people, both Montgomery County natives and future neighbors, are able to find and access housing that is appropriate for various family sizes and is affordable. I strongly urge the Council to move the Board's recommendations forward with a Zoning Text Amendment. Thank you!

Attainable Housing Strategies Recommendations - Submitted By: Michael McKee - (Council Webform) (open)

Requested by Michael McKee

Michael
McKee
Silver Spring
20905

Assigned to Livhu Ndou (Staff)

Created at Jun 18, 2024 7:10 PM

Last updated at Jun 24, 2024 1:43 PM

Michael McKee

Jun 18, 2024 7:10 PM

FirstName: Michael

MiddleName:

LastName: McKee

Suffix:

Address1: [REDACTED]

Address2:

City: Silver Spring

ZipCode: 20905

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Attainable Housing Strategies Recommendations - Submitted By: Michael McKee -
(Council Webform)

Comments: Hello,My name is Michael McKee, and I live in Silver Spring. I support the Planning Board's recommendations for Attainable Housing Strategies, and making Montgomery County a place that welcomes everyone. I urge the Council to move the Board's recommendations forward with a Zoning Text Amendment. Thank you!Sincerely,Michael

Attainable Housing Strategies - Submitted By: Leo Wagner - (Council Webform) (open)

Requested by Leo Wagner

Leo
Wagner
Rockville
20853-2371

Assigned to Livhu Ndou (Staff)

Created at Jun 18, 2024 10:28 PM

Last updated at Jun 24, 2024 1:43 PM

Leo Wagner

Jun 18, 2024 10:28 PM

FirstName: Leo

MiddleName:

LastName: Wagner

Suffix:

Address1: [REDACTED]

Address2:

City: Rockville

ZipCode: 20853

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Attainable Housing Strategies - Submitted By: Leo Wagner - (Council Webform)

Comments: My name is Leo Wagner, and I live in the Rockville-Aspen Hill area. Born and raised in Montgomery County, I am fortunate to have grown up in an innovative, diverse region with a history of pragmatic and effective progressive policymaking. As a recent graduate with a Master's in Urban Planning (whose interest in urban planning stems from high school years of transit ridership, and later transit advocacy, in the County), I am encouraged by recent initiatives like Thrive 2050 and now the Attainable Housing Strategies recommendations from the Planning Board to help end exclusionary single-family zoning—not the presence or continued construction of single-family houses, but the prohibition on the construction of other "missing middle" housing types like duplexes and three/four-flats in these areas. This effort is particularly important in high-opportunity areas adjacent to robust public transit and dense activity centers like Bethesda and Silver Spring. Council's support of the Board's recommendations through the creation of a Zoning Text Amendment is essential in order to mitigate rising housing costs and ensure that Montgomery County remains affordable for a wide range of residents and variety of housing needs. I support the Planning Board's recommendations for Attainable Housing Strategies, and making Montgomery County a place that welcomes everyone. I urge the Council to move the Board's recommendations forward with a Zoning Text Amendment. Thank you!

Planning Board Recommendations - Submitted By: Elizabeth Black - (Council Webform) (open)

Requested by Elizabeth Black

Elizabeth
Black
Silver Spring
20910

Assigned to Livhu Ndou (Staff)

Created at Jun 19, 2024 2:55 PM

Last updated at Jun 24, 2024 1:49 PM

Elizabeth Black

Jun 19, 2024 2:55 PM

FirstName: Elizabeth

MiddleName:

LastName: Black

Suffix:

Address1: [REDACTED]

Address2:

City: Silver Spring

ZipCode: 20910

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Planning Board Recommendations - Submitted By: Elizabeth Black - (Council Webform)

Comments: Dear Members of the Council, My name is Elizabeth Black, and I live in Silver Spring. I am writing to you to express support for the Planning Board's Recommendations for Attainable Housing Strategies. As you know, housing continues to get more expensive here in Montgomery County, and I believe the Board's Recommendations for increasing housing supply are essential for ensuring the County remains affordable to everyone, from every background. I am a transgender woman who moved to the DC area in part because I sought an area where I was more accepted, where my state and local governments did not discriminate against me. And while it is true that it is better for me here than where I grew up (North Carolina), it is also increasingly expensive to live here. If we want to be true to our shared values, our belief that our County and our region is made better by people coming from all around the country and the world to live here, it needs to be affordable for people like me. Restricting housing supply only benefits those who were lucky enough to buy a house in the past or those who make a lot of money in the present day. We need more housing supply so that prices come down and Montgomery County is more liveable for everyone. I urge the Council to move the Board's recommendations forward with a Zoning Text Amendment. Thank you for your time.

MoCo Planning Board's Proposed Zoning Changes for Single Family Neighborhoods - Submitted By: Monica Rouse - (Council Webform) (open)

Requested by Monica Rouse

Monica
Rouse
Germantown
20874

Assigned to Livhu Ndou (Staff)

Created at Jun 19, 2024 3:58 PM

Last updated at Jun 24, 2024 1:43 PM

Monica Rouse

Jun 19, 2024 3:58 PM

FirstName: Monica

MiddleName:

LastName: Rouse

Suffix:

Address1: [REDACTED]

Address2:

City: Germantown

ZipCode: 20874

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: MoCo Planning Board's Proposed Zoning Changes for Single Family Neighborhoods - Submitted By: Monica Rouse - (Council Webform)

Comments: As a lifelong Montgomery County resident, I have been a Democratic voter since I first became eligible to vote over 50 years ago. My husband and I never regretted staying in Montgomery County, and never regretted voting as a Democratic. Until now. The Montgomery County Planning Board's recommended changes, to rezone single family home neighborhoods to permit increased density, is a terrible idea. I implore you, please DO NOT approve this very, very bad zoning change. It will benefit developers, and hurt everyone else. We are not rats meant to live in such densely, overcrowded conditions, which will become much worse if this terrible plan is approved. I shouldn't have to explain how badly this authoritarian, cruel plan will affect even those it is intended to help, but hear me out, please. ☹

☹

The consequences of this boon to developers and Marxist ideologists will be a reduced quality of living for everyone, with shortages of clean water, inefficient waste management, traffic

congestion, MORE failing education, even less agricultural lands to grow our food, and increased energy consumption. Even the costly environmental destruction to our natural flora and fauna has not been considered. Since we moved to Germantown, we have been proud to live in one of the most beautifully diverse communities in the nation, with single family homes, townhouses, condos and apartments all a part of the mix. We loved it here; our children grew up with friends of all races, colors, religions, cultures. We now have a beautifully diverse family because of it. It wasn't a "rich" community financially, but it was rich in culture, friendships, and Blue Ribbon schools. Things have changed, and not for the better. The cost of living has increased, but the quality of life has not. That is the reality of too many people and not enough space to breathe. Shoving more bodies into the box isn't going to help. ☒

Since we moved here in 1985, the population of Germantown grew, a lot. In the last ten years it has exploded, without much in the way of efficient planning from our very down-county centered Council. Poor traffic management, overcrowded schools, few open spaces, and too few shopping or entertainment resources are the result of decades of bad planning, while new apartment and town home communities raised up around us. Throughout MoCo, the quality of education continues to drop precipitously while experiencing dramatic increases in violent crime. This is the result of bad planning and even worse management. ☒

For years, the County Council and Planning Board has treated our upcounty communities as somewhere to dump bad ideas that Bethesda or Potomac refused. This needs to stop. We will not agree to this rezoning plan that will reduce the quality of life for those who call Montgomery County home now, AND for those who wish to live here in the future. We will stand against it with our votes and our voices, and any legal means necessary. How can it not be a disaster, turning a once quiet suburban community into an even more densely crowded, Urban zone? We can't even get the grassy median strips mowed or streets swept anywhere in upper MoCo! ☒

So many of us struggle to pay our mortgages and increased cost of living, yet our constantly increasing property taxes fail to contribute to improving the quality of life. Montgomery County has changed, and we adjusted. But this is too much. There is no equity in being squeezed out and ignored. We won't be shamed for choosing to limit growth to maintain quality, and will not sit silently as socialist dreamers attempt to force us to give up our established communities for others to live overcrowded boxes. Again, I implore you to vote against this irresponsible zoning change. ☒

☒

Sincerely, Monica Rouse David C. [REDACTED], MD 20874

Attainable Housing Strategies - Support - Submitted By: Elizabeth Greenberg - (Council Webform) (open)

Requested by Elizabeth Greenberg

Elizabeth
Greenberg
Rockville
20852

Assigned to Livhu Ndou (Staff)

Created at Jun 19, 2024 5:04 PM

Last updated at Jun 24, 2024 1:43 PM

Elizabeth Greenberg
Jun 19, 2024 5:04 PM

FirstName: Elizabeth
MiddleName:
LastName: Greenberg
Suffix:

Address1: [REDACTED]

Address2:

City: Rockville

ZipCode: 20852

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Attainable Housing Strategies - Support - Submitted By: Elizabeth Greenberg - (Council Webform)

Comments: Hi there! I'm Elizabeth Greenberg from Rockville, and I strongly support the Planning Board's recommendations for Attainable Housing Strategies. As someone who lived in Minneapolis for years, slightly denser housing, like duplexes, in single-family neighborhoods makes those neighborhoods more vibrant and friendlier, and definitely helps control housing prices. Please move the Board's recommendations forward with a Zoning Text Amendment. Thank you so much!

Attainable Housing Strategies - Submitted By: Justin Hardage - (Council Webform) (open)

Requested by Justin Hardage

Justin
Hardage
Rockville
20852

Assigned to Livhu Ndou (Staff)

Created at Jun 19, 2024 5:20 PM

Last updated at Jun 24, 2024 1:43 PM

Justin Hardage

Jun 19, 2024 5:20 PM

FirstName: Justin

MiddleName:

LastName: Hardage

Suffix:

Address1: [REDACTED]

Address2: [REDACTED]

City: Rockville

ZipCode: 20852

EmailAddress: [REDACTED]

PhoneNumber:

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Attainable Housing Strategies - Submitted By: Justin Hardage - (Council Webform)

Comments: Hi!My name is Justin Hardage, and I live in Rockville. I support the Planning Board's recommendations for Attainable Housing Strategies. I want more missing middle housing, more mixed living / transit / retail, and more walkable neighborhoods. All of those benefit from improved housing density. I strongly urge the Council to move the Board's recommendations forward with a Zoning Text Amendment.Thanks!Justin

FWD: Support for the Attainable Housing Strategies Initiative - Submitted By: Aidan Larsen - (Council Webform) (open)

Requested by Aidan and Dana Larsen

Aidan and Dana
Larsen
North Bethesda
20852

Assigned to Livhu Ndou (Staff)

Created at Jun 20, 2024 4:15 PM

Last updated at Jun 24, 2024 1:43 PM

Councilmember Friedson

Jun 20, 2024 4:15 PM

Respectfully referred.

Constituent information:

Aidan Larsen

[REDACTED]

Aidan Larsen, Jun 16, 2024, 3:06 PM

FirstName: Aidan

MiddleName:

LastName: Larsen

Suffix:

Address1: [REDACTED]

Address2:

City: North Bethesda

ZipCode: 20852

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Land Use and Parks

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Support for the Attainable Housing Strategies Initiative - Submitted By: Aidan Larsen - (Council Webform)

Comments: Dear County Council Members, Our names are Aidan and Dana Larsen; we are (town)homeowners in North Bethesda who are writing today to express our support for the Attainable Housing Strategies initiative recently passed by the Montgomery County planning board. We understand that the planning board will only be briefing the council on the initiative soon, and a vote will not occur until later in the year, but we wanted to make sure you heard from supportive members of the community as early in the process as possible. I (Aidan) grew up in Kensington and Bethesda but spent my college and early professional years living elsewhere. When my wife and I were ready to settle down for the long-term, I knew I wanted to be back in Montgomery County. However, the lack of housing in the county makes settling here difficult for all but the richest among us. We wanted to live here for the great schools and excellent public transportation, among many reasons, but there were shockingly few

houses available in our price range. We were ecstatic to find our townhome, which was much cheaper than the surrounding single family homes in our neighborhood. However, the current zoning restrictions on townhomes and other dense housing types present throughout much of the county severely limit the supply of these types of homes. We would love to see more townhomes like our own available throughout the county. While there are many benefits to allowing for greater density throughout the county, we would like to focus on the people; allowing more types of housing at more price points throughout the county will allow for more people to live and experience the true wonders of Montgomery County - our incredible schools, safe and diverse neighborhoods, and support for LGBTQ+ and abortion rights, for starters. We should be proud that so many people want to live here and not limit our community to just those that can afford a \$1 million dollar single family home. We fear opponents of this initiative will express concerns such as increased traffic, noise, and crowding; while we understand these concerns, we believe these are solvable problems and do not outweigh the ultimate goal of this initiative - to allow more people to raise children, support their families, and grow old in Montgomery County. Thank you, Aidan and Dana Larsen [REDACTED] North Bethesda, MD 20852
Email: [REDACTED]

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FWD: Noting my Support for Attainable Housing (open)

Requested by Michael English

Michael
English
Silver Spring
20910-5832

Assigned to Livhu Ndou (Staff)

Created at Jun 20, 2024 4:16 PM

Last updated at Jun 24, 2024 1:43 PM

Councilmember Friedson

Jun 20, 2024 4:16 PM

Respectfully referred.
Constituent information:
Michael English

Michael English, Jun 17, 2024, 10:41 PM

Hello Chair Friedson, and Councilmembers Jawando, and Fani-Gonzalez (and staff, as ever), Rest assured that I will provide more extensive, more formal comment at a later date, probably more than once if I'm honest, but I did want to take this opportunity to briefly note my support for the Attainable Housing Initiative now that it has formally been sent to the council via the unanimous approval of the planning board, and will soon be before your committee.

I know that, despite this initiative being a matter of public discussion for literal, actual, multiple years, there is already quite a bit of vitriol on Nextdoor and various other places I should spend less time than I do about the plan. There are claims the public "wasn't consulted", and while I know you know this, I just wanted to send this email as a reminder that that vocal minority is not representative of the county at large, and moreover, clings to a status quo that has lead us to the housing crisis that worsens with each passing day, week, and month. The council has taken numerous important steps to make things better, and I thank you for them, but we need to keep going. It took us decades to fall behind, it will take a sustained effort to correct that historic failure.

Yes there are concerns about "luxury apartments and townhomes" and such displacing more modest homes, but to that I say three things. 1) While I support such housing everywhere, and I think it helps everywhere, as outlined in the AHI draft, it will mainly be richer, more expensive, less diverse areas where these multifamily buildings will pencil out, hence the advantage of doing this on such a wide geographic scale, 2) in such areas, those smaller "modest" houses are already being replaced, just with high six and seven figure mcmansions. Even if new missing middle housing is more expensive than the existing single family home (which won't always be the case), it will still make our housing more affordable than it would be without this measure, by making the inevitable replacement have more affordable options, and 3) While I continue to sincerely think that most people mean well, even those that strongly disagree with me, while the "progressive" framing to oppose new housing often gets the most play here and in other solidly democratic areas, most opposition to reforms like this is conservative. And that makes sense, because opposing changes to the status quo because one has benefitted from it is a conservative action.

If you are so inclined as to take a look, I took the liberty of organizing a small sample of these less than high minded objections via a twitter thread (shocking I know) <https://x.com/MoCoMikeE/status/1802646946038850042>

I mean it when I say I truly understand how scary change is. As I mentioned in my attainable housing testimony before the planning board, as someone on the autism spectrum, I don't deal with change particularly well, and routines and familiarity are a big part of me feeling "safe" in my day to day life. But

I understand that doesn't mean I can hold myself and those around me prisoner to it all the time, and it certainly does not mean that we can preserve our communities in amber because it will make some people briefly uncomfortable. For better or worse, these changes will take more time than supporters hope and opponents fear. No neighborhood will change overnight, and people will adjust, and be fine. We saw the same outrage during thrive, and the world did not end, nor did political careers, when that was passed.

AHI is a good start. It's not everything I want, far from it, and I would have liked to see a more ambitious plan if I had my way, but it is a good plan, and will provide meaningful progress, and progress matters. I know all too well that there is no placating a fundamental fear of change, not in me, not in others, and certainly not in those that reject all change to their neighborhood. They will always find another goalpost, so I ask you not let them shift at all. No compromise will ever be enough short of a promise to do nothing.

I will try to wait at least a few days before emailing you about rent stabilization regulations but I can't promise that for sure.

Anyway, thank you for all you do. I know there is no pleasing everyone, but I'm optimistic we can get the right thing done here.

Mike English

[REDACTED]
Silver Spring, MD
20910

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategies Recommendations - Submitted By: Michael McKee - (Council Webform) (open)

Requested by Michael McKee

Michael
McKee
Silver Spring
20905

Assigned to Livhu Ndou (Staff)

Created at Jun 20, 2024 4:16 PM

Last updated at Jun 24, 2024 1:43 PM

Councilmember Friedson

Jun 20, 2024 4:16 PM

Respectfully referred.
Constituent information:
Michael McKee

Michael McKee, Jun 18, 2024, 7:10 PM

FirstName: Michael

MiddleName:

LastName: McKee

Suffix:

Address1:

Address2:

City: Silver Spring

ZipCode: 20905

EmailAddress:

PhoneNumber:

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Attainable Housing Strategies Recommendations - Submitted By: Michael McKee - (Council Webform)

Comments: Hello, My name is Michael McKee, and I live in Silver Spring. I support the Planning Board's recommendations for Attainable Housing Strategies, and making Montgomery County a place that welcomes everyone. I urge the Council to move the Board's recommendations forward with a Zoning Text Amendment. Thank you! Sincerely, Michael

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategies - Submitted By: Leo Wagner - (Council Webform) (open)

Requested by Leo Wagner

Leo
Wagner
Rockville
20853-2371

Assigned to Livhu Ndou (Staff)

Created at Jun 20, 2024 4:17 PM

Last updated at Jun 24, 2024 1:43 PM

Councilmember Friedson

Jun 20, 2024 4:17 PM

Respectfully referred.
Constituent information:
Leo Wagner

[REDACTED]

Leo Wagner, Jun 18, 2024, 10:28 AM

FirstName: Leo

MiddleName:

LastName: Wagner

Suffix:

Address1: [REDACTED]

Address2:

City: Rockville

ZipCode: 20853

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Attainable Housing Strategies - Submitted By: Leo Wagner - (Council Webform)

Comments: My name is Leo Wagner, and I live in the Rockville-Aspen Hill area. Born and raised in Montgomery County, I am fortunate to have grown up in an innovative, diverse region with a history of pragmatic and effective progressive policymaking. As a recent graduate with a Master's in Urban Planning (whose interest in urban planning stems from high school years of transit ridership, and later transit advocacy, in the County), I am encouraged by recent initiatives like Thrive 2050 and now the Attainable Housing Strategies recommendations from the Planning Board to help end exclusionary single-family zoning—not the presence or continued construction of single-family houses, but the prohibition on the construction of other "missing middle" housing types like duplexes and three/four-flats in these areas. This effort is particularly important in high-opportunity areas adjacent to robust public transit and dense activity centers like Bethesda and Silver Spring. Council's support of the Board's recommendations through the creation of a Zoning Text Amendment is essential in order to mitigate rising housing costs and ensure that Montgomery County remains affordable for a wide range of residents and variety of housing needs. I support the Planning Board's recommendations for

Attainable Housing Strategies, and making Montgomery County a place that welcomes everyone. I urge the Council to move the Board's recommendations forward with a Zoning Text Amendment. Thank you!

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Planning Board Recommendations - Submitted By: Elizabeth Black - (Council Webform) (open)

Requested by Elizabeth Black

Elizabeth
Black
Silver Spring
20910

Assigned to Livhu Ndou (Staff)

Created at Jun 20, 2024 4:17 PM

Last updated at Jun 24, 2024 1:49 PM

Councilmember Friedson

Jun 20, 2024 4:17 PM

Respectfully referred.

Constituent information:

Elizabeth Black

Elizabeth Black, Jun 19, 2024, 2:55 PM

FirstName: Elizabeth

MiddleName:

LastName: Black

Suffix:

Address1:

Address2:

City: Silver Spring

ZipCode: 20910

EmailAddress:

PhoneNumber:

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Planning Board Recommendations - Submitted By: Elizabeth Black - (Council Webform)

Comments: Dear Members of the Council, My name is Elizabeth Black, and I live in Silver Spring. I am writing to you to express support for the Planning Board's Recommendations for Attainable Housing Strategies. As you know, housing continues to get more expensive here in Montgomery County, and I believe the Board's Recommendations for increasing housing supply are essential for ensuring the County remains affordable to everyone, from every background. I am a transgender woman who moved to the DC area in part because I sought an area where I was more accepted, where my state and local governments did not discriminate against me. And while it is true that it is better for me here than where I grew up (North Carolina), it is also increasingly expensive to live here. If we want to be true to our shared values, our belief that our County and our region is made better by people coming from all around the country and the world to live here, it needs to be affordable for people like me. Restricting housing supply only benefits those who were lucky enough to buy a house in the past or those who

make a lot of money in the present day. We need more housing supply so that prices come down and Montgomery County is more liveable for everyone. I urge the Council to move the Board's recommendations forward with a Zoning Text Amendment. Thank you for your time.

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FWD: Fw: Testimony for County Council PHD Review: Attainable Housing Strategies (open)

Requested by Heidi Sussmann

Heidi
Sussmann
Damascus
20872

Assigned to Livhu Ndou (Staff)

Created at Jun 20, 2024 4:26 PM

Last updated at Jun 24, 2024 1:48 PM

Councilmember Friedson

Jun 20, 2024 4:26 PM

Respectfully referred.
Constituent information:
Heidi S

Heidi S, Jun 19, 2024, 7:45 PM

Dear Councilmember,

**Montgomery County has been a great place to live because IT HAS ZONING and planning via Master Plans and the Development Review process, as well as it's geography and natural beauty. **I have been a resident of Montgomery County for the majority of my 70 years and worked for M-NCPPC Park and Planning for 25 years (now retired) in the planning, design, and construction of parks throughout the County. It was a privilege to be part of M-NCPPC and the creation of parks, greenspaces, and trails for many wonderful communities down-County and up-County; and to work with planners as part of the bigger 'Master Planned' picture for planned and zoned land. I also worked for developers for 10 years prior to M-NCPPC, engaging in the Development Review process.

I am writing to express strong opposition to the new proposal by the Planning Board, 'Attainable Housing Strategies', to basically abolish Single Family zoning (real neighborhoods) and open the door for developers to squeeze in multi-family dwellings within established single-family neighborhoods, basically anywhere in Montgomery County. The proposal starts primarily with neighborhoods one mile from Metro or Rail and 500 feet from designated growth corridors, but surely this vision is opening the door to everywhere. _The need for affordable housing is understandably a major goal but there has to be a better solution._ During my life in Montgomery County I lived in apartments until age 36, a modest townhouse, and now single-family home upcounty - and had long commutes on main highways and through older neighborhoods. Many coworkers commuted from outside Montgomery County via van pools, train, or car from both economic necessity and also the desire to not live in high density areas - a choice.

This week I became aware of the Planning Board proposal, 'Attainable Housing Strategies', via Nextdoor and understand the underlying desire to provide affordable housing. The Planning Department has completed a very lengthy analysis, as the next step tasked by the County Council, in order to arrive at this major Single-family zoning reform for the entire County. The preordained goals seem based on Thrive Montgomery 2050. However, with more reading and use of the interactive map, one can only question the 'practical' and equitable implementation of the whole idea. By equitable that also includes 'to existing homeowners'.

The following is a list of reasons why this proposal is not a good solution.

Reasons Why This Proposal is a Bad Idea:

1) One of the three stated goals: "to unravel exclusionary aspects of Single-family residential zones". I always wished to live in an expensive down-county townhouse but could not afford it (exclusionary). Many SF neighborhoods being considered are modest homes in diverse neighborhoods and not

'exclusive' so this sweeping move to infill existing SF zones throughout the County seems socially unfounded.

2) Where is the adequate infrastructure to support this increased higher density infill development: roads, PARKING, schools, water/sewer and utilities, storm water management, and public safety? Our infrastructure is already insufficient or over stressed.

3) There is some assumption that new homeowners won't have vehicles (or few).

There will be conflicts between existing homeowner parking and new homeowner parking. The plan says "parking requirements would be reduced" (or nil in some places) even for quad-plexes! How will snow removal happen when people are parked on streets, nowhere to go? Where will trades people and labor workers with trucks and equipment locate their vehicles? How will old or disabled visitors be able to visit the new homeowners when there is little or no available parking (not via bus, scooter, bike or walking).

4) The plan says 'substandard lot sizes' are still ok to do multi-density infill. What about storm water management (from this impervious blob) to adjacent properties, and beyond? What about MD Forest Conservation Laws - will there be room to allow for necessary buffers?

5) Why would anyone want to destroy the character and visual fabric of established SF neighborhoods (and the County) where residents have worked their life to live in and raise families? It is almost disrespectful and with little regard or consideration for existing tax-paying residents!

6) Aesthetics matter to many people yet the plan says "any architectural style, any material, any color" is ok for the multi-plex development infills and review of new developments would be "cumbersome" ie. no oversight! This potentially leads to cheap and unattractive buildings that do NOT integrate with the existing surroundings/neighborhood AND could make new homeowners feel more separated.

7) The 'Pattern Book' has not yet been defined (ambiguous) and yet this housing proposal to significantly reform existing ZONING_ is supposed to be approved before the Pattern Book is developed. I guess we should just trust that all will be fine?

8) This proposal seems almost like eminent domain for developers to come in and buy out SF homes for their purposes (profits). It is difficult to predict the property tax and home value consequences for adjacent homes and area.

9) Why are we not trying to fully utilize vacant commercial and business structures for affordable housing or any housing? It is a nationwide problem and there must be innovative architects/engineers that can find various solutions!

10) Is one main goal of this to increase the County's tax coffers via more residents?

>How does continuous unlimited growth create truly livable communities?

>Why have we had Master Plans only to undermine them?

>Why have we created neighborhoods that have gone through the development review process only to undo them and call them socially wrong?

With more reading I can add to the list but do wish to get this testimony sent in time for the June 24th PHD review.

I urge you to vote against this ill-conceived proposal to change SF zoning and our future County for the worse.

Thank you for your consideration,
Heidi Sussmann

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Montgomery County Planning Board recommendations on changes to single-family zoning in Montgomery County (open)

Requested by Sherry and Rohit Khanna

Sherry and Rohit
Khanna
Chevy Chase
20815-5560

Assigned to Livhu Ndou (Staff)

Created at Jun 21, 2024 6:53 PM

Last updated at Oct 22, 2024 2:49 PM

Sherry and Rohit Khanna

Jun 21, 2024 6:53 PM

We are writing to convey to the County Council and County Executive our strong opposition to the proposals contained in the Montgomery County Planning Board's recommendations to the Council to permit rezoning of single family communities in the County for multi-family dwellings.

It is our view that the Planning Board's Attainable Housing Strategy is more political posturing than thoughtful planning. The Planning Board has recommended zoning amendments as if attainable housing is the only objective for the County. While affordable housing is certainly an important policy objective, it is not the only one. The Planning Board should have developed a holistic vision for Montgomery County that addresses housing affordability as well as schools, water and sanitation infrastructure, traffic, parks and recreation, and other municipal services, and assessed how all these elements fit together with zoning changes in a coherent urban plan. Instead, basic questions are left unanswered by the Planning Board:

Is lack of land the real constraint to increasing housing supply? If so, why is more affordable and attainable housing still not being provided at scale and pace in large tracts of the County where it is already possible to build multi-family dwellings near Metro? Empty tracts at White Flint and low-rise buildings in downtown Bethesda and Friendship Heights suggest other forces are hindering the supply of housing.

Can high school clusters handle the additional student population? Given existing MCPS budget constraints, how will the County expand existing schools to avoid overcrowding? In the case of Bethesda-Chevy Chase High School, is it even possible to add capacity?

Can area roads absorb increased traffic volumes? Even with access to Metro, most families -- especially with children -- will require personal vehicles to access shopping, restaurants, and recreation (for example, children's sport leagues) in the County. What is the Planning Board's vision for managing traffic congestion and more vehicular traffic in residential neighborhoods?

How would WSSC ensure that water and sewer systems can handle the growing needs? The Town of Somerset has already had two recent breaks in its WSSC infrastructure due to aging pipes. What are the cost implications of upgrading water and sanitation infrastructure? Does the County have the capacity for adequate fire and rescue services to meet the needs of

greater population density?

Is it the vision of the Planning Board that residents who want to live in single family neighborhoods move out of the County? The Planning Board has come to the absurd conclusion that because homes in many single family neighborhoods are not attainable for a large segment of the population, it is best to do away with single family neighborhoods. What are the economic implications of such a policy outcome? The Planning Board seems disconnected with the reality that most families aspire to owning a detached single family home, not living in triplexes or quadplexes as their incomes and families grow.

We believe that:

(1) Urban planning should take into account the local context and be conducted at the local scale and, in particular, any proposals for rezoning single family communities should be based on community input, ensure compatibility with the current neighborhood, and take into account the impacts on these communities. It is possible that many neighborhoods could absorb duplexes and more Accessory Dwelling Units -- rather than triplexes and quadplexes; therefore, communities should have the flexibility to adopt the scale that best fits the neighborhood. A one-size fits all approach for a large county is entirely inappropriate and not backed by empirical evidence in the Planning Board document.

(2) Densification in the county should be balanced with retaining historic, cohesive single family neighborhoods, which contribute to a strong sense of community in the County as well as provide adequate tree canopy and permeable surfaces for storm-water management. At the same time, the County should focus on addressing barriers to supply of more attainable housing in the "core" urban areas as well as along major arteries, while developing budgeted plans for providing adequate schools, municipal services and infrastructure for these more densely populated areas.

(3) Any plan for densification and rezoning should be accompanied by robust economic analysis of the costs and benefits, a more granular assessment of the different types of housing needed in the County, a review of associated infrastructure needs (including schools), and clear metrics to measure results. We are disappointed at the poor quality of the County planning documents, which lack underlying economic analysis and measurable targets and outcomes (such as number and type of units needed and supplied, timeframes, etc).

(4) The proposals under consideration by the County are being driven by the vested interests of developers in the name of equity, diversity and climate action. While taxpayers could be on the hook for large but unspecified costs (compounded by the lack of a strategy for jobs growth in the County) and the benefits in terms of increasing the supply of attainable housing are vague and uncertain, the potential for developers to reap large profits is clear. As the rezoning experience in other jurisdictions has shown, the profit motive of developers does not align well with the social objectives of equity and environmental protection. A holistic approach to attainable housing and economic development is needed, rather than simply relying on blanket up-zoning of single family communities.

(5) Key to ensuring supply of attainable housing is to restrict the ability to build expensive "McMansions" on smaller lots. Developers have an incentive to build ever larger and more expensive houses due to profit margins. Part of the reason for an increasing number of neighborhoods being unattainable is that the average house size has increased dramatically over the past three decades. We call on the County to restrict lot coverage, so that smaller --

and more affordable -- houses are built on smaller lots, thereby meeting the needs of a greater number of younger families.

Finally, we are particularly concerned about the recurring pattern of wasteful expenditure by County government agencies, as demonstrated by the Parks Department's ill-conceived plans for Little Falls Parkway, the costs incurred by MCPS as a result of the Beidleman scandal, and now the Planning Board's poor capacity for comprehensive urban planning. We are a progressive County, but there are limits to the tax burden that we are willing to shoulder for an inefficient County government.

Thank you,

Sherry and Rohit Khanna

 Chevy Chase, MD

Support for Attainable Housing Strategies - Submitted By: Mary Stickles - (Council Webform) (open)

Requested by Mary Stickles

Mary
Stickles
Wheaton
20902

Assigned to Livhu Ndou (Staff)

Created at Jun 22, 2024 10:09 AM

Last updated at Jun 24, 2024 1:43 PM

Mary Stickles

Jun 22, 2024 10:09 AM

FirstName: Mary

MiddleName:

LastName: Stickles

Suffix:

Address1: [REDACTED]

Address2:

City: Wheaton

ZipCode: 20902

EmailAddress: [REDACTED]

PhoneNumber:

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Support for Attainable Housing Strategies - Submitted By: Mary Stickles - (Council Webform)

Comments: My name is Mary Stickles, and I live in Wheaton. I support the Planning Board's recommendations for Attainable Housing Strategies, and making Montgomery County a place that welcomes everyone. I urge the Council to move the Board's recommendations forward with a Zoning Text Amendment. Thank you!

Affordable housing approval - Submitted By: John Lubenetski - (Council Webform) (open)

Requested by John Lubenetski

John
Lubenetski
Gaithersburg
20888

Assigned to Livhu Ndou (Staff)

Created at Jun 23, 2024 12:49 PM

Last updated at Jun 24, 2024 1:43 PM

John Lubenetski

Jun 23, 2024 12:49 PM

FirstName: John

MiddleName:

LastName: Lubenetski

Suffix:

Address1: [REDACTED]

Address2:

City: Gaithersburg

ZipCode: 20888

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: General

Name: Purpose

Value: Service Request

Name: Response

Value: yes

Type: (assign form)

Subject: Affordable housing approval - Submitted By: John Lubenetski - (Council Webform)

Comments: I read on the MocoShow that the county was trying to address affordable housing.

Poolesville has approved a development for first-time buyers and senior citizens to downsize.

It is referred to as the Willard Property near The Commons. It has been a year with no approval from the County. Please let me know when the County can act on this important, affordable housing development. Time is critical for those looking for housing! Sincerely, John Lubenetski

FWD: Rezoning Single Family Homes (open)

Requested by Soraya Grieser

Assigned to Livhu Ndou (Staff)

Created at Jun 23, 2024 10:17 PM

Last updated at Jun 24, 2024 1:47 PM

Councilmember Friedson

Jun 23, 2024 10:17 PM

Respectfully referred.

Constituent information:

S lastname
[REDACTED]

S lastname, Jun 21, 2024, 11:20 PM

Dear County Council Member,

It is clear the Council is going to approve the planning board's recommendation to annul single family home, SFH, zoning laws in Montgomery County. I am against changing the zoning restrictions as I think it protects middle class neighborhoods from being developed on the cheap (because we both know developers have no financial interest in developing land that is already high value – more profit to be made off of cheaper land). Rezoning SFH will create many problems down the road.

However, as it is clear the Council plans on going ahead with this, please reinstate the parking requirements to new buildings. This business of not requiring parking if the new construction is close to transit areas (Metro/bus lines) is not workable. It will clog up the roads that are already being clogged because of "road diets"/bike lanes and the influx of new residents. We are not living in a "Field of Dreams" movie – if you build it they will bike. No one wants to bike in DC weather. This is a commuter county that was designed to commute by car to DC. This business of trying to turn us into the next Amsterdam is not based on reality. I do not say this is jest. In 2018, the males in Amsterdam only biked an average 2.1 miles/day, and women 1.87 miles/day (<https://www.statista.com/statistics/620169/average-biking-distance-per-person-per-day-in-the-netherlands-by-gender/>). Just going from my house in Silver Spring to Medstar Washington Hospital Center takes 10.8 miles – one way! Our distances are simply not comparable. Unless metro becomes significantly cheaper, safer, and easier to access, the majority of people will use their cars, meaning more traffic congestion and more parking competition. Your goal is to bring in new young people. Fine, but have you created the infrastructure that supports all of these new people? Are you creating enough middle class condos by supporting this new measure? I say condos and not apartments for a reason. Majority of these newly built constructions are only available for rent. How does this create wealth for your new residents? How are they supposed to save if all of their earnings are going to rent? At least with a condo you will have an asset when you sell. Condos can be sold to provide for retirement or create a down payment towards a house. You can't do that with an apartment. I hope you understand that these new people will have nothing for retirement and will rely on Montgomery County to help them. I hope you also understand that people are living much longer, and centenarians will soon become the norm, not the outlier.

As you already know, I am not for changing the SFH existing zoning laws, but at the very least you can mitigate some of the damage it's going to do by ensuring there is available parking in the new buildings, removing unused bike lanes that are taking up valuable lanes that serve as arteries to DC, and making sure that at least half of these new constructions are affordable condos rather than just apartments.

Thank you for your attention.

Soraya Grieser

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

Attainable Housing Strategies - Submitted By: Francis Creighton - (Council Webform) (open)

Requested by Francis Creighton

Francis
Creighton
Bethesda
20816

Assigned to Livhu Ndou (Staff)

Created at Jul 11, 2024 1:59 PM

Last updated at Aug 5, 2024 11:44 AM

Francis Creighton

Jul 11, 2024 1:59 PM

FirstName: Francis

MiddleName:

LastName: Creighton

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20816

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Attainable Housing Strategies - Submitted By: Francis Creighton - (Council Webform)

Comments: I strongly support what the County is trying to do to increase housing density and create new housing opportunities in designated growth corridors. Many in my neighborhood are vocally opposed, but they do not speak for all of us. I for one hope that the County will continue he making it possible to build townhouses, apartment buildings, etc. The one thing I would ask is that you revisit the frequency of Ride On services if housing booms. For example, the Westbard project may necessitate increasing RideOn bus 23 from two trips per hour to three or four per hour. Thank you.

Thrive 2050 and upzoning of single family neighborhoods - Submitted By: Peggy Dennis - (Council Webform) (open)

Requested by Peggy Dennis

Peggy
Dennis
POTOMAC
20854-1723

Assigned to Pamela Dunn (Staff)

Created at Jul 11, 2024 3:59 PM

Last updated at Sep 17, 2024 3:03 PM

Peggy Dennis

Jul 11, 2024 3:59 PM

FirstName: Peggy

MiddleName:

LastName: Dennis

Suffix:

Address1: [REDACTED]

Address2:

City: POTOMAC

ZipCode: 20854

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Thrive 2050 and upzoning of single family neighborhoods - Submitted By: Peggy Dennis - (Council Webform)

Comments: Thursday, July11, 2024Dear Council President Friedson and Council Members:Please reconsider the Planning Staff's proposal to allow homeowners, by right, to convert their properties from single family dwellings to lots with 2, 3 or 4 units. People, especially people with children, save up their money and buy homes in neighborhoods zoned for single family residences looking for the best school districts and public amenities. Knowing that their neighbors could convert their homes to accommodate multiple families will be seen as putting their investments at risk. Such conversions in neighborhoods with small lots will create parking congestion, difficulties for fire and rescue vehicles to access homes, increase school overcrowding, exacerbate storm water run off and basement flooding, and put pressure on public amenities that were never planned and built for denser populations. And adding population density in this manner will not insure that the additional units being created will result in "affordable" or "attainable" housing. Developers will always build to maximize their profits which will result in building "upscale" and costly homes.The county already has upwards of 20,000 new dwelling units approved and in "the pipeline." That these properties are

not being built indicates that the "market" is not ready for additional dwelling units. Adding an additional way for dwelling units to be approved will do nothing to change the market. I suggest it would be far less disruptive and more achievable to focus development efforts at locations in our urban centers where mixed use construction can result in a high number of multi-family apartments with a good number built to MPDU standards and prices. More "attainable" units will be created if the number of MPDUs required is raised to reflect the needs of the county rather than the profit motives of the developers. Sincerely, Peggy [REDACTED], Potomac, MD 20854

Attainable housing - Submitted By: Adrienne Nassau - (Council Webform) (open)

Requested by Adrienne Nassau

Adrienne
Nassau
Chevy Chase
20815

Assigned to Livhu Ndou (Staff)

Created at Jul 20, 2024 1:02 PM

Last updated at Aug 5, 2024 11:44 AM

Adrienne Nassau

Jul 20, 2024 1:02 PM

FirstName: Adrienne

MiddleName:

LastName: Nassau

Suffix:

Address1: [REDACTED]

Address2:

City: Chevy Chase

ZipCode: 20815

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Attainable housing - Submitted By: Adrienne Nassau - (Council Webform)

Comments: I am opposed to permitting multi family housing in our single family neighborhood of Brookdale. We have a legal agreement with Geico, our next door neighbor, that stipulates that we must remain a single family neighborhood or lose our buffer buffer with Geico and our neighborhood park. We are doubly opposed to "by right" planning permission because it does not take or special circumstances into consideration. Regards, Adrienne Nassau

Attainable Housing Strategies Initiative (AHSI) (open)

Requested by Alexandra Elena Acosta

Alexandra
Acosta
Chevy Chase
20815-5550

Assigned to Livhu Ndou (Staff)

Created at Jul 20, 2024 6:28 PM

Last updated at Aug 5, 2024 11:44 AM

Alexandra Elena Acosta


Jul 20, 2024 6:28 PM

Dear Council Members:

I'm writing to express my dissatisfaction with the proposed AHSI. While I support the goal of increasing attainable housing in the County, this proposal will do nothing to ensure that goal is realized. Instead, it will enrich developers while further burdening our already stressed schools, increasing storm water management problems, and devastating our vegetation, especially canopy trees. I do not oppose allowing construction of multi-family housing in areas currently zoned for single-family homes only, but creating a wild, wild west of construction isn't the right way to go about this.

We must do better.

Alexandra Acosta


Chevy Chase, MD 20815

I LOVE MY NEIGHBORHOOD - DON'T DESTROY IT - Submitted By: Ellen Stuhlmann - (Council Webform) (open)

Requested by Ellen Stuhlmann

Ellen
Stuhlmann
Bethesda
20816-3311

Assigned to Livhu Ndou (Staff)

Created at Jul 21, 2024 4:25 PM

Last updated at Aug 5, 2024 11:43 AM

Ellen Stuhlmann

Jul 21, 2024 4:25 PM

FirstName: Ellen

MiddleName:

LastName: Stuhlmann

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20816

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value:

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: I LOVE MY NEIGHBORHOOD - DON'T DESTROY IT - Submitted By: Ellen Stuhlmann - (Council Webform)

Comments: My husband and I are horrified by the proposal by the County Planning Committee for "attainable housing" along River Rd inside the Beltway. We have lived in the Springfield neighborhood for 35 years, the neighborhood where I grew up and returned to raise my family. Our home will no longer be zoned "single family" nor will the home next door or across the street, what impact will the new attainable housing designation have on our lives? How will this density affect infrastructure: parking, electrical grid, environmental necessities like storm water, sewage, tree canopy, impervious surfaces, garbage, public school expenses and capacity? Will the challenges caused by increased density be addressed in a study that will be publicly available? Shouldn't zoning changes be executed through zoning and sector plans? I feel that this proposal is being railroaded through the Council. Many neighbors are unaware of this plan. The Planning Staff needs to contact every single-family homeowner in the County or send a letter to each home and schedule meeting and hearings that would enable residents to attend. WE look forward to your considered response to our questions. Thank you, Ellen Stuhlmann Dan Stuhlmann

FWD: Thrive 2050 Comments (open)

Requested by **Brenda Joyce Freeman**

Brenda
Freeman
Silver Spring
20910-1609

Assigned to **Pamela Dunn (Staff)**

Created at **Jul 26, 2024 4:43 PM**

Last updated at **Sep 17, 2024 3:04 PM**

Has attachment?: true

Councilmember Friedson

Jul 26, 2024 4:43 PM

Respectfully referred.

Constituent information:

Brenda Freeman
[REDACTED]

Brenda Freeman, Jul 25, 2024, 3:44 PM

County Council President Friedson and other Council members. Please see attached document.

I live in Silver Spring and noted a growing detachment of the County Council with the residents and voters. My concerns are attached.

Sincerely

Brenda Freeman
[REDACTED]

Silver Spring, MD 20910

Attachment(s):

Council President Friedson and County Council Members.docx.pdf.docx - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/yEHXk85zdiHGG4MwI7mQ2ZWU7/?name=Council+President+Friedson+and+County+Council+Members.docx.pdf.docx>

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[Council President Friedson and County Council Members.docx.pdf.docx \(application/vnd.openxmlformats-officedocument.wordprocessingml.document\)](#)

FWD: Dear County Council President Friedson - I am wri... (open)

Requested by Rob Nichols

Assigned to Livhu Ndou (Staff)

Created at Jul 31, 2024 5:33 PM

Last updated at Aug 13, 2024 12:10 PM

Councilmember Friedson

Jul 31, 2024 5:33 PM

Respectfully referred.

Constituent information:

Rob Nichols
[REDACTED]

Rob Nichols, Jul 26, 2024, 5:04 PM

Dear County Council President Friedson -

I am writing to express my strong opposition to the proposal to allow Multi-Family Dwellings in the Chevy Chase Village.

While I am incredibly sympathetic to housing affordability and the important goal of increasing housing supply, allowing duplexes, triplexes and quadplexes and small apartment buildings in the Village is inconsistent with our historic community of 720 single family homes.

I am strongly opposed to this proposal which as an observation seems perfectly suited for dozens of other areas within Montgomery county.

Please let me know where you stand on this misguided proposal.

Thank you .

Rob Nichols
[REDACTED]

Chevy Chase , MD 20815

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FWD: Attainable housing initiative (open)

Requested by Paul and Thelma Rothstein

Paul and Thelma
Rothstein

Assigned to Livhu Ndou (Staff)

Created at Aug 5, 2024 5:16 PM

Last updated at Aug 13, 2024 12:10 PM

Councilmember Friedson

Aug 5, 2024 5:16 PM

Respectfully referred.

Constituent information:

Paul Rothstein
[REDACTED]

Paul Rothstein, Aug 4, 2024, 4:48 PM

Dear Montgomery Council Members and Planning Board Members:

I live in Chevy Chase West. I and many neighbors whom I am in contact with have carefully read and are against the plan to re-zone much of our residential area for small apartments, and potentially for larger buildings and even some commercial development.

Our reasons are similar to those of County Executive Elrich. For example, we find that the actual figures of how much attainable housing will be needed in the county in coming years are MUCH more modest than has been posited by the planners. The figures absolutely do not justify the enormous extent of this rezoning proposal for the county.

Further, there are already more than enough units and footage in the pipeline to handle the projections! And based on existing experience with the housing and construction market, the proposed rezoning will actually provide LESS rather than more attainable housing. As already happens, because of economic market forces, the proposed new units will actually rent for much MORE than the houses they replace and will be unaffordable even allowing for the small percentage of lower cost units that might be mandated.

The enormously bad environmental impact of the proposal has not been recognized (or even adequately assessed). Shouldn't there be an environmental impact statement sent to neighbors in all affected communities?

The already highly developed Bethesda makes this area one of the worst places in the county for the rezoning (as opposed to some other better places in the county for it) because of the following existing conditions in Bethesda (our area):

There is already way too much traffic (inadequate assessment of the enormous new traffic load of the proposed rezoning has been done); there is too much impermeable or cement covered land here (as opposed to other places in the county) because of the enormous development already done here in Bethesda and associated areas, so there is a big threat of runoff and flooding (insufficient study and planning for new sewer systems etc. has preceded the new zoning proposal); there are enormous new unrecognized parking needs and schooling needs imposed by the proposal (and associated land and space needs) in our already overloaded area; etc.

There are also immediate quality-of-life downsides to the proposal: Enormous inconvenience from construction, such as traffic diversions, street closures, dust, noise, pollution, adverse health implications, sewage needs, the strain in the electrical grid (no planning done for this), removal of large numbers of trees, rat incursions (with ensuing disease) from any commercial or restaurant development (nobody wants to open their kitchen cabinet and find a rat, and a risk of rabies from a bite to our children and grandchildren), etc. etc., all of which we think has been inadequately assessed.

Our children (for all these reasons and more) will not be able to play and ride bicycles outside during years of construction like happened and is currently happening for years in downtown Bethesda from all

the development.

What about the pollution, especially but not only for people and children with asthma and other respiratory problems?

While we respect your commendable motivation, we feel the new re-zoning proposal is unnecessary, self-defeating, and harmful. I hope you will re-consider and drop it. Please be so kind as to respond to this email.

Best,—

Thelma McDermott-Rothstein
Chevy Chase, Md. 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

Make ALL Montgomery Parks Pesticide-Free & Stop Use of Roundup & Glyphosate Products! (open)

Requested by Stephanie Rico

Stephanie
Rico
Brookeville
20833-1819

Assigned to Pamela Dunn (Staff)

Created at Aug 9, 2024 6:35 AM

Last updated at Sep 17, 2024 3:03 PM

Stephanie Rico
Aug 9, 2024 6:35 AM

Dear County Council,

I do not want my family, pets and our environment to be exposed to harmful pesticides in our county's public parks. Many of these pesticides are associated with cancers, health and developmental harm, environmental harm, contaminate bee habitat, and run off into our waterways. Over 400 Montgomery Parks are still routinely treated with harmful pesticides, including glyphosate, to kill common weeds. Glyphosate is an ingredient in products like Roundup, which has now been legally attributed as a substantial factor of causing cancer in two landmark court cases.

I'm writing to urge you as decision and policy makers of Montgomery Parks to do the following:

1. Immediately and permanently stop the use of glyphosate products (like Roundup) in Montgomery County Parks. There are safer, less toxic alternatives and methods available to deter or remove common weeds (that are not classified as invasive or noxious).
2. Immediately make ALL Montgomery County parks as Pesticide-Free Parks. Today, ONLY 10 out of 421 parks are Pesticide-Free! And, ZERO of 303 children's playing fields are pesticide-free! That means 98% of our parks and 100% of children's playing fields are still dosed with toxic pesticides as part of common routine maintenance for harmless weeds like clovers and dandelions. NO ONE should have to be exposed to toxic pesticides while visiting and using our public parks - please make them safer - pesticide-free - for everyone TODAY!
3. Implement greater public transparency on Park's pesticide use and on its transition to pesticide-free parks and playing fields. And the County Council and the County Executive should establish greater public accountability of Park's complete transition towards 100% pesticide-free parks.

For our kids, for our pets, for our local wildlife (including bees & pollinators), we need Montgomery Parks to end the use of glyphosate products and other harmful pesticides now. Go pesticide-free NOW to protect all parks visitors, our waterways, and wildlife!

Sincerely,
Stephanie Rico

Brookeville, MD 20833-1819

FWD: Zoning Changes to Permit Multi-Family Dwellings (open)

Requested by Greg Cope
Assigned to Livhu Ndou (Staff)
Created at Aug 9, 2024 6:41 PM
Last updated at Aug 13, 2024 12:09 PM

Councilmember Friedson
Aug 9, 2024 6:41 PM

Respectfully referred.
Constituent information:
Cope, Greg

[Redacted]

Cope, Greg, Aug 1, 2024, 5:28 PM

Dear Councilmembers,
My name is Greg Cope. I live in Section 5 of Chevy Chase at [Redacted]. I recently became aware of the proposed zoning changes to permit multi-family dwellings in various locations throughout Montgomery County. I am writing to you to register my strongest opposition to this plan being instituted in the southern portion of Montgomery County, especially along the Connecticut Avenue corridor in Chevy Chase. I'm only writing about this portion of the County because it is the one with which I am most familiar. This corridor is already highly congested. Adding additional density to this neighborhood would be devastating to the community in so many ways. I am convinced that it would have a detrimental impact on property values, create unsafe environments for families and children by adding additional density and ruin the character of the neighborhood that its residents have worked so hard to build. The neighborhood's character is what caused our family to move to Chevy Chase eight years ago when we moved to the DC area. Had there been multifamily dwellings at that time, I would never have moved to Chevy Chase and likely would have been a Virginia resident. If this measure is passed, I suspect that residents will vote with their feet and move out of Maryland into other areas where they can find other neighborhoods that have the unique character that Chevy Chase currently has. I realize that you are working to provide housing options, but adding multi-family dwellings in Chevy Chase along Connecticut Avenue is not the answer!

Best Regards,
Greg
Greg Cope***
Partner

[Redacted]

Washington, DC 20037
Vcard | Bio | velaw.com
* * *
* * *

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Thank You.

* * *

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FWD: Attainable Housing Strategies (open)

Requested by Susan Dixon

Assigned to Livhu Ndou (Staff)

Created at Aug 22, 2024 11:54 AM

Last updated at Oct 22, 2024 2:48 PM

Councilmember Friedson

Aug 22, 2024 11:54 AM

Comments on attainable housing strategies.

Constituent information:

Susan Dixon

Susan Dixon, Aug 19, 2024, 4:26 PM

Dear County Council President: I am writing to express my concern over the zoning changes in our neighborhood which will allow duplex, triplex and quadplex homes in the areas that are within 500 feet of an identified Growth Corridor.

The 90+ page summary report outlines some of the concerns that have been expressed by the stakeholders thus far. I have a few more thoughts to add to that discussion. I believe that the Village is unique as the County does ****not**** provide residents with many of the services that are provided in the other communities. When we bought our first home in the Village, (over 40 years ago and now live in our 3rd Village home), we elected to live near Wisconsin Avenue so that our environmental footprint would be reduced by walking to stores, and we could take Metro downtown. In fact, we were willing to pay 10-20% higher for our home (compared to other comparable neighborhoods with lower walkability scores) so that we would not only enjoy the walkability but we would be in a ****single family**** neighborhood with tree canopies, police services, snow removal, etc. readily available. Now, after 40 years, we are faced with the possibility of multi-family homes being built that do not fit into the character of our neighborhood which is mostly comprised of brick homes landscaped with deep front yards. The models provided, (I realize these are only examples) with little stoops and limited side green space would not fit into the neighborhood character. Please for the sake of getting community support, put more emphasis on the attractiveness of the units (The Pattern Book should be unique to each community.), adequate parking so our streets are not clogged with putting more cars on our narrow streets, and more thought into the stormwater runoff that these properties could potentially cause. Also, consider putting a cap on how many lots can be converted with this designated new zoning within a one-year period.

Lastly, as you well know, the Saks Fifth Avenue land will likely be rezoned in the future and with that rezoning we will be faced with more density, less green space, etc., and more pressure on our Village services as that certainly will be developed into a high-rise apartment and/or townhouses. Please keep this in mind as you look at the Wisconsin Avenue growth corridor that comes into the Village.

Thank you for your time and consideration of the points I raised. Sincerely, Susan Dixon, [REDACTED], [REDACTED] Chevy Chase Village, MD.

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

Written Comment for Listeming Session (open)

Requested by max bronstein

max
bronstein
Silver Spring
20906

Assigned to Pamela Dunn (Staff)

Created at Aug 26, 2024 3:26 PM

Last updated at Sep 17, 2024 3:04 PM

max bronstein

Aug 26, 2024 3:26 PM

To : CM A ndrew Friedson, PD Jason Sartori, CM N.F.-Gonzalez, PBchair A. Harris & County Council, et al.

Dear County Leaders & Planners,

I'm certain that most People of the county are in favor of your efforts to accomplish solutions to the challenges posed by the need for more housing of all types & particularly for affordable housing, both owned & rented.

However, what follows are comments, criticisms, & suggestions regarding your current efforts & plans to date as to how to accomplish the housing goals. Also, much of what is pointed out by the author of this communication is based on 62 years of living in this county in rental as well as owned residences. Fifty one years of that time has been spent in the present home, which is located in a single family community designated as an R-200 zone by virtue of a Planning Department decree issued several years ago. The lot the present home occupies is less than 15,000 sq. ft. as are many lots in this community, but some lots are 20,000 sq. ft. so the P.D.. in its wisdom designated all as being in an R-200 zone. Go figure.

To start, designating the areas where multiplex dwellings may be located by their straight-line distance from mass transportation points is immediately a flawed method. It is not only flawed because travelers cannot travel to a Metro or a bus line etc, in a straight line, but most will get there in an auto, which then needs to be parked. Along with that, the method planned will necessarily result in communities where parts are subject to the multiplex intrusions & parts are not. This sets up a situation wherein parts of that community are affected & others are not. It establishes inequity by plan. One need not be a world-class economist to realize that parts of the community will suffer from the additional autos, greater density of dwellings & people, more traffic, plus the loss of property values in the areas where the multiplex intrusion occurs. Also, many are not persuaded that the costs associated with obtaining the properties & then building multiple dwellings thereon will be sufficiently remunerative to be worth the effort. While many are from this area or nearby, it seems many,many, figuratively, are "from Missouri", & need proof that your plans are achievable & actually will benefit the overwhelming majority of the People of Montgomery County.

Additionally, why are there any limits as to where the multiplex intrusions are planned? If the answer has to do with where mass transportation is available, then your plans should start with when that transportation is available. Also, there are many properties in the county where the homes are situated on large lots & others situated on really huge lots. That's where your plans should focus on directing the building of multiplexes of the type that have several stories with perhaps eight dwellings in them. If the property owners of those areas raise the issue of their choice to live there predates these plans & that their quality of life as to the choice of where they chose to live is being negatively affected, then that same point of view holds in R-40. 60. 90. & 200 zones. The points made so far call for a "return to the drawing board" by the

planners & Councilmembers so that the plans contemplated are equitable, realistic, & most likely to be successful.

A few other items to bear in mind. The People of the county are humans & not numbers, & are not checkers to merely move around. The COG forecast as to new residents expected here over the next 30 years should give you all cause for skepticism. There are too many variables in today's world to base important plans on a 30 year forecast. Five year steps would be more reliable & attainable. Another caution is to be cognizant of the national entities purchasing large numbers of properties for rental purposes & then increasing the rents inordinately. Legislation, if not now in place to combat that, should be enacted.

Hopefully, you will read this material & realize that the questions & matters posed here are also agreed with by many, many residents of the county.

Respectfully submitted by the author in support of the betterment of the quality of life of the People of Montgomery County.

Sincerely,

Max Bronstein

Fw:REVISED: Litigation as to Problems with Housing & Multiplex Efforts (open) –

Requested by max bronstein

max
bronstein
Silver Spring
20906

Assigned to Pamela Dunn (Staff)

Created at Aug 31, 2024 4:54 PM

Last updated at Sep 17, 2024 3:04 PM

max bronstein
Aug 31, 2024 4:54 PM

Subject:REVISED: Litigation as to Problems with Housing & Multiplex Efforts

Litigation has already begun in nearby jurisdictions such as Arlington & Alexandria & in various places around the country.

The litigation issues that will be encountered will include opposition to multiplex intrusions changing the flavor of the neighborhoods residents chose in the past as to where they wished to live. When those choices were made in the past, prospective home buyers took into consideration the type of community, the size of the lots, the types of houses, space between houses, price of homes there, amount of traffic in the community, the amount of density & how the latter affected the flavor of the neighborhood.

When the Planning Department, the Planning Board, & the County Council, in combination, promote a plan that changes the various neighborhood's flavor, characteristics, & overall nature, then the residents of that community have a right of action to stop the county's government from altering their quality of life by allowing multiplex intrusion into their community. Additionally, the residents of that multiplex intruded community will suffer the harm of reduced values of their homes by reason of the undesirable effect of more density from added housing units, which in turn increases parking needs, plus more traffic, more need for services such as trash/recycling pickups & police response, & proven ills arising from increased population density. By the reference to ills of greater population density, there is reference to well established experience of greater social problems in areas of greater density.

Further, as residents experience these changes to the community in which they chose to live & on the decisions they made in the past, they are suffering from the mental anguish which arises when they ponder whether they wish to remain or should they move to another part of the county, or indeed should they move out of the county altogether. This leads to further mental upset as they wonder about their ability, financially, to carry out various choices & it also upset plans to age in place.

Another matter that arises with many who are elderly, is whether moving will place them at too great a distance from children & or relatives who would be caregivers to these aging residents, be they a couple or an individual. So, while the planners & Councilmembers, might feel they are solving the problem, regarding the need for more & different types of housing, they are creating other serious problems centered around quality of life issues for many residents.

Recognizing that the Council has the ability to change zoning & associated matters for what they desire along the lines of enhancing the health, safety, & welfare of the county's people, I submit that when the Council makes changes in this arena, they must absolutely not harm the health, safety, & welfare of too many of the county's people by their actions. I vigorously submit they are doing that, with their poorly planned multiplex intrusions in just certain areas of the county. Furthermore, they are also establishing inequity by not applying this effort county-wide without regard for transportation modes & their proximity.

In the modest opinion of this communication's author, the County Council needs to take under serious consideration the observations mentioned here, as what is being contemplated by the planners & Councilmembers in their quest to allow multiplex intrusions in some neighborhoods & not county-wide is at once inequitable & also discriminatory.

Since this plan cannot go forward without the enactment of legislation by the Montgomery County Council, the many, many experienced & knowledgeable residents of the county regarding this subject, strongly urge the Council

to reconsider the plan currently being considered & review & discuss long & hard as to whether they wish to go forward with it. It is very apparent that many, many changes are needed & even then, in the long run it may be found that the plan is unworkable. There is also great certainty that without adequate improvement to the current multiplex plan, that much litigation will ensue.

Respectfully submitted with the good of the People of Montgomery County in mind, by,

Max Bronstein

Offer of Support and to Help Support Zoning Changes from Bethesda Resident - Submitted By: Madeline Kapur - (Council Webform) (open)

Requested by Madeline Kapur

Madeline
Kapur
Bethesda
20817

Assigned to Livhu Ndou (Staff)

Created at Sep 4, 2024 12:38 PM

Last updated at Oct 22, 2024 2:48 PM

Madeline Kapur

Sep 4, 2024 12:38 PM

FirstName: Madeline

MiddleName:

LastName: Kapur

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20817

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Offer of Support and to Help Support Zoning Changes from Bethesda Resident - Submitted By: Madeline Kapur - (Council Webform)

Comments: Good morning!First, I would like to applaud you on the newly proposed zoning changes in Montgomery County. As someone who grew up in Bethesda and lives there now, I understand how much opposition you may be facing from my neighbors, but I appreciate your dedication to creating more attainable housing. To that end, I would like to offer my assistance in helping to defend this proposal, particularly in response to my neighbors - in Bethesda and other communities like Bethesda - that may be opposed to these rules. As a member of this community, I believe I can be an asset in responding to opposition, and am happy to assist in any way I can. To that end, and because I wanted to express my support directly to you all, too, below are some emails I've sent to my neighborhood listserv which represent my views on the matter._____Happy to see

the county is taking steps to make our neighborhood and community more attainable and inclusive to all. Thanks for sharing - I'll be sure to reach out and express my support. Hoping, too, that everyone considers their own personal values - in addition to their property values - when considering this

matter. _____ Hey neighbors! Thanks for your comments and concerns. Below are my thoughts: I think when people traditionally think about affordable housing, they think about government subsidized or low-income housing, in which case I agree, the primary goals of these zoning changes are not that. What these changes will do, however, is make housing *more* affordable, *more* accessible, and more within reach for people who currently cannot afford to live in the neighborhoods they would like to live in. In our neighborhood, yes, this may mean that a duplex could go for \$1M. But that is less than a third of the price of a new single-family home in our neighborhood. And in other parts of Montgomery County where housing is already more affordable than it is in our neighborhood, these duplexes and triplexes will be even more accessible to more families. Here is a journal article outlining the ways that zoning reform can increase overall access to affordable housing (and how current zoning laws have led to the racial and socioeconomic disparities we see in our neighborhoods today). Bottom line: more flexible zoning allows for more people to enjoy the benefits we all enjoy by living in Montgomery County: great schools, safe neighborhoods, public transportation, walkable communities and easy access to amenities. As many of you likely know, our country is experiencing a housing crisis, and I'm proud of our county for stepping up to try and find a solution. As you can tell, I'm passionate about this issue, so happy to continue to engage with anyone who has questions. Take care, Maddie

AHSI - Submitted By: Peggy lucero - (Council Webform) (open)

Requested by Peggy Lucero

Peggy

Lucero

Bethesda

20814

Assigned to Livhu Ndou (Staff)

Created at Sep 6, 2024 11:12 AM

Last updated at Sep 16, 2024 2:37 PM

Peggy Lucero

Sep 6, 2024 11:12 AM

FirstName: Peggy

MiddleName:

LastName: lucero

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20814

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: AHSI - Submitted By: Peggy lucero - (Council Webform)

Comments: I am 100% Opposed to the AHSI I was told on Sept 5 by a neighbor the MC Planning Board in about to turn this over to the MC Council and the council is expected to approve it. It appears to me the 'listening sessions' are a gesture with no substance b/c all of this has been decided by MC leadership. I hope I'm missing something here. I utterly can't comprehend how MC citizens were not allowed to vote on something this consequential! Think about the demands on infrastructure when a multidwelling building is erected in an area that was originally planned for single family housing. This kind of significant increase in humans living close together will place a Large Demand on sewage, water, parking, electricity. In my view of this the unintended consequences have not been factored into such a consequential zoning change. It is a case of shoot first and aim later that will deliver new and larger demands on infrastructure that was built to serve a much smaller number of residents. This is seen to be all about making Developers money and is ill-conceived and wrong.

Housing Attainment Proposals - Submitted By: Katherine Davies - (Council Webform) (open)

Requested by Katherine Ann Davies

Katherine
Davies
Bethesda
20816-1732

Assigned to Livhu Ndou (Staff)

Created at Sep 6, 2024 5:23 PM

Last updated at Sep 16, 2024 2:37 PM

Katherine Ann Davies

Sep 6, 2024 5:23 PM

FirstName: Katherine

MiddleName:

LastName: Davies

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20816

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Housing Attainment Proposals - Submitted By: Katherine Davies - (Council Webform)

Comments: Comments on the Attainable Housing Proposal1. ONE MILE IS TOO FAR. The use of one mile from a metro station to include property in the attainable housing zone is too far. The remise that people who live within a mile of a metro will use the metro instead of a car is flawed. There are many reasons why people would be unable to walk a mile to the metro. Besides physical limitations, parents with young children would be challenged to walk this distance. Also, in order to shop and bring packages home you would have to use a car to carry them so far. Using one-half a mile would be more realistic.2. COUNTY RIDE ON BUSES ARE TOO INFREQUENT AND TOO UNRELIABLE TO BE USED IN PLACE OF A CAR. Montgomery County does not have a true public transportation system. If you want residents to take the ride on bus to the metro instead of using a car, there will need to be significant upgrades to the bus system. First, buses must come on a timetable. Second, buses must be more frequent. Third, there must be more routes. As it is today, it is not sufficient.3. IT IS ESSENTIAL THAT ANY MULTIFAMILY PROPERTIES DEVELOPED MUST PROVIDE ON SITE PARKING. I urge the county council members to drive around the streets of the affected developments. In the case of my development, which was built in the 1930s, the roads are very small. With parked cars, the street is a one lane street and cars must pull over and take turns passing.4. WHAT HAS BEEN DONE TO ENSURE THAT ATTAINABLE HOUSING WILL BE BUILT? I do not see any policies that

would result in attainable housing being built. Million dollar condos built in Bethesda will not help anyone. When you get outside of Bethesda, to say, Wheaton and other locations, there is affordable housing. Why are you tearing apart Bethesda and letting the developers rampage about when you have affordable housing in other areas and when you have not put policies in place to create affordable housing and not more luxury housing.⁵ THERE NEEDS TO BE SUPERVISION OF THE HOUSING OPPORTUNITIES COMMISSION. There currently is no review that I can see of the Housing Opportunities Commission. As far as I can tell it operates totally independently within reviews. I don't see this as a good thing. Isn't it their responsibility to create affordable housing? I don't know whether they are or they aren't but they are selling an apartment building that they own in Bethesda. If you are so concerned about affordable housing in Bethesda that you are willing to tear it apart, why is the Housing Opportunities Commission selling a building that it already owes?⁶ HOW CAN MONTGOMERY COUNTY LEAVE THE PARKS AND PLANNING COMMISSION? Like the Housing Opportunities Commission, they are answerable to no one. That is never a good thing. And I have never liked a single proposal that came out of Parks and Planning. I would like to see Montgomery County leave Parks and Planning and handle those functions itself. It would probably be cheaper and might rein the developers in a little. The developers seem to own Parks and Planning.

Objection to "Attainable Housing Strategies" Initiative - Submitted By: Diane Logsdon - (Council Webform) (open)

Requested by Diane Logsdon

Diane
Logsdon
Kensington
20895

Assigned to Livhu Ndou (Staff)

Created at Sep 7, 2024 11:01 AM

Last updated at Sep 16, 2024 2:37 PM

Diane Logsdon
Sep 7, 2024 11:01 AM

FirstName: Diane

MiddleName:

LastName: Logsdon

Suffix:

Address1: [REDACTED]

Address2:

City: Kensington

ZipCode: 20895

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response


Value: yes

Type: (assign form)

Subject: Objection to "Attainable Housing Strategies" Initiative - Submitted By: Diane Logsdon - (Council Webform)

Comments: Montgomery County Council Members,I am writing to express my vehement objection to the proposed "Attainable Housing Strategies" initiative. This plan, while presented as a solution to housing challenges, fails to address current affordable housing concerns and unfairly burdens established neighborhoods. I urge you to really consider the implications and long term impacts of this initiative and how it can never benefit the county or state as it proposes.My primary objections are as follows:Exclusion of Wealthy Areas: The plan blatantly excludes affluent neighborhoods west of I-270 from any zoning changes. This fosters a sense of elitism and undermines the concept of shared responsibility. Attainable housing should be a county-wide effort, not one targeted at pre-selected areas.Not Affordable Housing:The initiative focuses on "attainable" housing, not truly affordable housing for low- and middle-income families. This distinction glosses over the real need for solutions accessible to a broader range of residents.School Capacity:Our schools are already stretched thin. Adding more residents without addressing school capacity will further strain resources and negatively impact the quality of education.Traffic Congestion:Major arteries in Montgomery County are already

congested. This plan, by increasing density, will exacerbate traffic issues and create even more extreme gridlock than already exists. Environmental Impact: Increased impervious surfaces lead to more water runoff, overwhelming existing sewer infrastructure. The environmental impact of this initiative has not been adequately considered. Also, further reduced green spaces, fewer trees with no room to plant more means an increase in "hot spots" without the natural cooling afforded by trees and green spaces. The "Attainable Housing Strategies" initiative appears more aligned with the perspectives of the privileged than the needs of the community. Furthermore, it fails to address the core issue of affordability. We already have plans in place to develop more housing units in the coming years. This proposal only adds unnecessary complexities without solving any current or future problems. I urge you to reject this initiative in its current form. Instead, explore options that address true affordability, distribute the burden fairly across the county, and prioritize solutions that maintain the quality of life for all Montgomery County residents. Thank you for your time and consideration. Sincerely, Diane



Rezoning of Residential Areas - Submitted By: Roger Dower - (Council Webform) (open)

Requested by Roger Dower

Roger
Dower
Bethesda
20814

Assigned to Livhu Ndou (Staff)

Created at Sep 10, 2024 11:21 AM

Last updated at Sep 16, 2024 2:37 PM

Roger Dower

Sep 10, 2024 11:21 AM

FirstName: Roger

MiddleName:

LastName: Dower

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20814

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Rezoning of Residential Areas - Submitted By: Roger Dower - (Council Webform)

Comments: My wife and I listened to the recent webinar on rezoning of residential areas to allow for multiple family dwellings. We are firmly in opposition. While we understand the need to create more affordable housing in Montgomery County, our neighborhood, for example, in Edgemoor is just not structured and plotted for such dwellings. Surely, there are other means and places for providing the kinds of affordable housing that this county needs. Please consider these views as you vote on the measure. Sincerely, Roger Dower Betty Anne Altmann

End single family zoning - Submitted By: Josh Silver - (Council Webform) (open)

Requested by Josh Silver

Josh
Silver
Bethesda
20817

Assigned to Livhu Ndou (Staff)

Created at Sep 13, 2024 4:31 PM

Last updated at Sep 16, 2024 2:30 PM

Josh Silver

Sep 13, 2024 4:31 PM

FirstName: Josh

MiddleName:

LastName: Silver

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20817

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Land Use and Parks

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: End single family zoning - Submitted By: Josh Silver - (Council Webform)

Comments: I strongly agree with the proposal to end single family zoning. Such zoning is a relic of the era of racial segregation. Now, it only serves to increase the cost of housing, further preventing diversity in neighborhoods by income level or race. Please support the legislative proposals to end single family zoning.

FWD: Attainable Housing Strategies Initiative - Community Concerns (open)

Requested by Clare Murphy

Assigned to Livhu Ndou (Staff)

Created at Sep 13, 2024 4:57 PM

Last updated at Sep 16, 2024 2:30 PM

Councilmember Friedson

Sep 13, 2024 4:57 PM

Respectfully referred.

Constituent information:

Clare Murphy

Clare Murphy, Sep 11, 2024, 2:33 PM

Hello Council Members Friedson and Stewart,

We are residents of the Parkwood community in the Bethesda/Kensington area and members of the Parkwood Residents Association (PRA). Parkwood consists of 940+ single family homes. There are 1200 registered accounts on our listserv. Although the community is within a currently designated Priority Housing District, it is well over a walkable mile from the Grosvenor and Medical Center Metro stations and the Kensington MARC station.

Like many communities in Montgomery County, Parkwood residents have questions and concerns about the County's "Attainable Housing Strategies Initiative" (AH) as it is now proposed by the Planning Department and Planning Board. As members of PRA's Attainable Housing Committee, we're contacting you to get information and clarification on concerns that have been raised in our community. Our Committee does not advocate for or against the County's Initiative with our members or fellow residents, but we do share with them, via our listserv, information about the possible impact of the proposals on the Parkwood community as well as our questions and concerns.

Our questions and concerns are:

§ Storm Water Management (SWM). This has been a serious issue in our community for a long time. We've been told that our old SWM system can't manage the current level of construction. At a Planning Board hearing that I attended in April 2023 on the "The Flats at Knowles Station" project, which was approved, the Planning Department's representatives said that there were SWM problems in our neighborhood but said they would be addressed apart from that project. Will SWM problems in the Kensington area be thoroughly addressed and corrected before any multiplex housing is approved?

§ Impact Taxes - As noted above, the infrastructure in old communities like Parkwood and other down county areas needs replacement. Is it shortsighted to lower impact taxes and related fees for AH projects when we already know of infrastructure problems?

§ Municipalities and HOAs - The nineteen incorporated communities in the County can either set their own zoning regulations or can cause delays to AH projects by requiring their own review processes in addition to County processes. With Maryland strongly advocating for Attainable Housing, shouldn't the County prioritize getting the State to lessen or eliminate HOA and Municipalities zoning controls?

In an effort to streamline the review and authorizations processes for AH projects, shouldn't the County eliminate the development review processes currently in place at some incorporated towns and villages?

If the County doesn't make these two regulatory changes high priorities, we foresee unincorporated communities like Parkwood having unfairly concentrated AH development.

§ Growth Corridors - Based on the interactive map in the Planning Department's AHSI Report, it's clear that "Growth Corridors" have to be expanded before zoning changes are made to allow and encourage AH development. The report says that constructing large apartment and condominium buildings in

growth corridors is much more effective at increasing attainable housing than making zoning changes to single family neighborhoods. Shouldn't the Planning Department and the Council expand the currently defined Growth Corridors to disperse AH development more evenly throughout the County? Why aren't major roads, such as River Road and northern Route 28, where attainable housing goals are more likely to be met, being classified as "Growth Corridors"?

§ Pattern Book– At the PH&P Committee Work sessions on AHS, Planning and the Committee Members agreed that it is essential to have a Pattern Book in place before any ZTAs are proposed to the full Council. Is the PH&P Committee committed to having a completed Pattern Book before submitting an AHS proposal to the full Council?

§ Priority Housing District (PHD)– The Planning Board's definition of a PHD being within one mile of public transportation as measured by a straight line is not realistic in Parkwood. Parkwood streets meander around the Rock Creek Park's boundaries and were designed not to be straight lines. A safe walking route for most residents to the Grosvenor/Strathmore Metro station would be more than mile. Shouldn't the Planning Board define a PHD in a realistic and safe measuring method?

§ Other Strategies to increase housing – Several research and community organizations, such as the Montgomery County Civic Federation (MCCF), have made suggestions to increase attainable housing: Below are several other strategies:

- o Increase the amount of multiple dwelling units required in new developments from 15% to 20%.
 - o Co-locate AH on County owned properties.
 - o Streamline the review and authorization processes for conversion of commercial property to residential. For example, in the Kensington area, there are two office buildings that have been vacant or nearly vacant for years. Couldn't those buildings be converted into residential units?
- Shouldn't the County consider other strategies to increase attainable housing before making the changes to single family zoning being proposed by the Planning Department?

We appreciate your expertise and diligence in tackling this very complex issue for our community. Thank you,

Clare Murphy for PRA's Attainable Housing Committee (Christopher Cross, Jeff Griffith, Joe Harkins, Kira Lueders, and Gerald Sharp)

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Single Family Zoning (open)

Requested by Jared Hautamaki

Jared
Hautamaki
Silver Spring
20902-2668

Assigned to Livhu Ndou (Staff)

Created at Sep 13, 2024 8:50 PM

Last updated at Sep 16, 2024 2:30 PM

Jared Hautamaki

Sep 13, 2024 8:50 PM

I write today in opposition to changes to the zoning code that would eliminate single family zoning. While I am strongly in favor of transit oriented development, I am also a homeowner in a working class neighborhood in Wheaton. Eliminating single family zoning is not the responsible progressive solution to our county's, or our nation's, housing shortage. The responsible solution is transit oriented development combined with investments in rail that would see connections grow to cities like Hagerstown, Cumberland and Salisbury, repopulating existing communities which have infrastructure that can be expanded upon to accommodate growth in Maryland. We need a rail connection to the Eastern shore. Hagerstown, Cumberland and West Virginia can accommodate the housing and population growth that Maryland faces. Destroying single family neighborhoods will only benefit developers and increase traffic woes that are already facing our communities. We have invested ourselves in this community because of the single family character of our neighborhood in Wheaton, counting on growth in Wheaton's core and replacing the antiquated strip malls that dominate the urban core. There is plenty of room for growth in Montgomery County without turning your backs on the people that have built these communities and destroying our neighborhoods. As a recent member of the Racial Equity and Social Justice Advisory Committee I urge you to think about the impact this will have on minority communities in Montgomery County. This is reverse gentrification, stealing from working class neighborhoods to give to transient renters in poorly paid service jobs. The racial and social impact will be disproportionately in Wheaton, Glenmont and east county because property values are lower. You won't see duplexes, quads and apartment buildings spring up in Bethesda or Chevy Chase where the population is majority white and wealthy. I strongly urge you to preserve our neighborhoods and protect single family zoning in Montgomery County.

Jared Hautamaki [REDACTED] Silver Spring, MD 20902

Attainable Housing/Re zoning proposal and impact on Section 5 - Submitted By: Laura Foggan - (Council Webform) (open)

Requested by Laura Foggan

Laura
Foggan
Chevy Chase
20815

Assigned to Livhu Ndou (Staff)

Created at Sep 13, 2024 10:02 PM

Last updated at Sep 16, 2024 2:30 PM

Laura Foggan

Sep 13, 2024 10:02 PM

FirstName: Laura

MiddleName:

LastName: Foggan

Suffix:

Address1: [REDACTED]

Address2:

City: Chevy Chase

ZipCode: 20815

EmailAddress: [REDACTED]

PhoneNumber:

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Attainable Housing/Re zoning proposal and impact on Section 5 - Submitted By: Laura Foggan - (Council Webform)

Comments: I write to express concern about the impact on Chevy Chase Section 3 of the rezoning envisioned in the Attainable Housing proposals. Section 3 is ill-equipped to handle the consequences that would follow from these changes, including but not limited to the added strain on infrastructure. I urge you to refrain from advancing or approving these changes given the serious concerns of residents as expressed in recent listening meetings on the proposal and otherwise. Thank you in advance for working with us to disapprove the current attainable housing proposals as they would apply to Section 3 and rethink how to advance the needs of our neighborhoods and community.

Protect Single-Family Zoning - Submitted By: Jennifer Lavorel - (Council Webform) (open)

Requested by Jennifer Lavorel

Jennifer
Lavorel
Bethesda
20816

Assigned to Livhu Ndou (Staff)

Created at Sep 17, 2024 9:14 AM

Last updated at Sep 20, 2024 2:07 PM

Jennifer Lavorel

Sep 17, 2024 9:14 AM

FirstName: Jennifer

MiddleName:

LastName: Lavorel

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20816

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Land Use and Parks

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Protect Single-Family Zoning - Submitted By: Jennifer Lavorel - (Council Webform)

Comments: Dear Councilmembers, On behalf of myself and my fellow petitioners, I respectfully make you aware of the below-linked petition on the topic of the recommendation from the Montgomery County Planning Department to allow by-right duplexes, triplexes, and quadplexes in neighborhoods currently zoned for single-family housing. www.change.org/ProtectSingleFamilyZoning

Thank you. Jennifer Lavorel

FWD: AHSI concerns (open)

Requested by Laura Ray

Laura

Ray

Chevy Chase [REDACTED]

20815

Assigned to Livhu Ndou (Staff)

Created at Sep 18, 2024 5:57 PM

Last updated at Sep 25, 2024 2:03 PM

Councilmember Friedson

Sep 18, 2024 5:57 PM

Respectfully referred.

Constituent information:

Laura Ray

Laura Ray, Sep 17, 2024, 9:22 PM

Dear Councilmember Friedson,

I am emailing you about the Attainable Housing Strategies Initiative that is at play here in Montgomery County and most specifically in Chevy Chase. I am a current resident [REDACTED] in Chevy Chase, Maryland and I am vehemently opposed to this plan being put into action without serious revisions to what is being proposed.

I am currently already unsure about sending my child to Rosemary Hills because the school is so big and has so many children. The classes are already too big for one teacher to manage and what is the proposal for this? Where are all of the new residents of these duplexes, triplexes and multiplexes going to send their children to school?

In section 3 we also have a great deal of water and drainage issues as well due to over building and lack of trees and vegetation. I currently already share a driveway with my neighbor! There is simply no more space for such a large increase in population here and will cause a negative impact on the local environment and damage to the current houses.

Additionally, the streets here are narrow and at capacity. Is there a plan to widen all of the streets and add areas for people to park?

This is a short sided plan that has been proposed and will certainly drive current residents out of their homes and into other neighborhoods.

Thank you for your time,

Laura Ray

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FWD: Support for AHSI from Chevy Chase (open)

Requested by Scott Shuchart

Scott
Shuchart
Bethesda
20816-2722

Assigned to Livhu Ndou (Staff)

Created at Sep 18, 2024 5:59 PM

Last updated at Sep 20, 2024 2:07 PM

Councilmember Friedson

Sep 18, 2024 5:59 PM

Respectfully referred.
Constituent information:
Scott Shuchart

Scott Shuchart, Sep 17, 2024, 10:11 PM

Council Members,

I write a the urging of the village manager in my area, Chevy Chase [REDACTED] with respect to the Attainable Housing Strategies Initiative, and I hope to attend the Sept. 25 session.

Contrary to what I fear you have been hearing from Section 3 and nearby governments, the Attainable Housing Strategies approach is a great set of ideas – imperfect as all things are, but an important approach to a more ecological, just, and fun use of the limited land in southern Montgomery County. I support adoption of the AHSI.

The D.C. area faces a challenge in ensuring that smart growth near the core limits the endless sprawl that saps a city of vibrancy, wastes energy and time, and puts workers too far from their jobs. Southern Montgomery County needs to be an area that can attract young new families, not just families started by young adults who grew up as rich kids in Chevy Chase themselves. We need homes for families without generational wealth and ways for people who want to live in the mixed density of a Bethesda to afford to do so, rather than being forced beyond the end of the Red Line for affordability. (More transit is needed too, of course - the Purple Line needs to go to Tysons!)

Smart infill development is key to making the county a place people can afford to live and want to live.

Across the country, it is clear that dense metros - San Francisco, Los Angeles, New York, Boston - far outperform the Sunbelt areas where new single-family construction is the only kind of new housing.

Montgomery County should continue to foster the multi-modal, transit-focused development that befits the inner-ring suburbs of a great urban center.

I fear my crankier neighbors are much noisier in opposing AHSI than the many quieter residents who feel, as I do, that sensible redevelopment at greater household densities will bring more vibrant, diverse, fun families to the area. AHSI poses no risk to whatever “character” is worth preserving in these old streetcar suburbs; Chevy Chase is hardly Georgetown. I was particularly appalled to hear a neighbor complaining that the council had meetings about the AHSI over the summer when this neighbor was at her beach house. Montgomery County needs to be developed for those of us who live, and will live, here, not the aged Boomers whose local pieds-a-terre provide an interlude when they can’t make it to Rehoboth or the Vineyard for a spell.

Yours in support of this initiative,

Scott Shuchart

Chevy Chase, [REDACTED]

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FWD: Proposed Zoning change to abolish single family housing in Bethesda (and elsewhere in the County) (open)

Requested by Herbert Rosenthal

Herbert
Rosenthal

Assigned to Livhu Ndou (Staff)

Created at Sep 18, 2024 6:13 PM

Last updated at Sep 20, 2024 2:07 PM

Councilmember Friedson

Sep 18, 2024 6:13 PM

Respectfully referred.
Constituent information:
herbert rosenthal

[REDACTED]
herbert rosenthal, Sep 18, 2024, 6:13 PM

Dear Councilmembers

I am attaching what I think is a well written opposition to the proposed Developers, Builders, and Venture Capitalist Enrichment Act of 2024 (the Planning Board's zoning proposal up for Council review). Just today I was told that Arlington Virginia which is tinkering with a similar proposal: The lot for a single family house torn down would produce SIX condos or housing units starting at \$1.1 Million. Hardly affordable. 8 to 10 more cars parking on the street.

I ask all the council members to vote against this proposal. Let's turn unused office space into affordable and in-town housing.

Thank you.

—
Herbert Rosenthal

[REDACTED]
Bethesda, MD

Attachment(s):

opposition to zoning proposal.docx - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/LltQ6yUpilnM0I0MnDhbcQhWz/?name=opposition+to+zoning+proposal.docx>

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: MoCo Rezoning Decision -- Comments/ Concerns (open)

Requested by T. Lamade

Assigned to Livhu Ndou (Staff)

Created at Sep 18, 2024 7:47 PM

Last updated at Oct 22, 2024 2:48 PM

Councilmember Friedson

Sep 18, 2024 7:47 PM

Respectfully referred.

Constituent information:

T Lamade

[REDACTED]

T Lamade, Sep 16, 2024, 2:40 PM

Council Member Friedson,

As a resident of Rollingwood, while I support finding ways to attain affordable housing, I am incredibly disappointed with the way these plans for rezoning Montgomery County have unfolded. It seems like this was done in a secretive manner with little to no consideration for the current residents. This decision will affect neighborhoods, traffic, livelihoods, and schools in ways that I do not believe are accounted for in the proposal. I also find it amazing that the county and state have spent endless dollars on the Purple Line with the intent of giving people easier commutes into Bethesda and DC, only to now propose this plan.

Regards,

T. Lamade

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: AHS premise is a "crisis" shortage in housing...but MoCo data on housing is gibberish...where is any reliable data? (open)

Requested by David Putnam

Assigned to Livhu Ndou (Staff)

Created at Sep 18, 2024 8:16 PM

Last updated at Sep 20, 2024 2:07 PM

Councilmember Friedson

Sep 18, 2024 8:16 PM

Respectfully referred.

Constituent information:

David Putnam

[REDACTED]

David Putnam, Sep 13, 2024, 7:19 PM

Will We Ever Know Whether We are Building Enough Housing? August 7, 2024 _By Adam Pagnucco._
<https://montgomeryperspective.com/2024/08/07/will-we-ever-know-whether-we-are-building-enough-housing/>

I will begin this post with three statements. Montgomery County government has no idea how many housing units it has permitted prior to 2019. The director of the Department of Permitting Services (DPS) has admitted to me that unit data provided to me last year was inaccurate. And given our lack of historical data, it is difficult at best to determine whether we are producing enough housing for current and future residents.

First, a retrospective. In June 2023, I wrote **a post** using data from the U.S. Census Building Permit Survey (BPS) stating that Montgomery County had its worst year on record in 2022 on permitting housing units. Two days later, the county claimed the census data was inaccurate and **provided its own unit data going back to 2000** showing that units permitted from 2019 on were in fact some of the best years for housing production over the period. The mismatch of census data and the county's data was due to the fact that **the county had not been reporting its data to the Census Bureau for years**, thereby causing the bureau to construct faulty estimates. The county council became concerned about this issue and **assigned its Office of Legislative Oversight (OLO) to examine housing permits from 2000 on**.

OLO's **report** was released in June and contained this key finding: "Revised data prior to 2019 are not available. DPS's internal systems prior to 2019 did not allow for tracking of trends in numbers of units authorized by permit." The report also states, "Corrected BPS data are not available for the period from 2000-2019."

But wait a minute. If revised data prior to 2019 does not exist, then what about **the data that the county sent me going back to 2000** that I published last year? I asked DPS staff about this over a two week period starting in late June. After a bit of back and forth, I asked, "So was the building permit information supplied by DPS and the executive branch to my site in June 2023 accurate or not? This is the post on which it was published: **<https://montgomeryperspective.com/2023/06/15/county-government-census-building-permit-data-is-wrong/>**."

DPS Director Rabbiah Sabbakhan replied, "This data issue is irrespective of any county branch of government. We are all one government trying to be as open and transparent as possible. What was provided in June 2023 was later recognized to contain inaccuracies and was subsequently ameliorated. The data published in the OLO report is deemed correct."

So let's review this. The county had not been reporting unit permits to the Census Bureau for years. When I published the census data, the county refuted it with data that it now admits is inaccurate. That inaccurate data provided by the county was allowed to languish on my site for over a year. I obtained an

admission of inaccuracy only after OLO published its report, which would not have happened except for action by the county council, and I subjected the county government to weeks of questions.

This is cause for displeasure.

But there is more. OLO reported this:

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 In 2023, Executive Branch staff worked with staff from the City of Gaithersburg and the City of Rockville to develop revised estimates of newly permitted housing units for 2019-2022 and to establish accurate BPS reporting processes moving forward. However, the Census Bureau's publicly reported data from 2019-2022 do not reflect these revised estimates because the Census Bureau does not have a process that allows for revisions after datasets are finalized.

So neither the county government, nor the Census Bureau, nor anyone else has any idea how many housing units we permitted before 2019. Let's remember that the prior two decades contained a historic real estate boom, the Great Recession, and an uneven recovery that strengthened until the pandemic. That's a fair sampling of points across two business cycles that provide a benchmark for housing production.

There are alternatives like the Census Bureau's decennial census and its American Community Survey, but both have lag times (the former comes out only once a decade), measure net housing stock rather than additions and have error rates that grow larger with small geographies. They are no substitute for the granular data available from building permit series.

And so deprived of our history, we have no idea whether we are producing enough housing now. Think of all the housing targets we have in our master plans and before the Metropolitan Washington Council of Governments, ****which establishes housing targets for the region****. There is no way to judge whether we are doing more, less or about right compared to what we have been doing.

It's an astonishing failure of our ability to measure economic data. And it affects housing production, which is one of the highest priorities of our elected leaders.

I get that DPS may never be able to audit all of its records. There has to be many thousands of them, and DPS staff is busy processing new permit applications that come in. After all, that's why owners pay fees to DPS.

But county leaders must consider whether a contractor should be hired to examine the building permit records and develop a solid statistical history from them. Sure, it would cost money and take time. But the alternative is that we will be flying blind on housing production for many years to come. Policy makers should find that prospect to be unacceptable.

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****Additionally from OLO Memorandum Report 2024-10; June 11, 2024; By Natalia Carrizosa, Senior Legislative Analyst, p15****

"OLO finds that BPS data for Montgomery County for the period from 2000 to 2019 may not accurately reflect housing starts in Montgomery County.

"BPS data reportedmay include inaccurate data reported to the Census Bureau...

"DPS's internal systems prior to 2019 did not allow for tracking of trends in numbers of units authorized by permit, only numbers of permits.....

"However, the Census Bureau's publicly reported data from 2019-2022 do not reflect these revised estimates because the Census Bureau does not have a process that allows for revisions after datasets are finalized. ...

"The revised data indicate significantly higher numbers of newly permitted housing units compared with original BPS data for Montgomery County...."

DEP

David E. Putnam

Chevy Chase, MD 20815-3134

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FWD: Research shows the results of upzoning are the OPPOSITE of what AHS espouses (open)

Requested by David Putnam

Assigned to Livhu Ndou (Staff)

Created at Sep 18, 2024 8:20 PM

Last updated at Sep 20, 2024 2:07 PM

Councilmember Friedson

Sep 18, 2024 8:20 PM

Respectfully referred.

Constituent information:

David Putnam

David Putnam, Sep 13, 2024, 1:48 PM

Commentary from Bloomington, IL, a small-ish city with characteristics similar to Montgomery County, therefore relevant. [Ed]

<https://stopbtownupzoning.org/2021/01/25/who-benefits-from-upzoningon-housing-affordability-and-equity/>

****Who Benefits from Upzoning? On Housing Affordability and Equity **_By Russell Skiba, PhD_**

In its rollout of the UDO amendment proposal in October, Bloomington's Planning & Transportation Department claimed that upzoning to allow plexes throughout the city, but especially in core neighborhoods, would help meet the Comprehensive Plan's goals of "equitable access to housing" and growth in the city's inventory of affordable housing.

Such goals are laudable. Certainly, structural racism remains deeply embedded in American culture. In his article *_The Making of Ferguson_*, Richard Rothstein documents the way many segments of American society – the courts; local, state, and federal government; real estate agents; developers; banks; urban planners; and fearful and prejudiced White residents – all helped nurture the racial segregation that continues to plague our society to this day. It is time to bring that period of our history to an end, and to repair the damage it has caused.

But as with any reform, we need to be clear that the proposed new policies will in some way *_fix_* the problem, not exacerbate it.

In the case of the UDO amendment, it's important to understand whether the evidence suggests that the new zoning map will actually improve affordability and equity. Based on current research on zoning, can we expect that upzoning will result in increased equity and housing affordability in Bloomington?

** **

****To What Extent Does Upzoning Increase Affordability and Equity? ****

****The brief answer: It doesn't. ****

Bloomington's upzoning proponents have argued that social science backs them up when they claim that removing zoning restrictions on dense housing development increases equity in housing opportunity (generally citing studies focused on much larger cities). But far from encouraging affordability, upzoning has consistently been found to result in a decrease in affordability, an increase in property taxes, an increase in average rents, and a reduction in affordable housing units.

Researchers studying upzoning in Chicago over a five year period found that upzoning resulted in higher property prices with no increase in the construction of affordable housing, leading them to conclude that those hoping to address affordability "may need to look for other solutions."

Similarly, a 2020 study found that, far from improving affordability, upzoning increases gentrification; the authors concluded that policies such as upzoning "unleash market forces that serve high-income earners, therefore reinforcing the effects of income inequality rather than tempering them."

Densification advocates claim that their objectives include greater diversity in Bloomington's neighborhoods. However, upzoning has *_not_* been found to improve equity for people of color and

lower income residents, but rather to _displace lower income tenants_ in upzoned areas. Upzoning accelerates the process of gentrification, and the upward pressure on mortgage payments and rents this brings has been found to drive Black and Latinx residents out, not draw them in.

A study by the Churches United for Fair Housing documented “drastic decreases” in Black and Latino populations in upzoned neighborhoods in New York City after a decade of zoning changes. Another showed that while White presence has in general decreased in New York City, the White population _increased_ in neighborhoods where upzoning occurred, leading the researchers to conclude that “concerns around gentrification and an influx of White residents following an upzoning are warranted.”

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****The ‘Filtering’ Nostrum****

Faced with such challenges to its assertions about equity and affordability, Bloomington’s Planning Department and other advocates of upzoning have retreated to a secondary argument.

At multiple neighborhood association meetings discussing the proposed map and amendments, Jackie Scanlan, Development Services Manager for the Planning Department, has stated that increased density due to upzoning would _not_ by itself affect housing affordability. City Council Member Isabel Piedmont-Smith, at a recent Elm Heights Neighborhood Association meeting (January 23, 2021), proposed that upzoning would instead create a “ripple effect” — as higher income residents move into the new housing created by increased density, their vacated older homes or apartments would sell or rent for less, thereby driving down the prices for lower-income residents.

** **

****This is a central tenet of those who believe that the solution to affordability is simply to increase housing density and new construction. The technical term is _filtering_.****

The theory is that, with more new construction, available housing “filters’ down as wealthier households move to newer units, leaving older homes available to the less wealthy.”

Once again, empirical evidence in support of filtering is thin at best. In 2016, the University of California-Berkeley’s Institute of Governmental Studies — California’s oldest public policy research center — studied different approaches to increasing housing affordability and reducing displacement of people of color and low-income residents. They concluded that filtering is not sufficient to affect affordability, pointing out that the effects of filtering may not be seen for _generations_. So, by the time affordability benefits accrue, the property may have deteriorated too much to be habitable.

Even advocates of filtering admit that it will have little impact on affordability. In a posting on _Planetizen_, filtering proponent Todd Litman is able to show that it increases affordability only when he includes middle income residents in the group that benefits. In the end, he admits that filtering “does not provide quick relief to people with very low incomes or special needs.”

The University of California-Berkeley’s Institute of Governmental Studies studied different approaches to increasing housing affordability and reducing displacement of people of color and low-income residents. They concluded that filtering is not sufficient to affect affordability, pointing out that the effects of filtering may not be seen for _generations_. So by the time affordability benefits accrue, the property may have deteriorated too much to be habitable.

Emily Hamilton, a senior research fellow at the Koch-funded think tank Mercatus Center, argues for “repealing exclusionary zoning” but admits that “Even with land use policy that permits abundant housing construction, however, some low-income households will struggle to afford housing. Housing security for these households requires subsidies, nonprofit housing, or government-built housing.”

This begs the question: If filtering and other strategies to maximize development and density increase affordability and availability only when paired with more reliable strategies that directly address affordable housing, why not simply rely on those proven methods, without resorting to the questionable strategy of filtering?

** **

****Who Really Benefits?***

Far from increasing equity and affordability, ****upzoning appears to favor upper-income residents**** and creates racial displacement; so it isn’t surprising that it has proven tremendously unpopular among those it purportedly helps. There have been numerous protests against upzoning in New York, Oakland, Los Angeles, Seattle, and other cities by residents of color, lower income residents, and housing advocates. Just before Christmas, a group of 65 community, civic, cultural, environmental and preservationist groups rallied at City Hall in New York City to demand an end to the city’s upzoning

efforts, characterizing 15 upzonings supported by Mayor DeBlasio as “a giveaway to his developer friends and campaign donors.”

Nowhere are the divisions caused by upzoning proposals more bitter than in Austin, Texas, where the community has been battling proposed upzoning for years. In the latest chapter of the struggle, thousands of residents have sent individual protests to the City, in order to slow down or halt the rezoning; in response, the Austin City Council is spending \$121,000 to hire an attorney to argue that property owners do not have the right to protest comprehensive zoning plans. The LA Tenants’ Union calls strategies such as upzoning “a deregulatory, trickle-down framework for housing policy that does more harm than good.”

** **

**If residents of color and those struggling with lower incomes don’t really benefit from upzoning, it’s fair to ask: Who does? **

The obvious and most well-documented answer is big developers and real estate investors. _Aprio_, one of the nation’s largest and most well-established financial consulting firms, noted that “upzoning will create opportunities for real estate developers and higher property values may encourage real estate professionals to invest in projects located in areas that they have not historically considered.”

The real estate investment site _Millionacres_ agrees, observing that upzoning will bring “a wealth of development opportunities...barriers [to successful real estate investment] have come crashing down – and now it’s possible to build real wealth through real estate at a fraction of what it used to cost.” And profits for developers and investors arrive quickly. Research in Chicago (Freemark, 2020) showed that property values in upzoned areas increased almost immediately after the approval of the new zoning. Tom Angotti and Sylvia Morse’s book _Zoned Out!_ details the harsh consequences of upzoning in a number of American cities. They describe a consistent pattern of development and racial displacement in which developers, seeing a new opportunity, engage in a “flurry of speculative purchasing” that drives property values up, while driving low income and Black and Brown residents out. The LA Tenants’ Union calls the beliefs behind this process “a dangerous ideology that is funded by the powerful to serve the powerful.”

** **

The Pandemic, Racism, and Zoning Maps

All of this is set within the larger reality of the pandemic. We are all grateful for the arrival of the COVID-19 vaccine. It goes without saying that its approval was contingent upon solid data that it would be effective in preventing COVID-19 without creating harms of its own.

Likewise, our attempts to effect change through policy, including zoning maps, should be shown to relieve suffering and do no harm. The pandemic of racism, created over hundreds of years through greed, scientific racism, and government policy, has left us with intolerable inequities that we must commit to making right. But just as we would not treat a disease with a cure that harms the patient, we should not replace one form of systemic racism with another.

DEP

David E. Putnam

Chevy Chase, MD 20815-3134

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AHS proposal - Submitted By: Ann Joseph - (Council Webform) (open)

Requested by Ann Friedman Joseph

Ann
Joseph
Chevy Chase
20815-3908

Assigned to Livhu Ndou (Staff)

Created at Sep 21, 2024 9:35 PM

Last updated at Oct 22, 2024 2:48 PM

Ann Friedman Joseph

Sep 21, 2024 9:35 PM

FirstName: Ann

MiddleName:

LastName: Joseph

Suffix:

Address1: [REDACTED]

Address2:

City: Chevy Chase

ZipCode: 20815

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value:

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: AHS proposal - Submitted By: Ann Joseph - (Council Webform)

Comments: I have been a resident of Rollingwood in my home for over 60 years. I am very upset about the proposal to permit multi-unit housing in these small residential neighborhoods. The traffic on Connecticut Ave now is bumper to bumper all day long. Recent apartment building and proposed units close to the Purple line will already increase the congestion. This proposal will benefit developers and ruin residential neighborhoods.. It will not solve the problem of needed lower- cost housing. Why not put these units in commercial areas and convert vacant office buildings and deserted strip malls. This would solve double problems, not make things worse.

AHSI - Submitted By: William Howe - (Council Webform) (open)

Requested by William Howe

William
Howe
BETHESDA
20816-2729

Assigned to Livhu Ndou (Staff)

Created at Sep 23, 2024 8:41 AM

Last updated at Oct 22, 2024 2:48 PM

William Howe

Sep 23, 2024 8:41 AM

FirstName: William

MiddleName:

LastName: Howe

Suffix:

Address1: [REDACTED]

Address2:

City: BETHESDA

ZipCode: 20816

EmailAddress: [REDACTED]

PhoneNumber:

Name: Topic

Value:

Name: Purpose

Value:

Name: Response

Value: yes

Type: (assign form)

Subject: AHSI - Submitted By: William Howe - (Council Webform)

Comments: Please consider me a definite opponent of the AHSI. I don't appreciate the sneaky way it was done or its result. People who choose to live in single family neighborhoods should not have them zoned out from under them. The purple line is an economic disaster and trying to "save it" with the ASHI only makes it worse. Cut your losses – stop the purple line construction and abandon the AHSI. It's high time the Council started to look out for those of us who already live in the county and stop worrying about those who haven't moved here yet. In case you haven't noticed it, high earners are moving out of the county in favor of lower tax jurisdictions, and encouraging low income citizens to come here won't solve the problem. You and your developer cohorts have put the county in a death spiral from which it will not recover.

FWD: Press pause on AHSI please. THank you (open)

Requested by Kristina K Catto

Kristina

Catto

Chevy Chase

20815-4915

Assigned to Livhu Ndou (Staff)

Created at Sep 23, 2024 6:12 PM

Last updated at Oct 22, 2024 2:48 PM

Councilmember Friedson

Sep 23, 2024 6:12 PM

Respectfully referred.

Constituent information:

Kristina K Catto

[REDACTED]

Kristina K Catto, Sep 23, 2024, 5:24 PM

-

Kristina Catto

[REDACTED]

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing (open)

Requested by Shaheda Sultan

Assigned to Livhu Ndou (Staff)

Created at Sep 23, 2024 6:14 PM

Last updated at Oct 22, 2024 2:48 PM

Councilmember Friedson

Sep 23, 2024 6:14 PM

Attainable Housing comments

Constituent information:

[REDACTED]

Shaheda Sultan, Sep 22, 2024, 6:06 PM

Dear Mr. Friedson,

I am strongly opposed to your proposal for changing the zoning of my neighborhood ([REDACTED] Bethesda, MD 20816) so that if a house in my area is sold to a developer, the developer can tear down the existing house and build in its place a three-story apartment building, or a duplex, or any multi-family dwelling.

That would bring down sharply the value of my modest house; my biggest investment made more than thirty-five years ago.

It would also change the quality of life that attracted me and others who bought homes in the neighborhood.

The Planning Commission has provided no facts or data or reasons to support their proposal.

A few years ago the county gave current home owners the option to build Accessory Dwelling Units (ADUs) on their properties. The goal of that project was also to create affordable housing by additions to existing homes or building detached housing.

Can you please provide numbers for how many ADUs have been built? It is vital to give that project sufficient time to develop and learn from it. There is no need for adding on to the ADU project without any studies and analysis of whether the new Attainable Housing proposal is necessary.

The Planning Commission cannot willy-nilly take on the problems that would certainly arise from such a haphazard plan. For example, increased density on roads, schools, hospitals, shopping centers, buses, and other public transportation systems.

There would also be problems caused by increasing the burden on social services, such as the police, ambulances, firefighters teachers, nurses, and doctors.

You should also know that the houses in my neighborhood are being sold to developers who build McMansions where a rambler, or a three-bedroom home used to be. As just one example, the McMansion recently built at [REDACTED], MD 20816 is being marketed at \$2,295,000.

Hardly

« attainable ! »

And, if a developer does build a three apartment building, under your Attainable Housing plan, each apartment will be priced over \$1,000,000 for the developer to make a profit.

For all the reasons provided above, please withdraw your ill-considered proposal.

Thank you for your time,

Sincerely,

Shaheda Sultan

[REDACTED]
Bethesda, MD 20816

Sent from my iPhone

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing (open)

Requested by Lizzie Ellen Holtan

Assigned to Livhu Ndou (Staff)

Created at Sep 23, 2024 6:14 PM

Last updated at Oct 22, 2024 2:48 PM

Councilmember Friedson

Sep 23, 2024 6:14 PM

Attainable Housing Comments

Constituent information:

Lizzie Ellen Holtan

[REDACTED]

Lizzie Ellen Holtan, Sep 19, 2024, 1:42 PM

Dear Members of the Montgomery County Council,

As a resident and homeowner in Montgomery County, I respectfully ask the council to reconsider the proposed Attainable Housing Strategies Zoning Changes. While well-intentioned, the plan as currently drafted is a one-size-fits-all mandate, giving little or no consideration to the unique needs or interests of specific neighborhoods and communities.

As a resident of the Chevy Chase Village Historic District, I am particularly concerned that the new zoning rules would significantly undermine generations of successful preservation efforts to maintain the historic character and architectural significance of this neighborhood. Homeowners in the county's historic districts must abide by strict rules and reviews by the Historic Preservation Commission in order to update or modify their homes. However, the new zoning rules would give property owners and real estate developers free reign to significantly modify, or replace, these homes with multifamily housing units.

The new rules would allow any homeowner – even in the historic district – to convert their single-family home to a duplex or triplex “by right.” Additionally, most of the village historic district would fall within a “Priority Housing District” due to its proximity to the Friendship Heights Metro Station, meaning that historic homes could be demolished and replaced with “quadplexes.” Finally, approximately 160 properties within the Village are located within 500 feet of Connecticut or Wisconsin Avenues, which are identified as “major growth corridors,” thereby allowing up to four-story apartment buildings with up to 19 units each on these properties.

This development is not only unwanted by our neighborhood, it is in direct conflict with the stated goals of the county's Historic Preservation Commission and Chapter 24A of the Montgomery County Code. At a minimum, the new zoning rules should make clear that these changes do not apply to historic properties or to neighborhoods designated as historic districts.

As the county seeks to provide more affordable housing to residents, please do not undermine our historic district by opening it up to unwanted development. We cannot fix what ails our community by destroying what makes it great. Sacrificing our history for growth would be an irreversible mistake.

Thank you for your consideration.

Sincerely,

Lizzie Holtan

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing (open)

Requested by Dan Wilhelm

Assigned to Livhu Ndou (Staff)

Created at Sep 23, 2024 6:16 PM

Last updated at Oct 22, 2024 2:48 PM

Councilmember Friedson

Sep 23, 2024 6:16 PM

attainable housing comments

Constituent information:

Dan Wilhelm

Dan Wilhelm, Sep 16, 2024, 11:07 AM

****Greater Colesville Citizens Association****

██████████
Colesville, MD 20914

September 17, 2024

Montgomery County Council Planning, Housing and Parks (PHP) Committee

Attn: Andrew Friedson

100 Maryland Ave

Rockville, MD 20850

Re: Attainable Housing Strategies

Dear Council President Friedson:

The Greater Colesville Citizens Association (GCCA) strongly opposes the proposed Planning Board Attainable Housing Strategies for the following reasons:

- ****The planning board basis for the number of units receiving building permits is very inaccurate and thus the need is overstated.**** See OLO report 2024-10, dated June 11, 2024. The Planning Staff had been using the Census data to justify the need for attainable housing but staff found that the accurate data shows the number is significantly higher. Over the four-year 2019-2022 period, the actual number was 2.3 times higher (13532 vs 5843). The use of inaccurate data calls into question the need to address a housing shortage and the attainable housing proposal.
- ****COC Round 10 projections for housing demand are lower than Round 9.****2. We assume the planning staff used round 9.2 so the project demand is low. Also note that the CAC data is a projection not a target. The planning board is treating them as targets, which leads them to unreasonable push for more housing.
- ****The county already has approved more than enough housing development to satisfy the need****. In May 2024 the pipeline stood at 30,634 units, but the projected need through 2040 is 40,622 (48,311 less than the above correction of 7689). Thus, 75% of the number needed over the next 16 years have already received subdivision approval, most of it in the last four years. Over the next 16 years, many more housing projects will be coming, including the 3000 to 5000 at Viva White Oak, which the community supports. The council should be addressing the reasons why these already approved projects are not being built. In addition to the pipeline approvals, the existing zoning allows much more development so attainable housing change is not justified.
- ****Many office buildings will be replaced by housing over the next decade.**** Office demand has shifted as a result of the pandemic with large numbers of employees now working from home. As existing leases expire, property owners will be faced with how to use the properties and housing will be the primary use. That has already started in East County on Broadbirch Dr where the 387-unit White Oak Apartment development is under construction. It replaces an office building.
- ****The housing need projections fail to account for the aging of the population.**** The post-World War II generation is well into their retirement years. Many of those people have been living in their houses during their 70's but should be moving out somewhere around age 80 because of health/mobility

reasons - in with family or into senior housing. As a result, large numbers of houses will come on the market. This transition is now in its early stages since the oldest baby boomers are now 78.

- **The fundamental environmental assumptions are wrong. In a September 22, 2022 letter to the Council on Thrive, DEP Intergovernmental Affairs Division Chief Steve Shofar stated:** _The fundamental premise of Thrive 2050 is that we can improve the environment and address the impact of climate change while continuing to grow through compact growth and compact communities. **This premise is not accurate.**_

- **The Planning Staff and Council have stated that the desire is to focus development around metro stations.** If that is true, why is the proposal to change zoning throughout the county? In much of the area outside the beltway, there is no premium transit and only sparse local bus service. Adding more housing will just add more vehicles. On top of that, the proposal reduces the amount of onsite parking. The result will just be more on-street parking, which is already a problem in many R90 and R60 zones with limited on street parking spaces. School buses, emergency and other large vehicles will have extreme difficulty accessing these neighborhoods

- **The proposal will destroy neighborhoods by eliminating single family zoning and increase the cost of housing.** The Montgomery County Civic Federation had former Minneapolis Planning Board Vice President Aliss Luepke Pier speak to them while Thrive was being debated. She indicated that Minneapolis voted in late 2018 to allow triplexes on single-family lots. Intended to increase the affordable housing supply and reduce the impact of housing discrimination, these policies have produced unintended consequences. For example, speculative absentee investors have been driving up the cost of housing, which has doubled in the past five years. The resulting flight of capital has undermined home ownership and investment in the local economy. We in East County have seen the effect of reduced home ownership especially east of US29, which has the highest crime rate in the county. On February 8, 2022, a court ordered Minneapolis to halt the implantation of its 2040 plan amid concerns about its environmental impact. Montgomery County still has a chance to avoid Minneapolis's mistakes.

- **The proposal will largely eliminate citizen involvement since most of the development in single family zones will be by right. ** That means the owner need only get a building permit with has no ability for the citizens to learn about it or comment before construction starts.

Therefore, the attainable housing proposal should be shelved. Between using inaccurate permit data and already approved applications, 75% of the demand for the next 16 years has been addressed. The other 25% will be more than satisfied by office-to-residential conversions, aging baby boomers vacating their existing houses, and new development, like Viva White Oak. It would also harm the environment and undermine the effort to address global warming. Experience from Minneapolis points to major negative side effects, including increased housing costs, the exact opposite of what is needed. Rather than moving forward with attainable housing, the county needs to focus on the cost of housing. The pending Growth and Infrastructure Policy (GIP) is a good place to start.

Sincerely,

Daniel L. Wilhelm, President

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

I oppose the R60 zoning text amendment (ZTA) under the Attainable Housing Initiative (AHI). - Submitted By: Kirstin Austin - (Council Webform) (open)

Requested by Kirstin Austin

Kirstin
Austin
Silver Spring, Maryland, Unite
20910

Assigned to Livhu Ndou (Staff)

Created at Sep 23, 2024 6:16 PM

Last updated at Oct 22, 2024 2:48 PM

Kirstin Austin

Sep 23, 2024 6:16 PM

FirstName: Kirstin

MiddleName:

LastName: Austin

Suffix:

Address1: [REDACTED]

Address2: [REDACTED]

City: Silver Spring, Maryland, Unite

ZipCode: 20910

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: I oppose the R60 zoning text amendment (ZTA) under the Attainable Housing Initiative (AHI). - Submitted By: Kirstin Austin - (Council Webform)

Comments: Dear Council members, I oppose the R60 zoning text amendment (ZTA) under the Attainable Housing Initiative (AHI). I would be in favor of making accessory dwelling units easier to obtain. This is a middle way that will increase housing options, without making a free for all building boom, which is likely to destroy small single-family neighborhoods such as North Woodside, where I live. I am in favor of increasing housing options, while not destroying neighborhoods that are old and well-established. In North woodside the roads are old and narrow, there is little off-street parking, and we strive to have lots of trees. If R60 is passed and any type of building at all can take place, we will lose our trees, and the roads and parking will become impossible. Please think about the character of old neighborhoods before imposing this on us, against our will. In addition, we in Silver Spring know that we are the most likely to get these random new rules imposed on us, and not to the same extent elsewhere in the county, especially the rich areas such as Bethesda and Chevy Chase, who can afford to fight it

legally. Please help us maintain the character of north woodside and to preserve homeowners investments into this very small neighborhood. Thank you, Kirstin Austin [REDACTED] spring, md. 20910

FWD: Attainable Housing (open)

Requested by Gregory Kohler

Assigned to Livhu Ndou (Staff)

Created at Sep 23, 2024 6:16 PM

Last updated at Oct 22, 2024 2:48 PM

Councilmember Friedson

Sep 23, 2024 6:16 PM

Attainable Housing Comments

Constituent information:

Gregory Kohler

Gregory Kohler, Sep 13, 2024, 2:40 PM

Dear Council President Friedson,

My name is Gregory Kohler, and I am a Montgomery County resident in Takoma Park ([REDACTED]). I am very pleased that the council is considering the Attainable Housing proposal to upzone all single family housing. We are in a housing affordability crisis, and more gigantic apartment buildings do not go far enough in addressing the affordability gap, especially for young families looking to buy and build equity. We need a broader diversity of "middle housing."

I agree with the proposal to upzone single family properties to allow for construction of townhomes and multifamily properties.

Best,

Greg

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: "Attainable" Housing (open)

Requested by Gregory Miller

Gregory
Miller
Bethesda
20814-5721

Assigned to Livhu Ndou (Staff)

Created at Sep 23, 2024 6:17 PM

Last updated at Oct 22, 2024 2:48 PM

Councilmember Friedson

Sep 23, 2024 6:17 PM

Attainable Housing Comments

Constituent information:

Gregory Miller

Gregory Miller, Aug 14, 2024, 1:04 PM

Dear Mr. Friedson,

As part of the preparation for upcoming listening sessions on the proposals for "attainable" housing, please encourage someone on the Council staff to compare the prices of new build townhomes to existing housing stock in various neighborhoods.

If the rest of the county is like where I live, in Bethesda near NIH, you may find that developers charge as much or more for a new townhome as an existing single family home costs.

When this happens the only results are:

- Greater density, with greater demand on schools, drainage and other services;
- Higher profit per square foot of land for developers; and
- An increase in hard surfaces as buildings and concrete replace trees and grass.

There is no increase in attainability, let alone affordability. The result may be even less attainability as developers drive up the prices of existing homes so they can replace them with 2 to 4 units they can resell, each for the price of the single family home they replace. If this happens, all we get is an upward spiral of housing costs.

Gentrification may also become an issue if "market price" multi family housing is built in areas with older but less expensive single family homes. No one will be forced to sell, but no one is ever "forced" to sell when gentrification takes place. Bethesda is already mostly gentrified, it will just get denser, even less green, and more profitable for developers. Gentrification may be an issue elsewhere in the county.

This isn't a "NIMBY" appeal. My house would become even more expensive and less attainable for anyone except a developer. That's not how I want to make a profit.

Gregory Miller

Bethesda, MD 20814

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing (open)

Requested by Carolyn Wilson

Carolyn

Wilson

Chevy Chase

20815-4120

Assigned to Livhu Ndou (Staff)

Created at Sep 23, 2024 6:20 PM

Last updated at Oct 22, 2024 2:48 PM

Councilmember Friedson

Sep 23, 2024 6:20 PM

attainable housing comments

Constituent information:

Carolyn Wilson

Carolyn Wilson, Jul 17, 2024, 3:36 PM

Dear Council Members,

I had the privilege to attend the meeting presented to Chevy Chase [REDACTED] by Lisa Govoni. I have listened to the you tube video by Ben Berbert. I have read through the information at length. I understand the need for additional housing, but I am at a total loss as to how and why the government can walk into a neighborhood which has been established for over 100 years and completely turn it upside down. This shows a complete lack of respect for the residents of Chevy Chase, many of whom have made tremendous sacrifices in order to live here and call Chevy Chase home. The "listening tours" and presentations should have taken place before The Planning Board voted unanimously to send it to the Council. The Enviromental impact and infrastructure demands are enormous.

My third apartment as a young adult was behind the shopping strip on Arlington Rd, located behind the Bradley Pharmacy. Thirteen years later my husband and I found a home on Thornapple St. that had lingered on the market for a year. Interest rates hovered around 16% and by the time we went to settlement we secured our first mortgage at 13.7%. The small 7' x 9' galley kitchen, contained a refrigerator complete with a pad lock on the exterior, the stove was home to about 75 dead cockroaches, and it needed a new air conditioner, new roof, new furnace and lots and lots of TLC. As a young couple in our 30's this was a big stretch for us. It took us 11 years to bring this darling Dutch Colonial back to life. As our family grew, we looked in the neighborhood for a house that had two things Thornapple did not possess. A foyer and a 3rd bedroom larger than our current 7.7'x 6.5' one.

In 1994 we found a home four blocks away with a foyer and 3 good size bedrooms on Taylor St. We purchased it from the daughter of the original owner and builder, who was also named Wilson, no relation. The house was built in 1921 had been a rental for the past 45 years. It lacked air conditioning and had never been remodeled or updated. My uncle gave us two window units after upgrading his. It would be another 8 years before we could afford central air. A neighbor placed old wooden kitchen cabinets on the curb during their remodel, and we snatched them up and painted them to replace the rusted metal ones in our kitchen. I hung them myself. It would be another 10 years before we could remodel the kitchen.

The point is, we all must choose how we spend our money and what we value. We decided raising a family in Chevy Chase was worth giving up a lot of things other people have. Single family housing is not a sin. Single family housing is a stepping stone to stability and security. It may not be a young families first or second home but it could be their third. For me Thornapple St. was my 7th home as an adult and my first single family home.

The narrow streets, narrow lots, shared driveways and underground springs in Section 3 of Chevy Chase are not appropriate for Duplex, Triplex, or small apartment buildings. There is no way this can be done while adhering to our setbacks, side yard regulations, greenspace and height restrictions, which have

been in place for over 60 years. To ignore these restriction is environmentally unsound and completely disrespectful to every resident of Chevy Chase who has had to abide by them for the past 60 years! I recently joined the board of the Friends of Chevy Chase Circle. I did so to improve the appearance of the circle which I believe would be enhanced by the removal of the inner circle of crabapple trees. I was told by the Park Service they could not be removed because they are in the 1998 plan. If trees from a 1998 plan cannot be removed, how in the world can you justify tearing down a home to build a triplex on a lot with in a neighborhood established 100 years ago?

I await your reply,

Sincerely,

Carolyn Wilson

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Constituent Request Form - CM Friedson (open)

Requested by Nancy Benner

Nancy
Benner

Assigned to Livhu Ndou (Staff)

Created at Sep 23, 2024 6:25 PM

Last updated at Oct 22, 2024 2:48 PM

Councilmember Friedson

Sep 23, 2024 6:25 PM

Attainable Housing Comments

Constituent information:

Nancy Benner

[REDACTED]

Nancy Benner, Sep 23, 2024, 1:30 PM

FirstName: Nancy

MiddleName:

LastName: Benner

Suffix:

Address1: [REDACTED]

Address2:

City: Chevy Chase

ZipCode: 20815

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Type: (assign form)

Subject: Constituent Request Form - CM Friedson

Comments: Dear Mr. Friedson, My husband and I are senior citizens who have lived in our house in Chevy Chase Section 5 for more than 40 years. We love our neighborhood and do not want it to change. We are right off Connecticut Avenue, so we see all the traffic going by all the time. We do not want more growth and development in our neighborhood. We worry about the strain on infrastructure like water and sewage, the stress on our public schools where both our children attended. From what I have learned about the proposed change to the zoning laws, this will mean a huge change to our way of life, which is already crowded and busy. From what I have learned, the "attainable" housing proposal will not include affordable housing. So it will mean more affluent people with many cars moving into our neighborhood. We do not want this! Please vote against it! We voted for you, but we will not vote for you again if you support this proposal. The entire County Council will be voted out of office if this zoning proposal is passed. Please listen to County Executive, Marc Elrich, and resist this proposal from the Planning Board. Remember Jane Jacob's Life and Death in American Cities? Do not kill our single-family-home lifestyle. Thank you for listening. Nancy and Harry Benner

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategies Proposal (open)

Requested by Andrew Patrick Malay

Andrew
Malay
Bethesda
20816-1919

Assigned to Livhu Ndou (Staff)

Created at Sep 23, 2024 6:25 PM

Last updated at Oct 22, 2024 2:48 PM

Councilmember Friedson

Sep 23, 2024 6:25 PM

Attainable housing Strategies Comments

Constituent information:

Andrew Patrick Malay

Andrew Patrick Malay, Sep 23, 2024, 12:20 PM

Hello,

I am writing in disagreement with the proposed AHS. In short, many of my fellow neighbors disagree with the elimination of single family zoning as ultimately this would not create attainable housing. It WOULD greatly impact the developers and homeowners who are selling their property and moving out of Montgomery county. I could obviously make a lot of money by flipping my property to a developer to build a quadplex, but most homeowners don't own their home to turn a profit.

While there are parts of our district that are ideal for this type of development (e.g Rockville Pike/Wisc Ave), most of the neighbors in Bethesda and Potomac are not near any material public transit and homeowners purchased these homes for the quiet, larger lots.

It is disappointing to see the council push this through without regard for the thousands of homeowners who vehemently oppose such policy. This seems like a very easy way to lose substantial constituents base, ruin the character of our old, historic, neighborhoods and ultimately please wealthy developers.

The losers in this proposal are homeowners who want to live in quiet, SFH neighborhoods in Moco and middle class citizens who will obviously be priced out of the homes given corporate greed and the high cost of land inside the beltway.

I hope there are changes to reflect the voices of most District 1 residents. Proponents of the bill are most likely to be quite vocal, but they are not the majority. Go door to door in your district and see what % of homeowners actually support this, as is.

Drew Malay

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing, 9/25 Listening Session (please, vote against this proposal!) (open)

Requested by Michael A. Marsh

Assigned to Livhu Ndou (Staff)

Created at Sep 23, 2024 6:42 PM

Last updated at Oct 22, 2024 2:48 PM

Councilmember Friedson

Sep 23, 2024 6:42 PM

Attainable housing comments

Constituent information:

MRMJersey

MRMJersey, Sep 23, 2024, 5:34 PM

Dear Montgomery County Council Members,

As a resident and homeowner in Chevy Chase Village, MD (Montgomery County), I respectfully ask the council to reconsider the proposed Attainable Housing Strategies Zoning Changes. While well-intentioned, the plan as currently drafted is a one-size-fits-all mandate, giving little or no consideration to the unique needs or interests of specific neighborhoods and communities.

As a resident of the Chevy Chase Village Historic District, I am particularly concerned that the new zoning rules would significantly undermine generations of successful preservation efforts to maintain the historic character and architectural significance of this neighborhood. Homeowners in the county's historic districts must abide by strict rules and reviews by the Historic Preservation Commission in order to update or modify their homes. However, the new zoning rules would give property owners and real estate developers free reign to significantly modify, or replace, these homes with multifamily housing units.

The new rules would allow any homeowner – even in the historic district – to convert their single-family home to a duplex or triplex “by right.” Additionally, most of the village historic district would fall within a “Priority Housing District” due to its proximity to the Friendship Heights Metro Station, meaning that historic homes could be demolished and replaced with “quadplexes.” Finally, approximately 160 properties within the Village are located within 500 feet of Connecticut or Wisconsin Avenues, which are identified as “major growth corridors,” thereby allowing up to four-story apartment buildings with up to 19 units each on these properties.

This development is not only unwanted by our neighborhood, it is in direct conflict with the stated goals of the county's Historic Preservation Commission and Chapter 24A of the Montgomery County Code. At a minimum, the new zoning rules should make clear that these changes do not apply to historic properties or to neighborhoods designated as historic districts.

As the county seeks to provide more affordable housing to residents, please do not undermine our historic district by opening it up to unwanted development. We cannot fix what ails our community by destroying what makes it great. Sacrificing our history for growth would be an irreversible mistake.

Finally, please represent your voters (us) and the people that were fortunate enough to buy a home in the Village (It took me 35 years to save enough money for a downpayment on my home - that I now own.). Thank you for your consideration per and representing those of us that voted you into office -

November is just a month away!

Respectfully,

Michael R. Marsh (Mike)

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Planning Board proposal to rezone Montgomery County (open)

Requested by Earl & Cathy O'Donnell

Assigned to Livhu Ndou (Staff)

Created at Sep 23, 2024 6:43 PM

Last updated at Oct 22, 2024 2:48 PM

Councilmember Friedson

Sep 23, 2024 6:43 PM

attainable housing comments

Constituent information:

Earle And Cathy O'Donnell

Earle And Cathy O'Donnell, Sep 23, 2024, 3:40 PM

In what universe does the Planning Board's proposal to rezone neighborhoods like Luxmanor make any sense whatsoever? Our quiet neighborhood, to which I moved precisely for its peace and quiet, would be thrown into a blender if the proposal were to be approved. Suddenly, our little roads would be torn up and we would be fighting for parking spaces – not to mention fighting traffic just to get onto Old Georgetown Road, which is already jammed much of the day due to the bicycle lanes which were recently added. Neighbors on both sides of my house could put up multifamily dwellings, and I would then be subject to a high level of noise from those buildings – not to mention that people in those buildings would be able to view what's going on in my yard. I paid a premium to live in this quiet, peaceful suburb – not to live in a big city.

I can promise you two things: (1) I will fight this proposal tooth and nail; and (2) if you vote in favor of the Planning Board's proposal I will not vote for you again and will do whatever I can to encourage my neighbors not to vote for you, either.

Catherine O'Donnell

Rockville, MD 20852

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing & Single Family Neighborhoods (open)

Requested by Rachel Mulcahy

Assigned to Livhu Ndou (Staff)

Created at Sep 23, 2024 6:44 PM

Last updated at Oct 22, 2024 2:48 PM

Councilmember Friedson

Sep 23, 2024 6:44 PM

Attainable Housing Comments

Constituent information:

Rachel Mulcahy

Rachel Mulcahy, Sep 23, 2024, 3:00 PM

Dear Councilmembers,


I write as a resident of a historic neighborhood, Chevy Chase Village, to request that you please **protect the single-family zoning** in our area.

As an 18-year resident of the DMV, I understand the need for balancing attainable housing and support that. I wish to protect our very unique neighborhood and **I believe that the Council is able to distinguish between blanket approaches to adding housing along small neighborhood corridors such as this,** versus leveraging the many existing buildings that are under-capacity, or adding density in adjacent neighborhoods where there is appropriate space and proximity to resources and amenities. Imagine replacing every single-family home in Chevy Chase Village with a triplex - this would only increase the county's housing supply by less than .4%. This does not improve affordability and it demolishes the character of precious neighborhoods. Please consider revitalizing the abandoned corporate office parks, such as Lockheed Martin/former Marriott locations, and go big vertically. In fact, there are neighborhoods immediately adjacent to ours in which there is already considerable condo and rental housing that is unoccupied (downtown Bethesda, Friendship Heights, throughout North Bethesda, etc).

Our neighborhood zoned schools are already struggling with capacity, we struggle with traffic congestion and limited parking. Please help us maintain the unique historic neighborhoods of Chevy Chase and maintain single family zoning here.

Respectfully,

Rachel Mulcahy

 Chevy Chase

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Planning Board proposal to rezone Montgomery County (open)

Requested by Laurel Wynne Glassman

Assigned to Livhu Ndou (Staff)

Created at Sep 23, 2024 6:46 PM

Last updated at Oct 22, 2024 2:48 PM

Councilmember Friedson

Sep 23, 2024 6:46 PM

Attainable Housing Comments

Constituent information:

Laurel Wynne Glassman

!*** User has yet to confirm ownership of the address used to deliver this email. Learn more ***!

Laurel Wynne Glassman, Sep 23, 2024, 3:32 PM

Dear Mr. Friedson,

In what universe does the Planning Board's proposal to rezone neighborhoods like Chevy Chase make any sense whatsoever? Our quiet neighborhood, to which I moved precisely for its peace and quiet, would be thrown into a blender if the proposal were to be approved. Suddenly, our little roads would be torn up and we would be fighting for parking spaces – not to mention fighting traffic just to get onto East-West Highway and Connecticut Avenue, which are already jammed much of the day. Neighbors on both sides of my house could put up multifamily dwellings, and I would then be subject to a high level of noise from those buildings – not to mention that people in those buildings would be able to view what's going on in my yard. I paid a premium to live in this quiet, peaceful suburb – not to live in a big city. I can promise you two things: (1) as an attorney, I will fight this proposal tooth and nail; and (2) if you vote in favor of the Planning Board's proposal I will not vote for you again and will do whatever I can to encourage my neighbors not to vote for you, either.

Very truly yours,

Laurel Glassman

Chevy Chase, MD 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Opposition to Attainable Housing Strategies Zoning Changes in Chevy Chase Village (open)

Requested by **Niki Rees Hamilton**

Assigned to **Livhu Ndou (Staff)**

Created at **Sep 23, 2024 6:47 PM**

Last updated at **Oct 22, 2024 2:46 PM**

Councilmember Friedson

Sep 23, 2024 6:47 PM

Attainable Housing Comments

Constituent information:

Niki Rees Hamilton

████████████████████

Niki Rees Hamilton, Sep 23, 2024, 11:09 AM

Dear Members of the Montgomery County Council,

As a resident and homeowner in Montgomery County, I respectfully ask the council to reconsider the proposed Attainable Housing Strategies Zoning Changes. While well-intentioned, the plan as currently drafted is a one-size-fits-all mandate, giving little or no consideration to the unique needs or interests of specific neighborhoods and communities.

As a resident of the Chevy Chase Village, I am particularly concerned that the new zoning rules would significantly undermine generations of successful preservation efforts to maintain the historic character and architectural significance of this neighborhood. Homeowners in the county's historic districts must abide by strict rules and reviews by the Historic Preservation Commission in order to update or modify their homes. However, the new zoning rules would give property owners and real estate developers free reign to significantly modify, or replace, these homes with multifamily housing units.

The new rules would allow any homeowner to convert their single-family home to a duplex or triplex "by right." Additionally, most of the village would fall within a "Priority Housing District" due to its proximity to the Friendship Heights Metro Station, meaning that historic homes could be demolished and replaced with "quadplexes." Finally, approximately 160 properties within the Village are located within 500 feet of Connecticut or Wisconsin Avenues, which are identified as "major growth corridors," thereby allowing up to four-story apartment buildings with up to 19 units each on these properties.

This development is not only unwanted by our neighborhood, it is in direct conflict with the stated goals of the county's Historic Preservation Commission and Chapter 24A of the Montgomery County Code. At a minimum, the new zoning rules should make clear that these changes do not apply to historic properties or to neighborhoods designated as historic districts.

As the county seeks to provide more affordable housing to residents, please do not undermine our historic district by opening it up to unwanted development. We cannot fix what ails our community by destroying what makes it great. Sacrificing our history for growth would be an irreversible mistake. I haven't seen any restrictions on the developers of the proposed multi-family housing. Are they required to ensure that it is affordable housing? Is there a cap on the sale price to ensure the intended beneficiaries can afford to purchase this developed housing? I haven't seen anything to ensure affordable purchase prices in the available literature regarding the proposal. Barring this requirement, the new developments will be sold/rented at market rate which is, as we all know, well above the rate needed for the intended beneficiaries.

Lastly, we've seen increased and lasting vacancies for the past decade along the Wisconsin Avenue corridor north and south of Western Avenue. This area, such as the former Lord & Taylor space, is ripe for redevelopment and a logical place to build plenty of affordable housing. These areas are within a

convenient walk to the Friendship Heights metro and bus routes. Another example is the often empty parking lot on either side of Saks Fifth Avenue. This space could easily be redeveloped with affordable apartments above and parking on the ground level or underground. Please focus on the obvious opportunities, such as this one, before turning the focus to and upending our established, historic neighborhood.

Thank you for your consideration.

Sincerely,

Niki Hamilton

Niki Rees Hamilton



For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Rethink Attainable Housing Strategies (open)

Requested by Caroline Hickey
Assigned to Livhu Ndou (Staff)
Created at Sep 23, 2024 6:52 PM
Last updated at Oct 22, 2024 2:46 PM

Councilmember Friedson
Sep 23, 2024 6:52 PM

Attainable Housing Comments
Constituent information:

carolinesmithhickey@gmail.com, Sep 23, 2024, 9:16 AM

Dear Mr. Friedson,

As you have no doubt heard, the proposal to rezone Montgomery County is wildly unpopular with your constituents. I have attended listening sessions, and plan to be at this week's session on 9/25 as well. What we (the residents who will be impacted) have learned is that the county did not do its research and due diligence on this scheme. There is NO PLAN in place to manage the storm water, aging sewage systems, tree canopy, environmental impact, parking, or overcrowded school systems. The Planning Board rep at the Chevy Chase meeting admitted that no one had even visited Chevy Chase to walk the neighborhoods and see how narrow the streets are, where two cars can barely pass and emergency vehicles cannot fit through. The rep didn't seem to know that Connecticut Avenue is a designated evacuation route out of the city in case of emergency and an increase in traffic here endangers thousands of lives.

So how exactly is this plan being moved forward, and why are you, who represents Bethesda/Chevy Chase where it is hugely unpopular, pushing for it? What is your duty to those of us you represent?

Caroline Hickey

Resident of Chevy Chase, [REDACTED]

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: AHSI - Submitted By: William Howe - (Council Webform) (open)

Requested by William Howe

William
Howe
BETHESDA
20816-2729

Assigned to Livhu Ndou (Staff)

Created at Sep 23, 2024 6:53 PM

Last updated at Oct 22, 2024 2:46 PM

Councilmember Friedson

Sep 23, 2024 6:53 PM

Attainable Housing Comments

Constituent information:

William H. Howe

William H. Howe, Sep 23, 2024, 8:41 AM

FirstName: William

MiddleName:

LastName: Howe

Suffix:

Address1:

Address2:

City: BETHESDA

ZipCode: 20816

EmailAddress:

PhoneNumber:

Name: Topic

Value:

Name: Purpose

Value:

Name: Response

Value: yes

Type: (assign form)

Subject: AHSI - Submitted By: William Howe - (Council Webform)

Comments: Please consider me a definite opponent of the AHSI. I don't appreciate the sneaky way it was done or its result. People who choose to live in single family neighborhoods should not have them zoned out from under them. The purple line is an economic disaster and trying to "save it" with the AHSI only makes it worse. Cut your losses – stop the purple line construction and abandon the AHSI. It's high time the Council started to look out for those of us who already live in the county and stop worrying about those who haven't moved here yet. In case you haven't noticed it, high earners are moving out of the county in favor of lower tax jurisdictions, and encouraging low income citizens to come here won't solve the problem. You and your developer cohorts have put the county in a death spiral from which it will not recover.

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategy Initiative (open)

Requested by Carolyn Temple
Assigned to Livhu Ndou (Staff)
Created at Sep 24, 2024 7:39 AM
Last updated at Oct 22, 2024 2:46 PM

Councilmember Friedson
Sep 23, 2024 7:01 PM

Attainable Housing Comments
Constituent information:
Carolyn Temple

Carolyn Temple, Sep 21, 2024, 6:21 PM

Dear Andrew Friedson

Please pause the extreme re-zoning plan. I have only recently become aware of it. I value the trees and wildlife in my neighborhood and there is plenty of land for development very near my neighbor in DC just a few blocks away and lots of development in Bethesda just a few blocks north. I plan to attend the upcoming meeting on September 25th. I assume you will be there and that you will represent the will of the people who will be affected.

Thank you.

Carolyn Temple

Chevy Chase, MD
20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Concerns about upzoning in MOCO (open)

Requested by Katherine Owens

Katherine
Owens

Assigned to Livhu Ndou (Staff)

Created at Sep 24, 2024 7:39 AM

Last updated at Oct 22, 2024 2:46 PM

Councilmember Friedson

Sep 23, 2024 7:14 PM

Attainable Housing Comments

Constituent information:

Katherine Owens

Katherine Owens, Sep 21, 2024, 4:41 PM

Dear Council Members of MOCO,

I am deeply disturbed at the new upzoning allowances that are being put into place in this county. I am a proud Marylander and have grown up in MOCO. I have a home near my childhood neighborhood and have chosen to raise a family here. I am active in my community and an educator.

Upzoning along River Road and other places in this area is just going to make developers and individuals wealthy and contribute to an over-taxed infrastructure. Traffic is already awful around Bethesda with more and more house being built in an area that wasn't designed for this type of density. Please remove the ability to add multiplexes on neighborhood lots and along river road. Please keep this community a place where people want to live. Just look at the Westbard development and the idea that there would be more housing including affordable housing. The townhouse lots sold in one day all well over 1 million dollars. Please keep this a pleasant place to live raise a family and grow old.

Sincerely,

Mabel Owens

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Re: Attainable housing is a win for all ages, Start the week with the sweet sounds of Sunday Serenade, and more! (open)

Requested by max bronstein

max
bronstein
Silver Spring
20906

Assigned to Livhu Ndou (Staff)

Created at Sep 24, 2024 7:39 AM

Last updated at Oct 22, 2024 2:46 PM

Councilmember Friedson

Sep 23, 2024 7:12 PM

Attainable Housing Comments

Constituent information:

max bronstein

[REDACTED]

max bronstein, Sep 20, 2024, 4:43 PM

Attention: Jason Sartori & Chair Harris,

As to comments from P. Mortensen.

1st, Attainable Housing is MARKET RATE housing. 2nd, opining that seniors being car dependent is quite rich as many can't walk to shopping or services. Also, stop & think, that medical & dental services that people utilize are often a distance from where patients live. Plus, relatives that are visited are usually not always in walking distance. Bear in mind that the commuting statistics tell us that travel by auto is still the preferred mode of travel & that walkers outnumber bikers. So, the excessive amount of money allotted for bike lanes etc. is a travesty.

Further, citing that seniors are in large houses, ignores the fact that often the alternative is to move to unaffordable housing or retirement communities that are for millionaires. On the plus side, the promotion of the "villages" movement around the county is a good thing.

More as to biking, as I travel about the county I see universally empty bike lanes & sighting someone traveling on a bicycle is very unusual. I rarely travel during commute times so there may be more bikers then, but again the numbers tell us they are 1/2 of 1 %. Not a cause for celebrating & not a support for the huge amounts planned for bike lanes etc.

Nothing personal, but to let the philosophy of the county's bicycling clubs & the various politicians who are ardent bikers or who might welcome the biker club votes, dictate policy to the other million residents of the county is a losing proposition.

I think a majority of residents (taxpayers/voters) agree with the comments above.

Sincerely,

Max Bronstein

On Friday, September 20, 2024 at 02:01:05 PM EDT, Montgomery Parks + Planning wrote:

The Latest from Montgomery County Planning and Parks Departments

September 20, 2024

The next Planning Board meeting will take place on

Thursday, September 26.

View agenda

Please advise: The Planning Board approved changes to its Rules of Procedure on June 27, 2024 as part of its annual review of the Rules which became effective on July 1, 2024. People wishing to testify or submit materials will need to sign up and submit materials by 12 noon two days before the Board meeting. This will allow staff more time to help people who need assistance and provide the Board with materials. The Chair has discretion to enforce this provision, and will be flexible throughout July, with hopes that in September people will have adjusted to these changes.

Attainable housing is a win for all ages

By 2034, there will be more adults who are 65 or older than children under the age of 18 for the first time in our nation's history. At the same time, the number of young adults without children is also growing. Although many residential zoned neighborhoods near and outside our urban centers might have benefits, they often present some challenges for aging in place with oversized houses and yards, complete car dependency, and restrictive zoning that prevents them from adapting to residents' needs.

In the latest Third Place blog post, Senior Urban Designer Paul Mortensen explores how allowing smaller scale attainable units in house-like structures within existing walkable, established single-family residential neighborhoods is one solution to providing aging residents realistic options for where to live in comfort and "age in place" in their familiar community.

Start the week with the sweet sounds of Sunday Serenade

Get your week off to a soothing start relaxing on the lawn of Cabin John Regional Park and listening to live music at Sunday Serenade on Sundays, September 29-October 13, 10-11:30 a.m. Sunday Serenade features a different music act and genre each week. Guests are encouraged to bring snacks, blankets, and lawn chairs. Local vendor, Ella's Bake Shop, will be on location selling breakfast snack items.

Sunday Serenade performance schedule:

- September 29, Redmond, Langosch, Cooley (Jazz)
- October 6, Marsha and the Positrons (Kids)
- October 13, The Gayle Harrod Band (Blues)

This event is free and appropriate for all ages.

Event Updates

Visit Montgomery Planning's website to learn more about upcoming events and Montgomery Parks' website for upcoming online and in-person programs.

Parks Ale Trail

September 21

Rock Creek Regional Park

Harvest Festival

October 5

Agricultural History Farm Park

More information: [Planning | Parks](#)

[Browse Parks' Seasonal Activities and Program Guides](#)

Get Involved!

Community meetings

- Attainable Housing Strategies listening sessions, September 23 and 25, October 2
- Bethesda Downtown Plan Minor Master Plan Amendment community meetings, September 21
- University Boulevard Corridor Plan Four Corners Transportation workshop, September 25

- University Boulevard Corridor Plan Preliminary Recommendations community meetings, October 15, 22, and 30

Your input is needed!

Community input is crucial to our Planning and Parks projects. Let us know what matters to you!

- Visit Montgomery Parks' Open Town Hall to see all Parks topics currently open for input.

- Stay informed! Update your Homeowners and Civic Associations Tools contacts to ensure you are receiving important notices.

- The Development Review Committee (DRC) holds regularly scheduled meetings twice a month. View the agendas on the DRC webpage.

- Sign Up to Testify on an upcoming Planning Board agenda item.

Volunteer opportunities

- Harvest Festival is just around the corner– help out as a volunteer captain

- Friendly helpers are needed at our Halloween Eye Spy Train ride this October in Cabin John Regional Park and Wheaton Regional Park.

- Volunteer Bike Trail riders needed to assist at two adaptive bike activities for October and November

- Search volunteer opportunities by interest or featured program.

- Join one of our Weed Warrior Workdays held throughout the year.

- Groups can schedule their own park cleanup project in Montgomery Parks for any time of the year.

Visit the Montgomery Parks Volunteer Services Office webpage to see the latest news and updates!

Project updates

Visit the Parks Projects Directory web page to see all active and upcoming parks projects, including those open for public review.

- Columbia Local Park: The park is now open to the public!

- Olney Manor Recreational Park: Tennis court renovations

- Olney Mill Neighborhood Park: Playground renovation

In the News

Plans for downtown Bethesda apartment building with public park win approval, MoCo360 - September 17, 2024

Council Considers Expanding Tax Credit for Public Safety Officers, Montgomery County Media - September 10, 2024

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FWD: Opposition to the Attainable Housing Plan (open)

Requested by Chris Hayes

Assigned to Livhu Ndou (Staff)

Created at Sep 24, 2024 7:39 AM

Last updated at Oct 22, 2024 2:46 PM


Councilmember Friedson

Sep 23, 2024 7:04 PM

Attainable Housing Strategies

Constituent information:

Chris Hayes



Chris Hayes, Sep 21, 2024, 2:15 PM

Dear Council Member Friedson -

I am writing to express my firm opposition to the proposed "Attainable" Housing Plan. I believe this plan will have significant negative consequences for my neighborhood, Chevy Chase Village, and the broader community. Here are my main concerns:

- **Impact on Neighborhood Character**:** The Plan would allow developers to fundamentally alter the nature of Chevy Chase Village. My wife and I worked tirelessly for over 25 years to afford our home in this neighborhood, and we are deeply concerned that the character and integrity of our single-family neighborhood will be compromised by increased density and changes in zoning.
- **Ineffectiveness in Reducing Housing Costs**:** There is no evidence to suggest that this plan will make housing in the Village more affordable. In fact, it is highly unlikely that any development under this plan would lead to a reduction in housing prices, given the desirability of the area.
- **Escalating Property Taxes**:** My property taxes have skyrocketed by 287% since 1999—from \$6,659 to \$25,763 in the current tax year. On a monthly basis, my property taxes alone exceed the average mortgage payment in the U.S. If the Council truly wants to make housing more attainable, it should focus on addressing the escalating property tax burden, which is within its control.
- **Lack of Job Growth**:** Montgomery County has historically lagged behind our Northern Virginia counterparts in net new job creation since 1980, according to Stephen S. Fuller Institute. In fact, I understand the county is now below the employment levels of 2019. With fewer jobs, it is unclear where the demand for new housing is coming from. If there's less employment, why the rush for additional housing supply?
- **Commercial Vacancy Rates**:** Non-office tower commercial real estate vacancy rates in the County are at historic highs. As a more practical first step, the County could prioritize rezoning low-rise commercial buildings for residential redevelopment, as has been done successfully on Executive Boulevard. This would address housing needs without disrupting established residential neighborhoods.

I urge the Council to reconsider the implications of this plan and explore more balanced solutions to address housing needs without compromising the character and affordability of existing neighborhoods.

Sincerely,

Christopher C. Hayes

Chevy Chase Village Resident

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FWD: AHS proposal - Submitted By: Ann Joseph - (Council Webform) (open)

Requested by Ann Friedman Joseph

Ann
Joseph
Chevy Chase
20815-3908

Assigned to Livhu Ndou (Staff)

Created at Sep 24, 2024 7:39 AM

Last updated at Oct 22, 2024 2:46 PM

Councilmember Friedson

Sep 23, 2024 7:03 PM

Attainable Housing Comments

Constituent information:

Ann Friedman Joseph

Ann Friedman Joseph, Sep 21, 2024, 9:35 PM

FirstName: Ann

MiddleName:

LastName: Joseph

Suffix:

Address1:

Address2:

City: Chevy Chase

ZipCode: 20815

EmailAddress:

PhoneNumber:

Name: Topic

Value:

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: AHS proposal - Submitted By: Ann Joseph - (Council Webform)

Comments: I have been a resident of Rollingwood in my home for over 60 years. I am very upset about the proposal to permit multi-unit housing in these small residential neighborhoods. The traffic on Connecticut Ave now is bumper to bumper all day long. Recent apartment building and proposed units close to the Purple line will already increase the congestion. This proposal will benefit developers and ruin residential neighborhoods.. It will not solve the problem of needed lower- cost housing. Why not put these units in commercial areas. and convert vacant office buildings and deserted strip malls. This would solve double problems, not make things worse.

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FWD: Constituent comments on proposed AHS zoning changes (open)

Requested by Megan Kathryn Hall

Assigned to Livhu Ndou (Staff)

Created at Sep 24, 2024 7:39 AM

Last updated at Oct 22, 2024 2:46 PM

Councilmember Friedson

Sep 23, 2024 6:59 PM

Attainable Housing Comments

Constituent information:

Megan Kathryn Hall

Megan Kathryn Hall, Sep 22, 2024, 2:16 PM

Dear Councilmember Friedson,

I write today to strongly oppose the proposed zoning changes to Rollingwood. We have lived in Rollingwood for 10 years and have a 10 year old child so we are intimately familiar with all aspects of the neighborhood as we raised our child here.

The County Council has not considered their one-size fits all of Montgomery County proposal is not appropriate for certain areas of the County. This new zoning law will further exacerbate Rollingwood's existing infrastructure problems by adding buildings, cars and people to incompletely designed neighborhood that already has an excess of unused and mismanaged vacant real estate that can be used for housing. The Council should invest its time and money on thoughtfully planning and correcting Rollingwood's existing issues so that any new increase of housing, cars, people can be integrated well without collateral impacts.

Recall that Rollingwood:

1. Has no drainage - Many hills cause roads to flood any time it rains;
2. Has no sidewalks - You cannot safely walk around the neighborhood. Kids cannot play outside. Walking with a stroller is difficult and not safe. More parked cars will make it impossible to safely walk. Practically, we can hardly put our trash cans out in the space there is now. The roads cannot accommodate trash cans, recycling, etc. of four families. See above regarding flooding: you will have four times the amount of garbage cans washing away in the floods.
3. Underground springs percolate and cause the roads to freeze around school bus stops. Adding more kids to unsafe conditions that haven't been remedied for 10 years?
4. MCPS wasn't aware that the Rollingwood school was vacant and vandalized. That resource continues to be grossly misused by the county. MCPS and the County do not even have the resources to make it usable for the existing community. Current young families and elderly would love a community center. My 10 year old drew her dream plans for the space. It continues to be sad that those that live here can't use such a wonderful space that she had such hopes for.
5. Connecticut Ave between DC and the Beltway has many vacant buildings and plans for other communities. The corridor is underutilized and none of which is/will be affordable housing. Current new housing is luxury. I would love to have my elderly parents move there. But, there is no remotely affordable option.
6. Rollingwood should be preserved as part of the Rock Creek park watershed. Continual building causes extreme amounts of runoff that exacerbate the existing drainage problems. Developers take down trees without any plan to plant more. Neighbor's poorly managed construction of a new home killed eight 100 year old trees in the back of our house. It was a waste and destroyed habitats. The County did not have rules in place to monitor this construction.

With the age of work-from-home there isn't a need for additional housing close to DC. People want more space, not less. DC housing market just reported a softening. No one is living an working down town. I

commute there three times a week. It's dead. Housing costs were for the first time higher in Montgomery County than DC. This is not due to those neighborhoods close to the DC line, like Rollingwood. It's related to those areas farther out that are closer to places where kids go to school and have fields to play soccer.

The plan to develop Rollingwood should be thoughtful and excluded from any current planning. Adding any more strain to Rollingwood will have more knock-on effects that the County does not have the money or people to manage. It would be more prudent to spend the County's resources more wisely in the areas where planned growth makes sense. We can look at other communities like those around Pike & Rose. Have you been to Bark Social? People are at Pike & Rose. That is a huge success, which would be made even more fun, vibrant and lovely if the County encouraged planned town homes and green spaces to surround it, rather than a wasteland of cement and highway.

There are also many successful high-density housing areas that the county can use as an example. One is the Penderview Community in Fairfax. It has condos and town homes. A planned community with two pools, a golf course, playgrounds, basketball courts, walking trails, the condos are one bedroom and two bedroom. It is affordable! People start their families there. Older people retire there. All have dedicated parking spaces, planned green spaces, community centers with gyms. They have communal garbage receptacles close to the condos so that there is one trash pickup per street. The county needs to encourage more of this kind of development and not rezoning existing communities. Put a Community like this on the Saks and Lord & Taylor parking lots in connection with DC. This is what is needed, not adding 3 houses on random lots dotted around Rollingwood. The cost to the community (people and the environment) is too high for so little return on investment.

I am happy to speak to the council more and lay out more fully my issues with further burdening Rollingwood with construction. We all know that developers will buy the land in Rollingwood and put up the largest construction they can so that they can make the most money that they can. I have a .25 lot and who knows -- I could knock down my modest 1950s mid-century modern house and put up 4 - 1.5 million+ dollar town homes. Now that the council's proposal has made me think of it...maybe that is what I should do, so that I can make an insane amount of money off my land so that 3 more families can live on my street. That is not what the County council wants, but that is exactly what this progressive council's agenda will incentivize people to do. This is not Rollingwood. This is not what the County council can want? What Rollingwood and the Council should want is to make a community center out of a vacant school and refresh our library. Encourage the replanting of trees where developers take them down. Encourage nice places to live in our community.

A one-size fits all approach to zoning has no place in Montgomery County. The proposal makes me think that the Council does not understand the land, the issues with the infrastructure or the unique environment of the Rock Creek watershed. This should easily be the number one priority for the Rollingwood neighborhood from the County's perspective. It should be a gem for the County to preserve to highlight as a draw to the County. It is clear if the Council encourages more development in Rollingwood, it will cause a severe impact to the community and the environment. Has an environmental study been conducted? Does the council even care? Do they know to care?

I am happy for any one of the other council members to speak with me directly. I will take them on a tour of Rollingwood so they can see that Rollingwood is compact, has almost no infrastructure and is woven into the woods. It is a very delicate balance and often is out of balance. More needs to be done here to protect the neighborhood and, the more, should not be development.

We know that your office understands the needs of Rollingwood and we appreciate all you have done to stay changes to the library until a more thoughtful plan is developed and to try to get MCPS to move on the vacant Rollingwood school. Rollingwood is about community. It would be wonderful if the Council showed some acknowledgment and respect for our community.

In that vein, if the Council wants to make change to our county to encourage housing, I would ask that they speak to their constituents. I still do not understand the why for this plan that includes Rollingwood? Is it to get more tax revenue from these hypothetical 1.5 million town homes that will be built in Rollingwood? Is it because they are lazy in the drafting of their rules? Are their constituents wanting to move to Rollingwood? To me it's a un-elegant one-size approach that does not fit the whole of the county. It smacks of an ill-conceived plan that certain of the council are trying to push through to meet an agenda that doesn't serve constituents.

As noted, this agenda has made me increasing skeptical of this Council. I saw inklings of this when I listened to the hearing about the plans to make the Chevy Chase library into a mixed-use property. Many

of the same arguments there apply here. It was an easy target and a Montgomery county asset. We need to shine more of a light on what is being proposed by our council members. There seems to be a need for speed, for pressing an easy button and not for wisely and strategically improving our county. It still pains me that Amazon chose Pentagon City to develop and not White Flint. Our Council should spend its time working to attract businesses to the waste lands of White Flint and cement blocks around Pike & Rose or to making more housing and affordable housing around the new purple line stop on Connecticut Avenue. Perhaps if those community's fought harder or there was more of a plan to develop those communities, we would now have thriving residential areas there. There is still time to invest there an attract families and business. It would be excellent to see progress there! Rollingwood needs attention that should be afforded to an old an established neighborhood -- sensible infrastructure improvements, funds to support the community and care of our forest. Nothing more. Please except Rollingwood from any zoning plans unless they are to restrict development.

Please keep us posted on this matter! We are counting on your support to make sure that this does not pass as drafted. Thank you for your time and your service.

Best regards,

Megan Hall and Noah Folsom


Chevy Chase

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FWD: Some Thoughts About AHSI (open)

Requested by Phyllis Edelman

Phyllis
Edelman
Bethesda
20816-1263

Assigned to Livhu Ndou (Staff)

Created at Sep 24, 2024 7:39 AM

Last updated at Oct 22, 2024 2:46 PM

Councilmember Friedson

Sep 23, 2024 6:54 PM

Attainable Housing comments

Constituent information:

Phyllis Edelman

[REDACTED]

Phyllis Edelman, Sep 22, 2024, 11:54 AM

September 23, 2024

Dear Andrew and Jason,

I was hoping to write you about the Attainable Housing Strategies Initiative after I attended one of the listening sessions you and Jason, the Planning Director and my neighbor, are having this month. Unfortunately, an unexpected health issue forces me to bow out from these discussions. I do, however, want to voice my opinion about this proposal.

I have numerous issues with what's been laid out so far about AHSI.

Specifically:

1. **Lack of contact with ALL single-family homeowners.** Why weren't single-family homeowners individually contacted about this proposed drastic change to zoning prior to the Planning Board's decision to approve this Attainable Housing Initiative? The Department of Environmental Protection, whose offices are located in the same building as the Planning Board and Department, managed to send all homeowners/residents a postcard informing us that gas leaf blowers will be banned as of July 2025. The Planning Department certainly had enough time – between 2021 when this issue started to be discussed until 2024, when it was taken up by the Planning Board – to send a postcard out with some information and web links to appropriate information. Instead, the Planning Department lists in Appendix B, the contacts they made, which taken in total maybe reached several thousand people, but hardly the 82 percent of single-family homeowners that will be affected by this zoning change. And even with the listening sessions you're currently having, maybe another 1,000 homeowners will be informed of this zoning change? This is just a small representation of the number of homeowners – 130,000 plus – who should be and should have been contacted.

** **

2. **How many affordable units and middle-income units do you expect from this initiative? SHOW ME THE NUMBERS! ** Jason made a point of saying that more than 25,000 middle-income families have moved out of the county and at least 78,000 lower-income families are expected to move in. Show me and all of the public how this "attainable" market-rate housing will fulfill the needs of people of these income levels. Let me remind you that trickle-down housing, like trickle-down economics, does not work (or takes so long to work that it's basically ineffective.)

There is already confusion about the number of housing units needed in Montgomery County by 2030 (and possibly beyond). The breakdown of those units by size and economic affordability and how the AHSI will fulfill any of this need is unclear. It's particularly unclear because **you are relying on developers to build the kind of housing we need, when we all know that unless required to do so, developers will build what will make them the most money. **Unless there have already been some backroom deals with developers, I sincerely doubt they will build smaller units that will be more

affordable to middle-income or lower-income families.

I have seen differing numbers from the Planning Department, from the County Executive's office and from the Council of Governments. At one of the PHP meetings Jason expressed concern for the 25,000+ middle-income residents who have LEFT the county without expressing concern about the 78,000 lower-income residents who are coming into the county. Yes, I realize we need a middle class and that we don't want to end up with a county where our residents are either rich or poor. However, the reason as to why those middle-class families left cannot entirely be blamed on lack of housing. It may also be lack of jobs and the Planning Department and Planning Board can't (and shouldn't try to) solve that issue.

While I know it is difficult to determine the exact number of units needed at each income level, it would be helpful to have an estimate of how many units will be needed for upper, middle- and low-income families in 2030 and a few years after that. (The further out these estimates get, the more inaccurate they will be.) It would also be helpful to know what's already in the pipeline (permits issued) to fulfill those needs.

3. ****This is a giveaway to developers.**** Allowing developers to "by right" build duplexes, triplexes and within 500 feet of a growth corridor, quadplexes, is giving both real estate developers and equity firms the incentive to swoop in, buy up some properties in a neighborhood, build these multiplexes and then leave, while changing the quality of life for the entire neighborhood.

Yes, I've read the Q & A's that say no one will be "forced" to sell, but people who live in less affluent neighborhoods than Bethesda and Chevy Chase may feel the ****need**** to sell. Financial distress and the option of "making" a big profit on a house to enable someone to pay off big debts, like medical bills, or student loans, or to buy a dependable truck or van needed for someone's livelihood, can force people to make decisions that at the moment seem wise but in the long run aren't. This could result in gentrifying less affluent single-family homeowner communities and pushing out the middle class that you so desire to retain.

4. ****Remove the AHOM from any ZTA and put it where it would make the most sense: in master and sector plans.**** There are at least five pages within the AHSI report (pp. 30-35) proposing "incentives" to developers to build small apartment buildings under the Attainable Housing Optional Method. If all the incentives are taken, a developer, who could initially build a small apartment building, under 20 units, could build a building of over 20 units (and at least provide a few MPDUs).

While the Planning Director's inner-neighborhood street would not be affected by the AHOM, my dead-end block with 25 homes within 500 feet of River Road could be. With greatly reduced parking requirements for AHSI, (and inadequate public transit already along the River Road "growth" corridor) a building with 20 units, or even one of smaller size, would have a deleterious effect on the block, probably resulting in the flight of long-time homeowners who never imagined so much noise, traffic and activity on a dead-end street. This, of course, might be exactly what the Council, the planners and Planning Board want, so you could squeeze in even more housing in a single-family home neighborhood. I've also read that the effect of AHOM would be "_de minimis." _ If that's the case, ****why change zoning for an entire county for a handful of apartment buildings that might result?*****

**** ****

****5. ******The determination of what size units are allowed on different sized lots seems counter-intuitive and illogical. ****** Quadplexes are allowed on R-40 lots, but duplexes are only allowed on R-200 lots? In my estimation, the Planning Department should have determined what size unit is allowed on a lot by the size of the lot. The smaller the lot, the fewer housing units allowed on it and the smaller the size of the building. R-200 lots, provided they are on county water and sewer, should be allowed to be divided into smaller lots for smaller homes, which would ostensibly be less expensive than a multimillion-dollar McMansion which could be built on that lot. Or maybe these lots could be zoned for cluster homes? About 10 years ago the then Planning Director, Gwen Wright and Paul Mortensen spoke to the CCCFH about cluster homes as an option for "missing middle" homes. It is unclear how any of the homes built under the AHSI would be "missing middle" except maybe in size. It is unlikely that price will be for the "middle-class" since AHSI is "market rate" housing and we all know that means developers will charge whatever the public will pay.

**** ****

**** ****

****6. ******This is a slap in the face to current single-family homeowners, taxpayers who pay the salaries of County Council members, the Planning Board and the Planning Department staff.******As a single-family

homeowner who has paid her taxes for more than 25 years, what benefit am I and other homeowners getting from the AHSI proposal? There is nothing in this proposal that even speaks to those of us who currently own property and may one day wake up to find a quadplex being built next door. Instead of a SF homeowner with three kids and a dog, there will be eight kids, four dogs and a minimum of four cars vying for parking on the street and by my house.**Is this how the County Council treats its constituents? **

While you tout **the current round of “listening” sessions,** **they are no substitute for engaging stakeholders across the county.** The “listening sessions” are no more than you and Jason and members of the Planning staff saying, “Here’s the plan. What do you think?” Asking homeowners what they think should have been the first step in this process – not an afterthought tagged on when the AHSI looks like a fait accompli.

Please do not tell me that the HEAT group (Housing Equity Advisory Team) – no doubt hand-picked by the Planning Department – provided engagement. This relatively small group of “stakeholders” did not reflect the racial diversity of the county (it was not composed of a majority of minority individuals), nor did it reflect the economic diversity of our county. In fact, the Planning Department’s website does not list the names of this team nor their professional affiliations, which provides insight into how little the Planning Department values the need for the general public or the true stakeholders to be involved in every step of their decision making.

** **

7. **There is a general disregard for the environment in this proposal.** **The existential climate crisis is mostly ignored in the AHSI proposal.** **Surely the planners understand that the geography of Montgomery County is not flat like some communities in Iowa. Or maybe they don’t. Not only is there a lack of concern about stormwater management, but there’s also a lack of concern about old growth trees – not just in the ROW of properties, but also in the backyards of many of our older communities. Those trees also aid in stormwater management and in absorbing greenhouse gases. Developers who remove any tree 30 feet or taller should pay an impact tax of \$10,000. When feasible (and without removing trees), developers should be required to provide solar panels on rooftops.

** **


8. **Jason and planning staff need to better explain how this AHSI is in answer to an “equity” issue within the county.** Historic redlining was abolished in 1968 by the federal government with the Fair Housing Act. We are a majority minority county. If the Planning Department looked at its own maps of 1990 and 2020 that were in Thrive 2050, they would see that without their meddling, our communities become integrated holistically. While I don’t know the demographics of Jason’s street, residents of my street are from South Africa, South America, Asia and the Middle East. We have African American, Asian American, Hispanic American families among our neighbors. There are people of different religions, empty nesters, and families with children from toddlers through college age. If Jason’s reference to “equity” refers to economic equity, just using my block as an example, we all bought our homes in different decades, paid different amounts for our homes, and probably have a range of mortgages and a range of income levels because of our different occupations and being at different stages of our lives. Single-family homeowners should not be blamed for the lack of integration in some neighborhoods. Rather, real estate agents and mortgage brokers bear some responsibility. These professionals guide buyers to certain neighborhoods and can deny loans to prospective homeowners for reasons not always obvious.

9. **DON’T LIE TO THE STAKEHOLDERS****.** Saying that the single-family home zoning is not being changed and that there is no legislation currently under consideration may be technically correct. But let’s be honest, that’s exactly what any zoning for the Attainable Housing strategy will do, albeit through the backdoor. Montgomery county citizens are smart enough to understand when semantics are being used to pull the wool over our eyes.

I am, quite frankly, very disappointed in the AHSI, the Planning Department, the Planning Board, and the County Council for even considering this proposal. Rather than solve a problem – to provide more middle-income and low-income housing for the county – it creates a problem. It relies on magical thinking, the better nature of developers, and a muddled and murky plan that raises more questions than it answers. Families move to Montgomery County because of our beautiful single-family home neighborhoods. Take that away and you ruin our county.

Sincerely,

Phyllis R. Edelman


Bethesda, MD 20816

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Zoning (open)

Requested by **Ted Branthover**

Ted
Branthover
Chevy Chase
20815-4135

Assigned to **Livhu Ndou (Staff)**

Created at **Sep 24, 2024 8:34 AM**

Last updated at **Oct 22, 2024 2:46 PM**

Ted Branthover

Sep 24, 2024 8:34 AM

After reading your Attainable Housing Strategies and Missing Middle Housing That is a direct assault on the single families homes and trying to control who lives where. I believe this is nothing more than communism and we should let the free market control the outcomes.

When Government gets involved with social engineering it always turns out to be a mess and the people you claim to care about are hurt the most because housing will cost more and taxes will rise

I am against this plan

Ted Branthover

[REDACTED]
Chevy Chase MD 20815

[REDACTED]
Sent from my iPhone

FWD: Fwd: Attainable Housing Rezoning (open)

Requested by Edmund P. Giambastiani, Jr.

Assigned to Livhu Ndou (Staff)

Created at Sep 24, 2024 11:32 AM

Last updated at Oct 22, 2024 2:46 PM

Councilmember Friedson

Sep 24, 2024 11:32 AM

Attainable Housing Comments

Constituent Information

Edmund P Giambastiani Jr

[REDACTED]

Andrew Friedson, Sep 24, 2024, 11:21 AM

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* * *

From: EDMUND P GIAMBASTIANI JR

Sent: Tuesday, September 24, 2024 9:36:34 AM

To: Jawando's Office, Councilmember ; Albornoz's Office, Councilmember ; Glass's Office, Councilmember ; Sayles's Office, Councilmember

Cc: Friedson, Andrew ; Marc Elrich

Subject: Attainable Housing Rezoning

[EXTERNAL EMAIL]

Council Members Jawando, Albornoz, Glass and Sayles—

I am writing you regarding my strong objections regarding the Attainable Housing proposal which I recently learned of at a listening session held at the Chevy Chase Community Center on 10 September. I like a very large percentage of the Chevy Chase Community will also be attending the listening session tomorrow September 25th.

I am a retired US Navy Admiral, having spent 41 years in uniform. My wife and I purchased our current residence at [REDACTED], in Chevy Chase [REDACTED] in 2017. During our career we have lived in over two dozen locations around the United States. This includes Maryland, Virginia, Washington state, Washington DC, New York, Connecticut, Rhode Island, Hawaii, South Carolina, California, New Hampshire and Florida. And we have lived in a number of these states multiple times as home owners. In all of the locations I have lived around the country, I have never experienced a proposal that is this FLAWED with regard to planning and disregard to all the infrastructure problems that would be insurmountable. The negative impact on these communities would be devastating.

Thank you for your consideration.

**_Edmund P. Giambastiani, Jr

Admiral, U.S. Navy (ret)

Seventh Vice Chairman of the Joint Chiefs of Staff

[REDACTED]

Chevy Chase, MD 20815

mobile: [REDACTED]

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FWD: PLEASE PAUSE!! MOCO Attainable Housing Strategy Initiative (open)

Requested by Margaret Fogarty

Assigned to Livhu Ndou (Staff)

Created at Sep 24, 2024 11:33 AM

Last updated at Oct 22, 2024 2:46 PM

Councilmember Friedson

Sep 24, 2024 11:33 AM

Attainable Housing Comments

Constituent information:

Margaret Fogarty

Margaret Fogarty, Sep 24, 2024, 11:21 AM

Dear Council Member,

We are asking you to please reconsider the Montgomery County Extreme Rezoning Plan for Attainable Housing. We do not feel this strategy is based on current data or that it makes sense for a primarily single family home neighborhood like ours. It completely defeats the purpose of why residents live here and is something we are not in support of whatsoever. Please reconsider and put this on pause. We would greatly appreciate your consideration.

Thank you,

Margaret & Gibbs Fogarty

[REDACTED], Chevy Chase, MD

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FWD: Attainable Housing Strategy (open)

Requested by Jason George

Jason
George

Assigned to Livhu Ndou (Staff)

Created at Sep 24, 2024 11:42 AM

Last updated at Oct 22, 2024 2:46 PM

Councilmember Friedson

Sep 24, 2024 11:42 AM

Attainable Housing Comments

Constituent information:

[REDACTED]

[REDACTED] Sep 23, 2024, 10:03 PM

Council Member Friedson,

This is Jason from Waters Landing.

Thank you for leading the Listening Session on the Attainable Housing Strategy in Germantown this evening. I know I was able to speak at the meeting, but I was unable to say everything I wanted to. I am strongly opposed to the Attainable Housing Strategy being implemented, especially in the Upcounty. Also, everyone I've talked to in my community is against these changes.

First, I think that the policy will only make the affordability problems worse, and the County and Planning Board have not produced concrete studies which would show an increase in attainable housing resulting from this policy change. Without policies that make people think of housing as shelter and not an investment, I am really worried that the county is underestimating the small-scale developer money that will pour into communities and push up housing prices if the Attainable Housing Strategy is implemented without structural market reforms. I believe this would be especially acute in Germantown where people are not currently tearing down homes. If moving forward with legislation, please put in legislation banning residential resale to corporate entities and individuals from acquiring more than one property in the county (with prospective application and perhaps with exceptions for being willed property).

I would also ask the Council not to move forward with these changes in the Upcounty at this time. Most of the Upcounty, especially in Germantown and beyond do not have the infrastructure to accommodate these changes. Upcounty single family housing is already in the areas furthest from transit and shops and closest to reservoirs and sensitive environmental features. This is not Potomac where most of Regency Estates is walkable to Cabin John Shopping Center. Planning is always more complex here, and the Upcounty's developmental history is rife with unintended consequences of policies which were written with downcounty neighborhoods in mind. Can we please revisit these zoning changes for the Upcounty in 20 years when market conditions and age of housing stock are a bit more like that in Potomac or Bethesda?

Finally, I have to say I am only 37, but have lived in this community except for brief stints for almost my entire life. I just have an intuition about what happens here, and my intuition tells me that this policy will be a disaster for my community if implemented in the coming years.

Jason

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

Zoning/attainable housing issues - Submitted By: Britta Thomas - (Council Webform) (open)

Requested by Britta Kirsten Thomas

Britta
Thomas
Rockville
20852-4435

Assigned to Livhu Ndou (Staff)

Created at Sep 24, 2024 8:18 PM

Last updated at Oct 22, 2024 2:46 PM

Britta Kirsten Thomas

Sep 24, 2024 8:18 PM

FirstName: Britta

MiddleName:

LastName: Thomas

Suffix:

Address1: [REDACTED]

Address2:

City: Rockville

ZipCode: 20852

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Zoning/attainable housing issues - Submitted By: Britta Thomas - (Council Webform)

Comments: Dear Council members, I am OPPOSED to this new proposal for re-zoning land where single family homes currently exist in order to allow for multi-unit structures. The current infrastructure in these long established neighborhoods cannot support additional units, people, cars/parking, water, sewer, schools, etc. The proposal has no plan for paying for making changes to support this idea. Further, I live and work in the Bethesda area. Are you aware of how many "luxury" townhomes are going up in every nook and cranny and have been over the past few years? The County has simply allowed this building of units costing near \$1M to happen, and have not gotten creative with any of the projects. Could stacked condos have been added among the "luxury" THs offering different square footage options, and price points? Since there is little buildable land down county anymore, now you're coming after single fam neighborhoods!!?! I say no thank you. Regards, Britta Thomas

RESIDENTIAL ZONING - Submitted By: Margaret Montuori - (Council Webform) (open)

Requested by Margaret Ann Montuori

Margaret
Montuori
Bethesda
20817-1927

Assigned to Livhu Ndou (Staff)

Created at Sep 25, 2024 11:31 AM

Last updated at Oct 22, 2024 2:46 PM

Margaret Ann Montuori

Sep 25, 2024 11:31 AM

FirstName: Margaret

MiddleName:

LastName: Montuori

Suffix:

Address2:

City: Bethesda

ZipCode: 20817

EmailAddress:

PhoneNumber:

Name: Topic

Value:

Name: Purpose

Value:

Name: Response

Value: yes

Type: (assign form)

Subject: RESIDENTIAL ZONING - Submitted By: Margaret Montuori - (Council Webform)

Comments: Montgomery County taxpayers are NOT stupid. We know and understand that your "concern" to revise zoning has NOTHING TO DO WITH THE TAXPAYERS! The cramped, overcrowded housing which will add to congestion and reduce our standard of living, will only benefit those who the public considers to be ILLEGAL ALIENS. There are individuals who are not going to be able to afford to live in Montgomery County and that is not a concern of the taxpayer. Children should live in their own single family home. Children should live in nature, in other words THEIR OWN YARDS! The biggest clue in this charade was how the council voted on this issue. If it receives a unanimous vote - you KNOW it is not for the betterment of the county or any of the citizens footing the bills. Term limits for you all and soon to be the county executive are the best thing this state has done. Montgomery County Council does nothing but carry water for the corrupt Democrat Party. Housing for everyone????????????? I'm not a Marxist and I don't fund or vote for those who are. AMERICA FIRST - not last. Roll up the red carpet you people continually have out for ILLEGAL ALIENS and legislate for Americans. You're not fooling anyone. If elections were not sooooo corrupt in Montgomery County you people would not be winning any seats. Don't believe me? Ask your illegal aliens if they vote!

Proposed Zoning Text Amendment - Attainable Housing Strategies Plan - Submitted By: Patricia Xeller - (Council Webform) (open)

Requested by Patricia Xeller

Patricia
Xeller
Chevy Chase
20815

Assigned to Livhu Ndou (Staff)

Created at Sep 25, 2024 11:50 AM

Last updated at Oct 22, 2024 2:46 PM

Has attachment?: true

Patricia Xeller
Sep 25, 2024 11:50 AM

FirstName: Patricia

MiddleName:

LastName: Xeller

Suffix:

Address1: [REDACTED]

Address2:

City: Chevy Chase

ZipCode: 20815

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Proposed Zoning Text Amendment - Attainable Housing Strategies Plan - Submitted By: Patricia Xeller - (Council Webform)

Comments: Dear President and Council Members:PositionWe live in Chevy Chase Section 5 and are opposed to the Montgomery County Planning Department's Attainable Housing Strategies plan that would permit apartments and other multifamily housing in our area. The proposal is not based on research on actual conditions and limitations of the area to be affected, and fails to take into account the impact of the plan on infrastructure in Section 5, which is one of the oldest communities in the County.Streets and TrafficDue to the age of the Section 5 community, developed nearly a century ago, the narrow streets in Section 5 were not designed to handle bi-directional traffic when cars are parked on the road. This requires one direction of traffic to pull over allowing the other pass. Many homes were built without garages, and so street parking is already very scarce in Section 5. Contractors, service vans, delivery trucks and non-residents compete with home owners for on-street parking on a daily basis. Adding cars from apartments of 19 units and from duplexes, triplexes and quadplexes under the proposed plan is untenable, especially since the plan would reduce off-street parking

requirements for developers of multifamily housing. Water Issues/Sewage Capacity Inadequate Storm water runoff is already a problem in Section 5 whenever it rains. Lots flood, basements flood, and construction adjacent results in flooding of neighbors' properties. Wet basements are already a constant. Permitting developers to combine existing lots and erect 4 story apartment houses within 500 feet of Connecticut Avenue, and to build up to four units on a single family lot will increase impermeable surfaces, reduce green space, and result in more water runoff in an area where old infrastructure is already overwhelmed. Moreover, the apartment houses would be built on a hill at the highest point of streets connecting to Connecticut Ave. Water runoff from these apartments will flood houses and streets at lower elevations.

Impact on Schools Must be Studied and Considered in Advance of Zoning Change Schools in our area are already over-crowded. At a recent meeting, Planning Office representatives were told that the elementary school for Section 5 children is at full capacity; the junior high school is over capacity; and classes with a 32 student limit at the high school already have 36 students. Although adding apartment buildings and duplex, triplex and quadplexes in the Chevy Chase area will clearly increase school crowding, the Planning Office representatives clearly stated that the proposed plan does not take into consideration the guaranteed school overcrowding in our area. That issue apparently is to be punted by Planning to MCPS, already under severe budget constraints and resources.

Current Major Development in Chevy Chase Connecticut Avenue Corridor Putting Strain on Infrastructure The amount of multifamily housing on the Connecticut Ave corridor is already increasing without the proposed rezoning plan. For example, a very large apartment complex was recently developed on the east side of Connecticut Ave at Chevy Chase Lake, townhouses were built on the west side, and additional multifamily housing construction is likely in that area. There also is a large development project in the works at the former 4H Center site closer to Chevy Chase Circle.

Traffic and Environmental Studies Necessary before any Zoning Changes Considered. We don't know the impact of the proposed rezoning plan on traffic and the environment, taking into account the multifamily development already planned and underway in the heavily used Connecticut Ave corridor. Traffic and environmental impact studies must be done before the rezoning plan can be considered.

Regulatory Process for Re-Zoning Plan Fatally Flawed In addition to lack of meaningful notice to residents, the failures to address infrastructure capacity, particularly, makes the proposed rezoning plan fatally flawed. It completely fails to account for infrastructure limitations in older areas of the county like Chevy Chase Section 5. Impact studies relating to traffic, school capacity to meet expanded needs, and environmental impact studies must also be done.

Conclusion We urge the Council to reject the plan in its present form and send it back to the Planning Board for further study, addressing the issues raised above.

Respectfully submitted, Richard A Steyer Patricia A Xeller

[Economic Analysis of Zoning Text Proposal - Marty Langelan, Martins Additions, Chevy Chase.docx \(application/vnd.openxmlformats-officedocument.wordprocessingml.document\)](#)

FWD: Fwd: [ChevyChaseSection5] Post from a Martin's Additions Economist re: MoCo's Attainable Housing Plan (open)

Requested by Peter Bass

Assigned to Livhu Ndou (Staff)

Created at Sep 25, 2024 12:34 PM

Last updated at Oct 22, 2024 2:46 PM

Councilmember Friedson

Sep 25, 2024 12:34 PM

Attainable Housing Comments

Constituent information:

Peter Bass

Peter Bass, Sep 25, 2024, 12:08 PM

Andrew -

I wanted to associate myself (and my wife, Nuala O'Connor, copied here), with the attached economic analysis of the proposed "Attainable Housing Plan" for the County, including our Section 5 of Chevy Chase neighborhood.

It was good to see you at the recent event for Angela Alsobrooks, as well as welcoming you to our home for the fundraiser for Pete Buttigieg during the 2020 campaign. We appreciate all you have been doing. I want to call out the proposed plan for what it is - a land grab for developers - hiding behind the noble cause of affordable housing. Nothing about the contemplated plan will result in 'affordable' housing in our neighborhood. It will dramatically increase the number of high-earner occupants in a smaller space, overburdening local services and infrastructure with no obvious relief. It has the potential of destroying the neighborhood we do have.

I am no expert on affordable housing - which I heartily support for the County if it is to keep pace with population growth and economic development - but the attached puts forward reasonable ideas about how to meet that need in meaningful, cost-effective ways.

I would urge you to vigorously oppose the plan as currently configured and demand sweeping changes to address legitimate housing needs, while not destroying the fabric of existing neighborhoods like Section 5 and Martin's Additions and others.

Peter Bass

Chevy Chase, MD 20815

> > **From:** ChevyChaseSection5@groups.io **On Behalf Of** Lyric Winik via groups.io

> > **Sent:** Wednesday, September 25, 2024 10:04 AM

> > **To:** ChevyChaseSection5@groups.io

> > **Subject:** [ChevyChaseSection5] Post from a Martin's Additions Economist re: MoCo's Attainable Housing Plan

> >

> >

> >

> > **Marty Langelan**

> >

> > [REDACTED] ******

> >

> > **** September 21, 2024**

> >

> > ****ECONOMIC ANALYSIS OF THE COUNTY'S PROPOSED "ATTAINABLE HOUSING" PLAN ****

> >

> > I'm an economist and civil rights activist. I strongly support affordable housing. **** But the new "attainable housing" proposal is a sham. It would not provide low-cost housing. If approved, the proposal would impose a sweeping zoning change that would have damaging economic effects in many areas of the County.**

> >

> >

> >

> > The "attainable housing" proposal is not about affordability. **** It appears to be part of a much wider, national effort to eliminate single-family zoning, to open up large new profit and revenue streams for real estate builders and investors. Other regions across the country are also being pushed to adopt the same kinds of proposals.**

> >

> > The plan would cancel much of Montgomery County's single-family zoning and provide a wide-open field for developers to put multiplex condos on the small lots in many of the existing communities.

> >

> > · Every available lot could be used as a tear-down to maximize much higher profit. Why build a single-family home, or even a duplex, when you can put a 4-unit quad on the lot and sell each unit for \$1 million or more?

> >

> > · The way the economic incentives are designed, it's doubtful that much of the older housing stock would survive

> >

> > in some areas. The neighborhood lots could fall like dominos, as developers outbid families to buy up nearly every house on the market and replace it with a high-price / high-rent quad.

> >

> > · There is no economic basis to assume that only a handful of multiplexes would be built.

> >

> > ****The proposal sets no limit on how many neighborhood properties could be torn down for multiplexes. Century-old communities could see intense demolition and condo construction, with quads stacked on block after block.**

> >

> > ****Under the proposed plan, the new units would sell or rent at market rates. None of the new housing would have to be even remotely affordable**.**

> >

> > · The existing requirements for lower-priced affordable units apply only when a residential development site includes 20 housing units or more. The pending County plan allows up to 19 units on a site. That certainly does seem to signal that affordable housing is not the intent of the proposal.

> >

> > · Since there is no mandate for affordability, the zoning change is likely to do little or nothing to improve integration, produce "missing middle" housing, or provide financially "attainable" housing options for the thousands of County residents who earn less than \$50,000 a year.

> >

> > · At present, the small older houses that still remain in many single-family neighborhoods are an important supply of "missing middle" housing. Re-zoning would make it highly lucrative for developers to bulldoze them.

> >

> > ****The potential profits for private developers are so large that the new zoning could produce a tidal wave of neighborhood multiplexes and environmental destruction** -- with enormous costs for the communities that would have to deal with the congestion and infrastructure effects. ****

> >

> > Putting quads on just 25% of the lots would double the local population. A full block of quads would put 80 households on streets that now have 20.

> >

> > Here's what that kind of increased density would mean in the existing single-family neighborhoods:

>>

>> · dangerous traffic overloads on the narrow suburban streets, with hundreds of additional cars, service vans, and delivery trucks.

>>

>> · a significant decrease in pedestrian safety.

>>

>> · massive neighborhood parking problems. One version of the proposed plan would make that even worse by reducing the requirement for developers to build off-street parking.

>>

>> · more transportation gridlock on the down-county arteries.

>>

>>

>>

>> · more school overcrowding.

>>

>> · lower air quality as a result of the congestion. That has a public health impact.

>>

>> · extensive flooding and storm-water damage in the communities where the old infrastructure is already overwhelmed every time it rains.

>>

>> · widespread environmental damage: significant loss of the tree canopy, permeable surfaces, yards, gardens, and green space. We have already experienced some of this loss when developers clear-cut the old lots and stretch the existing building code to the limit.

>>

>> · It takes decades to produce suburbs with mature tree canopies. They are immensely valuable; they reduce air pollution for the region, help control water run-off, and reduce heat islands. The multiplex buildings in the County plan would leave no room for canopy trees on a typical lot.

>>

>> · It's not yet clear whether towns would be able to maintain the setbacks, height, and other regulations in their building codes. Zoning changes can override local municipal ordinances.

>>

>> ****Small towns like Martin's Additions could potentially be bankrupted**** by the infrastructure costs. Many of the older municipalities were not built with the infrastructure capacity to handle denser housing loads. Adding a few small accessory units may be manageable. Doubling or tripling the current housing density is not.

>>

>> · The "attainable housing" proposal omits any ****fiscal impact analysis****. Who pays to rebuild the streets for heavier traffic? Who pays to double the town's sewer-line capacity?

>>

>> · Who pays to upgrade the old community gas lines, electric grid, and storm drains?

>>

>> · How much would it cost each town just to handle double the volume of trash collection?

>>

>> · How many new fire hydrants would it take to meet the fire code? What if the old community water lines don't supply enough pressure to make the additional hydrants work? Is the town liable? Would it have to install new water mains?

>>

>> To put 50 quads in a new housing development, the builder would have to provide the infrastructure. But if you put the same 50 quads on the old lots in a neighborhood, none of the individual builders would have to face responsibility for the community capacity. The proposed zoning change could inflict crushing costs on the local municipalities. Retrofitting the infrastructure in older communities can be far more expensive and difficult than installing the infrastructure for a new housing development. There is no data to show that "impact fees" and town tax revenues could come even close to covering the costs.

>>

>> ****What a bonanza for developers******, to be able to construct, sell and rent high-profit multiplexes "by

right” on lot after lot, with no obligation to build the necessary community infrastructure or provide a single unit of affordable housing. ****It is inexcusable to do that anywhere – and even more indefensible to do it under the guise of “attainable housing.”****

>>

>> · Who would benefit from this zoning change? The developers, real estate investors, and the giant private capital firms that are buying up the housing in neighborhoods all over the country.

>>

>> · Who would be harmed? The people of Montgomery County. Replacing existing neighborhoods with expensive multiplexes would have a profound societal cost. We and our neighbors are part of a warm, complex, inclusive multicultural community that people have been building for generations. That community provides the essential support network for young families and elders; it has been life-saving at times. When a neighborhood is re-zoned, it’s not just the trees and houses that are lost.

>>

>> · The first round of new multiplex development is likely to inflate property values as developers bid up the price of the lots. The second stage could see a glut of high-price multiplexes, with depressed property values for the remaining single-family homes that are surrounded by quads and congestion.

>>

>> ****There is no objective basis to give developers a free pass to build multiplexes at the expense of the residential neighborhoods****.** County Executive Marc Elrich opposes the zoning plan, noting that there is no data to show that this drastic zoning change is required to meet the need for affordable housing. Elrich is right to take a practical approach: Instead of setting off an uproar about zoning, the County should compile the relevant data, identify where additional low-cost housing is needed, and then focus on providing it. Some projects are already being built;

>>

>> more are in the pipeline with construction permits already approved. Elrich and others point out that the proposed zoning initiative has no sound factual basis – the premise is not based on accurate data – and the proposed plan is no solution – it would produce high-price condos and substantial neighborhood damage, not affordable housing.

>>

>> ****Reasonable Alternatives****:** ****It would make economic sense to add low-cost and “missing middle” housing in the County job centers where (1) the future job growth will occur, (2) the infrastructure capacity is already in place, and (3) the transportation impact would be much lower. There are many ways to do that.**

>>

>> · One obvious suggestion: Instead of tearing up the neighborhoods, give the developers incentives to convert the 20% vacant office space in downtown Silver Spring, Bethesda, White Oak, Wheaton and White Flint into accessible, affordable housing. Do this right: Put new housing where the jobs are, and require at least 30% of those new housing units to actually be affordable.

>>

>> · It is also entirely possible to keep the current single-family zoning intact in the interior of each neighborhood, and limit the denser multiplex development to a zone within 500 feet along the “growth corridors” like Connecticut Avenue. Any approval of higher density in any area should include explicit requirements for affordability, adequate infrastructure, sufficient off-street parking, tree canopy, etc.

>>

>> ****Proposed Planning Review****:** **** In response to the strong immediate public objections to the “attainable housing” strategy, the County Planning officials have now proposed to review the impact 2-4 years after the plan is adopted. That is not an acceptable response.**

>>

>> · In 2-4 years, the damage will already be done. Hundreds of homes may already be demolished by that point, because the zoning change would create a profit premium for fast action (the first builders to construct the new multiplexes are likely to reap the highest profits).

>>

>> · The pledge to review the effects is so vague that it is meaningless: There is no available documentation that identifies the review’s proposed methodology, the criteria, or the factors that might be assessed.

>>

> > · And there is certainly no need to “wait to see how this plays out,” as one County Planning staff member recently suggested. The economics are basic. The outcome is well known, readily apparent in countless examples of neighborhoods that now have a few surviving single-family homes in a sea of multiplexes and townhouses.

> >

> > **Questionable Government Procedure****: **Ending 100 years of single-family zoning is such an enormous change that it should be evaluated within the County Master Plan process, with full public analysis, notice, and hearings, not treated as just a zoning text amendment (ZTA). The Montgomery County Council used to care about good government process. Citizens, local municipalities, County and state government officials, and community organizations should insist on a Master Plan review process here.**

> >

> > There is an additional cost factor for the County Council to consider: Zoning changes of this magnitude can trigger expensive, protracted lawsuits. Several jurisdictions in Virginia are now being sued for canceling single-family zoning. Montgomery County can prevent such litigation by leaving the current zoning in place. The legal costs of the re-zoning plan could be significant; the “attainable housing” proposal is so problematic that it may be difficult to defend. Fiscal prudence applies here: Use our tax dollars for housing, not for zoning litigation.

> >

> > **Summary****:** If adopted, the mis-named “attainable housing” plan is likely to do irreparable harm to existing communities and produce little or no low-cost housing. The zoning change could generate billion-dollar revenues for developers and investors, while bankrupting small municipalities and imposing immense congestion costs, environmental losses, and infrastructure burdens on County residents. The plan is not supported by relevant data or by a credible economic analysis. It may reduce, not increase, the supply of “missing middle” housing. The “attainable housing” proposal would maximize attainable profits, not affordable housing. The proposed re-zoning is economically damaging and contrary to the public interest.** ****

> >

> > The Planning officials and Council staff are preparing a ZTA to present for legislative adoption this fall or winter. The County Executive has no authority to veto the plan. The decision is up to the County Council.

> >

> > **Action****:** Contact the Councilmembers.**

> >

> >

> >

> > _Montgomery County residents have permission to post and share this analysis._

> >

> >

> >

> > THE MONTGOMERY COUNTY COUNCIL

> >

> > Gabe Albornoz 240-777-7959 Councilmember.Albornoz@montgomerycountymd.gov

> >

> > Marilyn Balcombe 240-777-7960 Councilmember.Balcombe@montgomerycountymd.gov

> >

> > Natali Fani-González 240 -777-7870 Councilmember.Fani-Gonzalez@montgomerycountymd.gov

> >

> > Andrew Friedson 240-777-7828 Councilmember.Friedson@montgomerycountymd.gov

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> > Kate Stewart 240-777-7968 Councilmember.Stewart@montgomerycountymd.gov
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> > * * *
> > Groups.io Links:
> >
> > You receive all messages sent to this group.
> >
> > View/Reply Online (#721) |Reply To Sender | Reply To Group |Mute This Topic| New Topic
> >
> > * * *
> > The Chevy Chase Section Five listserv was established in March 2020 as an information forum to communicate local news, requests, and community events. This forum is for Chevy Chase Section Five residents only. To learn more about the acceptable use of the listserv, view the ChevyChaseSectionFive Guidelines.
> > How to Join
> >
> > 1. Send an email to ChevyChaseSection5+subscribe@groups.io
> > 2. You must answer the return email inquiry from the moderator asking for confirmation of your name/address
> >
> > 3. Upon receipt of that information, you will be approved for membership
> >
> > As a reminder, the Chevy Chase Section Five listserv is not intended to be used by residents to contact the Town Manager or Town Council members. For the latter, please use The Chevy Chase Section Five listserv is not intended to be used by residents to contact the Town Manager or Section 5 Council members. For the latter, please email manager@chevychase5.org. Thank you!
> > * * *
> > Your Subscription |Contact Group Owner |Unsubscribe[nualaoconnor@me.com]
> >
> > _._._._._

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Kill the "Attainable Housing" Plan (open)

Requested by Edward and Nancy Rubenstein

Edward and Nancy
Rubenstein

Assigned to Livhu Ndou (Staff)

Created at Sep 25, 2024 12:35 PM

Last updated at Oct 22, 2024 2:46 PM

Councilmember Friedson

Sep 25, 2024 12:35 PM

Attainable Housing Comments

Constituent information:

n2nrubens@me.com, Sep 25, 2024, 12:06 PM

Dear County Council Members:

For all of the reasons discussed below in Mr. Langelan's analysis of the County's proposed plan, I urge you to kill the proposed zoning change.

Sincerely,

Nancy Rubenstein

Chevy Chase, MD 20815

****Marty Langelan****

****Resident, Village of Martin's Additions****

**** **September 21, 2024**

****ECONOMIC ANALYSIS OF THE COUNTY'S PROPOSED "ATTAINABLE HOUSING" PLAN ****

I'm an economist and civil rights activist. I strongly support affordable housing. **** **But the new "attainable housing"**

proposal is a sham. It would not provide low-cost housing. If approved, the proposal would impose a sweeping zoning change that would have damaging economic effects in many areas of the County. The "attainable housing" proposal is not about affordability. ****_****It appears to be part of a much wider, national effort to eliminate single-family zoning, to open up large new profit and revenue streams for real estate builders and investors. ****_****Other regions across the country are also being pushed to adopt the same kinds of proposals.

The plan would cancel much of Montgomery County's single-family zoning and provide a wide-open field for developers to put multiplex condos on the small lots in many of the existing communities. · Every available lot could be used as a tear-down to maximize much higher profit. Why build a single-family home, or even a duplex, when you can put a 4-unit quad on the lot and sell each unit for \$1 million or more?

· The way the economic incentives are designed, it's doubtful that much of the older housing stock would survive

in some areas. The neighborhood lots could fall like dominos, as developers outbid families to buy up nearly every house on the market and replace it with a high-price / high-rent quad.

· There is no economic basis to assume that only a handful of multiplexes would be built.

****The proposal sets no limit on how many neighborhood properties could be torn down for multiplexes.****Century-old communities could see intense demolition and condo construction, with quads stacked on block after block.

****Under the proposed plan, the new units would sell or rent at market rates. None of the new housing would have to be even remotely affordable**.**

· The existing requirements for lower-priced affordable units apply only when a residential development

site includes 20 housing units or more. The pending County plan allows up to 19 units on a site. That certainly does seem to signal that affordable housing is not the intent of the proposal.

- Since there is no mandate for affordability, the zoning change is likely to do little or nothing to improve integration, produce “missing middle” housing, or provide financially “attainable” housing options for the thousands of County residents who earn less than \$50,000 a year.

- At present, the small older houses that still remain in many single-family neighborhoods are an important supply of “missing middle” housing. Re-zoning would make it highly lucrative for developers to bulldoze them.

****The potential profits for private developers are so large that the new zoning could produce a tidal wave of neighborhood multiplexes and environmental destruction** **-- with enormous costs for the communities that would have to deal with the congestion and infrastructure effects. ****

Putting quads on just 25% of the lots would double the local population. A full block of quads would put 80 households on streets that now have 20.

Here’s what that kind of increased density would mean in the existing single-family neighborhoods:

- dangerous traffic overloads on the narrow suburban streets, with hundreds of additional cars, service vans, and delivery trucks.

- a significant decrease in pedestrian safety.

- massive neighborhood parking problems. One version of the proposed plan would make that even worse by reducing the requirement for developers to build off-street parking.

- more transportation gridlock on the down-county arteries.

- more school overcrowding.

- lower air quality as a result of the congestion. That has a public health impact.

- extensive flooding and storm-water damage in the communities where the old infrastructure is already overwhelmed every time it rains.

- widespread environmental damage: significant loss of the tree canopy, permeable surfaces, yards, gardens, and green space. We have already experienced some of this loss when developers clear-cut the old lots and stretch the existing building code to the limit.

- It takes decades to produce suburbs with mature tree canopies. They are immensely valuable; they reduce air pollution for the region, help control water run-off, and reduce heat islands. The multiplex buildings in the County plan would leave no room for canopy trees on a typical lot.

- It’s not yet clear whether towns would be able to maintain the setbacks, height, and other regulations in their building codes. Zoning changes can override local municipal ordinances.

****Small towns like Martin’s Additions could potentially be bankrupted** by the infrastructure costs.**

Many of the older municipalities were not built with the infrastructure capacity to handle denser housing loads. Adding a few small accessory units may be manageable. Doubling or tripling the current housing density is not.

- The “attainable housing” proposal omits any ****fiscal impact analysis****. Who pays to rebuild the streets for heavier traffic? Who pays to double the town’s sewer-line capacity?

- Who pays to upgrade the old community gas lines, electric grid, and storm drains?

- How much would it cost each town just to handle double the volume of trash collection?

- How many new fire hydrants would it take to meet the fire code? What if the old community water lines don’t supply enough pressure to make the additional hydrants work? Is the town liable? Would it have to install new water mains?

To put 50 quads in a new housing development, the builder would have to provide the infrastructure. But if you put the same 50 quads on the old lots in a neighborhood, none of the individual builders would have to face responsibility for the community capacity. The proposed zoning change could inflict crushing costs on the local municipalities. Retrofitting the infrastructure in older communities can be far more expensive and difficult than installing the infrastructure for a new housing development. There is no data to show that “impact fees” and town tax revenues could come even close to covering the costs.

****What a bonanza for developers****, to be able to construct, sell and rent high-profit multiplexes “by right” on lot after lot, with no obligation to build the necessary community infrastructure or provide a single unit of affordable housing. **It is inexcusable to do that anywhere – and even more indefensible to do it under the guise of “attainable housing.”*** ****

- Who would benefit from this zoning change? The developers, real estate investors, and the giant private capital firms that are buying up the housing in neighborhoods all over the country.

· Who would be harmed? The people of Montgomery County. Replacing existing neighborhoods with expensive multiplexes would have a profound societal cost. We and our neighbors are part of a warm, complex, inclusive multicultural community that people have been building for generations. That community provides the essential support network for young families and elders; it has been life-saving at times. When a neighborhood is re-zoned, it's not just the trees and houses that are lost.

· The first round of new multiplex development is likely to inflate property values as developers bid up the price of the lots. The second stage could see a glut of high-price multiplexes, with depressed property values for the remaining single-family homes that are surrounded by quads and congestion. ****There is no objective basis to give developers a free pass to build multiplexes at the expense of the residential neighborhoods****.** County Executive Marc Elrich opposes the zoning plan, noting that there is no data to show that this drastic zoning change is required to meet the need for affordable housing. Elrich is right to take a practical approach: Instead of setting off an uproar about zoning, the County should compile the relevant data, identify where additional low-cost housing is needed, and then focus on providing it. Some projects are already being built; more are in the pipeline with construction permits already approved. Elrich and others point out that the proposed zoning initiative has no sound factual basis – the premise is not based on accurate data – and the proposed plan is no solution – it would produce high-price condos and substantial neighborhood damage, not affordable housing.

****Reasonable Alternatives****:** ****It would make economic sense to add low-cost and “missing middle” housing in the County job centers where (1) the future job growth will occur, (2) the infrastructure capacity is already in place, and (3) the transportation impact would be much lower. There are many ways to do that.**

· One obvious suggestion: Instead of tearing up the neighborhoods, give the developers incentives to convert the 20% vacant office space in downtown Silver Spring, Bethesda, White Oak, Wheaton and White Flint into accessible, affordable housing. Do this right: Put new housing where the jobs are, and require at least 30% of those new housing units to actually be affordable.

· It is also entirely possible to keep the current single-family zoning intact in the interior of each neighborhood, and limit the denser multiplex development to a zone within 500 feet along the “growth corridors” like Connecticut Avenue. Any approval of higher density in any area should include explicit requirements for affordability, adequate infrastructure, sufficient off-street parking, tree canopy, etc.

****Proposed Planning Review****:** ****In response to the strong immediate public objections to the “attainable housing” strategy, the County Planning officials have now proposed to review the impact 2-4 years after the plan is adopted. That is not an acceptable response.**

· In 2-4 years, the damage will already be done. Hundreds of homes may already be demolished by that point, because the zoning change would create a profit premium for fast action (the first builders to construct the new multiplexes are likely to reap the highest profits).

· The pledge to review the effects is so vague that it is meaningless: There is no available documentation that identifies the review's proposed methodology, the criteria, or the factors that might be assessed.

· And there is certainly no need to “wait to see how this plays out,” as one County Planning staff member recently suggested. The economics are basic. The outcome is well known, readily apparent in countless examples of neighborhoods that now have a few surviving single-family homes in a sea of multiplexes and townhouses.

****Questionable Government Procedure****:** ****Ending 100 years of single-family zoning is such an enormous change that it should be evaluated within the County Master Plan process, with full public analysis, notice, and hearings, not treated as just a zoning text amendment (ZTA). The Montgomery County Council used to care about good government process. Citizens, local municipalities, County and state government officials, and community organizations should insist on a Master Plan review process here.**

There is an additional cost factor for the County Council to consider: Zoning changes of this magnitude can trigger expensive, protracted lawsuits. Several jurisdictions in Virginia are now being sued for canceling single-family zoning. Montgomery County can prevent such litigation by leaving the current zoning in place. The legal costs of the re-zoning plan could be significant; the “attainable housing” proposal is so problematic that it may be difficult to defend. Fiscal prudence applies here: Use our tax dollars for housing, not for zoning litigation.

****Summary****:** ****If adopted, the mis-named “attainable housing” plan is likely to do irreparable harm to**

existing communities and produce little or no low-cost housing. The zoning change could generate billion-dollar revenues for developers and investors, while bankrupting small municipalities and imposing immense congestion costs, environmental losses, and infrastructure burdens on County residents. The plan is not supported by relevant data or by a credible economic analysis. It may reduce, not increase, the supply of “missing middle” housing. The “attainable housing” proposal would maximize attainable profits, not affordable housing. The proposed re-zoning is economically damaging and contrary to the public interest.** **

The Planning officials and Council staff are preparing a ZTA to present for legislative adoption this fall or winter. The County Executive has no authority to veto the plan. The decision is up to the County Council.

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Initiative (open)

Requested by Carol G. Winer

Assigned to Livhu Ndou (Staff)

Created at Sep 25, 2024 12:36 PM

Last updated at Oct 22, 2024 2:46 PM

Councilmember Friedson

Sep 25, 2024 12:36 PM

Attainable Housing Comments

Constituent information:

Carol G Winer

Carol G Winer, Sep 25, 2024, 11:42 AM

Good morning Councilman Friedson,

I am writing to express my deep concern and strong opposition to the current County Planning Board's intentions regarding the Attainable Housing Initiative, which I believe poses a significant threat to the character of Bethesda-Chevy Chase.

I won't reiterate the numerous reasons why this re-zoning plan is misguided and detrimental to Bethesda-Chevy Chase, as I trust you have received extensive feedback from others already. However, it is now widely recognized and documented by members of the County Council that this re-zoning effort is both unnecessary and counterproductive. Specifically, the broad application of this proposal to address the alleged housing crisis across 82% of the county has been shown, with concrete data and projections, to be ill-conceived and irresponsible, neglecting the current challenges faced by our already strained infrastructure and resources.

The Planning Board's intentions, while perhaps aligning with current political sentiments and appeasing developers, fail to honor the rich history and tradition of our community, which has long been a safe and vibrant environment for families, investments, and retirement in Maryland. If you move forward with the Planning Board's recommendations, you will undermine the core values—both physical and moral—of our community.

Moreover, in 2017, the Montgomery County Planning Department committed to "preserving and protecting existing single-unit residential neighborhoods in and around the Sector Plan area." This clear objective has been echoed throughout the 2017 document in response to resident concerns. Your support for this measure, viewed by many in the Bethesda-Chevy Chase area, would be seen as a significant betrayal of the trust placed in you by your constituents.

Thank you for your attention to this critical matter.

Carol Winer

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FWD: Opposition to Attainable Housing Plan: Post from a Martin's Additions Economist re: MoCo's Attainable Housing Plan (open)

Requested by Alexander Laios

Assigned to Livhu Ndou (Staff)

Created at Sep 25, 2024 12:40 PM

Last updated at Oct 22, 2024 2:46 PM

Councilmember Friedson

Sep 25, 2024 12:40 PM

Respectfully referred.

Constituent information:

Alexander Laios

[REDACTED]

Alexander Laios, Sep 25, 2024, 11:36 AM

I wanted to pass this along as I think it is right on point about the potential impacts to Chevy Chase. I couldn't agree more that the County should be offering incentives to repurpose/demolish suburban office buildings to build multifamily housing in Chevy Chase, Bethesda, Silver Spring and Rockville. These office buildings sit at incredibly low occupancy and will never recover from the pandemic (I cover real estate companies and suburban office is dead all over the country). Overtime these buildings will end up under maintained and in the hands of lenders.

Turning these buildings/sites into multi family will take underutilized land to build housing units.

Alex

Alex Laios

[REDACTED]

Begin forwarded message:

>

> ****Marty Langelan****

>

> ****Resident, Village of Martin's Additions****

>

> **** **September 21, 2024**

>

> ****ECONOMIC ANALYSIS OF THE COUNTY'S PROPOSED "ATTAINABLE HOUSING" PLAN ****

>

> I'm an economist and civil rights activist. I strongly support affordable housing. **** **But the new "attainable housing" proposal is a sham. It would not provide low-cost housing. If approved, the proposal would impose a sweeping zoning change that would have damaging economic effects in many areas of the County.**

>

> The "attainable housing" proposal is not about affordability. ****_ _****It appears to be part of a much wider, national effort to eliminate single-family zoning, to open up large new profit and revenue streams for real estate builders and investors. ****_ _****Other regions across the country are also being pushed to adopt the same kinds of proposals.

>

> The plan would cancel much of Montgomery County's single-family zoning and provide a wide-open field for developers to put multiplex condos on the small lots in many of the existing communities.

>

> · Every available lot could be used as a tear-down to maximize much higher profit. Why build a single-family home, or even a duplex, when you can put a 4-unit quad on the lot and sell each unit for \$1 million or more?

>
> · The way the economic incentives are designed, it's doubtful that much of the older housing stock would survive

>
> in some areas. The neighborhood lots could fall like dominos, as developers outbid families to buy up nearly every house on the market and replace it with a high-price / high-rent quad.

>
> · There is no economic basis to assume that only a handful of multiplexes would be built.

>
> **The proposal sets no limit on how many neighborhood properties could be torn down for multiplexes.** Century-old communities could see intense demolition and condo construction, with quads stacked on block after block.

>
> **Under the proposed plan, the new units would sell or rent at market rates. None of the new housing would have to be even remotely affordable**.

>
> · The existing requirements for lower-priced affordable units apply only when a residential development site includes 20 housing units or more. The pending County plan allows up to 19 units on a site. That certainly does seem to signal that affordable housing is not the intent of the proposal.

>
> · Since there is no mandate for affordability, the zoning change is likely to do little or nothing to improve integration, produce "missing middle" housing, or provide financially "attainable" housing options for the thousands of County residents who earn less than \$50,000 a year.

>
> · At present, the small older houses that still remain in many single-family neighborhoods are an important supply of "missing middle" housing. Re-zoning would make it highly lucrative for developers to bulldoze them.

>
> **The potential profits for private developers are so large that the new zoning could produce a tidal wave of neighborhood multiplexes and environmental destruction** **– with enormous costs for the communities that would have to deal with the congestion and infrastructure effects. **

>
> Putting quads on just 25% of the lots would double the local population. A full block of quads would put 80 households on streets that now have 20.

>
> Here's what that kind of increased density would mean in the existing single-family neighborhoods:

>
> · dangerous traffic overloads on the narrow suburban streets, with hundreds of additional cars, service vans, and delivery trucks.

>
> · a significant decrease in pedestrian safety.

>
> · massive neighborhood parking problems. One version of the proposed plan would make that even worse by reducing the requirement for developers to build off-street parking.

>
> · more transportation gridlock on the down-county arteries.

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>
>
> · more school overcrowding.

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> · lower air quality as a result of the congestion. That has a public health impact.

>

- > · extensive flooding and storm-water damage in the communities where the old infrastructure is already overwhelmed every time it rains.
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- > · widespread environmental damage: significant loss of the tree canopy, permeable surfaces, yards, gardens, and green space. We have already experienced some of this loss when developers clear-cut the old lots and stretch the existing building code to the limit.
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- > · It takes decades to produce suburbs with mature tree canopies. They are immensely valuable; they reduce air pollution for the region, help control water run-off, and reduce heat islands. The multiplex buildings in the County plan would leave no room for canopy trees on a typical lot.
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- > · It's not yet clear whether towns would be able to maintain the setbacks, height, and other regulations in their building codes. Zoning changes can override local municipal ordinances.
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- > ****Small towns like Martin's Additions could potentially be bankrupted**** by the infrastructure costs. Many of the older municipalities were not built with the infrastructure capacity to handle denser housing loads. Adding a few small accessory units may be manageable. Doubling or tripling the current housing density is not.
- >
- > · The "attainable housing" proposal omits any ****fiscal impact analysis****. Who pays to rebuild the streets for heavier traffic? Who pays to double the town's sewer-line capacity?
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- > To put 50 quads in a new housing development, the builder would have to provide the infrastructure. But if you put the same 50 quads on the old lots in a neighborhood, none of the individual builders would have to face responsibility for the community capacity. The proposed zoning change could inflict crushing costs on the local municipalities. Retrofitting the infrastructure in older communities can be far more expensive and difficult than installing the infrastructure for a new housing development. There is no data to show that "impact fees" and town tax revenues could come even close to covering the costs.
- >
- > ****What a bonanza for developers****, to be able to construct, sell and rent high-profit multiplexes "by right" on lot after lot, with no obligation to build the necessary community infrastructure or provide a single unit of affordable housing. **It is inexcusable to do that anywhere – and even more indefensible to do it under the guise of "attainable housing."** ****
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- > · Who would benefit from this zoning change? The developers, real estate investors, and the giant private capital firms that are buying up the housing in neighborhoods all over the country.
- >
- > · Who would be harmed? The people of Montgomery County. Replacing existing neighborhoods with expensive multiplexes would have a profound societal cost. We and our neighbors are part of a warm, complex, inclusive multicultural community that people have been building for generations. That community provides the essential support network for young families and elders; it has been life-saving at times. When a neighborhood is re-zoned, it's not just the trees and houses that are lost.
- >
- > · The first round of new multiplex development is likely to inflate property values as developers bid up the price of the lots. The second stage could see a glut of high-price multiplexes, with depressed property values for the remaining single-family homes that are surrounded by quads and congestion.
- >

- > ****There is no objective basis to give developers a free pass to build multiplexes at the expense of the residential neighborhoods****.**** County Executive Marc Elrich opposes the zoning plan, noting that there is no data to show that this drastic zoning change is required to meet the need for affordable housing. Elrich is right to take a practical approach: Instead of setting off an uproar about zoning, the County should compile the relevant data, identify where additional low-cost housing is needed, and then focus on providing it. Some projects are already being built;
- >
- > more are in the pipeline with construction permits already approved. Elrich and others point out that the proposed zoning initiative has no sound factual basis – the premise is not based on accurate data – and the proposed plan is no solution – it would produce high-price condos and substantial neighborhood damage, not affordable housing.
- >
- > ****Reasonable Alternatives****:**** It would make economic sense to add low-cost and “missing middle” housing in the County job centers where (1) the future job growth will occur, (2) the infrastructure capacity is already in place, and (3) the transportation impact would be much lower. There are many ways to do that.
- >
- > · One obvious suggestion: Instead of tearing up the neighborhoods, give the developers incentives to convert the 20% vacant office space in downtown Silver Spring, Bethesda, White Oak, Wheaton and White Flint into accessible, affordable housing. Do this right: Put new housing where the jobs are, and require at least 30% of those new housing units to actually be affordable.
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- > · It is also entirely possible to keep the current single-family zoning intact in the interior of each neighborhood, and limit the denser multiplex development to a zone within 500 feet along the “growth corridors” like Connecticut Avenue. Any approval of higher density in any area should include explicit requirements for affordability, adequate infrastructure, sufficient off-street parking, tree canopy, etc.
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- > ****Proposed Planning Review****:**** In response to the strong immediate public objections to the “attainable housing” strategy, the County Planning officials have now proposed to review the impact 2-4 years after the plan is adopted. That is not an acceptable response.
- >
- > · In 2-4 years, the damage will already be done. Hundreds of homes may already be demolished by that point, because the zoning change would create a profit premium for fast action (the first builders to construct the new multiplexes are likely to reap the highest profits).
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- > · The pledge to review the effects is so vague that it is meaningless: There is no available documentation that identifies the review’s proposed methodology, the criteria, or the factors that might be assessed.
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- > · And there is certainly no need to “wait to see how this plays out,” as one County Planning staff member recently suggested. The economics are basic. The outcome is well known, readily apparent in countless examples of neighborhoods that now have a few surviving single-family homes in a sea of multiplexes and townhouses.
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- > ****Questionable Government Procedure****:**** Ending 100 years of single-family zoning is such an enormous change that it should be evaluated within the County Master Plan process, with full public analysis, notice, and hearings, not treated as just a zoning text amendment (ZTA). The Montgomery County Council used to care about good government process. Citizens, local municipalities, County and state government officials, and community organizations should insist on a Master Plan review process here.
- >
- > There is an additional cost factor for the County Council to consider: Zoning changes of this magnitude can trigger expensive, protracted lawsuits. Several jurisdictions in Virginia are now being sued for canceling single-family zoning. Montgomery County can prevent such litigation by leaving the current zoning in place. The legal costs of the re-zoning plan could be significant; the “attainable housing” proposal is so problematic that it may be difficult to defend. Fiscal prudence applies here: Use

our tax dollars for housing, not for zoning litigation.

>

> ****Summary****:**** If adopted, the mis-named “attainable housing” plan is likely to do irreparable harm to existing communities and produce little or no low-cost housing. The zoning change could generate billion-dollar revenues for developers and investors, while bankrupting small municipalities and imposing immense congestion costs, environmental losses, and infrastructure burdens on County residents. The plan is not supported by relevant data or by a credible economic analysis. It may reduce, not increase, the supply of “missing middle” housing. The “attainable housing” proposal would maximize attainable profits, not affordable housing. The proposed re-zoning is economically damaging and contrary to the public interest. **** ****

>

> The Planning officials and Council staff are preparing a ZTA to present for legislative adoption this fall or winter. The County Executive has no authority to veto the plan. The decision is up to the County Council.

>

> ****Action****:**** Contact the Councilmembers.

>

>

>

> _Montgomery County residents have permission to post and share this analysis._

>

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>

> THE MONTGOMERY COUNTY COUNCIL

>

> Gabe Albornoz 240-777-7959 Councilmember.Albornoz@montgomerycountymd.gov

>

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> Kate Stewart 240-777-7968 Councilmember.Stewart@montgomerycountymd.gov

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For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Post from a Martin's Additions Economist re: MoCo's Attainable Housing Plan This says it all (open)

Requested by Cindy Giambastiani

Assigned to Livhu Ndou (Staff)

Created at Sep 25, 2024 12:41 PM

Last updated at Oct 22, 2024 2:46 PM

Councilmember Friedson

Sep 25, 2024 12:41 PM

Attainable Housing Comments

Constituent information:

Cindy GIAMBASTIANI

Cindy GIAMBASTIANI, Sep 25, 2024, 11:45 AM

> Begin forwarded message:

>

>

> **From:** "Lyric Winik via groups.io"

>

> **Subject:** [ChevyChaseSection5] Post from a Martin's Additions Economist re: MoCo's Attainable Housing Plan

>

> **Date:** September 25, 2024 at 10:03:31 AM EDT

>

> **To:** [REDACTED]

>

> **Resent:** [REDACTED]

>

> **Reply-To:** [REDACTED]

>

>

>

> **Marty Langelan**

>

> **[REDACTED]**

>

> **September 21, 2024**

>

> **ECONOMIC ANALYSIS OF THE COUNTY'S PROPOSED "ATTAINABLE HOUSING" PLAN**

>

> I'm an economist and civil rights activist. I strongly support affordable housing. But the new "attainable housing" proposal is a sham. It would not provide low-cost housing. If approved, the proposal would impose a sweeping zoning change that would have damaging economic effects in many areas of the County.

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> The "attainable housing" proposal is not about affordability. It appears to be part of a much wider, national effort to eliminate single-family zoning, to open up large new profit and revenue streams for real estate builders and investors. Other regions across the country are also being pushed to

adopt the same kinds of proposals.

- >
- > The plan would cancel much of Montgomery County's single-family zoning and provide a wide-open field for developers to put multiplex condos on the small lots in many of the existing communities.
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- > · Every available lot could be used as a tear-down to maximize much higher profit. Why build a single-family home, or even a duplex, when you can put a 4-unit quad on the lot and sell each unit for \$1 million or more?
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- > · The way the economic incentives are designed, it's doubtful that much of the older housing stock would survive
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- > in some areas. The neighborhood lots could fall like dominos, as developers outbid families to buy up nearly every house on the market and replace it with a high-price / high-rent quad.
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- > · There is no economic basis to assume that only a handful of multiplexes would be built.
- >
- > **The proposal sets no limit on how many neighborhood properties could be torn down for multiplexes.**Century-old communities could see intense demolition and condo construction, with quads stacked on block after block.
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- > · The first round of new multiplex development is likely to inflate property values as developers bid up the price of the lots. The second stage could see a glut of high-price multiplexes, with depressed property values for the remaining single-family homes that are surrounded by quads and congestion.
- >
- > ****There is no objective basis to give developers a free pass to build multiplexes at the expense of the residential neighborhoods****.** **** County Executive Marc Elrich opposes the zoning plan, noting that there is no data to show that this drastic zoning change is required to meet the need for affordable housing. Elrich is right to take a practical approach: Instead of setting off an uproar about zoning, the County should compile the relevant data, identify where additional low-cost housing is needed, and then focus on providing it. Some projects are already being built;**
- >
- > more are in the pipeline with construction permits already approved. Elrich and others point out that the proposed zoning initiative has no sound factual basis – the premise is not based on accurate data – and the proposed plan is no solution – it would produce high-price condos and substantial neighborhood damage, not affordable housing.
- >
- > ****Reasonable Alternatives****:** ****It would make economic sense to add low-cost and “missing middle” housing in the County job centers where (1) the future job growth will occur, (2) the infrastructure capacity is already in place, and (3) the transportation impact would be much lower. There are many ways to do that.**
- >
- > · One obvious suggestion: Instead of tearing up the neighborhoods, give the developers incentives to convert the 20% vacant office space in downtown Silver Spring, Bethesda, White Oak, Wheaton and White Flint into accessible, affordable housing. Do this right: Put new housing where the jobs are, and require at least 30% of those new housing units to actually be affordable.
- >
- > · It is also entirely possible to keep the current single-family zoning intact in the interior of each neighborhood, and limit the denser multiplex development to a zone within 500 feet along the “growth corridors” like Connecticut Avenue. Any approval of higher density in any area should include explicit requirements for affordability, adequate infrastructure, sufficient off-street parking, tree canopy, etc.
- >
- > ****Proposed Planning Review****:** **** In response to the strong immediate public objections to the “attainable housing” strategy, the County Planning officials have now proposed to review the impact 2-4 years after the plan is adopted. That is not an acceptable response.**
- >
- > · In 2-4 years, the damage will already be done. Hundreds of homes may already be demolished by that point, because the zoning change would create a profit premium for fast action (the first builders to construct the new multiplexes are likely to reap the highest profits).
- >
- > · The pledge to review the effects is so vague that it is meaningless: There is no available documentation that identifies the review’s proposed methodology, the criteria, or the factors that might be assessed.
- >
- > · And there is certainly no need to “wait to see how this plays out,” as one County Planning staff member recently suggested. The economics are basic. The outcome is well known, readily apparent in countless examples of neighborhoods that now have a few surviving single-family homes in a sea of multiplexes and townhouses.
- >
- > ****Questionable Government Procedure****:** ****Ending 100 years of single-family zoning is such an enormous change that it should be evaluated within the County Master Plan process, with full public analysis, notice, and hearings, not treated as just a zoning text amendment (ZTA). The Montgomery County Council used to care about good government process. Citizens, local municipalities, County and state government officials, and community organizations should insist on a Master Plan review process here.**
- >

> There is an additional cost factor for the County Council to consider: Zoning changes of this magnitude can trigger expensive, protracted lawsuits. Several jurisdictions in Virginia are now being sued for canceling single-family zoning. Montgomery County can prevent such litigation by leaving the current zoning in place. The legal costs of the re-zoning plan could be significant; the “attainable housing” proposal is so problematic that it may be difficult to defend. Fiscal prudence applies here: Use our tax dollars for housing, not for zoning litigation.

>
> **Summary**: If adopted, the mis-named “attainable housing” plan is likely to do irreparable harm to existing communities and produce little or no low-cost housing. The zoning change could generate billion-dollar revenues for developers and investors, while bankrupting small municipalities and imposing immense congestion costs, environmental losses, and infrastructure burdens on County residents. The plan is not supported by relevant data or by a credible economic analysis. It may reduce, not increase, the supply of “missing middle” housing. The “attainable housing” proposal would maximize attainable profits, not affordable housing. The proposed re-zoning is economically damaging and contrary to the public interest. **** ****

> The Planning officials and Council staff are preparing a ZTA to present for legislative adoption this fall or winter. The County Executive has no authority to veto the plan. The decision is up to the County Council.

> **Action**: Contact the Councilmembers.

> _Montgomery County residents have permission to post and share this analysis._

> THE MONTGOMERY COUNTY COUNCIL

> Gabe Albornoz 240-777-7959 Councilmember.Albornoz@montgomerycountymd.gov

> Marilyn Balcombe 240-777-7960 Councilmember.Balcombe@montgomerycountymd.gov

> Natali Fani-González 240 -777-7870 Councilmember.Fani-Gonzalez@montgomerycountymd.gov

> Andrew Friedson 240-777-7828 Councilmember.Friedson@montgomerycountymd.gov

> Evan Glass 240-777-7966 Councilmember.Glass@montgomerycountymd.gov

> Will Jawando 240-777-7811 Councilmember.Jawando@montgomerycountymd.gov

> Sidney Katz 240-777-7906 Councilmember.Katz@montgomerycountymd.gov

> Dawn Luedtke 240-777-7860 Councilmember.Luedtke@montgomerycountymd.gov

> Kristin Mink 240-777-7955 Councilmember.Mink@montgomerycountymd.gov

> Laurie-Anne Sayles 240-777-7964 Councilmember.Sayles@montgomerycountymd.gov

> Kate Stewart 240-777-7968 Councilmember.Stewart@montgomerycountymd.gov

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> Groups.io Links:

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> You receive all messages sent to this group.

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> View/Reply Online (#720) | Reply To Sender | Reply To Group | Mute This Topic | New Topic

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> * * *

> The Chevy Chase Section Five listserv was established in March 2020 as an information forum to communicate local news, requests, and community events. This forum is for Chevy Chase Section Five residents only. To learn more about the acceptable use of the listserv, view the ChevyChaseSectionFive Guidelines.

> How to Join

>

> 1. Send an email to [REDACTED]

> 2. You must answer the return email inquiry from the moderator asking for confirmation of your name/address

>

> 3. Upon receipt of that information, you will be approved for membership

>

> As a reminder, the Chevy Chase Section Five listserv is not intended to be used by residents to contact the Town Manager or Town Council members. For the latter, please use The Chevy Chase Section Five listserv is not intended to be used by residents to contact the Town Manager or Section 5 Council members. For the latter, please email [REDACTED]. Thank you!

> * * *

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Fwd: Attainable Housing Initiative (open)

Requested by Terrence Day

Terrence
Day
chevy chase
20815

Assigned to Livhu Ndou (Staff)

Created at Sep 25, 2024 12:44 PM

Last updated at Oct 22, 2024 2:46 PM

Councilmember Friedson

Sep 25, 2024 12:44 PM

Attainable Housing Comments

Constituent information:

terrence day
[REDACTED]

terrence day, Sep 25, 2024, 11:01 AM

----- Forwarded message -----

From: **terrence day**

Date: Wed, Sep 25, 2024 at 10:57 AM

Subject: Attainable Housing Initiative

To:

I am a resident of Chevy Chase Section 5 and learned about this a few weeks ago.

I have both questions and observations.

-The Plan branding of "Attainable " housing is misleading at best. The premise seems to be that doubling, tripling etc. the units on existing single housing lots in 1/3 of the county is the solution. I don't see that demonstrated.

-The plan acknowledges and ignores the infrastructure needs, cynically assuming that the free market will somehow stumble upon a solution that serves the collective good. I would like to see that data. This is a serious issue. A serious plan would address those needs and concerns before voting on a plan.

-Sighting the Purple Line as a benefit of the plan is delusional and shows a total lack of due-diligence.

-The plan feels like a blunt instrument in the spirit of Robert Moses that is not only comfortable with the unintended consequences, it consciously ignores the consequences we know will ensue.

-If a developer put up a duplex on my lot, there is no question both units would be worth the same or more than mine--so the county wins a boon in tax revenue. The developers and anybody directly or tangentially associated with them win. However, after the real estate Hunger Games, the residents who have built the community with dollars and spirit will be divided somehow into winners and losers--all collateral damage to a plan that as presented doesn't seem to serve the purpose.

I hope to learn more tonight.

T. Day

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FWD: Attainable Housing Strategies is anti-community (open)

Requested by Caroline Hickey

Assigned to Livhu Ndou (Staff)

Created at Sep 25, 2024 12:45 PM

Last updated at Oct 22, 2024 2:46 PM

Councilmember Friedson

Sep 25, 2024 12:45 PM

Attainable Housing Comments

Constituent information:

carolinesmithhickey@gmail.com, Sep 25, 2024, 10:19 AM

Dear Councilmembers,

I am writing to oppose the Attainable Housing Strategies Plan.

I wonder how thoroughly anyone on the unelected Moco Planning Board has thought through their proposal to virtually end single-family zoning in our county. Are they aware that individuals coming from other places, looking to buy a home and settle their family somewhere, are not going to choose a county that allows almost any homeowner/developer to tear down their house and put up a quad at any time?

Do you think anyone would invest their savings and their future retirement on a neighborhood whose population could double, triple or quadruple in just a few years as houses are torn down? How do you think MCPS, which already has embarrassingly low proficiency in math and other subjects, will handle the constant changes and growth in student body size?

This proposal will push residents OUT of Moco into neighboring counties and states and deter new people from settling here, not to mention destroying the quality of life for our current tax-paying residents who have invested in their homes under the assumption that their neighborhood would not become a cash cow for greedy developers.

Who do you represent? Developers or Montgomery County residents?

It seems you are telling us, loud and clear.

Regards,

Caroline Hickey

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

Disturbing Sept. 25 listening session on proposed ZTA for Chevy Chase - Submitted By: Patricia Xeller - (Council Webform) (open)

Requested by Patricia Xeller

Patricia
Xeller
Chevy Chase
20815

Assigned to Livhu Ndou (Staff)

Created at Sep 27, 2024 11:06 AM

Last updated at Oct 22, 2024 2:46 PM

Patricia Xeller

Sep 27, 2024 11:06 AM

FirstName: Patricia

MiddleName:

LastName: Xeller

Suffix:

Address1: [REDACTED]

Address2:

City: Chevy Chase

ZipCode: 20815

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Disturbing Sept. 25 listening session on proposed ZTA for Chevy Chase - Submitted By: Patricia Xeller - (Council Webform)

Comments: I attended the September 25 Listening Session; in presentations by and dialogue with the Planning Board Director and Council President Friedson, it became even clearer to me that the plan is fatally flawed. The Planning Board failed to perform adequate studies on the impacts on individual communities on traffic, the environment, the schools, basic infrastructure, and the livability of the Chevy Chase neighborhoods. Additionally, the 500 ft. Corridor Zone allowing 19 unit apartment buildings from Connecticut Avenue in Chevy Chase into the side streets was not even mentioned at the session, for obvious reasons. The Attainable Housing Strategies Initiative plan states that development of corridors requires an analysis of each area to make sure that development along these corridors is aligned with the urban, suburban, and rural context of the surrounding area. Yet, there was no such study or analysis of the Connecticut Avenue corridor and proposed apartments by the Planning Board. It is eminently clear that constituents have not been well informed by Council as a result of the Council's rush to enact this massive zoning change. This effort is simply an attempt at social engineering, and is not designed to achieve more affordable or even, speciously, "attainable,"

housing. Instead, the Board drew an all inclusive map disregarding the immense problems the proposed upzoning would create in those communities. If the Council truly has been listening to their constituents, it should be clear that they must not approve the plan as proposed. Respectfully submitted, Patricia [REDACTED] Chevy Chase Section 5

FWD: Moco Zone change proposal (open)

Requested by **Nina Merlin**

Assigned to **Livhu Ndou (Staff)**

Created at **Oct 2, 2024 11:15 AM**

Last updated at **Oct 22, 2024 2:43 PM**

Councilmember Friedson

Oct 2, 2024 11:15 AM

Attainable Housing Comments

Constituent information:

Nina Merlin

Nina Merlin, Sep 29, 2024, 1:49 PM

Hi councilmember Friedson,

As a longtime resident of Montgomery County (I grew up here and now live here as an adult) I think the rezoning proposal is a horrible idea because it won't create more attainable housing. If you want to create more affordable housing you should limit the permits given to developers to bulldoze existing homes and replace them with homes costing millions more. In our neighborhood that is what is predominantly creating the affordability problem. Rezoning for multifamily only helps developers who will build million dollar multi family properties, not affordable housing. If attainable housing is your goal, you should go back to the drawing board.

Thanks,

Nina Merlin

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housin (open)

Requested by Shaheda Sultan

Shaheda
Sultan
Bethesda
20816-2324

Assigned to Livhu Ndou (Staff)

Created at Oct 2, 2024 11:16 AM

Last updated at Oct 22, 2024 2:43 PM

Councilmember Friedson

Oct 2, 2024 11:16 AM

Attainable Housing Comments

Constituent information:

Shaheda Sultan

[REDACTED]
Bethesda, MD 20816

Shaheda Sultan, Sep 28, 2024, 4:45 PM

Dear Messers. Harris and Friedson,

I attended your meeting held on September 25, 2024 at BCC High School in Bethesda, Maryland. As you know, roughly 90 % of the attendees were against the Attainable Housing proposal.

In that regard, I wish to bring to your attention a lawsuit brought by Arlington County homeowners opposing a Missing Middle county policy.

The Arlington County circuit judge struck down the county policy that eliminated single-family-only zoning in Arlington County because, among other reasons, officials did not adequately investigate the impacts of allowing townhouses and small condo buildings in areas not initially planned for them. Please see, page 1B of Washington Post dated September 28, 2024.

The Missing Middle housing proposal at issue permitted owners of single-family homes to build multiple-family condos and smaller townhouses to provide less expensive housing for middle-income families.

An aim also espoused by Montgomery County's Attainable Housing proposal.

I hope the outcome of this legal challenge to actions of county council officials informs your own decision and you withdraw the Attainable Housing proposal.

Sincerely,

Shaheda Sultan

[REDACTED]
Bethesda, MD 20816

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Re: White Oak Attainable Housing Strategies Listening Session Links & Information (open)

Requested by Ann Munson

Ann
Munson

Assigned to Livhu Ndou (Staff)

Created at Oct 2, 2024 11:25 AM

Last updated at Oct 22, 2024 2:43 PM

Councilmember Friedson

Oct 2, 2024 11:25 AM

Attainable Housing Comments

Constituent information:

Ann Munson

Ann Munson, Sep 27, 2024, 5:24 PM

Good afternoon. Just a couple comments relative to the recent listening session.

1. We are original owners of our home on Memory Lane (1986). So much has changed on this street & mostly recently. Our street looks like a parking lot now due to both the number of group homes here and the fact that most people's garages are crammed with stuff so they park on the street. Also it must be a right of passage now that every 16 year old gets a car. (I say part of that by looking at all the rather late model cars parked at Paint Branch High School; we walk on the track there.) So our street already looks like the multiple family dwellings that you envision for our street.

2. Concern was expressed by some attendees for our trees. I share that concern but perhaps for a different reason. I just pray that the omnipresent kudzu which is overtaking local trees doesn't engulf our precious trees that we feed & water. In so many places, the kudzu is obscuring signs & starting to creep over guard rails & other barriers. When it starts across our roads will something be done to ameliorate this menace? And if trees are supposed to help with climate change, it probably will not happen here.

3. Two questions that my husband posed at your meeting were not addressed: will these multiple dwellings also be built on the other side of the county and why can't the long empty Verizon plant on Fairland Road & Route 29 be put to use for housing?

4. Lastly we have been through these listening sessions before - for the ICC & the revamp of Fairland Road. We always attend these meetings with thought that the fait accompli is being presented.

Thank you, Ann Munson

Sent from my iPhone

> On Sep 20, 2024, at 3:29 PM Friedson's Office, Councilmember wrote:

>

>

> Good afternoon,

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> I am writing to thank you again for attending our Attainable Housing Listening Session this week at the White Oak Recreation Center. I appreciate the robust, informative conversation we had, and the various ideas and perspectives that were shared on this important issue. As discussed at the event, please see the attached document containing QR code to access Director Sartori's slide show presentation, as well as information on how to provide additional feedback to the Council, sign up for

the Planning Department's housing newsletter, and a link to the Council website where recordings of the listening sessions will be posted.

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> Thank you for your feedback and participation.

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> Sincerely,

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> ** **

>

> Andrew Friedson

>

> Council President | District 1 Councilmember

>


> **Twitter****|****Facebook****|****Youtube****

>

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>  (https://www.montgomerycountymd.gov/mcg/Resources/Images/Cybersecurity-footer.png)

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> **For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>**

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FWD: Opposing the "Attainable Housing Plan" (open)

Requested by **Joe Wheatley**

Joe
Wheatley

Assigned to **Livhu Ndou (Staff)**

Created at **Oct 2, 2024 11:25 AM**

Last updated at **Oct 22, 2024 2:43 PM**

Councilmember Friedson

Oct 2, 2024 11:25 AM

Attainable Housing Comments

Constituent information:

Joe Wheatley

Joe Wheatley, Sep 27, 2024, 1:09 PM

Dear Councilmembers—I am a resident of Montgomery County in an area (Somerset) that will be impacted by the "Attainable Housing Plan." I oppose it for the following reasons:

The new "attainable housing" proposal is a sham. It would not provide low-cost housing. If approved, the proposal would impose a sweeping zoning change that would have damaging economic effects in many areas of the County.

The "attainable housing" proposal is not about affordability. It appears to be part of a much wider, national effort to eliminate single-family zoning, to open up large new profit and revenue streams for real estate builders and investors. Other regions across the country are also being pushed to adopt the same kinds of proposals.

The plan would cancel much of Montgomery County's single-family zoning and provide a wide-open field for developers to put multiplex condos on the small lots in many of the existing communities.

- Every available lot could be used as a tear-down to maximize much higher profit. Why build a single-family home, or even a duplex, when you can put a 4-unit quad on the lot and sell each unit for \$1 million or more?

- The way the economic incentives are designed, it's doubtful that much of the older housing stock would survive in some areas. The neighborhood lots could fall like dominos, as developers outbid families to buy up nearly every house on the market and replace it with a high-price / high-rent quad.

- There is no economic basis to assume that only a handful of multiplexes would be built.

The proposal sets no limit on how many neighborhood properties could be torn down for multiplexes. Century-old communities could see intense demolition and condo construction, with quads stacked on block after block.

Under the proposed plan, the new units would sell or rent at market rates. None of the new housing would have to be even remotely affordable.

- The existing requirements for lower-priced affordable units apply only when a residential development site includes 20 housing units or more. The pending County plan allows up to 19 units on a site. That certainly does seem to signal that affordable housing is not the intent of the proposal.

- Since there is no mandate for affordability, the zoning change is likely to do little or nothing to improve integration, produce "missing middle" housing, or provide financially "attainable" housing options for the thousands of County residents who earn less than \$50,000 a year.

- At present, the small older houses that still remain in many single-family neighborhoods are an important supply of "missing middle" housing. Re-zoning would make it highly lucrative for developers to bulldoze them.

The potential profits for private developers are so large that the new zoning could produce a tidal wave of neighborhood multiplexes and environmental destruction – with enormous costs for the

communities that would have to deal with the congestion and infrastructure effects.

Putting quads on just 25% of the lots would double the local population. A full block of quads would put 80 households on streets that now have 20.

Here's what that kind of increased density would mean in the existing single-family neighborhoods:

- dangerous traffic overloads on the narrow suburban streets, with hundreds of additional cars, service vans, and delivery trucks.
- a significant decrease in pedestrian safety.
- massive neighborhood parking problems. One version of the proposed plan would make that even worse by reducing the requirement for developers to build off-street parking.
- more transportation gridlock on the down-county arteries.
- more school overcrowding.
- lower air quality as a result of the congestion. That has a public health impact.
- extensive flooding and storm-water damage in the communities where the old infrastructure is already overwhelmed every time it rains.
- widespread environmental damage: significant loss of the tree canopy, permeable surfaces, yards, gardens, and green space. We have already experienced some of this loss when developers clear-cut the old lots and stretch the existing building code to the limit.
- It takes decades to produce suburbs with mature tree canopies. They are immensely valuable; they reduce air pollution for the region, help control water run-off, and reduce heat islands. The multiplex buildings in the County plan would leave no room for canopy trees on a typical lot.
- It's not yet clear whether towns would be able to maintain the setbacks, height, and other regulations in their building codes. Zoning changes can override local municipal ordinances.

Small towns like Somerset could potentially be bankrupted by the infrastructure costs. Many of the older municipalities were not built with the infrastructure capacity to handle denser housing loads.

Adding a few small accessory units may be manageable. Doubling or tripling the current housing density is not.

- The "attainable housing" proposal omits any fiscal impact analysis. Who pays to rebuild the streets for heavier traffic? Who pays to double the town's sewer-line capacity?
- Who pays to upgrade the old community gas lines, electric grid, and storm drains?
- How much would it cost each town just to handle double the volume of trash collection?
- How many new fire hydrants would it take to meet the fire code? What if the old community water lines don't supply enough pressure to make the additional hydrants work? Is the town liable? Would it have to install new water mains?

To put 50 quads in a new housing development, the builder would have to provide the infrastructure. But if you put the same 50 quads on the old lots in a neighborhood, none of the individual builders would have to face responsibility for the community capacity. The proposed zoning change could inflict crushing costs on the local municipalities. Retrofitting the infrastructure in older communities can be far more expensive and difficult than installing the infrastructure for a new housing development. There is no data to show that "impact fees" and town tax revenues could come even close to covering the costs.

What a bonanza for developers, to be able to construct, sell and rent high-profit multiplexes "by right" on lot after lot, with no obligation to build the necessary community infrastructure or provide a single unit of affordable housing. It is inexcusable to do that anywhere – and even more indefensible to do it under the guise of "attainable housing."

- Who would benefit from this zoning change? The developers, real estate investors, and the giant private capital firms that are buying up the housing in neighborhoods all over the country.
- Who would be harmed? The people of Montgomery County. Replacing existing neighborhoods with expensive multiplexes would have a profound societal cost. We and our neighbors are part of a warm, complex, inclusive multicultural community that people have been building for generations. That community provides the essential support network for young families and elders; it has been life-saving at times. When a neighborhood is re-zoned, it's not just the trees and houses that are lost.
- The first round of new multiplex development is likely to inflate property values as developers bid up the price of the lots. The second stage could see a glut of high-price multiplexes, with depressed property values for the remaining single-family homes that are surrounded by quads and congestion. There is no objective basis to give developers a free pass to build multiplexes at the expense of the residential neighborhoods. County Executive Marc Elrich opposes the zoning plan, noting that there is

no data to show that this drastic zoning change is required to meet the need for affordable housing. Elrich is right to take a practical approach: Instead of setting off an uproar about zoning, the County should compile the relevant data, identify where additional low-cost housing is needed, and then focus on providing it. Some projects are already being built; more are in the pipeline with construction permits already approved. Elrich and others point out that the proposed zoning initiative has no sound factual basis – the premise is not based on accurate data – and the proposed plan is no solution – it would produce high-price condos and substantial neighborhood damage, not affordable housing.

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- One obvious suggestion: Instead of tearing up the neighborhoods, give the developers incentives to convert the 20% vacant office space in downtown Silver Spring, Bethesda, White Oak, Wheaton and White Flint into accessible, affordable housing. Do this right: Put new housing where the jobs are, and require at least 30% of those new housing units to actually be affordable.

- It is also entirely possible to keep the current single-family zoning intact in the interior of each neighborhood, and limit the denser multiplex development to a zone within 500 feet along the “growth corridors” like Connecticut Avenue. Any approval of higher density in any area should include explicit requirements for affordability, adequate infrastructure, sufficient off-street parking, tree canopy, etc.

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- In 2-4 years, the damage will already be done. Hundreds of homes may already be demolished by that point, because the zoning change would create a profit premium for fast action (the first builders to construct the new multiplexes are likely to reap the highest profits).

- The pledge to review the effects is so vague that it is meaningless: There is no available documentation that identifies the review’s proposed methodology, the criteria, or the factors that might be assessed.

- And there is certainly no need to “wait to see how this plays out,” as one County Planning staff member recently suggested. The economics are basic. The outcome is well known, readily apparent in countless examples of neighborhoods that now have a few surviving single-family homes in a sea of multiplexes and townhouses.

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Sincerely,

Joe Wheatley

Somerset, Montgomery County

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FWD: "ATTAINABLE" housing (open)

Requested by Dale Barnhard

Dale
Barnhard

Assigned to Livhu Ndou (Staff)

Created at Oct 2, 2024 11:30 AM

Last updated at Oct 22, 2024 2:43 PM

Councilmember Friedson

Oct 2, 2024 11:30 AM

Attainable Housing Comments

Constituent information:

Dale Barnhard

Dale Barnhard, Sep 27, 2024, 11:55 AM

<https://www.washingtonpost.com/dc-md-va/2024/09/27/missing-middle-ruling-lawsuit-housing-arlington/>

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Attainable Housing Strategies Initiative - Submitted By: Gail Landy - (Council Webform) (open)

Requested by Gail Landy

Gail
Landy
Gaithersburg
20877-4237

Assigned to Livhu Ndou (Staff)

Created at Oct 2, 2024 5:10 PM

Last updated at Oct 22, 2024 2:43 PM

Gail Landy

Oct 2, 2024 5:10 PM

FirstName: Gail

MiddleName:

LastName: Landy

Suffix:

Address1:

Address2:

City: Gaithersburg

ZipCode: 20877

EmailAddress:

PhoneNumber:

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Attainable Housing Strategies Initiative - Submitted By: Gail Landy - (Council Webform)

Comments: The Attainable Housing Strategie that prioritizes changing zoning ordinances in neighborhoods in close proximity to transit to permit duplexes, triplexes, quadplexes and small apartment buildings rather than soley single family homes. All multiplex variations of housing are not fitting for all neighborhoods and some should be designated as inappropriate for an existing community, such as those inaccessible to reliable transit. Montgomery County must entertain other housing options than single family homes that may become havens for older and primarily wealthy occupants. We need to provide housing possibilities for younger singles and couples who are beginning their careers in Montgomery County or DC and cannot afford or have a need for a single family unit. We now have a diverse county and must zone for the changing populous. The problem with middle housing is that it is not always less expensive regardless of size and may be priced equavalently to the surrounding community, a condition called generification. It is within the realm, when zoning, to reduce available parking, both on-street and in garages. Many young people are opting not to own cars or only have one family car and deem transit as the avenue for travel, especially those who only require a smaller housing units. The problem is the lack of convenient and reliable transit at all times of the day.

An example is the MARC train that prioritizes rush hour. We must retrofit that situation. Another problem is that old and established neighborhoods, such as Silver Spring may have narrow roads not suited for an increase in residents. Gaithersburg and Germantown may be more comprised for multiplex housing. We moved to Gaithersburg due to the prevalence of transit which includes Metro, MARC, and Ride-On buses (free for seniors) and are downsizing to one car. We always relied on Metro and MARC to access the office. You would be surprised at all the residents of Montgomery County who would rely on transit if it were convenient, reliable, and ran on extended hours. People can learn to live with less available parking spaces. As far as reducing rental costs, the Housing Opportunities Commission offers reduced priced housing for those who receive less than 65 or 70% of median county income. The Laureate offers such housing, including work rooms and play rooms for children. Since many lower income families have children, three room apartments are available. Montgomery County is the first county in the country to provide these housing options and residents need to be more open-minded because staying in the same vain is not possible in the 21st Century.

Affordable housing planning - Submitted By: Christopher Delgado - (Council Webform) (open)

Requested by Christopher Delgado

Christopher
Delgado
Kensington
20895

Assigned to Livhu Ndou (Staff)

Created at Oct 2, 2024 7:06 PM

Last updated at Oct 22, 2024 2:43 PM

Christopher Delgado

Oct 2, 2024 7:06 PM

FirstName: Christopher

MiddleName:

LastName: Delgado

Suffix:

Address1:

Address2:

City: Kensington

ZipCode: 20895

EmailAddress:

PhoneNumber:

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Affordable housing planning - Submitted By: Christopher Delgado - (Council Webform)

Comments: The neat little plan and sharp pptx by the Planning Director to put multi unit housing in the middle of long established close in MoCo neighborhoods currently limited to detached houses recently came to my attention. This is outrageous. I have lived in MoCo for 45 years virtually since starting work life. I spent 90 minutes each way commuting, walking, taking the bus down Conn Ave, taking the Metro etc All this so that my 3 kids could grow up in a small two bedroom house in Parkwood. Then in 1991 we were able to move to a larger house on Culver St. in Byeford when my mother moved in. Seeing some detached planning bureaucrat just undoing what we have worked so hard for is enraging and unacceptable. The need for affordable housing is of course real, but should not be mixed with covert social engineering, which this plainly is. A real AHS would focus on building farther out from the center with attention to adding public transportation. Of course the beneficiaries might have to suffer 90 minute commutes like the rest of us did starting out, but at least they have metro and MARC, which we did not at the time. I will vote against all of you I can if this passes.

Attainable Housing Strategy - Submitted By: Virginia Bunke - (Council Webform) (open)

Requested by Virginia Bunke

Virginia
Bunke
Silver Spring
20905

Assigned to Livhu Ndou (Staff)

Created at Oct 5, 2024 4:14 AM

Last updated at Oct 22, 2024 2:43 PM

Virginia Bunke

Oct 5, 2024 4:14 AM

FirstName: Virginia

MiddleName:

LastName: Bunke

Suffix:

Address1:

Address2:

City: Silver Spring

ZipCode: 20905

EmailAddress:

PhoneNumber:

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Attainable Housing Strategy - Submitted By: Virginia Bunke - (Council Webform)

Comments: I do not support the Attainable Housing Strategy because it will rezone 82 percent of the County where single-family detached homes are designated. The people that bought those homes with the expectation that the zoning would remain single family. Do not change existing zoning for these homes. Also attainable housing does not mean affordable housing. This is a deceptive strategy that supports builders, not tax paying residents. Please do not support the Attainable Housing Strategy. Thank you for your attention to my concern.

Oppose changes in zoning - Submitted By: Catherine Russell - (Council Webform) (open)

Requested by Catherine Russell

Catherine
Russell
Bethesda
20817

Assigned to Livhu Ndou (Staff)

Created at Oct 5, 2024 7:35 AM

Last updated at Oct 22, 2024 2:43 PM

Catherine Russell

Oct 5, 2024 7:35 AM

FirstName: Catherine

MiddleName:

LastName: Russell

Suffix:

Address1:

Address2:

City: Bethesda

ZipCode: 20817

EmailAddress:

PhoneNumber:

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Oppose changes in zoning - Submitted By: Catherine Russell - (Council Webform)

Comments: I am opposed to the proposed changes to the existing single family zoning laws. Our planning board has too often been swayed by developers. Master planning processes include detailed real studies on transportation, water and environmental assessments, schools and neighborhoods. Those have not been done. Though no longer described as affordable housing (it is not) we elect officials to be ethical and honest and uphold processes and laws and represent the views of people not those who have personal interests or developers.

MONTGOMERY EXEC SIDES WITH NIMBY RESIDENTS - BUT LEAVES VITAL QUESTIONS UNANSWERED (open)

Requested by Richard Kreutzberg

Richard
Kreutzberg

Assigned to Livhu Ndou (Staff)

Created at Oct 5, 2024 7:52 AM

Last updated at Oct 22, 2024 2:43 PM

Richard Kreutzberg

Oct 5, 2024 7:52 AM

Mr. Elrich wrote: The Attainable Housing Strategies (AHS) would rezone 82 percent of the County where single-family detached homes are designated. We are not a city (I think he means county) that has been fully built out. Our master plans have enough zoned capacity to house more people than are projected to come here through 2050.

My Comment - The unanswered question is where the buildable plots are located. Transportation is the county's big problem. If the buildable plots are in the boondocks clogged roads are going to be even more insufferable than they are now (bike lanes made things worse, by the way). So what is needed is a map showing where the new housing units will go up.

Mr.Elrich wrote: And this brings me to my fourth and final (for now) point: there has been no review of the impacts to the infrastructure and the environment. No studies have been done on AHS's impact on the environment—what will happen to trees? Will there be an increase in impervious or paved surfaces, and what will that mean to potential flooding?

My Comment - The same question applies to the buildable plots.

Bottom Line - Homeowners rely on house appreciation to fund their retirement. Packing in a lot of low cost housing would threaten that appreciation and would further clog roads in close in neighborhoods (already made intolerable by bike trails). The only way to fix the housing problem is to convince people to go away and clog up the roads in some other county.

Zoning - Submitted By: Sue Otwell - (Council Webform) (open)

Requested by Sue Otwell

Sue
Otwell
Silver spring
20901

Assigned to Livhu Ndou (Staff)

Created at Oct 5, 2024 8:16 AM

Last updated at Oct 22, 2024 2:43 PM

Sue Otwell

Oct 5, 2024 8:16 AM

FirstName: Sue

MiddleName:

LastName: Otwell

Suffix:

Address1: [REDACTED]

Address2:

City: Silver spring

ZipCode: 20901

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Zoning - Submitted By: Sue Otwell - (Council Webform)

Comments: I wish to express my opposition to the proposed Affordable Housing Strategies presented by the Planning Board. While there may be a need for some zoning changes, it does not call for a wholesale rezoning. In addition, the strategies ignore already-existing master plans. No attention is given to already-aging infrastructure in down- and east-country neighborhoods. Our roads are already overcrowded (try exiting onto Lockwood Drive during rush hour!) as are the schools. Increased density will result in further loss of tree canopy, especially older neighborhoods, which cannot be remedied by planting young trees which take decades to develop, The outpouring of opposition expressed at the public meeting at the White Oak Community Center reflects the feeling of the community: We do not need this massive rezoning. Sue Otwell
Burnt Mills neighborhood

Attainable Housing Strategies initiative and the Growth and Infrastructure Policy (GIP). - Submitted By: Denis Rodrigues - (Council Webform) (open)

Requested by Denis Rodrigues

Denis
Rodrigues
Silver Spring
20905-7413

Assigned to Livhu Ndou (Staff)

Created at Oct 5, 2024 10:58 AM

Last updated at Oct 22, 2024 2:43 PM

Denis Rodrigues

Oct 5, 2024 10:58 AM

FirstName: Denis

MiddleName:

LastName: Rodrigues

Suffix:

Address1: [REDACTED]

Address2:

City: Silver Spring

ZipCode: 20905

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Attainable Housing Strategies initiative and the Growth and Infrastructure Policy (GIP). - Submitted By: Denis Rodrigues - (Council Webform)

Comments: I'm writing to simply voice my concurrence to the remarks made by County Executive Marc Elrich on his Blog on Oct 4. <https://montgomerycmd.blogspot.com/2024/10/message-from-county-executive-marc.html> I could not agree more and I hope the members of the council support Mr. Elrich on these issues. Thanks.

“Affordable housing” proposal to change zoning rules - Submitted By: Fred Indig - (Council Webform) (open)

Requested by Fred E. Indig

Fred
Indig
Potomac
20854

Assigned to Livhu Ndou (Staff)

Created at Oct 5, 2024 3:05 PM

Last updated at Oct 22, 2024 2:43 PM

Fred E. Indig

Oct 5, 2024 3:05 PM

FirstName: Fred

MiddleName:

LastName: Indig

Suffix:

Address1: [REDACTED]

Address2:

City: Potomac

ZipCode: 20854

EmailAddress: [REDACTED]

PhoneNumber:

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: “Affordable housing” proposal to change zoning rules - Submitted By: Fred Indig - (Council Webform)

Comments: Dear Councilmember,I was very alarmed to read Marc Ehrlich’s comments on the “Affordable housing” proposal. This seems like another way in which developers will make a bundle off the backs of Montgomery County residents. The consequences of these zoning changes have not been looked into- no environmental impact, no study on the impact on parking, schools, sewage, infrastructure etc. of more apartments instead of single-family homes.I urge the councilmembers to place the interests and well being of current residents over those of developers.Sincerely, Fred Indig

Attainable Housing Strategies comments - Submitted By: Roseanne Price - (Council Webform) (open)

Requested by Roseanne Price

Roseanne
Price
Silver Spring
20904

Assigned to Livhu Ndou (Staff)

Created at Oct 6, 2024 12:22 PM

Last updated at Oct 22, 2024 2:43 PM

Roseanne Price

Oct 6, 2024 12:22 PM

FirstName: Roseanne

MiddleName:

LastName: Price

Suffix:

Address1: [REDACTED]

Address2:

City: Silver Spring

ZipCode: 20904

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Attainable Housing Strategies comments - Submitted By: Roseanne Price - (Council Webform)

Comments: Dear County Council members, After reviewing the information available on the Attainable Housing Strategies initiative, I have concluded that it would be a mistake to implement it in its current version, and I hope you will not pass it. It seems incomplete, and as such, open to multiple unanticipated adverse effects. I have four main concerns: 1.

Infrastructure issues: The plan does not seem to take into account the effects on traffic, schools, parking, stormwater drainage, and tree canopy preservation. Trees will be removed and pavement and housing footprints will increase. As a long-time member of the Eyes of Paint Branch, I value our natural environment and believe it should be protected. 2. Uneven concentration: The effects of the plan do not seem to be spread evenly across the county. The maps in the slides show a concentration in the down-county and east county areas.

Moreover, unintended further concentration could occur within those areas in pockets where the single-family houses are cheaper than in the rest of the county and thus more profitable for the developers who will buy up the properties, tear down the houses, and build replacements. 3.

Affordability questions: With developers driving the market, I worry that the replacement

housing will not be at all affordable for the intended first-time homebuyers. Further, I suspect each of the two, three, or four replacement houses could be nearly as expensive as the house that is torn down. Interestingly, the plan speaks of giving the "homeowner" more choices and does not mention developers. But I don't think very many single-family homeowners are going to want to go into the property development business.

4. Lack of monitoring, corrections, and controls: Maybe I missed it, but I didn't see any of the following elements: controls on speculation, limits on numbers of tear-downs in a given neighborhood, outcome measures (e.g., has the program driven single-family home prices up, making them completely out of reach? how many of the new houses have been kept as rentals by private equity concerns), or a pilot program or staged implementation. I applaud the Planning Board and Council for offering the listening sessions. Even so, none of the residents I have spoken with have heard of this initiative. Much better outreach is needed. And perhaps, if the plan can be rewritten to address the above concerns and others voiced in the listening sessions, it should be put on the ballot in light of the fundamental change it would be to our environment and quality of life here in Montgomery County. Thanks for considering my comments. Sincerely, Roseanne Price [REDACTED]

[REDACTED] Silver Spring, MD 20904

Attainable Housing Strategies - Submitted By: Jeanine Derr - (Council Webform) (open)

Requested by Jeanine Derr

Jeanine
Derr
CHEVY CHASE
20815

Assigned to Livhu Ndou (Staff)

Created at Oct 6, 2024 12:36 PM

Last updated at Oct 22, 2024 2:43 PM

Jeanine Derr

Oct 6, 2024 12:36 PM

FirstName: Jeanine

MiddleName:

LastName: Derr

Suffix:

Address1: [REDACTED]

Address2:

City: CHEVY CHASE

ZipCode: 20815

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value:

Type: (assign form)

Subject: Attainable Housing Strategies - Submitted By: Jeanine Derr - (Council Webform)

Comments: Please rethink the current recommendations regarding changing single-family-restricted zoning to allow duplexes, triplexes, and quadplexes within the current R-60 zones. I am concerned about the localities' infrastructure, environment, and schools. As a retired MCPS teacher, I am particularly concerned about the impact of a sudden and comprehensive change in housing policy on our school enrollments. These policies need to be carefully thought through with regard for both expected and possible unexpected consequences. Thank you, Jeanine Derr

AHS Initiative draft ZTA (open)

Requested by Edna Miller • edna13miller@gmail.com • [+13014612843](tel:+13014612843)

Edna
Miller

Assigned to Livhu Ndou (Staff)

Created at Oct 7, 2024 11:14 AM

Last updated at Oct 7, 2024 11:15 AM

Tags Dropdown: Zoning::Zoning General

Has attachment?: true

Letter Summary: Concerns re Attainable Housing Strategies

Edna Miller

Oct 7, 2024 11:14 AM

Hello,

Attached letter is about my concern for public transparency in ZTA about "For Sale" attached housing units in AHS developments.

Please share my attachment letter. Ty. Edna Miller

[1007241026-1.jpg \(image/jpeg\)](#)

Montgomery Village, MD 20886

October 7, 2024

To: **Artie Harris**, Board Chair Montgomery County Planning Board, Vice Chairman Mitra Pedoeem and Commissioners: Hedrick, Bartley & Linden
CC: CE **Mark Elrich** and all Council Members Montgomery County:
Luedtke, Jawando, Balcombe, Katz, Friedson, Glass, Mink, Stewart, Sayles

From: **Edna Miller**, Condominium Owner in Montgomery County over 20 years (former Board Member 5 yr)

Regard: **Attainable Housing Strategies (AHS) initiative draft ZTA**

Thank you for this opportunity to share my personal experience as a former Condo Association Board Member guided by Condo Act requirements. I believe Condo Act continues to support attainable and affordable housing in Montgomery County.

I cannot solve the AHS enigma – Will AHS Unit developments support “Rentals” and/or “For Sale?” There is very little evidence in the proposed AHS initiative documents supporting “For Sale” development. When should AHS initiative identify support for attached housing unit developments as “For Sale” offerings? In Maryland attached housing units “For Sale” becomes Common Ownership Communities - benefiting new Owners with Condo Act guidance for governance & management requirements and equity.

Did you know Condo Act also compels developers to create Home Owner Associations (HOA) for shared Owner governance of a Townhouse Community or b. Create Condo Associations for shared Owner governance of a Condominium Community?

Although the Montgomery Planning Board submitted their Approved recommendations on AHS initiative to County Council, their recommendations focused on Council’s request for all housing Options possible in the County.

AHS Listening Sessions that followed for Councils consideration might not have included comments about Common Ownership Communities under the Condo Act. This Maryland Law would affect AHS attached housing units, if “For Sale” in AHS developments, to feature common areas for new Owner’s maintenance & management obligations.

I think the Council would agree - adding transparency in Council’s AHS draft ZTA about “Condo Act” Owner compliance & governance requirements in “For Sale” developments would be less contentious.

Whether a developer would construct attached housing units in “For Sale” developments around and above designated transit stations or proposed housing topography allowing AHS single-family detached housing lot conversions into AHS attached housing units – if “For Sale”- becomes a Common Ownership Community coming under Condo Act, adding Owner Comprehension, Guidance, Affordability, & Equity, but Rentals do not.

Under the Council’s leadership, often mindful of Maryland Law, while drafting the ZTA, please consider adding Condo Act’s unit Owner obligations. By identifying Condo Act - its governance obligations & economic benefits in advance of AHS unit purchase in “For Sale” developments, the ZTA Informs the public about Maryland State Law governance.

It is not enough to change housing zoning options in a ZTA, by a variety of housing topography. Creating modest sized units in multiplexes, triplexes, quadplexes, medium and large topographies countywide may serve to increase housing density, in earnest support of expanding Transit accessible attached housing “Rentals/For Sale.”

I say it is not enough, because Council should acknowledge Condo Act in draft ZTA for Public transparency & its many benefits for the attached housing units “For Sale,” in order to support Owner Sustainability, Resiliency & Resale value.

I urge the Planning Board & Council to support Owner governance under Condo Act in draft ZTA for AHS initiative attached housing units if “For Sale.” Identifying Condo Act in draft ZTA links up front transparency & clarity for Developers, Realtors, Buyers, Owners, Sellers, Neighbors, and perspective County Administrators & Service Employees to real Ownership promises when the County promises to promote housing attainability, affordability and equity.

I look forward to you response and if there are any questions, please feel free to send me an email at

Respectfully, Edna Miller

Attainable Housing - Submitted By: lacy rice - (Council Webform) (open)

Requested by Lacy Rice

Lacy
Rice
chevy chase
20815

Assigned to Livhu Ndou (Staff)

Created at Oct 8, 2024 8:53 PM

Last updated at Oct 22, 2024 2:43 PM

Lacy Rice

Oct 8, 2024 8:53 PM

FirstName: lacy

MiddleName:

LastName: rice

Suffix:

Address1: [REDACTED]

Address2:

City: chevy chase

ZipCode: 20815

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Land Use and Parks

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Attainable Housing - Submitted By: lacy rice - (Council Webform)

Comments: I'm a 25-yr MOCO resident, owner of over 25,000 apartments, many of which are workforce and affordable, former Chair of National Multifamily Housing Councils' Affordable Housing Committee, founder of the Multifamily Impact Council (MIC), and supporter of increasing urban density. Sadly, you have botched a noble effort to increase density in our county in more ways than I have time now to express. I hope you have the sense to pause your initiative and consult a broader array of industry experts. If not, I fear you will lose badly, be perceived as inept, and the right forms of density will never materialize.

Attainable Housing Strategies initiative - Submitted By: Glenn Fellman - (Council Webform) (open)

Requested by Glenn Fellman

Glenn
Fellman
Rockville
20853-2561

Assigned to Livhu Ndou (Staff)

Created at Oct 8, 2024 9:32 PM

Last updated at Oct 22, 2024 2:43 PM

Glenn Fellman

Oct 8, 2024 9:32 PM

FirstName: Glenn

MiddleName:

LastName: Fellman

Suffix:

Address1: [REDACTED]

Address2:

City: Rockville

ZipCode: 20853

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Attainable Housing Strategies initiative - Submitted By: Glenn Fellman - (Council Webform)

Comments: I am a lifelong resident of Rockville 20853. I am writing for two reasons: first, to express my support for the Attainable Housing Strategies initiative and to request that you likewise support it. Second, to express my disgust at the gaslighting 8 minute message from Marc Elrich tearing down the proposal. His misrepresentation of the Planning Department slide headlines and use of the most extreme examples was Trumpesque. He should be censured by a Council resolution.

Attainable Housing Strategies Initiatives & Growth and Infrastructure Policy - Submitted By: Maryann McGowan - (Council Webform) (open)

Requested by Maryann McGowan

Maryann
McGowan
Silver Spring
20910

Assigned to Livhu Ndou (Staff)

Created at Oct 9, 2024 11:25 AM

Last updated at Oct 22, 2024 2:39 PM

Maryann McGowan

Oct 9, 2024 11:25 AM

FirstName: Maryann

MiddleName:

LastName: McGowan

Suffix:

Address1: [REDACTED]

Address2:

City: Silver Spring

ZipCode: 20910

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value:

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Attainable Housing Strategies Initiatives & Growth and Infrastructure Policy -

Submitted By: Maryann McGowan - (Council Webform)

Comments: I am writing to oppose the Attainable Housing Strategies Initiatives and the Growth and Infrastructure Policy before the council. I have read County Executive Marc Erlich's position on these two topics. They are well-stated, data-supported, and logical. Maryann McGowan

FWD: Attainable Housing Proposal (open)

Requested by Dorene Rosenthal

Dorene
Rosenthal
Bethesda
20817

Assigned to Livhu Ndou (Staff)

Created at Oct 10, 2024 3:02 PM

Last updated at Oct 21, 2024 3:33 PM

Councilmember Friedson

Oct 10, 2024 3:02 PM

Attainable Housing Comments

Constituent information:

Dorene Rosenthal

████████████████████

Dorene Rosenthal, Oct 10, 2024, 2:14 PM

REJECT the Planning Commission's Attainable Housing Initiative. It is not in the County's best interests and it is not in the best interest of the homeowners in the affected areas.

I have been a homeowner in Montgomery County for more than 30 years. I am opposed to the Attainable Housing Initiative and I urge the County Council to reject this proposal for the following reasons:

1. Unproven Strategy.

- The proposed strategy has been proposed in several jurisdictions, and single family housing has been eliminated, yet the study by the Planning Commission does not point to shown where the strategy has resulted in more attainable housing for the targeted groups.
- Even if there is a cap on unit size, that is no assurance of "attainability". High end finishes such as bamboo floors, spa bathrooms, marble countertops, Viking and Sub-zero appliances would likely price out the buyers this proposal is supposed to help. The proposal places few restrictions on developers and the ones in place are not sufficient to make sure that the housing being built will be available for the targeted buyers.

2. Infrastructure not sufficient for the proposed changes.

I live in a neighborhood where in the midst of a WSSC project to replace the **water pipes**. Several of the streets where this project are underway are also streets that may be impacted by the proposed zoning changes. The new infrastructure was not put in to account for the increased density that the proposed zoning changes would allow.

Schools. Whitman HS and Pyle MS were recently (within the last 10 years) renovated and expanded to accommodate the surrounding neighborhoods with the existing zoning restrictions, not with added density. The added density will result in overcrowding of the schools.

3. Traffic

Traffic on River Road (between Goldsboro Road and the beltway) near where I live is heavy any time, and in particular during morning and evening rush hour. The roadway cannot barely handle the existing traffic, how can you propose adding housing density to this area without addressing roads and traffic. New housing construction is being built at Westbard and the county reduced the number of car traffic lanes on Little Falls Parkway. There are no sidewalks on River Road and the bike lanes end after Goldsboro. It is unrealistic and not in accordance with current practices to assume that traffic will ease if housing density is increased.

4. Parking

The zoning proposal would allow developers to provide fewer parking spots for the multiple dwellings on a lot and would rely on those owners having fewer cars or using street parking. Again, no studies that show these people would have fewer cars. There are already issues with the number of street

parked cars in the neighborhood. The Attainable Housing Initiative could exacerbate these issues.

5. ****Vacancy Rates in Existing Housing Communities****

Before building more housing units, how about filling what has already been built. What is the current residential housing vacancy rate in downtown Bethesda? And there are many complexes underway. What the occupancy rate/vacancy rate is for the new housing that is currently being built around Westbard Avenue. If the county doesn't know the answers, then how can it say this is the appropriate solution. If this housing is not "attainable" it is because the County did not impose any requirements on developers with respect to what housing was built. Instead of placing the burden on single family homeowners, place the burden where it belongs - on developers. Tax developers for unused units to force lower rents or require them to provide subsidized housing for targeted groups before rezoning single family lots.

Respectfully,

Dorene Rosenthal

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategy - Submitted By: Virginia Bunke - (Council Webform) (open)

Requested by Virginia Bunke

Virginia
Bunke
Silver Spring
20905

Assigned to Livhu Ndou (Staff)

Created at Oct 10, 2024 4:04 PM

Last updated at Oct 21, 2024 3:33 PM

Councilmember Friedson

Oct 10, 2024 4:04 PM

Attainable Housing Comments

Constituent information:

Virginia Bunke

[REDACTED]

Virginia Bunke, Oct 5, 2024, 4:14 AM

FirstName: Virginia

MiddleName:

LastName: Bunke

Suffix:

Address1: [REDACTED]

Address2:

City: Silver Spring

ZipCode: 20905

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Attainable Housing Strategy - Submitted By: Virginia Bunke - (Council Webform)

Comments: I do not support the Attainable Housing Strategy because it will rezone 82 percent of the County where single-family detached homes are designated. The people that bought those homes with the expectation that the zoning would remain single family. Do not change existing zoning for these homes. Also attainable housing does not mean affordable housing. This is a deceptive strategy that supports builders, not tax paying residents. Please do not support the Attainable Housing Strategy. Thank you for your attention to my concern.

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: attainable housing (open)

Requested by Steven Boyle

Assigned to Livhu Ndou (Staff)

Created at Oct 10, 2024 4:22 PM

Last updated at Oct 21, 2024 3:33 PM

Councilmember Friedson

Oct 10, 2024 4:22 PM

Attainable Housing Comments

Constituent information:

Steven Boyle

[REDACTED]

Steven Boyle, Oct 4, 2024, 12:09 PM

First time doing this (writing a council-person).

Been a MOCO homeowner for 25 years.

I am moved to write because I am alarmed at what I am hearing about Attainable Housing.

As a retired real estate developer, one would think I would champion a policy like this...

However, having seen these flats type of projects in cities like Boston, I can attest to the fact that they are single family neighborhood killers.

Ideally, these projects are tight to metros...perhaps ¼ to 1/2mile rings at most from metros.....

But my experience is that the flats tend to junk up the areas as the creation of them is typically done by smaller developers working on tight margins who end up producing cheap construction...hence the neighborhoods start to decline

While I understand housing to be an issue, this is not the solution.

Warm regards,

Steve

Steven C. Boyle

[REDACTED]

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing (open)

Requested by Tammy Mangan

Tammy
Mangan
Bethesda
20814

Assigned to Livhu Ndou (Staff)

Created at Oct 10, 2024 4:23 PM

Last updated at Oct 21, 2024 3:33 PM

Councilmember Friedson

Oct 10, 2024 4:23 PM

Attainable Housing Comments

Constituent information:

Tammy Mangan

Tammy Mangan, Oct 3, 2024, 12:04 PM

Montgomery County Council:

Every brick bungalow is disappearing from the neighborhood, along with the greenspace and many of the mature trees. While you speak of attainable housing, the only thing sprouting here are mega boxes that stretch to the limits of each lot line. My family has seen our housing value drop for the first time and our quality of life is being diminished as the developers delight in their \$2+ million price tags.

So, spare me if I don't support your push to bring multi-family units to my less leafy neighborhood. If you are truly in favor of attainable housing, work to save the small homes already here. With a bit of updating, this lower priced option could be available in this community.

I've attached a photo of the "luxury" mega box that now sits feet from my "privacy" fence and a bungalow slated for demolition. There used to be an 1800 hundred square foot brick home there with a lawn for the children to play and beautiful flowering trees. We've been told by the listing agent that it will hit the market in the \$2.3 million range. I ask you, who can attain this home??

I urge you, at the very least, to consider the impact of your plans on the people who chose the community in which they live, who pay pretty stiff property taxes, only to see it destroyed. As an example of the lack of concern shown by my elected officials, when I reached out a number of months ago to express my concern about the negative impact of the development behind me, I was told the best that could be offered was to ensure the developer had secured all of the proper permits. What about our quality of life? What about the negative environmental impact as climate change looms? It's time to connect the dots.

Respectfully,

Tammy Mangan

Bethesda, MD

Attachment(s):

bungalow.jpg - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/LZIL7WWSfV2qNF5cbrxg1iyv3/?name=bungalow.jpg>
Mega box.jpg - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/fCD78ZxB8BbW0dN046gBr9idh/?name=Mega+box.jpg>

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: AHSI Comments (open)

Requested by Diane Kartalia

Diane
Kartalia
Chevy Chase
20816

Assigned to Livhu Ndou (Staff)

Created at Oct 10, 2024 4:23 PM

Last updated at Oct 21, 2024 3:33 PM

Councilmember Friedson

Oct 10, 2024 4:23 PM

Attainable Housing Comments

Constituent information:

Diane Kartalia

[REDACTED]
[REDACTED]
[REDACTED]

Chevy Chase, Maryland 20815

Diane Kartalia, Oct 10, 2024, 1:22 PM

Dear Mr. Friedson,

Attached are my comments regarding the Attainable Housing Strategies Initiative.

I am so glad that you recognized Lyric Winik's concern that this dialogue is based on a false characterization of single family home owners. As you continue to understand the weaknesses of AHSI, please seek out the many amazing citizens in the county and discuss their observations about Montgomery County's future.

The citizens recently voted to expand the number of district seats. A clear signal they want expanded democracy and dialogue with County Council members. It's my hope that you and the other County Council members will spend the next year plus meeting with neighbors.

The concerns pro and con expressed during the listening sessions need to be addressed by you and the other County Council members. Sadly, many of the residents who support this initiative do not realize that the new housing will be market driven pricing.

Thank you,

Diane Kartalia

[REDACTED]

Attachment(s):

Marty Langelan.docx - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/Ct8SKfKOIzVa1RNIM77xK7eGm/?name=Marty+Langelan.docx> Post Listening Sessions on AHSI 10112024.docx - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/gD8ExvK6e2BjvYgoRcAmo1Rez/?name=Post+Listening+Sessions+on+AHSI+10112024.docx>

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategies Initiative (open)

Requested by Robert Anthony Bradtke

Robert
Bradtke
Bethesda
20816

Assigned to Livhu Ndou (Staff)

Created at Oct 10, 2024 4:24 PM

Last updated at Oct 21, 2024 3:33 PM

Councilmember Friedson

Oct 10, 2024 4:24 PM

Attainable Housing Comments

Constituent information:

Robert Anthony Bradtke

[REDACTED]

Robert Anthony Bradtke, Oct 9, 2024, 2:54 PM

Mr. Friedson:

I strongly support the position that County Executive Elrich has taken in opposing the Planning Board's proposed Attainable Housing Strategies Initiative. This plan is not necessary. It would do nothing to address the affordable housing problem. It ignores the input of county residents, and would override the County's own planning and environmental regulations. It would be yet more gift by the Council to the developers, who care little or not at all about the quality of life in our neighborhoods.

It is time, Mr. Friedson, that you stand with your constituents and not with the developers.

Robert Bradtke

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: RE: Please oppose the costly, fact-free "attainable housing" initiative now under consideration (open)

Requested by Elizabeth Wehr

Assigned to Livhu Ndou (Staff)

Created at Oct 10, 2024 4:24 PM

Last updated at Oct 21, 2024 3:33 PM

Councilmember Friedson

Oct 10, 2024 4:24 PM

Attainable Housing Comments

Constituent information:

Elizabeth Wehr

Elizabeth Wehr, Oct 9, 2024, 11:39 AM

Dear Mr. Friedson,

I am writing for myself and my husband to protest, in the strongest terms, the wrongheaded "attainable housing" scheme currently under consideration. This so-called "plan" would deeply compromise the character of the Kenwood Park community where we have lived and invested in our home for more than 20 years. The prospect of greatly increasing housing density with multiple-unit luxury accommodations on single lots is deeply disturbing, especially as this scheme completely ignores the needs that it would create for infrastructure upgrades (e.g. utilities, schools), the costs of which would be offloaded onto the county and, of course, ultimately to we taxpayers. Appropriating our streets for on-street parking from these units would, among other things, risk the safety of children walking to and from school and biking as well as the wonderful walkability of our neighborhood for all ages – not to mention clogging our streets with more traffic. As retirees, we would not welcome the inevitable tax increases. The only winners in this scheme would not, it seems, be those in most need of places to live in the county but the developers who would, having degraded our beloved neighborhood and reduced the value of homes in which we've worked hard to finance and maintain, walk away with the profits.

Where are the studies and data that the so-called attainable housing "plan" would actually increase housing stock for those who acutely need it? How can the county office responsible for this scheme claim to be "planners" when they seem so to lack adequate professional skills, or even common sense. It was this office that recently attempted –sans data – to foist on our neighborhood a misguided sidewalks scheme with no real consideration of its potentially disastrous environmental impact, and no documentation of the specific "problem" that it was intended to solve.

It is obviously ridiculous to claim that multi-unit building in Kenwood Park (and elsewhere) at "market prices" would increase "attainable" housing for those who most need to be able to live in our county communities. We welcome and fully support County Executive Mark Eldrich's recent statement, pointing out the many flaws in both the "Attainable Housing Strategies Initiative" and companion Growth and Infrastructure Policy. We are proud of our county's laudable efforts to increase affordable housing. But please, do everything in your power to assure that any attempts to disrupt established communities with so-called "attainable housing" multi-unit development at market prices do not go forward.

Sincerely,

Elizabeth Wehr

Bethesda, MD 20817

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/>

FWD: Attainable Housing Strategies initiative - Submitted By: Glenn Fellman - (Council Webform) (open)

Requested by Glenn Fellman

Glenn
Fellman
Rockville
20853-2561

Assigned to Livhu Ndou (Staff)

Created at Oct 10, 2024 4:26 PM

Last updated at Oct 21, 2024 3:33 PM

Councilmember Friedson

Oct 10, 2024 4:26 PM

Attainable Housing Comments

Constituent information:

Glenn Fellman

[REDACTED]

Glenn Fellman, Oct 8, 2024, 9:32 PM

FirstName: Glenn

MiddleName:

LastName: Fellman

Suffix:

Address1: [REDACTED]

Address2:

City: Rockville

ZipCode: 20853

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Attainable Housing Strategies initiative - Submitted By: Glenn Fellman - (Council Webform)

Comments: I am a lifelong resident of Rockville 20853. I am writing for two reasons: first, to express my support for the Attainable Housing Strategies initiative and to request that you likewise support it. Second, to express my disgust at the gaslighting 8 minute message from Marc Elrich tearing down the proposal. His misrepresentation of the Planning Department slide headlines and use of the most extreme examples was Trumpesque. He should be censured by a Council resolution.

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: "Attainable" housing - Submitted By: Deborah Stein - (Council Webform) (open)

Requested by Deborah Lee Stein

Deborah
Stein
Bethesda
20817-2932

Assigned to Livhu Ndou (Staff)

Created at Oct 11, 2024 11:58 AM

Last updated at Oct 21, 2024 3:33 PM

Councilmember Friedson

Oct 11, 2024 11:58 AM

Attainable Housing Comments

Constituent information:

Deborah Lee Stein

Deborah Lee Stein, Oct 11, 2024, 11:50 AM

FirstName: Deborah

MiddleName:

LastName: Stein

Suffix:

Address1:

Address2:

City: Bethesda

ZipCode: 20817

EmailAddress:

PhoneNumber:

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: "Attainable" housing - Submitted By: Deborah Stein - (Council Webform)

Comments: Please send the proposal back to the planning board to ask them to include provisions that will keep any housing built in an attainable price range and will include affordable housing for low income families. The proposal as written has absolutely nothing that will do that. Developers will build housing with "luxury" features and sell it for very close to current market rates. I do support rezoning so that we can have a real mix of housing options in MoCo. This proposal will not do that. It will just give developers more ways to build high end housing.

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Is AHSI Racist? (open)

Requested by David Putnam

Assigned to Livhu Ndou (Staff)

Created at Oct 11, 2024 11:58 AM

Last updated at Oct 21, 2024 3:33 PM

Councilmember Friedson

Oct 11, 2024 11:58 AM

Attainable Housing Comments

Constituent information:

David Putnam



Chevy Chase, Maryland 20815-3134

David Putnam, Oct 11, 2024, 9:45 AM

While driving yesterday up CT Ave thru Aspen Hill, I noticed the thousands of modest single family homes that the residents had doubtless worked hard to acquire and sustain....which will the first to be ravaged by the developers if AHSI is enacted. Tragic!

Do MoCo Planning Friedson, and the Council realize how "racist" AHSI really is...?

The old racial covenants are long gone. Our communities are more integrated than ever before.

But AHSI allows developers (as verified by the history of upzoning) to uproot/ravage the less-advantaged communities which may be home to minorities/people of color and to replace their homes with structures priced at "market" - \$800K and above.

Stated plainly: Dispossess the less-advantaged and minorities for the benefit of the wealthy! Is that not racist?

** **

The LA Tenants' Union (a pro tenants and minorities organization) calls broad upzoning "a dangerous ideology that is funded by the powerful to serve the powerful." (Skiba,<https://stopbtownupzoning.org/2021/01/25/who-benefits-from-upzoningon-housing-affordability-and-equity/#:~:text=The%20LA%20Tenants'%20Union%20calls,fair%20to%20ask%3A%20Who%20does%3F>)

See the emotional listening session testimony by:

Ms Cherie Branson – 3rd VP of NAACP of MD and an attorney: **<https://www.youtube.com/watch?v=nphvV8zSvqs>**** at 1:28:30 into the Session.**

** **

Monica Reyes on the Zoom Listening session:**<https://www.youtube.com/live/unvhObgWNFc>**** at 1:51:42 into the Session**

AHSI - Talk about cognitive dissonance!!!

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

Incentive Zoning Update Project Transmittal to County Council (open)

Requested by Artie L. Harris
Assigned to Livhu Ndou (Staff)
Created at Oct 11, 2024 12:18 PM
Last updated at Oct 21, 2024 3:33 PM
Has attachment?: true

Sharma, Atul
Oct 11, 2024 12:18 PM

Good afternoon,

I am pleased to transmit the Planning Board's recommendations for the Incentive Zoning Update project. These recommendations seek to improve the delivery of public benefits related to the Optional Method of Development in the CR and Employment Zones.

Please find attached the following:

- **IZU transmittal memo to CC 101124:** A letter of transmittal from the planning board chair.
- **IZU Project_Summary_PB_Draft_Recs 101124:** A document summarizing the recommendations as approved by the planning board.
- **IZU appendices 101124:** Related staff reports, and correspondence received from stakeholders.


More information can also be found on the project website: <https://montgomeryplanning.org/development/zoning/incentive-zoning-update/>

A full council briefing has been tentatively scheduled for November 19, 2024.

Please don't hesitate to reach out if you have any questions or comments. We look forward to working with the Council and Central Staff on the initiative over the next few months.

Have a great day.

-Atul

		<p>Atul Sharma AICP LEED CNU Assistant to the Deputy Director</p> <p>Montgomery County Planning Department 2425 Reedie Drive, 14th Floor, Wheaton, MD 20902</p> 	
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[IZU transmittal memo to CC 101124.pdf \(application/pdf\)](#)
[IZU Project_Summary_PB_Draft_Recs 101124.pdf \(application/pdf\)](#)
[IZU appendices 101124.pdf \(application/pdf\)](#)

FWD: "ATTAINABLE" Housing (open)

Requested by Dale Barnhard

Dale
Barnhard

Assigned to Livhu Ndou (Staff)

Created at Oct 11, 2024 1:35 PM

Last updated at Oct 21, 2024 3:33 PM

Councilmember Friedson

Oct 11, 2024 1:35 PM

Attainable Housing Comments

Constituent information:

Dale Barnhard

Dale Barnhard, Oct 6, 2024, 5:58 AM

"ATTAINABLE" housing initiative is nothing more than a GIFT for SPECULATORS AND DEVELOPERS:

[https://www.sfexaminer.com/news/housing/why-a-vancouver-housing-expert-is-winning-over-some-in-sf/article_f1360c06-82a2-11ef-8c70-d70e8a6728c7.html?](https://www.sfexaminer.com/news/housing/why-a-vancouver-housing-expert-is-winning-over-some-in-sf/article_f1360c06-82a2-11ef-8c70-d70e8a6728c7.html?utm_medium=social&utm_source=email&utm_campaign=user-share)

[utm_medium=social&utm_source=email&utm_campaign=user-share](https://www.sfexaminer.com/news/housing/why-a-vancouver-housing-expert-is-winning-over-some-in-sf/article_f1360c06-82a2-11ef-8c70-d70e8a6728c7.html?utm_medium=social&utm_source=email&utm_campaign=user-share)

Ms.Dale Ingrid Barnhard

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

Attainable and affordable housing - Submitted By: Deborah Stein - (Council Webform) (open)

Requested by Deborah Lee Stein

Deborah
Stein
Bethesda
20817-2932

Assigned to Livhu Ndou (Staff)

Created at Oct 11, 2024 5:33 PM

Last updated at Oct 21, 2024 3:33 PM

Deborah Lee Stein

Oct 11, 2024 5:33 PM

FirstName: Deborah

MiddleName:

LastName: Stein

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20817

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Attainable and affordable housing - Submitted By: Deborah Stein - (Council Webform)

Comments: This is a follow up to an earlier email. As you consider the attainable and affordable housing proposals from the planning commission, I think you should keep in mind that the median household income in MoCo was \$125,000 in 2023. And of course, half the households in MoCo--nearly 200,000 households--are below that median. The traditional rule of thumb is that people should spend no more than 28% of their income on housing, including taxes and utilities. A quarter of our homeowners are paying more than 30% of their income on their mortgage; over half of our renters are paying more than 30% of their income on rent. So if you do change the zoning rules, I think you need to include an enforceable provision that would keep any housing in the range that someone making under \$125,000 year could afford--probably more like \$80,000 a year. Otherwise we will get more housing, but it will be near current market rates and still not attainable or affordable. I'm not sure what that provision would be but the Planning Board should be able to to research and develop such a proposal. (All data from data.census.gov, for Montgomery County from the 2023 American Community Survey).

Opposition to zoning changes recommended by Planning Board - Submitted By: Heidi Henning - (Council Webform) (open)

Requested by Heidi Henning

Heidi
Henning
Bethesda
20817-6113

Assigned to Livhu Ndou (Staff)

Created at Oct 13, 2024 3:59 PM

Last updated at Oct 21, 2024 3:33 PM

Heidi Henning

Oct 13, 2024 3:59 PM

FirstName: Heidi

MiddleName:

LastName: Henning

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20817

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Opposition to zoning changes recommended by Planning Board - Submitted By: Heidi Henning - (Council Webform)

Comments: Dear Council President and Council Members, I am writing to oppose the attainable housing plan recommended by the Montgomery County Planning Board in its 2024 Attainable Housing Strategies report. The recommendations in the report for zoning changes to allow replacement of single-family homes with multi-family housing along "transit corridors" should not be considered in their current form. The Board has not paid enough attention to the many concerns raised by the various stakeholders. My husband and I are Montgomery County residents and voters and share many of the same concerns. We believe the zoning changes would be very bad for our neighborhood and other neighborhoods near ours. We are asking you to reject the Planning Board's recommendations. Among the considerations that the Planning Board has not paid enough attention to are: - the current infrastructure, including utilities, was not designed or built to support multiple unit housing; - the current roadways were not designed or built to support the traffic that would be added by multiple unit housing (and our neighborhood is not on a Metro line so is not a "transit corridor" in that sense); - there is no requirement that new multiple-unit housing be affordable, so the proposed changes can be

expected to simply enrich developers, who would be free to replace the older homes on current single-family lots with multiple expensive units. Other commenters have suggested better plans for attainable housing that should be considered instead. Like many other commenters, we would support meaningful and thoughtful housing planning, but not these Planning Board recommendations. Please oppose and vote against them. Respectfully, Heidi Henning

Growth and Infrastructure Policy - Submitted By: Timothy Tawney - (Council Webform) (open)

Requested by Timothy Ryan Tawney

Timothy
Tawney
Silver Spring
20901-4629

Assigned to Livhu Ndou (Staff)

Created at Oct 13, 2024 6:57 PM

Last updated at Oct 22, 2024 2:39 PM

Timothy Ryan Tawney

Oct 13, 2024 6:57 PM

FirstName: Timothy

MiddleName:

LastName: Tawney

Suffix:

Address1: [REDACTED]

Address2:

City: Silver Spring

ZipCode: 20901

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Economic Development

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Growth and Infrastructure Policy - Submitted By: Timothy Tawney - (Council Webform)

Comments: Dear Council President Friedson and Council Members: My name is Tim Tawney and I am the parent of a student at Kennedy High School and I am a 22 year resident of Council District 6. I am writing to express my opposition to the proposed reduction to the Impact Tax and revisions to the Growth and Infrastructure Policy (GIP) proposed by the Planning Board and currently being considered by the Council. I urge you to vote against this new calculation because of the immediate negative impact it places on our already-struggling school and transportation infrastructures and shrinking capital budget. MCPS staff and families should not be forced to continue bearing the brunt of the County's lack of adequate support for its public infrastructure. Please Do No Harm to the CIP Budget! Further, overall, in reading and trying to decipher the very convoluted language in the GIP, it appears we need to in fact be raising the impact fees on developers across the county and on the full spectrum of projects (commercial and residential), perhaps even considering special taxing districts or the encouragement of using existing space over building new space for commercial/office spaces. The planning board numbers on schools in particular do not seem to account for the already overcrowded nature of schools and have no margin for unexpected increases. Additionally, in the down county area, their belief that children do not live in high density housing complexes is a fallacy. The county needs more revenue for infrastructure and schools, not less, and it should

not come on the backs of tax payers - the developers need to be held accountable. Thank you for your consideration. Sincerely, Tim Tawney PS - planning board documents should either be required to have a plainly written executive summary or have the whole document written in plain language for the average county resident to understand.

FWD: pause attainable housing (open)

Requested by Resident Resident

Assigned to Livhu Ndou (Staff)

Created at Oct 14, 2024 9:54 AM

Last updated at Oct 21, 2024 3:33 PM

Councilmember Friedson

Oct 14, 2024 9:54 AM

Attainable Housing Comments

Constituent information:

[REDACTED]

[REDACTED] Oct 11, 2024, 6:39 PM

Whereas the citizens of Section 5 of Chevy Chase have expressed overwhelming opposition to the m adoption of the Attainable Housing Strategies Initiative (AHSI),

> > Whereas, the County Planning Board has reversed its original position opposing revisions to single family housing without adequate explanation,

> >

> > Whereas, while the AHSI is replete with discussions of the worthy goals of affordable housing, racial and economic diversity, and equity, objectives universally supported by the citizens in Section 5, the AHSI appears to be tailored to appeal to affordable housing advocates, and the repetition of progressive rhetoric and the inclusion of numerous graphs highlighting these issues fail to compensate for the report's inability to demonstrate that eliminating single-family housing would actually achieve any of these goals,

> >

> > Whereas, the County Planning Board has failed to examine the substantial adverse effects of implementing the AHSI,

> >

> > Whereas the County Planning Board failed to consider the adequacy of the current Master Plan to achieve the adoption of affordable housing in the County,

> >

> > Whereas the experience of other similar communities has demonstrated the adverse effects of implementing the AHSI,

> >

> > Whereas the success of the proposed abolition of single-family zoning and the construction of multifamily units in large parts of the county requires the removal of the current occupants, who love their homes and neighborhoods, and their replacement by new occupants,

> >

> > Whereas the only clear beneficiaries of the AHSI will be developers, builders, and realtors,

> >

> > Therefore, be it resolved that the Council of Section 5 of Chevy Chase opposes the implementation of the AHSI, and

> >

> > Requests that the County pause consideration of the AHSI until it develops further analysis, including effective public participation, considers the costs and benefits of alternative plans that achieves its goals, and pursues any further zoning changes through the Master Plan process, and

> >

> > Requests that the State Legislature enact legislation which bars zoning revisions to single family housing by Counties or Municipalities, unless adopted through the Master Plan process, or adopted through approval of the citizens in local referenda.

FWD: Please vote against the Attainable Housing Plan (open)

Requested by Todd Cooke

Todd
Cooke

Assigned to Livhu Ndou (Staff)

Created at Oct 14, 2024 9:55 AM

Last updated at Oct 21, 2024 3:33 PM

Councilmember Friedson

Oct 14, 2024 9:55 AM

Attainable Housing Comments

Constituent information:

[REDACTED]

[REDACTED] Oct 12, 2024, 1:14 PM

Dear Councilmember Friedson:

I can't urge you strongly enough to vote against the Attainable Housing Plan. Judging from the listening sessions and numerous conversations with my neighbors, this plan will profoundly disrupt well-established existing communities, impose prohibitive costs needed to retrofit and/or replace existing infrastructure in those communities, eliminate the accountability constraints imposed by existing zoning regulations, circumvent the master planning process, and fail to address the profound impacts that the implementation of this plan would have on the environment of the affected communities.

_Despite all these negative impacts and prohibitive costs, even the Planning Board has acknowledged that the Attainable Housing Plan will not affect housing affordability. _ I support increased affordable housing, but it seems reasonable to me that the Planning Board should devise a more targeted and cost-effective plan for addressing housing affordability.

Sincerely,

Todd Cooke

Silver Spring, MD 20910

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: AHSI (open)

Requested by **Annette Levey**

Assigned to **Livhu Ndou (Staff)**

Created at **Oct 14, 2024 9:55 AM**

Last updated at **Oct 21, 2024 3:33 PM**

Councilmember Friedson

Oct 14, 2024 9:55 AM

Attainable Housing Comments

Constituent information:

Annette Levey

Annette Levey, Oct 11, 2024, 10:27 PM

Dear Council Member –

I am writing to express my opposition to the proposed Attainable Housing Strategies Initiative. AHSI attempts to reverse long-standing zoning rules without adequate investigation or analysis on the impact on the environment, schools, transportation, parking, water and more. Moreover, the proposal would rezone 82 percent of the County's single-family detached homes without a vote by residents or their elected representatives. The proposal sidesteps (and undoes) the Master Planning process where citizens have the opportunity to weigh in. A more well-researched, judicious, and democratic approach is warranted.

More specifically:

- The County Executive has stated that Montgomery County master plans have enough zoned capacity to house more people than are projected to come here through 2050 with far more modest and less disruptive zoning changes.
 - Changing the zoning for such large swaths of the county "as of right" gives developers immense influence whereas individual community members affected by the development are disenfranchised.
 - AHSI may not "eliminate parking," but it also fails to address the parking crisis that it will create. By reducing parking minimums in order to fit more units on each lot, AHSI ignores the reality that more and more people will be fighting for spaces on the streets. Stating that "parking will be driven by market demand" is meaningless in portions of Montgomery County where there are no commercial lots. Further, it is pure fantasy to assume that the community will rely exclusively on public transportation. While public transportation and commuting should be encouraged, it is rare (and frankly, not really feasible) to live in this area without a car.
 - The AHSI simply recommends updating the code to require control of water runoff from new building sites, but does not explain how it will be managed and controlled. Environmental impact studies are necessary before blindly proceeding with AHSI.
 - AHSI also punts the issue of street trees and tree canopy stating "efforts should be undertaken to explore ways" to address the issue. Proceeding with the AHSI without understanding the impact of the development and without solutions to foreseeable problems is irresponsible.
 - No impact studies were conducted on the effect of AHSI on Montgomery County schools, which are already overcrowded; on the roads and county infrastructure; and on the transportation impact.
 - There are apparently 30,000+ housing units in the County's development pipeline that have been approved but not yet built. Where is the analysis that these units are not adequate to meet demand?
- In sum, the foundational work to support the AHSI has not been done, and the support of the community has not been obtained. I urge you not to pursue the AHSI in its current form.

Regards,

Annette Levey

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Housing Plan (open)

Requested by John Page Kyle

Assigned to Livhu Ndou (Staff)

Created at Oct 14, 2024 9:56 AM

Last updated at Oct 21, 2024 3:33 PM

Councilmember Friedson

Oct 14, 2024 9:56 AM

Attainable Housing Comments

Constituent information:

[REDACTED]

[REDACTED] Bethesda, MD 20817

[REDACTED] Oct 12, 2024, 3:49 PM

Dear Council Member Friedson,

My primary concern (among many concerns) of the Housing Plan pertains to traffic. This plan fails to account for accommodating the increased vehicular traffic that increased density will cause, particularly along Whittier Boulevard, the primary traffic artery to enter and exit Kenwood Park and connect with two Maryland State Highways, River Road (MD 190) and Wilson Lane (MD 188). Walt Whitman High School reposes on Whittier Boulevard roughly midway between River Road and Wilson Lane, and school traffic there at the beginning and end of daily classes creates congestion when I personally can have difficulty just getting out of my own driveway at the corner of Whittier Boulevard and Clearwood Road. Adding density would increase students and increase traffic beyond a tolerable level. Walt Whitman remains an excellent and popular school and has attracted many families to Kenwood Park specifically for that reason. These families have students now driving that has increased the population of cars, a trend that has required more on-street parking than the older houses there can accommodate on-site. Newer houses have provided more on-site parking, but these additional cars further exasperate the traffic problem that the plan seems to ignore completely.

I unalterably oppose the Housing Plan.

John Page Kyle

[REDACTED]

Bethesda, MD 20817

[REDACTED]

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FWD: Opposition to AHSI and THRIVE 2050 (open)

Requested by Kevin Bromberg
Assigned to Livhu Ndou (Staff)
Created at Oct 14, 2024 9:56 AM
Last updated at Oct 21, 2024 3:33 PM

Councilmember Friedson
Oct 14, 2024 9:56 AM

Attainable Housing Comments
Constituent information:
Kevin Bromberg

[REDACTED]
[REDACTED] Chevy Chase, MD 20815

Kevin Bromberg, Oct 12, 2024, 6:16 PM
To: County Council Members
Subject: THRIVE 2050 and AHSI
**From: Kevin Bromberg, Chevy Chase, MD
Date: October 12, 2024**

I have been a resident of Section 5, Chevy Chase, since 1979, and I strongly oppose the imposition of this extreme and unsupported plan to rezone 82% of currently single-family homes in Montgomery County. After carefully reviewing THRIVE 2050 and the AHSI plan, it is evident that neither the Planning Commission nor the Council has engaged in meaningful planning. These documents seem to be based on assumptions, animus against single-family zoning, and unsupported conclusions. **In my 45 years in Chevy Chase, I don't recall such egregiously misguided action by the County.** For those of us familiar with local history, this feels reminiscent of the Clarksburg debacle.[1]

It is clear that over the past two years, the Council and the Planning Board have not been listening to the citizens. The much-repeated claim of substantial public outreach has hardly reached even a small fraction of the affected population. In fact, even today, within the highly informed Section 5 community of 225 households, I estimate that fewer than half of the residents are even aware of this proposal.

However, all of Section 5, as well as residents across Montgomery County, will remember how the Council has handled this proposal when the next election arrives.

A few key points:

1. While the AHSI is full of rhetoric around admirable goals such as affordable housing, racial and economic diversity, and equity—objectives universally supported by the citizens of Section 5—it fails to demonstrate that eliminating single-family housing will actually achieve any of these goals**. This plan is a mirage, pretending to accomplish progressive objectives, with no real chance of doing so.
2. The County Planning Board has neglected to examine the substantial adverse effects of implementing the AHSI, including impacts on parking, schools, transportation, housing prices, public safety, public facilities, stormwater management, senior accessibility, and fiscal stability. The failure to present such analyses shows a lack of planning by the so-called Planning Board. The County has ignored the basic principle of "showing your work," and the explanations given thus far are an insult to the intelligence of County residents.
3. The Planning Board has failed to consider whether the existing Master Plan could sufficiently address affordable housing needs. When the PHED committee recommended prioritizing the Master Plan and local area planning processes, which involve robust citizen input, the Council staff rejected this approach.[2]
4. Experiences from other similar communities, where similar initiatives have been implemented, have demonstrated adverse effects, which the Planning Department has chosen to ignore.

5. The success of abolishing single-family zoning and constructing multifamily units across large portions of the County relies on displacing current residents—many of whom love their homes and neighborhoods—and replacing them with new occupants.

6. Contrary to its stated goals, the AHSI plan will likely have the opposite effect on racial diversity and affordable housing. Instead of promoting diversity, minority residents may be displaced, leading to increased gentrification.

7. The only clear beneficiaries of the AHSI plan appear to be developers, builders, realtors, and the politicians who support it.

I respectfully request that the County halt further consideration of the AHSI until it conducts thorough analyses, facilitates meaningful public participation, explores alternative plans, and pursues any future zoning changes through the Master Plan process.

Kevin Bromberg

Chevy Chase, MD 20815

* * *

[1] September 18, 2005 article by Michele Dyson, "Clarksburg: A New Word for Rip-off". This article details the malfeasance of County officials, including the County Executive Duncan, who allowed a multitude of zoning violations in this community, to the benefit of developers who made generous contributions to County politicians. "The planning and zoning process in this county is governed by a tightly controlled trinity: the Department of Permitting Service, under the iron grip of Duncan the Montgomery County Council's Committee of Planning, Housing and Economic Development whose chairman, Steven A. Silverman is a candidate for county executive and the planning board, whose chairman, Derick Berlage, is a former council member." Sound familiar?

[2][2] September 29, 2022 Council Staff Memorandum to County Council, Agenda Item #2, October 4, 2002 at 4.

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FWD: Opposition to Attainable Housing Strategies Initiative (open)

Requested by Jeremy White

Assigned to Livhu Ndou (Staff)

Created at Oct 14, 2024 9:57 AM

Last updated at Oct 21, 2024 3:33 PM

Councilmember Friedson

Oct 14, 2024 9:57 AM

Attainable Housing Comments

Constituent information:

Jeremy White

[REDACTED]
Chevy Chase, Maryland 20815

Jeremy White, Oct 12, 2024, 8:31 PM

Dear Councilmember Friedson,

I am writing to you today to voice my fervent opposition to Montgomery County's proposed Attainable Housing Strategies Initiative (AHSI). I relocated to Chevy Chase, MD in 2018 from Washington, DC when my wife and I decided to start having kids. Out of all of the places in the DMV we could have chosen to live, we chose this area because of the strong sense of community and the physical makeup of its neighborhoods that provide space for my children to play safely in the clean air. The proposed AHSI threatens to ruin all of the factors that make our area a desirable place to live and convert our home into just another spoke in the Northeast Megalopolis. As a veteran and employee of the federal government, I have devoted my life to serving this country and the democracy by which it is governed. However, I find myself in the position where I now feel that that democratic process is failing me as my elected leaders are considering unilaterally acting against the best interests of their constituents in favor of the real estate developers who are financing their campaigns. There is nothing more important to your constituents than our very homes and a decision that would so drastically impact our lives should only be made as a result of a ballot measure where each citizen can have their voice heard through the power of their vote. While there are a multitude of factors that I typically take into account before casting my vote for any particular candidate, I want to make it clear to you and the rest of the Council that when it comes to the AHSI, I am a single issue voter and will not support any politician who votes in favor of it.

Ending 100 years of single-family zoning is such an enormous change that it should be evaluated within the County Master Plan process, with full public analysis, notice, and hearings, not treated as just a zoning text amendment (ZTA). The Montgomery County Council used to care about good government process. The county planning office is frankly derelict in its duty by turning over the task of solving the affordable housing crisis to developers who have no interest in building anything but units that they can sell for millions of dollars a piece. If this is allowed to happen this short sighted plan will end up bankrupting our towns as the developers will be under no obligation to upgrade the infrastructure (sewage, storm drainage, roads, electric grid) that will be necessary to accommodate the influx of tens of thousands of more people. I urge you to remember your duty as a public servant and vote no on this rezoning initiative.

Sincerely,

Jeremy White

[REDACTED]
Chevy Chase, MD 20815

—
Jeremy P. White

FWD: AHSI (open)

Requested by David Putnam

Assigned to Livhu Ndou (Staff)

Created at Oct 14, 2024 10:22 AM

Last updated at Oct 21, 2024 3:33 PM

Councilmember Friedson

Oct 14, 2024 10:22 AM

Attainable Housing Comments

Constituent information:

David Putnam



Chevy Chase, Maryland 20815-3134

David Putnam, Oct 14, 2024, 10:08 AM

1. **Data**: The Plan's main aim is to fix an alleged affordable/subsidized housing shortage in MoCo – a “crisis” per the Plan. But is the premise of a shortage actually true? The Plan provides zero data as support for its premise. Further, MoCo's own Office of Legislative Oversight in June of 2024 concluded that MoCo's housing data has, for years, been so sloppily maintained and undercounted, that is basically worthless[1]. Further, experts say there is plenty of housing stock in the “pipeline” and that there is actually a surplus of buildable inventory. If true, **why** should 164,000 families' properties be used as guinea pigs for this radical social experiment?

1. **Notice**: Did anyone get any written notice from MoCo that this 98 page Plan with hundreds of additional pages was in the offing and that our property would be unalterably changed? Doubtful. Our government did not provide any notice! The Plan was dreamt up as the housing solution “de jour” in the ivory towers of MoCo Planning over the course of 5 years with zero citizen consultation in its creation. Our elected representatives, having sworn to represent our interests, slipped out this diktat quietly in the Summer of 2024. Many residents are still unaware. **When did democracy die in MoCo?**

1. **Genesis**: The genesis of the Plan came from a controversial MoCo Planning document called Thrive 2050 which called for more affordable/subsidized housing. But does the Plan provide it? Not at all. Rather, the officials, perhaps realizing there are no funds for affordable/subsidized housing, decided to morph the Plan, so they created a new term, also starting with the letter “a” - “attainable” – perhaps with the intent that “affordable” and “attainable” would be conflated – kind of a bait and switch. This has been successful. Many people trust the Plan provides for affordable/subsidized housing. It does not. MoCo Planning admits this, But not in the Plan but rather hidden in a minor ancillary document. Even though the alleged “crisis” need is for “affordable/ subsidized” housing, the Plan proposes solely “attainable” housing – which typically starts at **\$800K - \$900K** –hardly affordable.

1. **Violative of 2017 Master Plan**: Does the Plan violate the agreements embodied in the 2017 Bethesda Sector Master Plan for Bethesda? Yes, absolutely. That Master Plan promises to: “Preserve and protect existing single-unit residential neighborhoods in and around the Sector Plan area” (see p. 8; similarly pps. 71, 119, 133, and elsewhere). The AHSI breaches every one of those promises. **Are Master Plans created only to be breached? Are the promises of our elected officials worthless?**

**** ****

1. **Congestion & Infrastructure**: As mentioned, MoCo Planning admits they have done absolutely **no** impact studies. Traffic is already congested in our area. An aim in Master Plans is the reduction of “congestion”. But let's say just three 19 unit apartment buildings get built in your neighborhood and assume just 2 vehicles per unit. That equals 114 additional vehicles, many parked on the street. How, pray tell, will that reduce congestion? Same question as to all infrastructure such as water, sewer, gas, utilities, parking, schools, etc. What's the impact and **who** will pay – probably us taxpayers. But the Plan assures the impact will be “minimal” **(cue Pinocchio!)**

1. **Toolbox**: At every “Listening Session”, Council President Andrew Friedson intoned, in an attempt

to assuage the attendees, that the Plan is only “one tool in the toolbox”. But he never mentioned any of the other “tools”. Is it that there are none? Not at all. There are plenty – especially if the desire is to actually create affordable/subsidized housing rather than the Plan’s “attainable” (aka expensive) housing. There are many large vacant lots in MoCo such as White Flint Mall, Lake Forest Mall, Burtonsville Shopping Center, Viva White Oak, the Verizon plot, etc that could host brand new, built from scratch, affordable housing communities. Additionally, there are many vacant office buildings. Where feasible, these could be converted to housing. Where not feasible, they could be demolished, and another de novo community created. Why are other “tools” not even being considered before proceeding with a ruthless upzoning of the entirety of MoCo?

1. **History of Upzoning**: As mentioned, upzoning is the “flavor of the week” social remedy for city planners. It can be found being experimented with in different locales. Often developer funded, upzoning has been tried in various places with very mixed results: Minneapolis (enjoined by a court), Arlington, VA (enjoined by a court), etc. One thing is clear from these experiments, upzoning’s “flood the zone” “trickle down” implementation takes 20 – 30 years to be marginally visible. The Plan proclaims an urgent “crisis” but recommends a policy which history shows has a 20-30 year time horizon! Seems like MoCo Planning’s cognitive dissonance? The alternative “tools” (para 6 above) can be effected much**more quickly**.

1. **Who benefits from upzoning**? The limited history of upzoning shows it is developers/financiers who benefit. The Minneapolis experiment with upzoning was a “developer’s giveaway”. Builders used lesser quality materials to create cheaper buildings. New units turned out to be “tiny little” boxes, mainly built for rental, not for sale – therefore useless for advancing home ownership. Corporate owners were out-of-state, sometimes foreign absentee slumlords, interested primarily in rental cash flow, not neighborhoods. Rent checks went out of state or out of the county (in a Silver Spring case, to a private equity firm in**Dubai**). A single-family home would be torn down and replaced with a multiplex, each unit of which was smaller but would rent for the same amount as the demolished small home (ie the reverse of any kind of affordability or attainability). This is what we can expect with the Plan. Nor should it surprise us that developers under the Plan are offered generous, up to**75%, tax breaks**.

1. **Who loses**? The limited history of upzoning has proven that the most likely to be hurt are the**less-advantaged, often families of color**. The developers’ cash has power in their neighborhoods. Developers can buy and combine multiple lots and build as large as they can, often rentals, not homes for sale. Families are displaced, neighboring lots increase in value (in Minneapolis, by 80%) thereby increasing taxes (in Minneapolis, by 20%), forcing neighbors to sell out. As the various minority representatives stated at Listening Sessions, in effect:**This Plan will ruin all that I and my neighbors have worked so hard for.**

There are many more problems with the Plan. Suffice to say it is an ill-conceived sop to real estate special interests, inadequately vetted, and un-democratically presented. It fails to promote affordability for less-advantaged home buyers. It alters the property rights of 164,000 single lots (or about 328,000 homeowners/voters). It puts at risk the very people it could help – the less-advantaged and those of color. Marc Elric, MoCo County Executive calls the Plan misleading and a “fraud”[2]. The Los Angeles Tenants’ Union calls upzoning “a dangerous ideology that is funded by the powerful to serve the powerful.”

The Councilmembers were elected to the Council to represent us, not rule us. Change with collaboration - sure. But dictatorial diktats affecting our lives and property - no way. MoCo is not North Korea.

<https://montgomeryperspective.com/2024/08/07/will-we-ever-know-whether-we-are-building-enough-housing/>

https://www.montgomerycountymd.gov/OLO/Resources/Files/2024_reports/OLORReport2024-10.pdf (June 11, 2024)

[2]<https://wtop.com/montgomery-county/2024/09/montgomery-co-exec-elrich-says-initiative-pitched-as-promoting-affordable-housing-is-misleading-and-a-fraud/>

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FWD: AHSI is wrong for Montgomery County (open)

Requested by Naomi Jane Spinrad

Naomi
Spinrad
Chevy Chase
20815-5328

Assigned to Livhu Ndou (Staff)

Created at Oct 14, 2024 10:39 AM

Last updated at Oct 21, 2024 3:33 PM

Councilmember Friedson

Oct 14, 2024 10:39 AM

Attainable Housing Comments

Constituent information:

Naomi Jane Spinrad

[REDACTED]
[REDACTED] Chevy Chase, MD 20815

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Naomi Jane Spinrad, Oct 13, 2024, 2:34 PM

Dear President Friedson, Vice President Stewart, Councilmembers Albornoz, Balcombe, Fani-Gonzalez, Glass, Jawando, Katz, Luedtke, Mink, and Sayles:

I appreciate the listening sessions on the Attainable Housing Strategies Initiative (AHSI), all of which I attended or viewed, plus the Planning Board's Speaker Series on housing. I've also read many academic studies about eliminating exclusively single-family detached zoning, and I believe the results are mixed at best. I agree with many of the concerns raised by attendees about infrastructure, parking, one-size-fits all zoning, deficient notification and public input, environment etc. I believe the Planning Department and Planning Board have lost credibility with their failure to provide to the public adequate data to support AHSI – and that the evidence available from their own studies in fact undermines the proposal, however good their intentions might be. I ask that you consider the following points.

****Contradictory or misleading underlying data raises questions about whether AHSI is even needed.****

- The Planning Department's own pipeline records state that as of September 2024 there are 35,240 unbuilt approved units (<https://montgomeryplanning.org/tools/research/development-pipeline/>).
- The Residential Capacity Analysis in 2020 (<https://montgomeryplanning.org/planning/housing/residential-development-capacity-analysis/>) found that the county had zoned capacity for 65,000 units.
- The recent finding that the county did not accurately report the number of housing units in issued permits (https://www.montgomerycountymd.gov/OLO/Resources/Files/2024_reports/OLORReport2024-10.pdf) strongly suggests that underlying data used by Planning led to inaccurate, low conclusions about the numbers of existing housing stock and future capacity.
- Income data presented to support the claimed need for attainable housing appears to be for individuals, not dual-income families. Without data on two-income families the income analysis is misleading.
- Planning's analysis showing a rise in lower income residents, and COG's finding that 75% of new residents will need housing assistance, does not make sense with AHSI's focus on "attainable" as opposed to "affordable" housing (<https://montgomeryplanning.org/wp-content/uploads/2024/03/Income-Shifts-Research-Brief-Final.pdf>).
- AHSI fails to consider the lack of jobs for young professionals, both starting positions and opportunities to advance. https://montgomeryplanningboard.org/wp-content/uploads/2020/12/12_17Advancing-the-Pike-District-Briefing_Staff-Report_121720.pdf notes that White

Flint has not attracted housing development because there are not enough jobs in the area. This is probably a more important factor in middle-income people leaving the county than housing issues, yet AHSI contains no recognition of this dynamic.

- COG has changed the population projections downward several times but Planning continues to use the original, higher projections.

****Transportation assumptions are unrealistic.****

- We do not have a robust, reliable, frequent and affordable mass transit system.
- Expectations that people will give up cars are not supported in local research. COG's population projections when considered in light of Planning's 2023 Travel Monitoring Report (<https://montgomeryplanning.org/wp-content/uploads/2023/11/2023TravelMonitoringReport.pdf>) suggest that a predicted 20% population increase could more than offset the decline in car travel as a result of the pandemic.
- This report also shows a decline in bicycle travel.
- It also shows that in every instance it takes longer to travel by public transit than by automobile.
- The report relies on data from 2022 at the latest, when commuting was still reduced due to Covid. An update is needed: the pandemic threat is diminished and there are increasing calls for people to return to the office.

****AHSI is unfair to current residents.****

- The Residential Capacity Analysis in 2020 (https://montgomeryplanning.org/planning/housing/residential-development-capacity-analysis/#_ftn1) suggests that because various market factors are holding back market rate developers, our planners, the Planning Board has decided it is acceptable to burden older established communities and their residents with additional housing that the market is not providing.
- The proposed developer incentives and waivers will increase the tax burden on existing residents to pay for the infrastructure necessary to increase capacity for new residents.
- The burden on unincorporated communities, which often have smaller lots and narrower streets, will be exacerbated if municipalities and homeowners' associations are exempted from meeting any additional housing requirements or protected against specific zoning changes.
- It is unclear what AHSI will do to existing master plans. Current residents invested in their neighborhoods because of expectations created by master plans.
- It is unclear how, and even whether, the master planning process will be used in the future, and whether there is a meaningful role for public input.

****Officials and planners are sending contradictory messages regarding the need for AHSI.****

- We have been told by council members, planning commissioners and staff that the proposed changes need to be made now, on a large scale, countywide, to meet potential housing needs.
- We have also been told change will be incremental.
- These contradictions highlight the imperative to make any zoning changes through master plans. Without master and sector planning, implementation of the changes will be haphazard and unfair, as reflected, for example, in data showing that the Bethesda/Chevy Chase area already has 28 ongoing projects slated to deliver 6,978 units (including 942 MPDUs) in the next several years, which exceeds the target of 3,425 units. (<https://www.townofchevychase.org/DocumentCenter/View/4547/TOCC-Testimony-AHSI-3-21-2024>)

****The effort to "sell" AHSI has included questionable claims and assumptions and omits RE/SJ issues.****

- Planners claim that height, lot coverage, and setbacks will remain the same as for single-family houses. This has not been the case with other housing changes, notably ADUs.
- Planning's Missing Middle Housing Market Study (https://montgomeryplanning.org/wp-content/uploads/2021/03/Missing-Middle-Market-Study_03-04-2021_Staff-Report.pdf) pages 2-5 lists among obstacles to missing middle that "The existing R60 zoning/development standards do not physically accommodate Missing Middle housing, even a duplex. Lot coverage, height limits, and setbacks were the most common items mentioned in relation to challenges with development standards."
- AHSI assumes that developers will choose to build so-called attainable housing the Missing Middle Market Study raises questions about how attainable multiplexes would be. (https://montgomeryplanning.org/wp-content/uploads/2021/03/Missing-Middle-Market-Study_03-04-2021_Staff-Report.pdf, see page 12.)
- Despite the OLO report (<https://www.scribd.com/document/558161463/OLO-RESJ-Review-of>

Thrive-2-9-22-Revised) and the outside consultant's findings on racial equity and social justice in Thrive Montgomery 2050, there is nothing in AHSI regarding displacement and gentrification, which are far more likely to affect lower income and Brown and Black communities.

- Population and behavior projections become less reliable as they reach further into the future. AHSI also seems include an implicit assumption that demand for single-family housing will diminish. A one-size-fits-all plan such as AHSI must include defined metrics and time periods for review and adjustment.

- The developer of three \$3,650,00 townhouses at 4500 Walsh Street in downtown Bethesda chose not to take advantage of a change in zoning from R-60 to CRT 0.5 C 0.25 R 0.5 H 70. The CRT zoning would have allowed him to build a 70' tall apartment/condo building, and if he provided at least 17.6% MPDUs he could have had another floor or two including more market rate apartments.

- Despite approved development applications already at in Bethesda since adoption of the 2017 Bethesda Downtown Plan approaching the soft cap of 30.4 million square feet, amenities and infrastructure in the plan have not kept pace. With AHSI, Planning's claim that development provides funding for needed infrastructure and amenities in the County is ludicrous, especially as the Planning Board proposes more incentives including reductions and waivers in taxes and fees.

****The Council must look at related planning efforts. For example:****

- Planning is proposing to remove the density cap on development in Bethesda via a minor master plan amendment - despite the fact that, as noted above, none of the parks or amenities (for example, a recreation center) the plan calls for have been delivered. (Planning's recommendation to remove the cap will be published on Thursday, October 17, 2024.)

- A new master plan is in the works for Friendship Heights.

- The cumulative effect of AHSI, removal of the density cap in the Bethesda Downtown Plan, and adding density to Friendship Heights will make Wisconsin Avenue/355 unnavigable and living conditions around it difficult for every resident, visitor, and employee in the area.

****AHSI would continue Planning's effort to reduce public input.****

- The first draft of Thrive included specific language to drastically reduce public input, the first clear effort to do so. AHSI's proposal to allow more by-right development and administrative approvals as Thrive is implemented reduces public input.

- AHSI does not adequately address when, where, or how neighbors can raise concerns about development that is problematic. For example: drainage issues that affect neighboring properties, onsite parking for multiple cars within side and rear setbacks that that reduce tree canopy and create air and noise pollution for neighbors.

****There is a lack of clarity about the process going forward. ****

- The Planning, Housing, and Parks Committee has not made public its schedule or process for moving forward with AHSI.

- The Council needs to consider the accuracy of the underlying data and projections made by Planning, and determine what additional studies Council staff or Planning or outside experts must do.

Reassurances from Planning without data are meaningless (<https://montgomeryplanning.org/planning/housing/attainable-housing-strategies-initiative/attainable-housing-strategies-what-were-hearing/>).

- The necessary studies must be integrated into any housing proposal.

AHSI is the wrong program for our County. MoCo needs a realistic, transparent housing plan, supported by data and impact analysis. AHSI is not that. Thank you for considering my comments.

Sincerely,

Naomi Spinrad

Chevy Chase MD 20815

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FWD: Elimination of Single Family Zoning in Montgomery County (open)

Requested by Janet Chap

Assigned to Livhu Ndou (Staff)

Created at Oct 14, 2024 10:42 AM

Last updated at Oct 21, 2024 3:33 PM

Councilmember Friedson

Oct 14, 2024 10:42 AM

Attainable Housing Comments

Constituent information:

Janet Chap

Janet Chap, Oct 11, 2024, 4:55 PM

Mr. Friedson,

My thoughts on the proposal:

1. The elimination of single-family zoning in the county will make Montgomery County less attractive to businesses which might otherwise locate here. After all, owning a single-family home is important to many people.
2. It makes sense to locate needed additional housing in the downtown-like areas of the county like Bethesda, Silver Spring and Wheaton. Indeed I see many new apartment and condo buildings available in these areas or under construction. Chevy Chase has already absorbed a great deal of new housing at Chevy Chase Lake with more under construction.
3. In his June 2024 remarks on the project Mr. Artie Harris said the rezoning would "give homeowners more options" to construct different types of housing. Who is he trying to kid? The only people interested in tearing down a perfectly good house to build a multifamily house on the same lot will be developers! This plan will make it more difficult for our children to buy houses in Montgomery County as developers snatch up available houses with their ability to outbid singles or families looking for a home.
4. Mr. Harris is asking the council to vote on this proposal without any impact data. How will the rezoning proposal affect schools, stormwater management and traffic on narrow suburban streets? How will the inevitable removal of mature trees affect air quality and climate change? Residents have the right to expect professional-level behavior on the part of their councilmembers which would include careful study before voting.

This proposal should be voted down.

Very truly yours,

Janet Chap

Chevy Chase 20815

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FWD: Against the Attainable Housing Strategies Initiative (AHSI) (open)

Requested by Jordan Robert Muller

Jordan
Muller
Chevy Chase
20815-4906

Assigned to Livhu Ndou (Staff)

Created at Oct 14, 2024 11:05 AM

Last updated at Oct 21, 2024 3:33 PM

Councilmember Friedson

Oct 14, 2024 11:05 AM

Attainable Housing Comments

Constituent information:

Jordan Muller



Chevy Chase, MD 20815

Jordan Muller, Oct 11, 2024, 6:36 PM

Councilmember Friedson,

I have read the planning material on the AHSI and attended one of the listening sessions provided by the planning board. I have already read the analysis prepared by County Executive Ehrlich, as well as various summaries of concern prepared by individuals and municipalities. I agree with the concerns they raise.

I am against the AHSI as proposed.

Based on the material provided by the council and planning board, it is not demonstrated to me that the most current project housing needs of the county couldn't be met by the approved-but-not-yet-built housing project within the county.

It has also not been demonstrated to me why larger undeveloped parcels without existing homes (e.g. White Flint, 4-H center in Chevy Chase, to name two) would not present a more efficient, faster and less disruptive option for denser housing. Additionally, infrastructure upgrade costs in large parcels could be borne by those development projects, rather than zero infrastructure cost contributions from developers of multi-plex units on former single family home lots.

More granular consideration of specific neighborhood infrastructure would be accomplished through the existing master plan process. That process exists for a reason, and there has been no justification provided to abandon it for a reckless broad-brush zoning change that lacks comprehensive plans and budgets for upgraded infrastructure.

My recommendation is to use the master planning process to guide future housing development and abandon the AHSI.

Jordan Muller

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Stop AHSI (open)

Requested by Alan Davis

Alan
Davis

Assigned to Livhu Ndou (Staff)

Created at Oct 14, 2024 3:39 PM

Last updated at Oct 21, 2024 3:33 PM

Alan Davis

Oct 14, 2024 3:39 PM

THE ATTAINABLE HOUSING STRATEGY INITIATIVE IS NOT RIGHT FOR MOCO
Council members and Planning officials tell us that Montgomery County needs 31,000 more housing units by 2030.

[https://montgomeryplanningboard.org/wp-content/uploads/2023/07/Local-Housing-Targets-Planning-Board-07.20.2023_Final.pdf]

Actually, Montgomery County only needs to produce 8,000 market rate units by 2030!

Consider this:

- Planning's own data for September 2024 shows there are 35,240 approved but not yet built housing units of all allowed types throughout the county [https://montgomeryplanning.org/wp-content/uploads/2024/10/Sep2024Pipeline_RecordLevel.pdf].
- And a 2020 Planning Department study [<https://montgomeryplanning.org/planning/housing/residential-development-capacity-analysis/>] found that the county, excepting the municipalities of Rockville and Gaithersburg, had zoned capacity for 65,000 units!

So, why do we need the Attainable Housing Strategies Initiative (AHSI)?

Planning's own evidence says WE DON'T! And Planning hasn't provided evidence that AHSI will provide what the county needs; which is AFFORDABLE housing for its' residents.

Interest rates and supply line issues led to a huge decrease in market-rate development in recent years, so developers have failed to produce the housing that's been approved.

Our officials have decided that placing the burden for new housing – that apparently isn't needed and that the market is not providing! - on existing residential communities is the best way to proceed.

Does that make sense? No! Is that fair? No!

If you are concerned, write to the Council ASAP:

- Tell them hardworking residents should not be forced to bear the burden of developers' failure to build approved development plans.
- Tell them how your community will be adversely affected by AHSI.
- Tell them AHSI is more interested in social engineering than providing affordable housing.
- Tell them if you think AHSI will make whole areas unlivable and that it will lead to displacement of current residents.
- Tell them AHSI IS NOT RIGHT FOR MOCO, when they have 35,240 unbuilt housing units and zoned capacity for nearly 30,000 more.

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Councilmember.Balcombe@montgomerycountymd.gov,
councilmember.fani-gonzalez@montgomerycountymd.gov,
councilmember.glass@montgomerycountymd.gov,
Councilmember.Friedson@montgomerycountymd.gov,
councilmember.albornoz@montgomerycountymd.gov,
councilmember.jawando@montgomerycountymd.gov,
councilmember.luedtke@montgomerycountymd.gov,
councilmember.mink@montgomerycountymd.gov,
councilmember.sayles@montgomerycountymd.gov,
councilmember.katz@montgomerycountymd.gov,
MCP-Chair@mncppc-mc.org

Sent from my iPhone

Opposed to Attainable Housing Initiative - Submitted By: Julia Lee - (Council Webform) (open)

Requested by Julia Lee

Julia
Lee
Chevy Chase
20815

Assigned to Livhu Ndou (Staff)

Created at Oct 14, 2024 3:47 PM

Last updated at Oct 21, 2024 3:33 PM

Julia Lee

Oct 14, 2024 3:47 PM

FirstName: Julia

MiddleName:

LastName: Lee

Suffix:

Address1: [REDACTED]

Address2:

City: Chevy Chase

ZipCode: 20815

EmailAddress: [REDACTED]

PhoneNumber:

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Opposed to Attainable Housing Initiative - Submitted By: Julia Lee - (Council Webform)

Comments: Dear Councilmembers, I attended and watched the Listening Sessions offered to the public. I'm also on list serves where information has been posted. I am very concerned about the effects of increasing density in neighborhoods that are already in congested areas. I am opposed to the AHI because of the following:- The last housing study for the county was done ten (?) years ago - a lot has changed since then. Is there any current data/studies to validate concerns that a housing shortage still exists? If so, can you please provide a copy of a study and/or data for residents to evaluate? - Has anyone studied whether storm drains, sewage and water lines, power stations, etc can handle more load? How will those be repaired/replaced/increased without shutting down services to homes?- In the Chevy Chase area, we already have neighbors suing neighbors because expanding/hardscaping/landscaping has caused flooding in an adjacent yards, major commuter roads flood (River Road, Little Falls Road), and we have problems with heavy storm water drainage. With global warming, heavy rains and severe storms seem to happen every year. Reducing green space will increase flood risk. Chevy Chase Village is having engineers survey our small neighborhood to deal with recurring water problems. This has been a difficult task. Have engineers done surveys in MoCo

to describe the impact that increasing impervious surfaces will have on neighborhoods, especially if water is already a problem? Again, please provide information if available.- Traffic congestion is already a problem during rush hour. When roadwork or construction closes a lane, it can cause traffic to come to a standstill. I've witnessed firetrucks getting stuck in traffic on Connecticut and Wisconsin Avenues when all lanes in both directions are in gridlock. It would be important to study the effects of this plan on emergency services, including first responder's ability to respond to a (potentially) higher number of calls.-MoCo residents should be able to vote on proposed code/legislation changes that result from AHI and the Council decisions before anything is finalized.- Finally, I find the term "attainable housing" to be misleading. It sounds similar to "affordable housing" which ASI has no provisions for. The goal seems to be to increase density and should indicate that.Thank you for your time, Julia Lee

FWD: Stop AHSI (open)

Requested by Resident Resident

Assigned to Livhu Ndou (Staff)

Created at Oct 14, 2024 5:11 PM

Last updated at Oct 21, 2024 3:33 PM

Councilmember Friedson

Oct 14, 2024 5:11 PM

Attainable Housing Comments

Constituent information:



Amdavis59, Oct 14, 2024, 3:39 PM

THE ATTAINABLE HOUSING STRATEGY INITIATIVE IS NOT RIGHT FOR MOCO

Council members and Planning officials tell us that Montgomery County needs 31,000 more housing units by 2030.

[https://montgomeryplanningboard.org/wp-content/uploads/2023/07/Local-Housing-Targets-Planning-Board-07.20.2023_Final.pdf]

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councilmember.fani-gonzalez@montgomerycountymd.gov,

councilmember.glass@montgomerycountymd.gov,

Councilmember.Friedson@montgomerycountymd.gov,

councilmember.alborno@montgomerycountymd.gov,

councilmember.jawando@montgomerycountymd.gov,
councilmember.luedtke@montgomerycountymd.gov,
councilmember.mink@montgomerycountymd.gov,
councilmember.sayles@montgomerycountymd.gov,
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MCP-Chair@mncppc-mc.org
Sent from my iPhone

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FWD: Opposed to Attainable Housing Initiative - Submitted By: Julia Lee - (Council Webform) (open)

Requested by Julia Lee

Julia
Lee
Chevy Chase
20815

Assigned to Livhu Ndou (Staff)

Created at Oct 14, 2024 5:12 PM

Last updated at Oct 21, 2024 3:34 PM

Councilmember Friedson

Oct 14, 2024 5:12 PM

Attainable Housing Comments

Constituent information:

Julia Lee



Chevy Chase, MD 20815

Julia Lee, Oct 14, 2024, 3:47 PM

FirstName: Julia

MiddleName:

LastName: Lee

Suffix:

Address1:

Address2:

City: Chevy Chase

ZipCode: 20815

EmailAddress:

PhoneNumber:

Name: Topic

Value: Zoning

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Name: Response

Value: yes

Type: (assign form)

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FWD: AHSI: Vote NO (open)

Requested by Jeffrey Owen

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 11:11 AM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 11:11 AM

Attainable Housing Comments

Constituent information:

Jeffrey Owen
[REDACTED]

Jeffrey Owen, Oct 15, 2024, 10:39 AM

Councilmembers:

I want to register my strong opposition to the proposed Attainable Housing Strategies Initiative. You have not convinced me that it solves the problem. It will be a handsome payoff for developers. There are programs in place better suited to address the issues.

Please vote NO.

Thank you,

Jeff Owen
[REDACTED]

Chevy Chase, MD 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategies Initiative (AHSI) (open)

Requested by Josh Leifer

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 11:12 AM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 11:12 AM

Attainable Housing Comments

Constituent information:

Josh Leifer

[REDACTED]

Chevy Chase, MD 20815

Josh Leifer, Oct 15, 2024, 10:10 AM

Council Member Friedson:

I would like to voice my opposition to the Attainable Housing Strategies Initiative (AHSI). There is no evidence that it will lead to more attainable housing units in many of the neighborhoods which will be impacted.

Furthermore, it will further deteriorate the quality-of-life in these neighborhoods. The Connecticut Avenue and Wisconsin Avenue corridors are already too densely populated. The areas suffer from overcrowded schools, increasing traffic and aging infrastructure.

Smarter growth would call for building new roads, schools and infrastructure in less densely populated areas of the county in anticipation of future growth rather than "shoehorning" more people into areas that are already stressed.

Sincerely,

Joshua M. Leifer

[REDACTED]
Chevy Chase, MD 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Stop pushing Attainable Housing Strategies (open)

Requested by Caroline Hickey
Assigned to Livhu Ndou (Staff)
Created at Oct 15, 2024 11:15 AM
Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson
Oct 15, 2024 11:15 AM

Attainable Housing Comments
Constituent information:

[REDACTED]
[REDACTED] Oct 15, 2024, 8:02 AM

The more MoCo residents learn about the lack of data behind the Attainable Housing plan, the worse it looks. County Exec Elrich has made a very convincing case for trashing this plan, which only enriches developers and has the potential to cause massive infrastructure headaches for residents.

Instead, please focus your energy on our failing MCPS schools. Please see the latest data below which shows MCPS 8th graders in LAST place in the state for 8th grade math proficiency. FIX OUR SCHOOLS AND STOP GIVING MONEY TO GREEDY DEVELOPERS.

[https://moderatelymoco.com/mcps-once-among-the-best-now-8th-grade-math-hits-last-place-and-many-subjects-outside-top-5/?](https://moderatelymoco.com/mcps-once-among-the-best-now-8th-grade-math-hits-last-place-and-many-subjects-outside-top-5/?fbclid=IwY2xjawF7NnVleHRuA2FibQIxMAABHU2TzLNMknYilSCvfALxu1pvq-twK9iKmlUZ7qTIYEQpXPIMzFUNFVcOeA_aem_CGEr3iq9dRuuajnjGooxDg#google_vignette)

[fbclid=IwY2xjawF7NnVleHRuA2FibQIxMAABHU2TzLNMknYilSCvfALxu1pvq-twK9iKmlUZ7qTIYEQpXPIMzFUNFVcOeA_aem_CGEr3iq9dRuuajnjGooxDg#google_vignette](https://moderatelymoco.com/mcps-once-among-the-best-now-8th-grade-math-hits-last-place-and-many-subjects-outside-top-5/?fbclid=IwY2xjawF7NnVleHRuA2FibQIxMAABHU2TzLNMknYilSCvfALxu1pvq-twK9iKmlUZ7qTIYEQpXPIMzFUNFVcOeA_aem_CGEr3iq9dRuuajnjGooxDg#google_vignette)

Sincerely,

Caroline Hickey

Moco homeowner and parent of two school-aged kids

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FWD: Stop AHSI (open)

Requested by Resident Resident

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 11:30 AM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 11:30 AM

Attainable Housing Comments

Constituent information:



Junk, Oct 14, 2024, 3:48 PM

THE ATTAINABLE HOUSING STRATEGY INITIATIVE IS NOT RIGHT FOR MOCO

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councilmember.jawando@montgomerycountymd.gov,
councilmember.luedtke@montgomerycountymd.gov,
councilmember.mink@montgomerycountymd.gov,
councilmember.sayles@montgomerycountymd.gov,
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MCP-Chair@mncppc-mc.org
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FWD: Attainable Housing Strategies Initiative - Vote NO (open)

Requested by Pat Kabra

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 11:31 AM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 11:31 AM

Attainable Housing Comments

Constituent information:

[REDACTED]

[REDACTED] Oct 15, 2024, 11:20 AM

1.

As a concerned Montgomery County and Chevy Chase resident, I have studied the AHSI proposal, listened to speakers, and looked at the experience of other communities.

1.

This is not the plan that you should support nor one that I will vote any of you back into office to support.

1.

No one doubts the advisability of providing a varied housing stock in communities. However, this plan will not produce housing that is affordable to most middle-class and below home buyers. And, this plan has not taken into consideration the basics of sound urban planning practices. It is a plan that cuts out community involvement, ignores community concerns and will not improve the quality of life in this county:

1.

This plan has had no impact studies to assess the impact on the short and long-term urban planning environment and our community members. It has no environmental or urban living impact studies or cost projections for needed infrastructure (schools, roads, transit, gas, water, sewage, etc.) Without these studies, the cost to the taxpayers and the community is not transparent at all. How many more people? How many more vehicles would be added to already congested roads? Would we lose trees and green space? Would air pollution increase? Would new roads or schools need to be built? Would taxes go up? By how much?

1.

2. There is no mechanism in the plan to assure that the housing is affordable - nor is there a definition of affordable. Is affordable \$1 million or \$800k? Is it 30% of a wage? This plan will not produce the type of housing that costs less than \$500k. It will continue to produce the type of condo's, apartments and housing that in most recent developments in the Bethesda area have units in the \$1million and up range. These are not "affordable" to most people.

1.

3. There is no mechanism in the proposed zoning code that allows for residents to be informed as projects are being considered or appeal decisions to build projects next door to their homes. This means that there is no interest or willingness to allow community-based decision making.

1.

In short, the plan seems to be ill-conceived and to be designed to resist community involvement. Please do not approve this plan.

1.

Yours sincerely,

1.

Pat Kabra,

1.

Chevy Chase.

1.

1.

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FWD: comments on attainable housing strategy (open)

Requested by Barb Siegel

Barb
Siegel
Bethesda
20814-5504

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 11:32 AM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 11:32 AM

Attainable Housing Comments

Constituent information:

Barb Siegel

Barb Siegel, Oct 13, 2024, 5:05 PM

To: Hon. Andrew Friedson, President Montgomery County Council

Thank you for the time you took to visit so many neighborhoods to hear what people thought about up-zoning to allow up to four residences on what previously have been single family lots.

Unfortunately, even that effort felt like I was being insulted: the listening session weren't really about listening, we were told to ask questions. Right away, it confirmed the sense that the zoning change was a done deal and the 'listening sessions' were merely proformative and you were there to justify what was a done deal. This adds to the sense that you have dismissed all complaints as NIMBYism and not worthy of consideration. I felt disdained.

At the listening session I attended, I talked about **agency, personal health, and life spans**. Changing the zoning code takes away agency from the people who live in those communities. Some of the research on loss of agency and life span was done on **disadvantaged communities that were impacted by 'slum clearance' and cut through by highways**. There was a clear correlation that those changes negatively impacted lifespan of the people in those communities. Loss of agency does result in shorter lives. Why is it OK now to make major changes in communities where people live - **what has changed between the 1960's and now that makes loss of agency not a health hazard?**

I experienced this loss of agency when my neighborhood began to be torn down and replaced by McMansions. I was able to regain some sense of agency by pursuing the Terrace Height Cases and the subsequent adoption of **ZTA 03-27**, but this was not enough to give me back the community we had creating on my block. It was never the same. My health was definitely impacted by the construction, noise, and sense of loss.

Here are some of the impacts I saw from the houses built around me in the early 00s:

- Increased water runoff into my lot**. Three houses surrounded me and they all directed all their water toward my lot. Previously, the majority of this water was absorbed on their lots, but with the increase in hard surface and the regrading of those lots, my yard was negatively impacted. I spent over **\$10,000** after the homes were built to redirect the new water away from my basement.
- Zoning in the past has been legal because it was protecting light and air. The incorrect interpretation of 'height of building' revealed during the Terrace Height Lawsuits meant taller buildings around me blocked airflow. After the three homes were built, my backyard became a **mosquito infested swamp** and I never was able to enjoy the backyard again except for a few weeks in the spring. I did not have a problem with mosquitos prior to the homes being built because there had been enough air and wind to blow them away.
- My home became a teardown and the lot increasingly valuable**. Eventually the taxes got us and

we moved - reluctantly because I loved my Bethesda home (I designed and built the addition to it - most architect dream to live in a space they build.). We stopped making improvements because any improvement would not see an increase in value so we couldn't justify it. Living in a teardown eventually became **disheartening**, as we decided to stop making major upkeep expenses and the house grew tired and old.

Before you change the zoning code for every single family lot, I have a few **suggestions**.

1. An **environmental impact study, water runoff studies, infrastructure analysis,** should be done for entire subdivisions that are impacted by this zoning change before the change is implemented. The amount of land altered in my Bethesda neighborhood would have triggered many studies, instead each lot was treated independently, fobbing off negative impact and expenses onto the surrounding neighbors.

2. **Money** should be **set aside for neighbors** to **ameliorate negative impacts**. I would have preferred not to have to spend \$10,000 to protect my house. It felt unfair then and it feels unfair now.

3. **Create a fund** to allow current owners to become their own developers - the fund would offer **low interest construction loans**. By developing their own property, as opposed to seeing their neighborhood get destroyed by market forces, current owners could have **agency** in how their lot is changed. An additional benefit of this fund is that it would allow entrepreneurial home owners to increase their own wealth through sweat equity. I have seen many examples of people (some illegally) build accessory structures on their lots. This is a positive way to spread the wealth instead of requiring the deep pockets of established builders to increase housing stock.

4. **Increase housing inspectors** and create a culture of having them be **helpful rather than a hindrance**. **Homeowners being GC** are particular targets of hindrance abuse since the inspectors are annoyed that they aren't dealing with builders they know and have agreements with.

4. **Do a small experiment** before changing the code for the whole county. Change the zoning at one metro stop and see what happens. Poll people before and after and see what impact the change has made.

I also have **questions** that you should consider in making this change.

1. What is the **legal structure of the new units ownership**? Will lots get subdivided? Will the be condos? If the new units are built by developers, who would manage the multifamily buildings? If the zoning change initiative is intended to create opportunities for home ownership then this is a significant issue that needs to be addressed.

2. **How and when will infrastructure improvements be made**. Where is the **funding** for these required improvements if, as in the case of some neighborhoods, there are four times the number of households. While once could certainly put three or four homes into the envelope allowed under current zoning, that doesn't mean the infrastructure is there to support the increase in population.

3. **How will older owners, both seniors and people who have had their houses a long time, be impacted by rising property taxes?** Can the County ameliorate this? It's bad enough to put everyone who lives on a single family lot into a teardown, but to charge higher taxes as the house falls into disrepair is a signal that the government wants everyone out of their single family house as soon as possible.

Some grand ideas to increase housing:

1. Redesign **school buildings** to create senior housing above them.

2. Use **eminent domain and claim entire neighborhoods** where more housing makes sense - and then develop those communities with different street plans etc. This would reduce pedestrian deaths, increase walking, and have a positive impact on people living in the new communities.

Having had the experience of living in a neighborhood that was slowly redeveloped over time, I can say it was a horrible experience. Besides the constant noise of construction, and the expense that was foisted on me because the County looked away from the water runoff problems, I can tell you that being passive by just up-zoning is not a solution for current citizens.

You would do better to think big and figure out how to increase housing opportunities instead of relying on a free market. The market has no interest in quality of community, only profit. Profit is not a terrible thing, but it's not the right thing for this need. If builders aren't making enough profit now to provide the housing needed, it doesn't make sense to hope they will choose to build the right kind of housing just because a really significant zoning change has been made.

Thank you for your consideration,

Barb Siegel

FWD: Re: Attainable Housing (open)

Requested by Maria Gil

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 11:49 AM

Last updated at Oct 21, 2024 3:31 PM


Councilmember Friedson

Oct 15, 2024 11:49 AM

Attainable Housing Comments

Constituent information:

Maria Gil



Maria Gil, Oct 8, 2024, 11:18 AM

We are very much opposed to the "Attainable Housing Strategies," as is the overwhelming majority of Montgomery County taxpayers who have found out about this plan, those who are just finding out about this plan, and those who haven't yet, but will be very upset when they do find out about this plan, which has not been widely shared with its residents. We are opposed to rezoning single family home neighborhoods. For so many reasons, this would be detrimental to our whole county. This is not a beneficial plan for Montgomery County residents.

Where I have lived and currently live, we already have middle housing planned into our well-planned community, with the necessary parking lots for townhomes and condos, and our single family homes should be left alone. Anything additional would disrupt our communities.

For my current neighborhood, we do not have convenient street parking or even sidewalks on our streets. Parked cars would make our single lane streets impassable and unsafe especially for our kids, school busses, walking our dogs down the street, riding our bikes, walking to the elementary school, or to the school bus stop, etc. It would also make more crazy drivers speed through our neighborhood streets, making it more dangerous.

We moved away from cities on purpose, my husband is from Newark, NJ. It was not safe or pleasant. We did not want to live a crowded, chaotic, noisy city lifestyle. We were willing to commute longer to work to be away from the city chaos here. Most people who have chosen Montgomery County suburbs, choose it for the suburban family lifestyle. We want to keep our neighborhoods the calm and peaceful single family housing neighborhoods we bought into and invested in. We want to peacefully walk down our streets and know our neighbors and not worry about crime and our kids' safety. Montgomery County has been a desirable place to live and raise a family for a reason, and we should try to keep it that way!

This plan would decrease our quality of life and enjoyment. I have chosen to live in and paid so much money for a home in a family suburb. I and everyone who purchased their home with so much of their hard-earned money, in their neighborhood, did so for a reason. To then change that whole neighborhood on residents is unjust. You would be destroying our neighborhoods, our investments, and our quality of life, and lifestyle choices. I and others have invested all our money in our homes, because this was our American dream and it is not fair to change the whole fabric of that community we bought into.

The Wheaton/ Aspen Hill streets where I grew up and came from, are already over run with parked cars, and that's with single family homes. Kids can't play on the street or ride bikes like they used to. How could you make it worse by adding more units where there already isn't even any space?

We already suffer from horrible traffic and overcrowding of schools and aging, over taxed infrastructure all over the county. How could you exacerbate the problem without first working on current solutions for your current residents?

Also saying single family homes are racist and exclusionary is offensive. I am a millennial, who grew up in Montgomery County and chose to purchase here, a child of immigrants, I didn't come from generational wealth. I have worked and saved really hard for everything and anything I have, including paying my own way through college (UMD). I have worked hard to try to invest in and achieve my American dream for my family and don't want that pulled out from under me. The majority of

homeowner residents from all over the county, of all ages, races, and backgrounds agree. They didn't work hard to get where they are to then be punished for their hard-earned achievements. Also, this would be awful for the environment. You would be tearing down, and trashing, and landfilling, perfectly good existing family homes - whole homes! Lumber, tiles, faucets, sinks, appliances, doors, floors, roofs, drywall, and the list goes on and on. You would be replacing everything, that was fine as it existed, with all brand-new stuff! You would be tearing down plants and mature trees, you would have less grass and green spaces. You would increase car congestion and sewer issues. You would cause more water flooding to our county. You would decrease the quality of our oxygen and water. This would also not be at all affordable, on the contrary! As you are tearing down perfectly good and desirable older, cheaper, single family homes that residents would love to have, and could be their affordable American dream. You are increasing the bidding on them and competition with developers, at market price, driving up cost; increasing demand and decreasing supply of single family homes. Then adding cost of tear down and a brand new rebuild. For the developer to then turn around and sell a brand-new build for a profit at market price driving up market costs all around. Again, decreasing supply of affordable single family homes which is what most American families strive for and are in search of, exacerbating our original problem!

These smaller and divided units would also drive up more rentals and less homeownership. Meaning less maintained properties for our neighborhoods, instead of bigger developments that already have maintenance built in as part of the rental plan.

If you want to increase affordable middle housing, you should use the bigger spaces available to thoughtfully create neighborhoods and communities. Built in a well thought out way with focus on affordability and access. You can build what you think works and learn from that experience, without destroying the whole of Montgomery County on your way.

I am also opposed to using our tax dollars to hurt my neighbors and I. And instead incentivize developers to change our loved neighborhoods without helping the actual residents of this county, who are the ones actually paying the county taxes.

This "Attainable Housing Strategies " is a terrible plan which completely changes and urbanizes our beloved suburb and family neighborhoods. This changes the whole county which is a desired place to live because of what it is and shouldn't be changed in a drastic way that doesn't make sense.

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: the propowsal (open)

Requested by Judith Horowitz

Judith
Horowitz

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 12:05 PM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 12:05 PM

Attainable Housing Comments

Constituent information:

Judith Horowitz

████████████████████

Judith Horowitz, Oct 14, 2024, 11:14 AM

Dear Mr. Friedson,

The proposal to change the zoning affecting single family housing in the County is extremely disturbing. I just read the information you have on the internet and see that working together to improve the lives of your residents is extremely important to you as President of the Council and as the Representative of District 1, where I happen to live. I am wondering how the sudden imposition of the proposal reflects your concern for your constituents. To me, it shows just the opposite. The concern is for future residents who might occupy the new structures that the proposal recommends. They are not the ones to endure the sudden disruption of their lives.

I have seen no reliable data on the likely effects of the additional population—more traffic; pollution; more congestion; overcrowded schools; more stress on the service persons such as policemen, firemen, trash collectors; and overall, no attention to the necessary (and expensive) infrastructure that will be necessary.

The proposal should be shelved. The County does not need an ill-conceived, ill-planned affordable housing proposal. And nothing of this magnitude should be proposed with limited input from the residents of the County. The resentment was dramatically displayed at the very large audience at BCC High School.

Truly,

Judith Horowitz

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FWD: on the attainable housing strategies.... (open)

Requested by Patrick Pexton

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 12:37 PM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 12:37 PM

Attainable Housing Comments

Constituent information:

Patrick Pexton



Chevy Chase, MD 20815

Patrick Pexton, Oct 15, 2024, 12:14 PM

1.

October 15, 2024

To Andrew Friedson, chairman, Montgomery County Council, regarding the Attainable Housing Initiative: My wife and I, at [REDACTED] Chevy Chase, are opposed, vehemently, to the county's "attainable housing initiative."

We viewed all of the videos available – the planning staff's presentation to the Chevy Chase Village Board of Managers, the county executive's video, the listening videos of sessions around the county, and Patrick attended the listening session at BCC High School. We are fully informed.

Most of us in the village, many liberals and Democrats, understand and know the legacy of racism, segregation, and red-lining that we all live with in this region and in Montgomery County and the Village of Chevy Chase specifically. And we know of the need for more housing.

But this broad-brush rezoning plan by the county is not the solution for a whole host of reasons, because of poor process, lack of data to see if it will have the intended outcome, the sweeping nature of it applied to a broad swath of the county, and the benefit it is likely to bring to developers, not neighborhoods. To wit:

1) This is not careful "planning" or "zoning" meant to regulate and guide growth – it is a Soviet-style, undemocratic, across-the-board regulation drawn up by an unelected board affecting hundreds of thousands of people in the lower county without a vote.

It is – pick your metaphor – like a nuclear bomb dropped on a border skirmish, or a sledgehammer swung down on an antique goblet. It is broad-brush, arbitrary and will set up a free-for-all for developers without regard to the particular needs of individual neighborhoods. This rezoning will not just affect or inconvenience Chevy Chase village, it will, over time, destroy it. Maybe that is the county's goal?

2) It is a HUGE change in zoning, and the way it is being done, through a fast-track zoning text amendment, would give all property owners a "by right" ability to sell their homes for duplex, triplex, quadplex, and even multi-story buildings (including spitting distance from our home, along Wisconsin Avenue, at the bottom of Hesketh Street) with nary a review by planning board permittees except through a cursory bow to a loosely defined "pattern book" for appearance. This bypasses any normal democratic norms for how you plan a community.

3) It won't result in lower priced housing in this village for sure. There is no requirement or set aside for affordable units. For example, the top contributor to County Councilman Andrew Friedson's recent campaigns is the owner of ERB properties – a developer of luxury infill homes and low-rise condominiums. Do you think they're going to build \$200,000 condos? Nope, they'll build condos that sell for \$500,000 and above – that's not going to help the "missing middle" very much.

4) Hesketh Street, as one of the narrowest streets in Chevy Chase village, already has limited parking

and it's tough to get in and out of our driveways with cars parked on our street. And we already see Westbound cut-through traffic exiting to Wisconsin on Grafton and Oliver even though it is forbidden by the village. The new zoning would allow more density and come with fewer requirements for developers to make off-street parking. The planning board seems to think no one in these new quadplex's or condos will own cars. That's just incorrect, and naive.

5) Furthermore, Hesketh Street, because of our global-warming-induced, greater annual rainfall, is a river during rainstorms. I could float a kayak down it, there is so much water coming down Hesketh during and after a storm. The county is going to increase density, and subtract trees and open ground for more buildings? Oh yeah, that will help absorb the excess water into the soil. Really?

Now to our particular circumstances at 114 Hesketh. Prior to living here, Marcia and I lived in the South Four Corners area of Silver Spring, near Blair high school. It was a wonderful neighborhood of smaller, older, single-family homes. People of all ethnicities and immigrants from many countries lived there – immigrants from El Salvador, Mexico, Ethiopia, India, plus white people, black people and all kinds of mixes. Our next door neighbor was a policeman. We loved that neighborhood, it was tight knit and all those people worked really really hard to afford those homes, just as we did. We didn't have big six-figure salaries then, me as a journalist and Marcia as a pianist. But it was their American dream and ours too, and they and we were thrilled to live there with yards for their kids to play in, and people on the street to talk to and look out for each other. Marcia and I both had spent our young years in D.C., in Adams Morgan and Woodley Park before moving to Silver Spring. And before that I lived in Bowie and New Carrollton because it was affordable.

We only left Silver Spring because we wanted to be closer to Metro, needed a big living room for Marcia's grand piano and wanted to be able to walk to groceries, a bank and a post office. We were looking mainly in DC in Woodley Park and Cleveland Park, but in 2006 there were 10 bids for every house and they all climbed above our price range. Then we found an estate selling a house in Chevy Chase village for its deceased owner, and frankly, it was in terrible shape on the surface but was structurally solid. We didn't know anything about Chevy Chase Village; we just knew we could afford the house, barely, and over time could fix it up. The house showed terribly but we managed to buy it and we spent 15 years fixing it up. It's the only Normandy style cottage in the village with steep, shingled roof, and stucco surface and eyebrow bay windows. It isn't in the historic district but it is special, to us. It isn't huge, but we have made it comfortable and it has lovely outdoor space.

Indeed, it is a significant part of our retirement nest-egg. We know we will have to sell it at some point to realize the profits to downsize into a comfortable retirement place but I fear the value will decline if we have a triplex or quadplex next door and a multi-story condo or apartment down at the end of Hesketh. It feels like a "taking" to me – that the county has come along and by fiat taken away what we have spent a lot of time and money building up.

This "attainable housing initiative" is arbitrary and a one-size-fits all blanket solution invented by planners who are spending too much time looking at maps and graphs and not spending enough time talking to people who live in these neighborhoods. Our friends in the South Four Corners area of Silver Spring don't like this scheme either. Put to a vote of the neighborhoods affected, it would never pass – just watch the BCC "listening" session if you don't believe me.

I exercise at the county's Wisconsin Place Recreation Center gym that overlooks the huge Geico parking lot over in Friendship Heights. The parking lot is empty every day – why? –because the Geico workers are all working from home. Put high density housing there, or look at the Saks building on Wisconsin Avenue and rezone that. We know there are high rises in our neighborhood – Somerset House and all of Friendship Heights, but do we want that at the bottom of Hesketh? Do you want this lower part of Wisconsin to look just like downtown Bethesda, a concrete jungle of towers and congestion, no trees or relief for the eyes? I don't think so.

Montgomery County is a great place to live because of schools, the quality of life and generally good governance over the decades, but also because of its attractive neighborhoods with a wide variety of housing styles that are walkable, pretty and small-scale. That will no longer be the case under this drastic and unworkable proposal.

Just on Hesketh street alone reside people of diverse backgrounds and professions – lawyers, writers, architects, doctors, artists, executives – we are creative, we are resourceful, we know how to organize – we will do our level best, legally and peaceably, to fight this proposal at every stage. Prepare for a fight. And if you're not with us, we'll work for your defeat at the next election.

Respectfully and sincerely yours,

Patrick Pexton and Marcia Daft

[REDACTED]

-

Patrick B. Pexton

[REDACTED]

** **

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: The County Council wants to hear what you have to say on Attainable Housing? (open)

Requested by Cynthia Karst
Assigned to Livhu Ndou (Staff)
Created at Oct 15, 2024 1:25 PM
Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson
Oct 15, 2024 1:25 PM

Attainable Housing Comments
Constituent information:
Cynthia Karst

[REDACTED]
[REDACTED] Bethesda, Maryland 20817

Cynthia Karst, Oct 15, 2024, 7:50 AM

Dear Mr. Friedson,

You've led with the narrative that there's a housing shortage, and that we need to build 31,000 more housing units by 2030. However, Montgomery County Planning's own data from September 2024 shows that we have 35,240 approved housing units.

You've led with the narrative that Attainable Housing was just one of the tools in the toolbox, but you haven't shown any other tools that would create the 75% affordable housing, that should be built near transit. You haven't shown how building market-rate housing would create homeownership for the nurse making \$85,000/yr or generational wealth. You haven't shown the tools that would prevent speculators from buying up homes or the tools that would prevent displacement.

The data on permitted housing has proven to be flawed, inaccurate and non-existent. Take the time, do the studies on the infrastructure, know how many houses have already been built. Recommit to finding how to build the affordable housing that's needed. Do the hard work, do it right! Put the County's house in order before coming after ours!

Sincerely,

Cynthia Karst

[REDACTED]
Bethesda, MD 20817

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FWD: Opposition to zoning changes recommended by Planning Board - Submitted By: Heidi Henning - (Council Webform) (open)

Requested by Heidi Henning

Heidi
Henning
Bethesda
20817-6113

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 1:27 PM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 1:27 PM

Attainable Housing Comments

Constituent information:

Heidi Henning

[REDACTED]

Heidi Henning, Oct 13, 2024, 3:59 PM

FirstName: Heidi

MiddleName:

LastName: Henning

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20817

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Opposition to zoning changes recommended by Planning Board - Submitted By: Heidi Henning - (Council Webform)

Comments: Dear Council President and Council Members, I am writing to oppose the attainable housing plan recommended by the Montgomery County Planning Board in its 2024 Attainable Housing Strategies report. The recommendations in the report for zoning changes to allow replacement of single-family homes with multi-family housing along "transit corridors" should not be considered in their current form. The Board has not paid enough attention to the many concerns raised by the various stakeholders. My husband and I are Montgomery County residents and voters and share many of the same concerns. We believe the zoning changes would be very bad for our neighborhood and other neighborhoods near ours. We are asking you to reject the Planning Board's recommendations. Among the considerations that the Planning Board has not paid enough attention to are: - the current infrastructure, including utilities, was not designed or built to support multiple unit housing; - the current

roadways were not designed or built to support the traffic that would be added by multiple unit housing (and our neighborhood is not on a Metro line so is not a "transit corridor" in that sense); - there is no requirement that new multiple-unit housing be affordable, so the proposed changes can be expected to simply enrich developers, who would be free to replace the older homes on current single-family lots with multiple expensive units. Other commenters have suggested better plans for attainable housing that should be considered instead. Like many other commenters, we would support meaningful and thoughtful housing planning, but not these Planning Board recommendations. Please oppose and vote against them. Respectfully, Heidi Henning

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Re: Planning Board Attainable Housing Strategies (AHS) Report - Request for Formally Noticed Planning Board Hearing (open)

Requested by Courtenay Ellis

Courtenay
Ellis
Potomac
20854

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 1:27 PM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 1:27 PM

Attainable Housing Comments

Constituent information:

Courtenay Ellis
[REDACTED]

Courtenay Ellis, Oct 11, 2024, 4:14 PM

To:

Artie.Harris@mncppc-mc.org

lisa.Govoni@montgomeryplanning.org

Cc:

councilmember.friedson@montgomerycountymd.gov & Aide matt.Higgins@montgomerycountymd.gov
earl.Stoddard@montgomerycountymd.gov for attention County Executive Marc Elrich
president@wmcca.org

Re: Planning Board Attainable Housing Strategies (AHS) Report - Request for Formally Noticed Hearing

The most recent message from the County Executive advised: "The Attainable Housing Strategies (AHS) would rezone 82% of the County where single-family detached homes are designated." My first information about this, via West Montgomery Citizens Association email of September 24 came like a bolt out of the blue.

In light of this extraordinary potential impact, I had thought that your meeting with the West Montgomery County Citizens Association on Tuesday October 8 was intended for you to take into account what we taxpayer/homeowners thought, before you reached a final agency decision. It was clear from the meeting that most of the people, including myself, had no idea what you had been doing or had in mind, so there was a great deal of need for interaction and citizen input, once people actually understood the situation.

I was therefore surprised, indeed dismayed, to hear this morning from equally concerned contacts in Chevy Chase that, as of Friday, just three days after the meeting, you have already sent your recommendation/Final Action to the Council.

I was a bit under the weather from having a Covid shot on Tuesday, so it took me until today to finalize my letter below sending you electronically the questions I gave you by hand on Tuesday. But apparently I am too late since the meeting was held after you had already made your final agency decision, contrary to my understanding that due process should occur before a final agency decision.

The questions I raise are serious so I respectfully ask that you respond to them. With respect to question 21, I gather that the work sessions have been videotaped. Are there transcripts available?

Since it is clear that countless existing homeowners did not know of your activities and therefore gave no input, I would ask that you take your recommendations back from the Council, give real formal notice to property owners via official US mail of proper formal hearings for them to comment. Otherwise, your

recommendations will appear to have been steamrolled through after questionable process. As stated in the letter below, I am cc'ing this to the office of the County Executive via Mr. Stoddard, Council President Friedson, and the President of WMCCA. As matters develop, I may later send it to all the Council members.

Thank you.

Mr. Courtenay Ellis

October 11, 2024

Dear Mr. Harris and Ms. Govoni;

Re: Planning Board Attainable Housing Strategies (AHS) Report - Request for Formally Noticed Hearing
I am following up on your presentation to the West Montgomery County Citizens Association meeting on Tuesday evening, October 8, to explain and discuss your AHS Report which Mr. Harris described as "recommendations." <https://montgomeryplanning.org/wp-content/uploads/2024/06/2024-AHS-Final-Report.pdf>

As promised, I hereby provide in electronic form the questions I hand-delivered to you both, in text below and hopefully as a separate document (pdf and Word). I do not wish them to go to waste, having spent many hours preparing these questions in my supposed "Golden Years" - when at age 78, after coming to this country legally 54 years ago with one steamer trunk, I find it increasingly difficult to afford my own home under the burden of property taxes that are ever increasing to pay for this that and the other government activity.

I had thought that the purpose of the meeting was for you to get the input of homeowners on your proposed dramatic zoning changes before they became final. I was therefor surprised to hear from Mr. Harris that your "recommendations" were final and that homeowner questions, concerns, or comments should be addressed to the Council, not to the Planning Board. If this was already a fait accompli what was the point of the meeting?

Some of my questions raise concerns that homeowners did not have effective notice of these radical proposals allowing certain single-family homes to become multiplexes "by right" and were blindsided by them. See Questions 24-29.

Therefore, I ask that you consider a delay in forwarding your report to the Council until after you have afforded a formal opportunity such as a properly noticed hearing (by mail to property taxpayers) for homeowners to be heard on your proposals, which we have only just begun to understand, thanks to your helpful Tuesday presentation. This will provide due process before not after your final agency action is taken.

In any event, please provide answers to my questions so we have the benefit of them in addressing the Council.

For their information, I copy this to the President of the West Montgomery County citizens Association, Mr. Earl Stoddard in the office of the County Executive, and Mr. Friedson, President of the County Council

I would appreciate your confirming receipt of this and that you have shared it with Mr. Harris. Thank you for your consideration.

Respectfully submitted,

Mr. Courtenay Ellis

██████████
Potomac MD 20854
██████████

PDF and Word Version of Questions

Text of Questions begins below

Questions for. the Planning Board on its AHS Report Presentation

To the West Montgomery County Citizens Association October 8, 2024 Meeting

As delivered by hand to Artie Harris and Lisa Govoni, 10/8/24

Please reply to courtenayellis@comcast.net (upon request, a digital version of this can be supplied for your convenience)

1. Is AHS (Attainable Housing Strategies) designed to provide affordable housing to households or families who desire to live in Montgomery county but do not yet do so because they cannot afford it?
2. Have you made any projections as to what the population of Montgomery County will be in 10, 20, 30, 40 and 50 years if your AHS recommendations are implemented? If so, are these projections available for review?

3. Are you aware that at present population levels, there are concerns about the adequacy of present drinking water supplies? Have you considered whether and how drinking water will suffice in future for projected population level increases brought about by your recommendations?
4. You provide for a Priority Housing District based upon proximity to Red Line and Marc stations etc. to incentivize development on supposed public transport commuter route into Washington. Did you perform any analysis or consult any recent studies concerning the current recognition that "hub and spoke" commutes are in decline as fewer and fewer people commute into Washington and more and more work travel occurs laterally between suburbs, which calls into question the basis for your prioritization? Please identify any such an analysis and documents relating thereto.
5. On page 21, Rockville is identified as an "independent Zoning Municipality" as are Poolesville, Brookeville, Laytonsville, Barnesville, Gaithersburg and Washington Grove on page 50. Does this mean that your AHS recommendations will not apply to these municipalities? Have you analyzed whether this will cause people to move to these municipalities (where they can rely on single family detached house zoning), boost home values and prices in these municipalities and thus reduce attainable housing in these vast swathes of the County?
6. Page 50 says that the Board wants to remove existing covenants that run with the land and preclude subdivision of the property and multiple family occupancy? How can you void these covenants consistent with the rule of law?
7. Did you complete a study to reach your premise that housing types beyond single-family detached units "tend to be smaller and more affordable than the typical new detached home in that neighborhood" and did you take into account that many new townhomes and condominiums are priced above or close to \$1 million?
8. Did you consider whether developer pricing is a major impediment to your goal of attainable housing? For example, this week's message from the County Executive references the sale of a single Family home in Bethesda for \$1.6 million, "multiplexed" (in AHS terminology) into three townhomes, one currently on the market for \$3.6 million, yielding a potential total sale price of \$10.85 million if the other two are priced the same. Please provide any analysis you performed of this issue.
9. Did you consider consumer protection issues, specifically that single-Family homes provide homeowners with the protection of fee simple ownership, where they are in control of their own property, whereas multiplex condominiums, co-ops, townhomes with party walls take away this protection, create multi-party ownership and expose homeowners to the vagaries of future disagreements and litigation over myriad disputes as to who should pay and how much for future maintenance and replacement costs for common facilities such as roofs, drainage, utility lines etc.? Did your report recommend involving the County Office of Consumer Protection on this major policy change which has major future impact on consumers? If not, should you consider consumer protection issues?
10. Page 46 recommends incentives to ALS through assisting single-family homeowners' conversion of their homes into multiplexes. Will compensation be paid to neighbors for any drop in their property values resulting from this conversion and who will pay for this compensation and the cost of the conversion assistance?
11. Page 72 reports that SDAT (State Department of Assessment and Taxation) advised that AHS "may or may not result in changed assessed value for properties subject to that change." Does this mean that AHS will cause the county to jump off a fiscal cliff – not knowing the impact of AHS on the property taxes that finance the County? Is that responsible planning?
12. Your Executive Summary states: "Attainability is the ability of households of various incomes and sizes to obtain housing that is suitable for their needs and affordable to them."
13. Who decides what is "suitable for their needs?" By what process and criteria?
14. Who decides what is affordable to them? By what process and criteria?
15. How cheap will affordable (now "Attainable") Housing be allowed to go to be "Affordable to them?"
16. You recommend "allowing, **by-right** with pattern book conformance, small scale attainable housing" in areas currently zoned for single family detached homes. What is the source of this "right?" Where is it documented?
17. Did you consider the **rights** of existing homeowners to rely on the single-family zoning that existed when they bought their homes? Is this consideration recorded and the record available to taxpayers?
18. "Density in the AHOM [Attainable Housing Optional Method]: The Planning Board agreed to a gross density of 10 units/acre for the R-90 zone, and 13 units/acre for the R-60 zone." What analysis and

studies, if any, did you do of the impact of this ten to thirteen-fold increased density on roads, traffic, schools, electricity, water and gas supplies, air quality, the environment, and the quality of life?

19. Has the board performed any analysis or study of the impact on congestion and street parking of its recommendation of "reducing minimum off-street vehicle parking requirements for Attainable Housing units?"

20. What records exist of the process by which "The Planning Board has compiled a list of other areas of county code and county policy that should be revisited to maximize the effectiveness of attainable housing including driveway standards, tree canopy, stormwater, addressing, and Fire and Rescue." Are the records and the full list available for public review? What considerations led to the inclusion of tree canopy and stormwater in this list?

21. Were the AHS work sessions recorded and/or transcribed?

22. What was the total number of planning staff involved in the process and in each work session? Who were they? Are records available of the costs in dollars or personnel hours and other expenses incurred in preparing for, conducting and following up on these work sessions, including presentations such as this?

23. How much was budgeted for the AHS Report process? How much has been spent?

24. Where and how can the records of Planning Board Work Sessions 1,2,3 and 4 and other meetings be viewed? Page 55 lists attendance for "community meetings of 35, 35, 85, and blank" for a total of 155. Did the same people attend more than one of these meetings and, if so, how many separate identifiable individuals attended the meetings?

25. Page 54, similarly states "View Count" of 58, 52, 39, and 40 for the four HEAT meetings. How many of these were repeat views by the same persons, i.e. how many identified separate individuals made views?

26. Pages 55–56 states your "housing e-letter had 392 subscribers with a 14% "average click rate." Does this mean there was an average of 59 clicks on each letter? What does a click mean? How do you know who was clicking? Why was there no e-letter in 2023, in the run up to your 2024 report?

Attachment(s):

20241011 Questions to Harris, Govoni.pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/HzYKorp5RqdAK4dTXxyjlr4y/?name=20241011+Questions+to+Harris%2C+Govoni.pdf>

20241011 Questions to Harris, Govoni.docx - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/YATtm5Xzqc9WLOJSbiNUJ85h0/?name=20241011+Questions+to+Harris%2C+Govoni.docx>

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FWD: Fw: Attainable Housing Strategy - opposition (open)

Requested by Simon Watson

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 1:31 PM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 1:31 PM

Attainable Housing Comments

****From:**** Simon Watson

****Sent:**** Friday, October 11, 2024 2:03:25 PM

****To:**** Friedson, Andrew ; townoffice@townofchevychase.org ; Pamela Navarro-Watson

****Subject:**** Attainable Housing Strategy - opposition

****[EXTERNAL EMAIL]****

Dear Council Member Frieddson (cc ToCC);

I understand my input here is late in the process and not as well informed as it could be given the volume of materials produced during the County's processes and public hearings.

Nonetheless, even at this late stage, I wanted to log my concerns and objections to the AHS impacts to zoning in the Town of Chevy Chase. The overall plan smacks of social engineering and explicitly as stated in the Planning report: "Unravel the exclusionary aspects of the county's single-family residential zones to diversify the county's communities by diversifying the county's housing stock." The sentiment is understandable but the plan as proposed seems to be an opportunity for developers to build larger structures in areas historically designated as single family neighborhoods that have existed for over one hundred years. The appeal of these areas (and the Town) is the very nature of zoning and the tree canopy and the general management of the area. By adding more volume of buildings and residents will of course strain resources further which is something the developers do not pay for which has led to school overcrowding and other negative consequences for all parties.

My family moved from London, England almost thirty years ago. We purchased a home in the Kensington/Silver Spring area a few miles north on Connecticut Avenue from where we now live in the Town as of 2006. We have witnessed and benefited from property value appreciation (and income growth). The negative aspects have been increased traffic on Connecticut Avenue, Bradley Lane and in downtown Bethesda that will certainly deteriorate further as more volume of housing is added in the Town and in Bethesda - subject to planning amendments to add more high rise properties. In our time in the neighborhood we have seen surface parking sold to private developers, addition of significantly underutilized bike lanes and experienced endless construction in Bethesda and Chevy Chase Lake impacted by the much delayed and over budget Purple Line.

The most concerning aspect of the plan is the ability to build higher density buildings but also the potential to introduce commercial properties into residential areas. A home is typically a family's largest investment as it is ours, and one we have invested in heavily to improve and maintain the character of the house and the neighborhood. Should our home now be located next to a duplex or quadplex or a seven-eleven or other commercial business with impacts of street parking, noise and other factors it would certainly lose value but also any appeal to any buyer.

I am sure I can be dismissed as elitist and exclusionary but that belies the fact that my wife and I have worked hard to be able to live in the Town that has been an appealing location for similar families for over one hundred years. We would exercise our right to vote against this plan or any council member that supports it.

I urge you to oppose this change to zoning and reconsider options for increasing housing stock.

Regards, Simon Watson

██████████ Chevy Chase

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Simon Watson



For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>



FWD: Zoning Changes to Support Attainable Housing (open)

Requested by John Ratino

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 2:20 PM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 2:20 PM

Attainable Housing Comments

Constituent information:

Ratino, John

Ratino, John, Oct 8, 2024, 10:28 AM

Council President Friedson:

As a long-time Montgomery County resident and homeowner, I am writing to express my opposition to the Planning Board's currently proposed zoning changes to support attainable housing in Montgomery County.

Although, like most Montgomery County residents, I would support responsible efforts to make attainable housing available in Montgomery County, I, along with many tens, if not hundreds, of thousands of other Montgomery County residents, believe the proposed changes pose unacceptable risks to the environments, lifestyles, and home values of too many. While you may believe these risks are overstated, they clearly have not been adequately addressed by the Planning Board or the County Council to date. As a result, there is a crisis mentality verging on panic occurring in many neighborhoods, and many neighborhood associations are rapidly organizing to fund political and legal opposition. I really can't remember a more contentious situation ever arising in Montgomery County. My hope is that you will urge the County Council to slow down, re-evaluate all available options for achieving attainable housing, and then go forward on a path that minimizes rather than exacerbates the fears of so many current Montgomery County residents. In particular, I think the notion of allowing duplexes, triplexes and quadplexes in the middle of established single-family neighborhoods has not been properly analyzed and is, in fact, counterproductive to the practical realization of the intended result. Recent experience in Portland and Minneapolis indicates that the future rate of construction of multi-family units in such neighborhoods resulting from these types of zoning changes will likely be very slow, yet the risk is perceived as very real and immediate by existing homeowners because they worry about the worst-case scenario occurring next door. This risk is sucking away most of the oxygen that could allow for widespread support of a less contentious attainable housing strategy. I suggest that this notion be dropped from the current proposal, and the County Council look to other less contentious options to support attainable housing in Montgomery County.

Thank you for considering my position on this matter.

Sincerely,

John M. Ratino

Chevy Chase, MD 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Proposed Housing Plan (open)

Requested by Susan Goda

Susan
Goda

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 2:20 PM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 2:20 PM

Attainable Housing Comments

Constituent information:

Susan Goda

Susan Goda, Oct 7, 2024, 9:40 PM

Hello,

I am a resident of Kenwood Park in Bethesda and I strongly oppose your housing plan. Please accept the letter below, written by my neighborhood association, as being my views.

Sincerely,

Susan Goda

Bethesda, MD 20817

> ****An Arbitrary and Capricious Misuse of Government Power in an Undemocratic Way****

>

> **** ****

>

> The Kenwood Park Community Association (KPCA) strongly opposes the housing plan being considered in connection with Thrive Montgomery 2050. KPCA supports pragmatic and rational efforts to expand access to attainable housing. However, the plan being considered does nothing of the sort. Instead, as discussed below, the plan reflects a process that disregards relevant facts and ****_shockingly ignores the needs of our children for adequate schooling and for safety crossing overcrowded streets._****

>

>

>

> - ****Luxury multi-family units, which are effectively encouraged by the plan, obviously do not expand access to attainable housing.**** The plan would permit duplexes, triplexes, and quadraplexes to be built throughout broad swaths of the County. Despite this being permitted in the name of attainable housing, the plan does not contain anything to ensure attainability. Inevitably, if a builder has a choice between building a luxury quadraplex or low-cost housing, the choice is obvious. The purchase price for the builder is the same either way, so why wouldn't the builder want to make more money rather than less?

>

> - ****No study of how to make housing attainable.**** This is a glaring defect in the process. None of the hundreds of pages of documents associated with the plan address how to make the multiplexes attainable. The Planning Board does not address this issue in any way.

> - ****No transparency regarding the role of builders in creating this plan.**** We are not against builders being paid for their work. But we would appreciate transparency. What role did builders and developers have in the preparation of this plan? The residents of Montgomery County have a right to know.

> - ****No interest in the democratic process.**** Why isn't this radical plan being put to a vote of the residents of Montgomery County? The idea of fundamentally changing an entire County without any

indication of public support is strikingly undemocratic.

> - ****There is a lack of reliable data on new housing starts in Montgomery County**. The County has used inaccurate data as the basis for recommending new housing that is needed. ****_In fact, the County has been ridiculed publicly for its inaccurate records on this issue._**** See <https://montgomeryperspective.com/2024/08/07/will-we-ever-know-whether-we-are-building-enough-housing/>**

The question of how much additional housing is needed must be clarified before legislating how much additional housing is necessary for the County.

> - ****An Arlington County, VA circuit judge recently struck down a county policy that eliminated single family-only zoning in that county due to inadequate study of potential impacts of allowing town homes and small condo buildings in areas not initially planned for them. ****

> - ****No study has been done on the effect of the housing plan on school capacity.**** Our children could be jammed into classes that are perhaps twice as large, and there is no plan to address that.

>
> - ****The Planning Board devoted one vague sentence to this issue in its 2024 report**:** “The Planning Board also believes that impacts of schools for the house-scaled products will be de minimis.” That is the entire discussion of this issue, which is shockingly negligent, with no study cited for this unfounded belief.

> - ****No study has been done on the effect of doubling or quadrupling the population of neighborhoods with narrow roads and on-street parking.**** With this massive increase in traffic, will our children be safe crossing streets? Will we need to widen streets? If so, who pays for that? Will we need public parking areas to be built? Who would pay for that?

>
> - ****The Planning Board openly ignores the parking issue. ****The Planning Board states: “Creating housing with reduced parking in these areas will attract households with less of a reliance on personal automobiles.” This is nonsensical since many neighborhoods, like Kenwood Park, effectively need cars. Any cursory study of the area would reveal that.

> - ****The Planning Board openly ignores the roads issue. ****The Planning Board simply states: “The Planning Board believes the demands on infrastructure can be addressed through existing policies.” In other words, the Planning Board could not be bothered to study the issue.

> - ****No study was made of ways to convert empty office space into attainable housing.**** We have underused commercial real estate, and we have a housing shortage. Why isn’t the first step in this process to explore conversions of commercial real estate to housing? If office space is being converted, the parking and traffic issues will have already been addressed, unlike the current plan, which massively increases the traffic and parking needs of countless neighborhoods.

>
> - ****The Planning Board never even mentions this issue.**** This is an issue being discussed widely across the country, and it is not even mentioned in the Planning Board’s report.

> - ****No study has been done to determine which neighborhoods have the best access to the most effective public transportation. ****Many individuals seeking housing need effective access to public transportation and to nearby commercial establishments, where they can work and shop. The plan ignores these points by including virtually all neighborhoods, including many without easy access to the Metro or commercial establishments, like Kenwood Park.

> - ****The utilities for Kenwood Park (water, gas, electric) are designed for the current density. Currently, WSSC is laying new water pipes to meet the needs of the neighborhood, and these will not be adequate if the density is doubled.****

> - ****No study has been done of the environmental effects of the plan. ****As County Executive Marc Elrich has said: the plan “does not address the environmental consequences of increased land coverage from the larger building footprints of higher density development, resulting in increased imperviousness, stormwater runoff, and loss of tree cover.”

>
> - ****The Planning Board does not even address this issue. ****

> - ****In summary, the proposed plan will create a building boom of luxury multi-family units in single family zoned neighborhoods that will not create attainable housing. The building boom will result in over-crowded schools, unsafe streets for pedestrians due to a dramatic increase in on-street parking, increased traffic on area roads and degradation of the environment. The proposed plan benefits developers and is detrimental to current tax-paying residents of single-family zoned neighborhoods. ****

>
>

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Opposition to Attainable Housing Strategies Initiative (AHSI) (open)

Requested by Adam Levitin

Adam
Levitin

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 2:21 PM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 2:21 PM

Attainable Housing Comments

Constituent information:

Adam Levitin

[REDACTED]

Adam Levitin, Oct 7, 2024, 2:42 PM

Dear Members of the Montgomery County Council,

I am a Council District 1 resident. I write to express my strong opposition to the Attainable Housing Strategies Initiative. The AHSI proposal, if implemented, would destroy the Montgomery County we know and love. We all chose to live in Montgomery County precisely because we like its suburban single-family zoning and the lifestyle that affords. If we wanted to live among duplexes and triplexes and apartment complexes, we would have chosen to live in other communities.

The AHSI's radical zoning change unfairly upsets County residents' long settled expectations about the community they chose. It also endangers the value of many Montgomery County resident's largest single asset, their home: the property values of single-family homes will fall substantially if a multi-family unit goes up next door. It's wrong for the County to destroy household wealth this way for any purpose.

Nor is AHSI even necessary. The County's own Residential Development Capacity Analysis notes that there is zoned capacity in the county is sufficient to meet the forecasted number of households and its housing targets. Moreover, AHSI does nothing to address housing affordability, as there are no affordability requirements (however defined) for any units on the lots that would be rezoned. AHSI is, in short, just a give-away to property developers.

Finally, it is a pipe dream to believe that the County's already overburdened infrastructure—roads, water, sewers, schools, etc.—can handle the population influx that AHSI would precipitate. That AHSI is being pursued without even the most basic impact studies is a shocking break with Montgomery County's tradition of good government.

I strongly oppose the AHSI. This is such a make-or-break issue for the County that I will vote against the re-election of any Council Member who supports them, irrespective of their merits on other issues.

Adam Levitin

Town of Somerset

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Plan (open)

Requested by Gray King

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 2:22 PM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 2:22 PM

Attainable Housing Comments

Constituent information:

Gray King

Gray King, Oct 7, 2024, 2:09 PM

Dear Councilman Friedson,

Please add my name to the overwhelming number of Montgomery Country residents in opposition of this attainable housing plan, which actually does nothing to help affordable housing.

The impact that this proposal would have on our community and the lack of affordable it will create has led me to strongly oppose this plan. I hope you will join your other council members who oppose this effort.

Sincerely,

Gray King

Chevy Chase, MD 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: The County Council wants to hear what you have to say on Attainable Housing? (open)

Requested by Barbara Bulla Brown
Assigned to Livhu Ndou (Staff)
Created at Oct 15, 2024 2:26 PM
Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson
Oct 15, 2024 2:26 PM

Attainable Housing Comments

Constituent information:

Barbara Bulla Brown

Barbara Bulla Brown, Oct 15, 2024, 1:46 PM

Dear Mr. Friedson,

To the County Council,

I've lived in Montgomery County for over 35 years (Andrew Friedson is my Council Representative) and I attended one of the community meetings where Planning Board officials presented the Attainability Initiative. We had nearly 50 people in the room and virtually ALL of them agreed that this plan make NO SENSE.

Perhaps the Attainability Initiative is well intentioned, but IF IT IS APPROVED by the Council it will likely have unintended adverse consequences...maybe disastrous consequences.

According to the public discussion I listened to the other night...some Montgomery County residents think it would invite speculators from outside the state to buy up single family lots and build MORE expensive housing....ie LESS ATTAINABLE.

Other comments feared that it would "bust up" residential blocks causing a devaluation in residents homes.

Both scenarios are disastrous . Vote no on this poorly devised Attainability Initiative.

Furthermore, housing needs need to be analyzed better. The Planning Board's narrative that there's a housing shortage, and that we need to build 31,000 more housing units by 2030. However, Montgomery County Planning's own data from September 2024 shows that we have 35,240 approved housing units. Recommit to finding out how to build actual affordable housing that's needed. VOTE NO on the Attainability Initiative.

I would like to receive a response from Councilman Andrew Friedson as to his expected VOTE on this initiative. Thank you

Barbara B Brown

Sincerely,

Barbara Brown

Potomac, MD 20854

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategies Comments from KPCA (open)

Requested by Patricia McAllister

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 2:27 PM

Last updated at Oct 21, 2024 3:31 PM

Has attachment?: true

Councilmember Friedson

Oct 15, 2024 2:27 PM

Attainable Housing Coments

Constituent information:

Patricia McAllister

[REDACTED]

Bethesda, 20817, Bethesda, Maryland 20817

Patricia McAllister, Oct 7, 2024, 10:44 AM

Dear Council President Friedson,

Please see the attached comments from the Kenwood Park Community Association (KPCA) in opposition to the proposed Attainable Housing Strategies (AHS) initiative currently under consideration by the Montgomery County Council. We urge your careful consideration of our comments and request you acknowledge receipt of this email. Thank you for your consideration of our views.

Respectfully,

Patty McAllister, Secretary

Kenwood Park Community Association (KPCA)

Bethesda, MD 20817

Attachment(s):

ZONINGKKPCAFINAL101.docx - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/pThBzRWfdi6GI5unJomMJc0hn/?name=ZONINGKKPCAFINAL101.docx>

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

[ZONINGKKPCAFINAL101.docx \(application/vnd.openxmlformats-officedocument.wordprocessingml.document\)](#)

KPCA

KENWOOD PARK COMMUNITY ASSOCIATION, INCORPORATED

ONLY DEVELOPERS AND BUILDERS WOULD THRIVE UNDER THRIVE MONTGOMERY 2050 HOUSING PLAN

An Arbitrary and Capricious Misuse of Government Power in an Undemocratic Way

The Kenwood Park Community Association (KPCA) strongly opposes the housing plan being considered in connection with Thrive Montgomery 2050. KPCA supports pragmatic and rational efforts to expand access to attainable housing. However, the plan being considered does nothing of the sort. Instead, as discussed below, the plan reflects a process that disregards relevant facts and *shockingly ignores the needs of our children for adequate schooling and for safety crossing overcrowded streets.*

- **Luxury multi-family units, which are effectively encouraged by the plan, obviously do not expand access to attainable housing.** The plan would permit duplexes, triplexes, and quadraplexes to be built throughout broad swaths of the County. Despite this being permitted in the name of attainable housing, the plan does not contain anything to ensure attainability. Inevitably, if a builder has a choice between building a luxury quadraplex or low-cost housing, the choice is obvious. The purchase price for the builder is the same either way, so why wouldn't the builder want to make more money rather than less?
 - **No study of how to make housing attainable.** This is a glaring defect in the process. None of the hundreds of pages of documents associated with the plan address how to make the multiplexes attainable. The Planning Board does not address this issue in any way.
 - **No transparency regarding the role of builders in creating this plan.** We are not against builders being paid for their work. But we would appreciate transparency. What role did builders and developers have in the preparation of this plan? The residents of Montgomery County have a right to know.
 - **No interest in the democratic process.** Why isn't this radical plan being put to a vote of the residents of Montgomery County? The idea of fundamentally changing an entire County without any indication of public support is strikingly undemocratic.
 - **There is a lack of reliable data on new housing starts in Montgomery County.** The County has used inaccurate data as the basis for recommending new housing that is needed. *In fact, the County has been ridiculed publicly for its inaccurate records on this issue.* See <https://montgomeryperspective.com/2024/08/07/will-we-ever-know-whether-we-are-building-enough-housing/> The question of how much additional housing is needed must be clarified before legislating how much additional housing is necessary for the County.
 - **An Arlington County, VA circuit judge recently struck down a county policy that eliminated single family-only zoning in that county due to inadequate study of potential impacts of allowing town homes and small condo buildings in areas not initially planned for them.**

- **No study has been done on the effect of the housing plan on school capacity.** Our children could be jammed into classes that are perhaps twice as large, and there is no plan to address that.
 - **The Planning Board devoted one vague sentence to this issue in its 2024 report:** “The Planning Board also believes that impacts of schools for the house-scaled products will be de minimis.” That is the entire discussion of this issue, which is shockingly negligent, with no study cited for this unfounded belief.
- **No study has been done on the effect of doubling or quadrupling the population of neighborhoods with narrow roads and on-street parking.** With this massive increase in traffic, will our children be safe crossing streets? Will we need to widen streets? If so, who pays for that? Will we need public parking areas to be built? Who would pay for that?
 - **The Planning Board openly ignores the parking issue.** The Planning Board states: “Creating housing with reduced parking in these areas will attract households with less of a reliance on personal automobiles.” This is nonsensical since many neighborhoods, like Kenwood Park, effectively need cars. Any cursory study of the area would reveal that.
 - **The Planning Board openly ignores the roads issue.** The Planning Board simply states: “The Planning Board believes the demands on infrastructure can be addressed through existing policies.” In other words, the Planning Board could not be bothered to study the issue.
- **No study was made of ways to convert empty office space into attainable housing.** We have underused commercial real estate, and we have a housing shortage. Why isn’t the first step in this process to explore conversions of commercial real estate to housing? If office space is being converted, the parking and traffic issues will have already been addressed, unlike the current plan, which massively increases the traffic and parking needs of countless neighborhoods.
 - **The Planning Board never even mentions this issue.** This is an issue being discussed widely across the country, and it is not even mentioned in the Planning Board’s report.
- **No study has been done to determine which neighborhoods have the best access to the most effective public transportation.** Many individuals seeking housing need effective access to public transportation and to nearby commercial establishments, where they can work and shop. The plan ignores these points by including virtually all neighborhoods, including many without easy access to the Metro or commercial establishments, like Kenwood Park.
- **The utilities for Kenwood Park (water, gas, electric) are designed for the current density. Currently, WSSC is laying new water pipes to meet the needs of the neighborhood and these will not be adequate if the density is doubled.**
- **No study has been done of the environmental effects of the plan.** As County Executive Marc Elrich has said: the plan “does not address the environmental consequences of increased land coverage from the larger building footprints of higher density development, resulting in increased imperviousness, stormwater runoff, and loss of tree cover.”
 - **The Planning Board does not even address this issue.**
- **In summary, the proposed plan will create a building boom of luxury multi-family units in single family zoned neighborhoods that will not create attainable housing. The building boom will result in over-crowded schools, unsafe streets for pedestrians due to a dramatic increase in on-street parking, increased traffic on area roads and degradation of the environment. The proposed plan benefits developers and is detrimental to current tax-paying residents of single-family zoned neighborhoods.**

FWD: Attainable Housing Strategies Initiative Feedback (open)

Requested by Alicia Fishbein
Assigned to Livhu Ndou (Staff)
Created at Oct 15, 2024 2:27 PM
Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson
Oct 15, 2024 2:27 PM

Attainable Housing Comments

Constituent information:

Alicia Fishbein

[REDACTED]
[REDACTED] Chevy Chase, MD 20815

Alicia Fishbein, Oct 7, 2024, 10:18 AM

Dear Council Members,

As a Montgomery County resident and home owner, I write to urge you to ****VOTE NO**** on the "Attainable Housing Strategies Planning Board Recommendations."

After carefully reading the Planning Board's recommendations and attending a listening session, I believe it is outrageous that a proposal of such sweeping scale and with such scanty research and analysis behind it is being considered outside of the Master Plan or other democratic decision making process. I have ****lost trust and faith in the Council,**** its members, and president Friedson due to their introduction of these recommendations to Montgomery County residents in this manner.

I find it ****disingenuous**** that the proposal has disguised itself as an affordable housing initiative, while at the same time noting that the so-called "attainable" housing it wishes to create is fully market driven. There is ****no evidence**** that this approach will result in anything other than profits for developers and further ****stress on the already maxed out infrastructure**** in our neighborhoods. Adoption of the recommendations would be ****disastrous in terms of quality of life**** (parking, traffic, pedestrian safety, overcrowded schools, sewage, water control, etc) in the Chevy Chase "major growth corridor" where my family makes our home.

Furthermore, to apply a blanket policy across the diverse communities that comprise Montgomery County is ****crude and irresponsible****. Here in the Chevy Chase Village historic district, where for decades residents have carefully stewarded the preservation of the neighborhood's historic and architectural significance, the proposal would destroy not only the fabric of the neighborhood but also a vital part of Montgomery County's history. The AHS recommendations directly conflict with the County's Historic Preservation Commission and Chapter 24A of the Montgomery County Code. At a minimum, there should be ****no rezoning in historic districts****.

Councilmembers, I urge you to ****repair the trust**** you have broken and ****truly listen to the voices of your constituents****. ****VOTE NO**** on the AHSI recommendations.

Sincerely,

Alicia Volk Fishbein

Professor of Art History, University of Maryland

Resident of [REDACTED] Chevy Chase, MD

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: The Irony of "Thrive" Montgomery 2050: Really: Ruin Montgomery 2050 (open)

Requested by Lillian Klein Abensohn
Assigned to Livhu Ndou (Staff)
Created at Oct 15, 2024 2:27 PM
Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson
Oct 15, 2024 2:27 PM

Attainable Housing Comments
Constituent information:



Lillian Klein Abensohn, Oct 7, 2024, 9:59 AM

Dear Council Member:

As an individual member of this community, I implore you to take whatever action is necessary to totally annul this Plan.

> The Kenwood Park Community Association (KPCA) strongly opposes the housing plan being considered in connection with Thrive Montgomery 2050. KPCA supports pragmatic and rational efforts to expand access to attainable housing. However, the plan being considered does nothing of the sort. Instead, as discussed below, the plan reflects a process that disregards relevant facts and ****_shockingly** ignores the needs of our children for adequate schooling and for safety crossing overcrowded streets._**

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>
>

> - ****Luxury multi-family units, which are effectively encouraged by the plan, obviously do not expand access to attainable housing.**** The plan would permit duplexes, triplexes, and quadraplexes to be built throughout broad swaths of the County. Despite this being permitted in the name of attainable housing, the plan does not contain anything to ensure attainability. Inevitably, if a builder has a choice between building a luxury quadraplex or low-cost housing, the choice is obvious. The purchase price for the builder is the same either way, so why wouldn't the builder want to make more money rather than less?

>

> - ****No study of how to make housing attainable.**** This is a glaring defect in the process. None of the hundreds of pages of documents associated with the plan address how to make the multiplexes attainable. The Planning Board does not address this issue in any way.

> - ****No transparency regarding the role of builders in creating this plan.**** We are not against builders being paid for their work. But we would appreciate transparency. What role did builders and developers have in the preparation of this plan? The residents of Montgomery County have a right to know.

> - ****No interest in the democratic process.**** Why isn't this radical plan being put to a vote of the residents of Montgomery County? The idea of fundamentally changing an entire County without any indication of public support is strikingly undemocratic.

> - ****There is a lack of reliable data on new housing starts in Montgomery County**.** The County has used inaccurate data as the basis for recommending new housing that is needed. ****_In fact, the County has been ridiculed publicly for its inaccurate records on this issue._**** See <https://montgomeryperspective.com/2024/08/07/will-we-ever-know-whether-we-are-building-enough-housing/> The question of how much additional housing is needed must be clarified before legislating how much additional housing is necessary for the County.

> - ****An Arlington County, VA circuit judge recently struck down a county policy that eliminated single family-only zoning in that county due to inadequate study of potential impacts of allowing town homes**

and small condo buildings in areas not initially planned for them. **

> - **No study has been done on the effect of the housing plan on school capacity.** Our children could be jammed into classes that are perhaps twice as large, and there is no plan to address that.

>

> - **The Planning Board devoted one vague sentence to this issue in its 2024 report**：“The Planning Board also believes that impacts of schools for the house-scaled products will be de minimis.” That is the entire discussion of this issue, which is shockingly negligent, with no study cited for this unfounded belief.

> - **No study has been done on the effect of doubling or quadrupling the population of neighborhoods with narrow roads and on-street parking.** With this massive increase in traffic, will our children be safe crossing streets? Will we need to widen streets? If so, who pays for that? Will we need public parking areas to be built? Who would pay for that?

>

> - **The Planning Board openly ignores the parking issue. **The Planning Board states: “Creating housing with reduced parking in these areas will attract households with less of a reliance on personal automobiles.” This is nonsensical since many neighborhoods, like Kenwood Park, effectively need cars. Any cursory study of the area would reveal that.

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> - **No study was made of ways to convert empty office space into attainable housing.** We have underused commercial real estate, and we have a housing shortage. Why isn't the first step in this process to explore conversions of commercial real estate to housing? If office space is being converted, the parking and traffic issues will have already been addressed, unlike the current plan, which massively increases the traffic and parking needs of countless neighborhoods.

>

> - **The Planning Board never even mentions this issue.** This is an issue being discussed widely across the country, and it is not even mentioned in the Planning Board's report.

> - **No study has been done to determine which neighborhoods have the best access to the most effective public transportation. **Many individuals seeking housing need effective access to public transportation and to nearby commercial establishments, where they can work and shop. The plan ignores these points by including virtually all neighborhoods, including many without easy access to the Metro or commercial establishments, like Kenwood Park.

> - **The utilities for Kenwood Park (water, gas, electric) are designed for the current density. Currently, WSSC is laying new water pipes to meet the needs of the neighborhood, and these will not be adequate if the density is doubled.**

> - **No study has been done of the environmental effects of the plan. **As County Executive Marc Elrich has said: the plan “does not address the environmental consequences of increased land coverage from the larger building footprints of higher density development, resulting in increased imperviousness, stormwater runoff, and loss of tree cover.”

>

> - **The Planning Board does not even address this issue. **

> - **In summary, the proposed plan will create a building boom of luxury multi-family units in single family zoned neighborhoods that will not create attainable housing. The building boom will result in over-crowded schools, unsafe streets for pedestrians due to a dramatic increase in on-street parking, increased traffic on area roads and degradation of the environment. The proposed plan benefits developers and is detrimental to current tax-paying residents of single-family zoned neighborhoods. **

> Please accept these well-researched facts as sufficient reason for you to represent your constituents and fight this effort to denigrate Montgomery County..

Sincerely,

Lillian Klein Abensohn

>

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>

>

>

>

>
> ****THE MONTGOMERY COUNTY COUNCIL****
>
> Gabe Albornoz 240-777-7959 Councilmember.Albornoz@montgomerycountymd.gov
>
> Marilyn Balcombe 240-777-7960 Councilmember.Balcombe@montgomerycountymd.gov
>
> Natali Fani-González 240 -777-7870 Councilmember.Fani-Gonzalez@montgomerycountymd.gov
>
> Andrew Friedson 240-777-7828 Councilmember.Friedson@montgomerycountymd.gov
>
> Evan Glass 240-777-7966 Councilmember.Glass@montgomerycountymd.gov
>
> Will Jawando 240-777-7811 Councilmember.Jawando@montgomerycountymd.gov
>
> Sidney Katz 240-777-7906 Councilmember.Katz@montgomerycountymd.gov
>
> Dawn Luedtke 240-777-7860 Councilmember.Luedtke@montgomerycountymd.gov
>
> Kristin Mink 240-777-7955 Councilmember.Mink@montgomerycountymd.gov
>
> Laurie-Anne Sayles 240-777-7964 Councilmember.Sayles@montgomerycountymd.gov
>
> Kate Stewart 240-777-7968 Councilmember.Stewart@montgomerycountymd.gov
>
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FWD: Vote NO on "attainable housing" initiative (open)

Requested by Greg Fishbein

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 2:28 PM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 2:28 PM

Attainable Housing Comments

Constituent information:

Greg Fishbein

Greg Fishbein, Oct 6, 2024, 5:51 PM

Dear Members of the Montgomery County Council,

As a resident and homeowner in Montgomery County, I respectfully ask the council to reject the proposed Attainable Housing Strategies Zoning Changes. The plan as currently drafted is a one-size-fits-all mandate, giving little or no consideration to the unique needs or interests of specific neighborhoods and communities. Furthermore, it appears not to provide additional "attainable housing", but rather it would create opportunities for developers to earn windfalls from creating multi-unit buildings on lots currently with single family homes. The specification of structures with up to 19 units, just below the threshold where affordable units are required, demonstrates the disingenuous nature of this proposal.

As a resident of the Chevy Chase Village Historic District, I am particularly concerned that the new zoning rules would significantly undermine generations of successful preservation efforts to maintain the historic character and architectural significance of this neighborhood. Homeowners in the county's historic districts must abide by strict rules and reviews by the Historic Preservation Commission in order to update or modify their homes. However, the new zoning rules would give property owners and real estate developers free reign to significantly modify, or replace, these homes with multifamily housing units.

The new rules would allow any homeowner – even in the historic district – to convert their single-family home to a duplex or triplex "by right." Additionally, most of the village historic district would fall within a "Priority Housing District" due to its proximity to the Friendship Heights Metro Station, meaning that historic homes could be demolished and replaced with "quadplexes." Finally, approximately 160 properties within the Village are located within 500 feet of Connecticut or Wisconsin Avenues, which are identified as "major growth corridors," thereby allowing up to four-story apartment buildings with up to 19 units each on these properties.

This development is unwanted in our neighborhood and we urge you to reject it.

Thank you.

Greg Fishbein

Chevy Chase, MD 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategies - Submitted By: Jeanine Derr - (Council Webform) (open)

Requested by Jeanine Derr

Jeanine
Derr
CHEVY CHASE
20815

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 2:29 PM

Last updated at Oct 21, 2024 3:31 PM

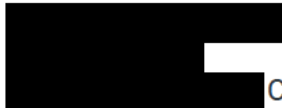
Councilmember Friedson

Oct 15, 2024 2:29 PM

Attainable Housing Comments

Constituent information:

Jeanine Derr



Chevy Chase, MD 20815

Jeanine Derr, Oct 6, 2024, 12:36 PM

FirstName: Jeanine

MiddleName:

LastName: Derr

Suffix:

Address1:

Address2:

City: CHEVY CHASE

ZipCode: 20815

EmailAddress:

PhoneNumber:

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value:

Type: (assign form)

Subject: Attainable Housing Strategies - Submitted By: Jeanine Derr - (Council Webform)

Comments: Please rethink the current recommendations regarding changing single-family-restricted zoning to allow duplexes, triplexes, and quadplexes within the current R-60 zones. I am concerned about the localities' infrastructure, environment, and schools. As a retired MCPS teacher, I am particularly concerned about the impact of a sudden and comprehensive change in housing policy on our school enrollments. These policies need to be carefully thought through with regard for both expected and possible unexpected consequences. Thank you, Jeanine Derr

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategies comments - Submitted By: Roseanne Price - (Council Webform) (open)

Requested by Roseanne Price

Roseanne
Price
Silver Spring
20904

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 2:29 PM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 2:29 PM

Attainable Housing Comments

Constituent information:

Roseanne Price

[REDACTED]

Roseanne Price, Oct 6, 2024, 12:22 PM

FirstName: Roseanne

MiddleName:

LastName: Price

Suffix:

Address1: [REDACTED]

Address2:

City: Silver Spring

ZipCode: 20904

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Attainable Housing Strategies comments - Submitted By: Roseanne Price - (Council Webform)

Comments: Dear County Council members, After reviewing the information available on the Attainable Housing Strategies initiative, I have concluded that it would be a mistake to implement it in its current version, and I hope you will not pass it. It seems incomplete, and as such, open to multiple unanticipated adverse effects. I have four main concerns: 1. Infrastructure issues: The plan does not seem to take into account the effects on traffic, schools, parking, stormwater drainage, and tree canopy preservation. Trees will be removed and pavement and housing footprints will increase. As a long-time member of the Eyes of Paint Branch, I value our natural environment and believe it should be protected. 2. Uneven concentration: The effects of the plan do not seem to be spread evenly across the county. The maps in the slides show a concentration in the down-county and east county areas. Moreover, unintended further concentration could occur within those areas in pockets where the single-family houses are cheaper than in the rest of the county and thus more profitable for the developers who will

buy up the properties, tear down the houses, and build replacements. 3. Affordability questions: With developers driving the market, I worry that the replacement housing will not be at all affordable for the intended first-time homebuyers. Further, I suspect each of the two, three, or four replacement houses could be nearly as expensive as the house that is torn down. Interestingly, the plan speaks of giving the "homeowner" more choices and does not mention developers. But I don't think very many single-family homeowners are going to want to go into the property development business. 4. Lack of monitoring, corrections, and controls: Maybe I missed it, but I didn't see any of the following elements: controls on speculation, limits on numbers of tear-downs in a given neighborhood, outcome measures (e.g., has the program driven single-family home prices up, making them completely out of reach? how many of the new houses have been kept as rentals by private equity concerns), or a pilot program or staged implementation. I applaud the Planning Board and Council for offering the listening sessions. Even so, none of the residents I have spoken with have heard of this initiative. Much better outreach is needed. And perhaps, if the plan can be rewritten to address the above concerns and others voiced in the listening sessions, it should be put on the ballot in light of the fundamental change it would be to our environment and quality of life here in Montgomery County. Thanks for considering my comments. Sincerely, Roseanne Price [REDACTED] Silver Spring, MD 20904

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: NO to proposed zoning amendment (open)

Requested by Christopher and Elena Mrozowski

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 2:30 PM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 2:30 PM

Attainable Housing Comments

Constituent information:

[REDACTED]

[REDACTED] Oct 6, 2024, 12:21 PM

Dear Councilmember Friedson,

We are writing to express our absolute opposition to the single family home zoning changes the planning board is proposing as part of the so-called attainable housing strategies. This is a disastrous plan for us, the residents, voters and taxpayers of the Montgomery County, clearly funded by the greed of developers behind the mask of an ideology that has little grounding in reality. The planning board's responses to residents' questions about the effect of this plan on our schools, roads and infrastructure are completely inadequate, their explanations are an insult to our intelligence, and the plan would seem to be designed to eliminate all the reasons people want to move to the county in the first place. We are second generation county residents and do not know a single person who is in favor of this attack on the fabric of our communities. We believe that any council member who votes in favor of this zoning amendment is betraying the voters and taxpayers who have entrusted them with this power.

As our voice on the council, we urge you to have the courage to represent our best interests, not those of the wealthy developers and pop philosophers whose families will not have to live with the consequences of this corrosive plan.

Sincerely, Christopher and Elena Mrozowski

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Do NOT Support the Attainable Housing Rezoning Proposal (ASHI) (open)

Requested by Christine Farley

Christine
Farley

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 2:44 PM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 2:44 PM

Attainable Housing Comments

Constituent information:

Christine Farley
[REDACTED]

Christine Farley, Oct 6, 2024, 8:23 AM

Dear Council Members,

As a 26-year resident of Montgomery County, I am strongly opposed to the proposal to change the zoning in certain neighborhoods to allow multifamily dwellings. I understand the need for attainable housing and generally support urban planning policies that add density. But this proposal only masquerades as a solution to the attainable housing problem. MOCO residents have seen through this ruse and see the proposal for what it is: a giveaway to developers! Were this proposal to be passed, the consequences would be disastrous for everyone except for developers, who would make a fortune. Such rezoning would destroy so many tightknit communities, such as the Town of Somerset where I have lived for 23 years. My beloved town would be destroyed under this proposal. Everyone I have spoken with about this proposal is strongly opposed. I have been careful to call it a "proposal" because it is not a "plan." I plan requires study and documentation, which the County Council and Planning, Housing and Parks (PHP) Committee have NOT done. To propose such a drastic change that would have irreversible and overwhelming impacts on so many residents without the proper foundation is an outrage. It is a dereliction of your duty. We are watching these developments closely.

Very concerned,

Christine Farley

[REDACTED] Chevy Chase MD 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategies initiative and the Growth and Infrastructure Policy (GIP). - Submitted By: Denis Rodrigues - (Council Webform) (open)

Requested by Denis Rodrigues

Denis
Rodrigues
Silver Spring
20905-7413

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 3:04 PM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 3:04 PM

Attainable Housing Comments

Constituent information:

Denis Rodrigues

Denis Rodrigues, Oct 5, 2024, 10:58 AM

FirstName: Denis

MiddleName:

LastName: Rodrigues

Suffix:

Address1:

Address2:

City: Silver Spring

ZipCode: 20905

EmailAddress:

PhoneNumber:

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Attainable Housing Strategies initiative and the Growth and Infrastructure Policy (GIP). -

Submitted By: Denis Rodrigues - (Council Webform)

Comments: I'm writing to simply voice my concurrence to the remarks made by County Executive Marc Elrich on his Blog on Oct 4. <https://montgomerycomd.blogspot.com/2024/10/message-from-county-executive-marc.html> I could not agree more and I hope the members of the council support Mr. Elrich on these issues. Thanks.

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Please Press Pause (open)

Requested by Dace Martinez

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 3:06 PM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 3:06 PM

Attainable Housing Comments

Constituent information:

Dace Martinez

████████████████████

Dace Martinez, Oct 4, 2024, 9:11 AM

Dear Andrew,

I am writing to ask that you please pause the Council's proposed rezoning plans for further evaluation. After reading relevant materials and attending the September 25, 2024, I feel confident that this proposal is NOT in the best interest of Montgomery County. In fact, it is increasingly clear that the only "winner" here is the pockets of developers.

Like many in our county, I am in favor of both attainable and affordable housing. But I see no data or evidence that the current proposal achieves neither of those means. Moreover, it is shocking to me that a proposal of this scope would be proffered without a thoughtful impact study on schools, safety, traffic, trees, parking, utilities, or the Chesapeake Bay Watershed.

Finally, the proposed rezoning eviscerates process commitments that were made to MoCo County constituents as part of Thrive 2050. Please take time to collect the data, and to give MoCo residents due process in being heard.

I implore you to be responsible, not rash, in your judgment on this extremely important manner.

With regards,

Dace Martinez

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Please Support Attainable Housing Initiative (open)

Requested by Paul Brown

Paul
Brown
Chevy Chase
20815

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 3:06 PM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 3:06 PM

Attainable Housing Comments

Constituent information:

Paul Brown

[REDACTED]
[REDACTED] Chevy Chase, MD 20815

Paul Brown, Oct 4, 2024, 12:26 AM

Dear Council Members,

I live in Chevy Chase. I strongly support the Attainable Housing Strategies Initiative. I regret that due to work, I was unable to attend any of the listening sessions.

We need greater diversity of housing types, including in neighborhoods zoned for single family houses. There should, at a minimum, be no barrier to duplexes in all neighborhoods, and multifamily housing or townhouses along major arteries and near Metro stations. The vast public investment in our transit system demands that we maximize transit oriented development to leverage those tax dollars.

The county just unveiled at Wisconsin and Western historic marker commemorating the Belmont Syndicate, an early 20th century development in Chevy Chase by Black entrepreneurs which was blocked by legal efforts by the Chevy Chase Land Company. That legacy - of opposition to diversity in housing - is still reverberating today. As a Chevy Chase resident, I am ashamed that, 120 years later, some neighbors are actively trying to prevent greater diversity in our neighborhood - maybe not overtly based in race, but based on economic income disguised as housing type. Have we not advanced since Senator Newlands' time?

Some say duplexes are inappropriate in Chevy Chase, Yet Friendship Heights DC, just across the boundary, has examples of duplexes built 75-100 years ago, without changing the desirability of the neighborhood. Those duplexes are desirable and eagerly snapped up housing option for younger families. Alternatives to purely stand alone single family dwellings can be tastefully incorporated into neighborhoods. They can add - not detract - to a neighborhood's appearance. See below.

I worry that our daughters, one of whom is in her mid 20s and still in a minimum wage job, may never have affordable housing options anywhere near transit. She sees no route to affordable housing except in far off areas that require lengthy commutes by car. While options for her in our neighborhood may never be realistic (except to live with us, which she is doing at present), options should exist for young families. At present, they do not really exist. The Attainable Housing Initiative would change that.

The Council can help advance smart housing options, I urge Council members to approve the Initiative.

Thank you.

Respectfully,

Paul A. Brown

[REDACTED]
Chevy Chase MD 20815

301-654-4741

)

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Strong Opposition to Zoning Changes – Attainable Housing Strategies (open)

Requested by Ankit Aggarwal
Assigned to Livhu Ndou (Staff)
Created at Oct 15, 2024 3:08 PM
Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson
Oct 15, 2024 3:08 PM

Attainable Housing Comments
Constituent information:
Ankit

Ankit, Oct 2, 2024, 7:14 PM

Bethesda, MD 20817
October 2, 2024
Montgomery County Council
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Re: Zoning Changes – Attainable Housing Strategies

Dear Council President and Council Members:

My name is Ankit Aggarwal (37) and my wife, Soorya Aggarwal (34), as voters, strongly oppose the attainable housing plan by the County Planning Board providing for a unilateral zoning change of single-family homes along “transit corridors” to allow replacing them with multifamily housing. This change would be disastrous for older neighborhoods like ours, Kenwood Park, near the intersection of River Road and Goldsboro Road. We request that you vote against this proposal and oppose it fully.

We oppose this because the current infrastructure in these neighborhoods is designed and maintained with single family homes in mind. The infrastructure, including electricity, natural gas, water and wastewater infrastructure were never envisioned to be replaced by multiple unit housing. For example, WSSC is conducting a multimillion-dollar pipe replacement, currently, whereby, WSSC is replacing water mains throughout Kenwood Park and the surrounding neighborhood. This is a replacement of many miles of water mains – none of these are specified to support multiple unit dwellings. That is because the county’s water regulator, WSSC, is replacing infrastructure to match current code and zoning. This area is not zoned for multifamily housing. As such, this infrastructure, which after replacement will not be updated for nearly 30-40 years will be immediately incorrect and easily overwhelmed by a population increase that the infrastructure was never envisioned to support.

Further, and more importantly, the roadways in and around these neighborhoods were never built to support that many vehicles and increased usage which would come from real estate developers buying homes and replacing them with multiunit housing. Kenwood Park has already had a child fatality due to a vehicle incident with a County school bus because of unsafe roadways, imagine the impact of adding hundreds of new students, children, and pedestrians to the same area.

Our Kenwood Park neighborhood has many “tear down” homes already. These are where a builder buys a property, usually off-market, and then tears down the house and replaces it with a multimillion-dollar home triple the size of the existing home. The County Planning Board has not issued any data supporting these new tear downs not becoming even more multiple multi-million-dollar new units – again, not attainable for most families – just more expensive unattainable housing. The notion that developers would be allowed to replace these single-family homes with multiunit dwellings only advantages the builders, developers, and financiers, not the actual housing supply nor the communities. This is a scheme concocted by the finance industry and builders to build more multimillion-dollar units

down-county, not truly develop more attainable housing. Attainable housing is not multimillion-dollar units, it is housing priced in a different category with an increased supply. The simple reality any homebuyer knows is that unless you have nearly \$2 million dollars to buy a home “down county” your best “bargain” is to buy an older home that has had modest renovations, like Kenwood Park. This is the attainable housing supply in this part of Montgomery County. Simply put, a bad idea of unilateral zoning change cannot instantly increase attainable housing supply.

If the County wants a real attainable housing solution, then it is an easy four-part plan. First, allow for newly developed communities to be zoned this way, such as in Shady Grove, Clarksburg, or Seneca where newly fashioned neighborhoods are being built and laid out to accommodate multifamily housing like townhomes and condominiums. These areas have extra wide streets, green spaces, parking, and infrastructure designed to support large populations. Second, incentivize “down-county development” by allowing specialized tax treatment for currently zoned “mix-use” or “commercial properties” that are sold and converted within a short time frame (i.e., months) into additional mixed-used multiunit residential housing and mixed-residential-commercial properties, like those along Rockville Pike near Pike and Rose. These smaller commercial properties have limited uses, but they have all the infrastructure they need to support multiple units, especially the older construction. Specifically, they have parking and roadways for multiple vehicles to pass or access, the electricity, natural gas, and water and wastewater infrastructure is built to commercial grade and can easily support multiple units. Third, for incentives not requiring State action, revise the County building code to only allow similar sized structures to be built on lots where an existing structure is removed. That is, replace a 2,500 square foot home with another new 2,500 square foot home, not a new 8,000 square foot home. Fourth, the County can expedite County inspections and permitting for these conversion properties, and allow developers who put these units into service before the State’s and County’s fiscal year each July to have expedited inspections and specialized tax treatment from the County.

Finally, if this proposal is so important, the County Council, County Executive, and Planning Board should jointly put this measure before the State’s General Assembly to make this a Statewide initiative not just a County initiative. Overall, this current proposed “solution” to uniformly change the zoning for the entire County is done in near secrecy and in a way to eliminate our voter participation and consent.

Lastly, if the County Council approves this plan, my household will not support nor vote for any of the Councilmembers who vote to support this plan. The County Executive clearly opposes this plan and would veto it if allowed, that means the power to veto this is the Council’s and Council’s alone. If the Council wants our votes, stop this absurdity and oppose this change and proposal.

We support meaningful and thoughtful housing planning, which this is not. This proposal is simply is just a down-county money grab by builders and financiers. Please oppose and vote against the zoning change. We will be watching your votes.

Respectfully,

/Ankit Aggarwal/

cc:

County Executive Marc Elrich

Montgomery County Council

Kenwood Park Community Association

–

Ankit Aggarwal

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Request for Next Steps on Revising the AHSI Recommendations (open)

Requested by Tim Vogel

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 3:19 PM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 3:19 PM

Attainable Housing Comments

Constituent information:

Tim Vogel

[REDACTED]

Tim Vogel, Oct 4, 2024, 5:20 PM

Dear Council President Friedson and Councilmembers,

I am writing with respect to the Attainable Housing Strategies initiative. I reviewed the Council's website and the President's Update page, but could not find any information on next steps. The plan appears to have a lot of opposition.

Are you aware of any legislation being drafted?

What is the Council's plan for engaging more directly with those representing the various viewpoints at the listening sessions?

Where should the community be going to get updates on status and next steps?

As a resident of Bethesda and father of two, I would be thrilled if my adult children had a wider range of housing options available to them in Bethesda. But as a homeowner, however, legislation that would enable developers to surround my house with triplexes is a complete non-starter.

What is the Council's plan for a broader dialog on this topic? Is this going back to the Planning Department for revisions?

Sincerely,

Tim Vogel

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Re: Attainable Housing Strategies Listening Session Follow-Up (open)

Requested by Cathy Kristiansen

Cathy
Kristiansen
Silver Spring
20910-5540

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 3:22 PM

Last updated at Oct 21, 2024 3:31 PM

Councilmember Friedson

Oct 15, 2024 3:22 PM

Attainable Housing Comments

Constituent information:

Cathy Kristiansen

Cathy Kristiansen, Oct 3, 2024, 4:43 PM

Hello Council Member Friedson,

Thank you for your follow-up email.

From what I have learned about this concept, I am utterly against it for several reasons and here list just a few:

- 1) It is transparently a developer-led (investor-led) scheme and designed to make them maximum profits at the lowest possible costs.
- 2) Many MC residents want the option of single-family housing neighborhoods and worked to afford that, and this plan destroys what they have bought into, pulling the rug from under them.
- 3) In this plan, taxpayers would bear the infrastructure, schooling, traffic mediation, and other costs associated with an influx of new residents, with developers wiggling out of as much responsibility as they can.
- 4) The "all rights" for developers is the single most hair-brained idea in the plan, giving them free rein to destroy carbon-capturing trees, the look of neighborhoods, increase impervious surfaces, and so on. I would not for a minute trust any "agreement" holding them to standards, which are wont to be chipped away.
- 5) This plan apparently began before the pandemic and seemingly has not adjusted to the reality of WAY lower numbers of commuters, something that will never revert.
- 6) Actually the most important point for action: There are now so many unused office buildings with huge impervious parking lots (e.g. the business parks off I270 just after the Beltway) that are crying out for demolition and development as AFFORDABLE housing. That is where I believe your entire MC housing focus should be.

In fact, I'd ask that you drop the ATTAINABLE ruse, please. More developer profit is NOT what is needed but rather plenty of apartments and condos for people with lower incomes or savings levels who might one day move to single-family neighborhoods. It makes no sense to destroy the look and feel of these existing neighborhoods to "mix and match" into them multi-family buildings that could readily be built elsewhere in their own comprehensive communities.

Sincerely,

Cathy Kristiansen

Silver Spring, MD 20910

On Mon, Sep 23, 2024 at 9:39 AM Friedson's Office, Councilmember wrote:

> Good morning,

>
>
>
> I am writing to thank you again for attending our Attainable Housing Listening Session last week at the Silver Spring Aquatic Center. I appreciate the robust, informative conversation we had, and the various ideas and perspectives that were shared on this important issue. As discussed at the event, please see the attached document containing QR code to access Director Sartori's slide show presentation, as well as information on how to provide additional feedback to the Council, sign up for the Planning Department's housing newsletter, and a link to the Council website where recordings of the listening sessions will be posted.

>
>
>
> Thank you for your feedback and participation.

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>
>
> Sincerely

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>
> ![Shape
>
> Description automatically generated with medium confidence](https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/Mq8T23WB5h0hxyOqdbFylzwRt/?name=image001.png)

>
> ** **

>
> Andrew Friedson
>
> Council President | District 1 Councilmember
>
> **Twitter|Facebook|Youtube**

>
> ** **

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>
> **For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>**

FWD: truly disappointed in you (open)

Requested by Jamie Gorelick

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 3:25 PM

Last updated at Oct 21, 2024 3:31 PM

Has attachment?: true

Councilmember Friedson

Oct 15, 2024 3:25 PM

Attainable Housing Comments

Constituent information:

Jamie Gorelick

Jamie Gorelick, Oct 2, 2024, 2:19 PM

Dear Councilmembers **Friedson, Jawando and Fani-Gonzalez**:

I am writing to you – and copying the other council members – to voice my strong opposition to your so-called 'Attainable Housing Initiative'. **I understand that you three are supportive of this plan which would wreak havoc in the communities you are sworn to represent without doing anything for affordable housing**.

Having listened to the representative of the Planning Board explain the plan and having read the supporting documents**, I – as would anyone who is listening, reading or thinking – have concluded that there are no data to support the sweeping changes proposed.** **There is zero evidence that it would make housing more affordable – or even 'attainable', whatever that means**. **The market will decide the prices of these units. Everything we know about that market suggests the prices will be high and definitely not affordable.** The only 'data' presented is that the units will be smaller and that, in general, smaller units cost less than larger ones. But, in our market, smaller units are hugely expensive. I commend to your attention the attached economic analysis by economist and civil rights activist Marty Langelan.

So, under the guise of advancing equality, your Initiative will ruin neighborhoods. **The only ones who will benefit are the developers who have donated to the campaign chests of Council members.** The data on this should be embarrassing, especially to Council President Friedson.

If you were serious about advancing the cause of affordable housing, there are any number of well-vetted, successful programs that you could advance**. For example, you could provide those developers with incentives to convert the vacant office space in downtown Silver Spring, Bethesda, White Oak, Wheaton and White Flint into residential housing and require at least 30% of the new housing units to _actually be affordable_. Do not give developers a free path to destroy neighborhoods while shouldering none of the burdens that developers normally bear. Who will build and support the infrastructure that will be required? Under your plan, those burdens will fall on the communities you purport to represent, not on those who would reap the benefits. No wonder the developers are promoting your plan!

If you think that your constituents are not paying attention here, you are wrong.

Jamie S. Gorelick

Chevy Chase, Maryland

Attachment(s):

Economic Analysis - proposed attainable housing plan - Sept 25, 2024.pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/dlRelclQ9CSgxZyKIHfDamdQC/?name=Economic+Analysis+-+proposed+attainable+housing+plan+-+Sept++25%2C+2024.pdf>

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

[Economic Analysis - proposed attainable housing plan - Sept 25, 2024.pdf \(application/pdf\)](#)

September 25, 2024

ECONOMIC ANALYSIS OF THE COUNTY'S PROPOSED "ATTAINABLE HOUSING" PLAN

I'm an economist and civil rights activist. I strongly support affordable housing. But the new "attainable housing" proposal is a sham. It would not provide low-cost housing. If approved, the proposal would impose a sweeping zoning change that would have damaging economic effects in many areas of the County.

The "attainable housing" proposal is not about affordability. It appears to be part of a much wider, national effort to eliminate single-family zoning, to open up large new profit and revenue streams for real estate builders and investors. Other regions across the country are also being pushed to adopt the same kinds of proposals.

The plan would cancel much of Montgomery County's single-family zoning and provide a wide-open field for developers to put multiplex condos on the small lots in many of the existing communities.

- Every available lot could be used as a tear-down to maximize much higher profit. Why build a single-family home, or even a duplex, when you can put a 4-unit quad on the lot and sell each unit for \$1 million or more?
- The way the economic incentives are designed, it's doubtful that much of the older housing stock would survive in some areas. The neighborhood lots could fall like dominos, as developers outbid families to buy up nearly every house on the market and replace it with a high-price / high-rent quad.
- There is no economic basis to assume that only a handful of multiplexes would be built.

The proposal sets no limit on how many neighborhood properties could be torn down for multiplexes. Century-old communities could see intense demolition and condo construction, with quads stacked on block after block.

Under the proposed plan, the new units would sell or rent at market rates. None of the new housing would have to be even remotely affordable.

- The existing requirements for lower-priced affordable units apply only when a residential development site includes 20 housing units or more. The pending County plan allows up to 19 units on a site. That certainly does seem to signal that affordable housing is not the intent of the proposal.
- Since there is no mandate for affordability, the zoning change is likely to do little or nothing to improve integration, produce "missing middle" housing, or provide financially "attainable" housing options for the thousands of County residents who earn less than \$50,000 a year.
- At present, the small older houses that still remain in many single-family neighborhoods are an important supply of lower-cost "missing middle" housing. Re-zoning would make it highly lucrative for developers to bulldoze them. Replacing those homes with market-rate condos reduces the amount of affordable housing.

The potential profits for private developers are so large that the new zoning could produce a tidal wave of neighborhood multiplexes and environmental destruction – with enormous costs for the communities that would have to deal with the congestion and infrastructure effects.

Putting quads on just 25% of the lots would double the local population. A full block of quads would put 80 households on streets that now have 20.

Here's what that kind of increased density would mean in the existing single-family neighborhoods:

- dangerous traffic overloads on the narrow suburban streets, with hundreds of additional cars, service vans, and delivery trucks.
- a significant decrease in pedestrian safety.
- massive neighborhood parking problems. One version of the proposed plan would make that even worse by reducing the requirement for developers to build off-street parking.
- more school overcrowding.
- more transportation gridlock on the down-county arteries, and lower air quality as a result of the congestion. That has a public health impact.

- extensive flooding and storm-water damage in the communities where the old infrastructure is already overwhelmed every time it rains.
- widespread environmental damage: significant loss of the tree canopy, permeable surfaces, yards, gardens, and green space. We have already experienced some of this loss when developers clear-cut the old lots and stretch the existing building code to the limit.
- It takes decades to produce suburbs with mature tree canopies. They are immensely valuable; they reduce air pollution for the region, help control water run-off, and reduce heat islands. The multiplex buildings in the County plan would leave no room for canopy trees on a typical lot.
- It's not yet clear whether towns would be able to maintain the setbacks, height, and other regulations in their building codes. Zoning changes can override local municipal ordinances.

Small towns like Martin's Additions could potentially be bankrupted by the infrastructure costs. Many of the older municipalities were not built with the infrastructure capacity to handle denser housing loads. Adding a few small accessory units may be manageable. Doubling or tripling the current housing density is not.

- The "attainable housing" proposal omits any fiscal impact analysis. Who pays to rebuild the streets for heavier traffic? Who pays to double the town's sewer-line capacity?
- Who pays to upgrade the old community gas lines, electric grid, and storm drains?
- How much would it cost each town just to handle double the volume of trash collection?
- How many new fire hydrants would it take to meet the fire code? What if the old community water lines don't supply enough pressure to make the additional hydrants work? Is the town liable? Would it have to install new water mains?

To put 50 quads in a new housing development, the builders would have to provide the infrastructure. But if you put the same 50 quads on the old lots in a neighborhood, none of the builders would have to face responsibility for the community capacity. The proposed zoning change could inflict crushing costs on the local municipalities. Retrofitting the infrastructure in older communities can be far more expensive and difficult than installing the infrastructure for a new housing development. There is no data to show that "impact fees" and town tax revenues could come even close to covering the costs.

What a bonanza for developers, to be able to construct, sell and rent high-profit multiplexes "by right" on lot after lot, with no obligation to build the necessary community infrastructure or provide a single unit of affordable housing. It is inexcusable to do that anywhere – and even more indefensible to do it under the guise of "attainable housing."

- Who would benefit from this zoning change? The developers, real estate investors, and the giant private capital firms that are buying up the housing in neighborhoods all over the country.
- Who would be harmed? The people of Montgomery County. Replacing existing neighborhoods with expensive multiplexes would have a profound societal cost. We and our neighbors are part of a warm, complex, inclusive multicultural community that people have been building for generations. That community provides the essential support network for young families and elders; it has been life-saving at times. When a neighborhood is re-zoned, it's not just the trees and houses that are lost.
- The first round of new multiplex development is likely to inflate property values as developers bid up the price of the lots. The second stage could see a glut of high-price multiplexes, with depressed property values for the remaining single-family homes that are surrounded by quads and congestion.

There is no objective basis to give developers a free pass to build multiplexes at the expense of the residential neighborhoods. County Executive Marc Elrich opposes the zoning plan, noting that there is no data to show that this drastic zoning change is required to meet the need for affordable housing.

- Elrich is right to take a practical approach: Instead of setting off an uproar about zoning, the County should get serious about affordability – compile the relevant data, identify specific development priorities, and then focus on providing that housing. Some projects are already being built; more are in the pipeline with construction permits already approved.

- Elrich and others point out that the proposed zoning change has no sound factual basis – the premise is not based on accurate data or analysis – and the proposed plan is no solution – it would produce high-price condos, not affordable housing.

Reasonable Alternatives: It makes economic sense to add low-cost and “missing middle” housing in and near the County job centers where (1) the future job growth will occur, (2) the infrastructure capacity is already in place, and (3) the transportation impact would be much lower. There are many ways to do that.

- One obvious suggestion: Instead of tearing up the neighborhoods, give the developers incentives to convert the 20% vacant office space in downtown Silver Spring, Bethesda, White Oak, Wheaton and White Flint into residential housing. Do it right: Require at least 30% of the new housing units to *actually be affordable*.
- It entirely possible to expand lower-cost housing while keeping much of the single-family zoning intact, e.g., coordinate with neighborhoods to add denser housing where there is walkable access to rapid transit (the normal walkshed is half a mile), or provide rent/purchase subsidies to eligible residents to make the current housing stock more affordable.
- Any approval of higher density in any area should include explicit requirements for affordable pricing, adequate infrastructure, sufficient off-street parking, tree canopy, etc. There are many possibilities for lower-cost housing. All of them can be done in conjunction with single-family zoning.

Proposed Planning Review: In response to the strong immediate public objections to the “attainable housing” strategy, the County Planning officials have now proposed to review the impact 2-4 years after the plan is adopted. That is not an acceptable response.

- In 2-4 years, the damage would already be done. Hundreds of the older, lower-cost homes may already be demolished by that point, because this kind of zoning change creates a profit premium for fast action (the first developers to construct the new multiplexes are likely to reap the highest profits).
- The pledge to review the impact is so vague that it is meaningless: There is no available documentation that identifies the review’s proposed methodology, the criteria, or the factors that might be assessed.
- And there is certainly no need to “wait to see how this plays out,” as one County Planning staff member recently suggested. The economics are basic. The outcome is well known, readily apparent in countless examples of neighborhoods that now have a few surviving single-family homes in a sea of townhouses.

Questionable Government Procedure: Ending 100 years of single-family zoning is such an enormous change that it should be evaluated within the County Master Plan process, with full public analysis, notice, and hearings, not treated as just a zoning text amendment (ZTA). The Montgomery County Council used to care about good government process. Citizens, local municipalities, County and state government officials, and community organizations should insist on a Master Plan review process here.

There is an additional cost factor for the County Council to consider: Zoning changes of this magnitude can trigger expensive, protracted lawsuits. Several jurisdictions in Virginia are now being sued for canceling single-family zoning. Montgomery County can prevent such litigation by leaving the current zoning in place. The legal costs of the re-zoning plan could be significant; the “attainable housing” proposal is so problematic that it may be difficult to defend. Fiscal prudence applies here: *Use our tax dollars for housing, not for zoning litigation*.

Summary: If adopted, this mis-named “attainable housing” plan is likely to produce little or no affordable housing. The zoning change could generate billion-dollar revenues for developers and investors, while doing irreparable harm to existing communities. It is likely to impose immense congestion costs, environmental losses, and infrastructure burdens on County residents and small municipalities. The plan is not supported by relevant data or by a credible economic analysis. It could actually decrease the supply of low-cost and middle-income housing. This “attainability” proposal is about maximum attainable profits, not affordable housing. There are much better ways to provide housing.

The proposed re-zoning is unnecessary, economically damaging, and contrary to the public interest.

The Planning officials and Council staff are preparing a ZTA to present for legislative adoption this fall or winter. The County Executive has no authority to veto the plan. The decision is up to the County Council.

Action: Contact the Councilmembers.

THE MONTGOMERY COUNTY COUNCIL

Gabe Albornoz 240-777-7959 Councilmember.Albornoz@montgomerycountymd.gov

Marilyn Balcombe 240-777-7960 Councilmember.Balcombe@montgomerycountymd.gov

Natali Fani-González 240 -777-7870 Councilmember.Fani-Gonzalez@montgomerycountymd.gov

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Kate Stewart 240-777-7968 Councilmember.Stewart@montgomerycountymd.gov

Against AHSI/The Plan - Submitted By: Teresa Forcina - (Council Webform) (open)

Requested by Teresa Forcina

Teresa
Forcina
Chevy Chase
20815

Assigned to Livhu Ndou (Staff)

Created at Oct 15, 2024 5:51 PM

Last updated at Oct 21, 2024 3:31 PM

Teresa Forcina

Oct 15, 2024 5:51 PM

FirstName: Teresa

MiddleName:

LastName: Forcina

Suffix:

Address1: [REDACTED]

Address2: [REDACTED]

City: Chevy Chase

ZipCode: 20815

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Against AHSI/The Plan - Submitted By: Teresa Forcina - (Council Webform)

Comments: Dear Council chair and members my elderly husband and I strongly oppose the Attainable Housing Strategies Initiative (AHSI/The Plan) which the Montgomery planning board is bringing to you to pass or object to. We moved to Rollingwood to get away from the extreme density and traffic chaos of Bethesda and we do not wish any zoning changes as proposed in this bill. We do not believe it would help the housing crisis only pockets of developers and their cohorts. We do not endorse duplexes, triplexes, and quadplexes to be built on single-family lots in our neighborhood with no public input, and with even larger apartment buildings (19+ units) permitted near major North-South roads and transit stations. We are already suffering from traffic and congestion at the dense chevy chase lake project and have rising crime. We will not support any of you if you vote yes on this proposal as we feel we cannot age in place in Montgomery County with this proposal. Thank you for your consideration regards Teresa and GianPiero Forcina

Oppose change to change zoning in single family neighborhoods to increase density - Submitted By: Patrick Duke - (Council Webform) (open)

Requested by Patrick Thomas Duke

Patrick
Duke
Bethesda
20814-3904

Assigned to Livhu Ndou (Staff)

Created at Oct 16, 2024 9:19 AM

Last updated at Oct 21, 2024 3:31 PM

Patrick Thomas Duke

Oct 16, 2024 9:19 AM

FirstName: Patrick

MiddleName:

LastName: Duke

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20814

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Oppose change to change zoning in single family neighborhoods to increase density - Submitted By: Patrick Duke - (Council Webform)

Comments: Dear Council Members: My wife and I have lived and worked in Montgomery County for many years. We are writing to oppose (and to urge you to reject) the changes in single-family residential zoning recommended in the Montgomery Planning Board's Attainable Housing Strategies Report. In our neighborhood (Locust Hill (intersection of Wisconsin Avenue/ Rockville Pike and Cedar Lane)) there is plenty of foot traffic (people walking for enjoyment, exercise and to get to and from the Medical Center Metro), a fair amount of cut-through/car traffic (to Stone Ridge School and between Wisconsin and Cedar Lane), but no sidewalks. The AHS Report recommends increased density (from duplexes to small apartment buildings) while reducing the requirements for off-street parking. This will clog the streets, make walking more hazardous, and generally reduce the quality of living in the neighborhood. Locust Hill is not the only County neighborhood like this. Many single-family neighborhoods in the County have no sidewalks, narrow streets, and are generally laid out for single family homes. There are

currently zoning provisions that allow accessory buildings in single family neighborhoods. Right now, a neighbor on Broad Brook Drive has a permit sign up to allow an accessory building (granny flat/in-law suite) in their back yard. A couple other neighbors already have similar accessory buildings. That's a reasonable accommodation to increased density (follow the existing practices/requirements). Duplexes, triplexes, apartment buildings totally change the character of the neighborhood to the detriment of the existing residents. We urge the Council to reject the proposed up-zoning of single-family housing.

Future housing - Submitted By: Jean Cohen - (Council Webform) (open)

Requested by Jean Cohen

Jean
Cohen
Chevy Chase, Md
20815

Assigned to Livhu Ndou (Staff)

Created at Oct 16, 2024 8:54 PM

Last updated at Oct 21, 2024 3:31 PM

Jean Cohen

Oct 16, 2024 8:54 PM

FirstName: Jean

MiddleName:

LastName: Cohen

Suffix:

Address1: [REDACTED]

Address2:

City: Chevy Chase, Md

ZipCode: 20815

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Future housing - Submitted By: Jean Cohen - (Council Webform)

Comments: I am writing in order to share my concerns about and opposition to the MoCo Planning Department's AHS Initiative. There should not be an elimination of right single family zoning in neighborhoods currently zoned for single family housing. My concerns are:- Benefits developers but not current or future homeowners- Undermines neighborhood character (often these are historic neighborhoods with decades of preservation work, tree canopy maintenance, etc.)- Unduly burdens infrastructure already at its limits - sewage, schools, trash routes, parking- Unclear whether it will result in net gain in attainable housing (prices could go up, not down, on lots converted from single to multi family, with only developers benefiting)- Speculative and not thought through, forcing a blanket "solution" on over 80% of the county without any nuanced, community-specific considerations or data being taken into place. I oppose this Initiative and ask that you reject it for the above reasons. Creating attainable and affordable housing is important, but it must be done in a way that actually will create more of such housing and not harm MoCo neighborhoods in the process. Thank you for rethinking this proposal. Jean L. Cohen 52-year resident of Chevy Chase Village with next generation also in our neighborhood

Attainable Housing Strategies: Letter from the Chevy Chase Village Board of Managers (open)

Requested by Elissa A. Leonard

Elissa
Leonard

Assigned to Livhu Ndou (Staff)

Created at Oct 17, 2024 4:02 PM

Last updated at Oct 21, 2024 3:34 PM

Has attachment?: true

Davis-Cook, Shana

Oct 17, 2024 4:02 PM

Council President Friedson and Members of the Montgomery County Council:

Please see the attached letter from the Chevy Chase Village Board of Managers.

Sincerely,

Shana R. Davis-Cook

Manager, Chevy Chase Village

[REDACTED]
Chevy Chase, MD 20815
[REDACTED]
[REDACTED]
[REDACTED]

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

[Ltr_CountyCouncil_AHSI_CCV Position_FINAL101724.pdf \(application/pdf\)](#)



October 17, 2024

VIA ELECTRONIC MAIL

Montgomery County Council
c/o Council President Andrew Friedson
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

RE: Attainable Housing Strategies Initiative Recommendations

Dear Council President Friedson and Members of the Montgomery County Council:

We are the elected Board of Managers representing the residents of Chevy Chase Village, a community consisting of 720 homes zoned R-60, including a local Historic District consisting of 326 properties. Our community is located along two Growth Corridors identified in the County’s current General Plan, *Thrive Montgomery 2050*: we are bisected by Connecticut Avenue, with Wisconsin Avenue running along our western border. Further, more than 90% of our community is located within one mile of the Friendship Heights Metro Station. The Montgomery Planning Board’s Attainable Housing Strategies Initiative (AHSI) recommendations would affect every single property within our community.

We have serious procedural and substantive concerns with the Planning Board’s AHSI recommendations. We understand that to date no legislation to implement these recommendations has been introduced before the Council, and we acknowledge that the details of any eventual legislation may vary significantly from what the Planning Board has proposed. That being said, we feel we must express certain concerns about the Planning Board’s recommendations as early as possible, so that our voices as elected officials might influence legislation at the drafting stage and avert the serious weaknesses we see in the Planning Board’s approach. We reserve the right to amend these comments, based on how the AHSI recommendations are, or are not, implemented by the Council.

I. Procedural Concerns

- 1. Timeline & Opportunity for Input.** Although County Council President Andrew Friedson has confirmed that no AHSI-related legislation has been proposed to date, there is continuing public concern that the County Council seeks to act on the Planning Board’s recommendations in short order. And while we applaud the Council President’s efforts to hear the community’s concerns on the issue through a series of listening sessions, those listening sessions are not a substitute for hearings that would allow residents and their

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Board Member

VILLAGE MANAGER
SHANA R. DAVIS-COOK
LEGAL COUNSEL
SUELLEN M. FERGUSON

elected officials to comment on whatever legislation is eventually proposed by the Council.

To allay these concerns, we ask that you commit to and publish a timeline that describes the process by which AHSI-related legislation would be considered, and that such a timeline ensure a minimum of 60 days between the introduction of AHSI-related legislation and public hearings thereon, with ample opportunity for public comment once hearings commence.

- 2. Outstanding Questions from Listening Sessions.** As evidenced by the comments and questions posed at the listening sessions, zoning is a highly complicated topic that requires detailed explanations of terms and concepts with which many residents are unfamiliar. Valuable as they have been, the six listening sessions, spread over four weeks and averaging two hours each, have not provided a sufficient opportunity for impacted residents to learn about and respond to the AHSI recommendations. Additionally, though each session began with an overview of the recommendations, numerous questions were posed by attendees that were not answered during the sessions. Both Council President Friedson and Planning Director Jason Sartori indicated that answers to these questions would be provided, but it remains unclear when the Council and/or Planning staff intends to provide these responses.

Please identify how and when the outstanding questions raised by the public during the listening sessions will be answered. We urge you to respond to these questions in writing, at least 30 days in advance of the introduction of possible legislation.

- 3. Future Outreach.** As Village elected officials, we are attempting to address our residents' confusion through ongoing, fact-based communications regarding the Planning Board recommendations. We hosted the Planning staff at our Village Board meeting in July, and we greatly appreciated their presentation and availability for Q&A. We have also shared the Planning Board's summaries, the schedules of the listening sessions, and links to the recorded videos of the sessions. Nonetheless, many in our community remain unaware of the details of the proposed recommendations and uncertain of how their homes might be affected.

Considering the lack of awareness and attendant uncertainty regarding the Planning Board recommendations and how the Council will act on those recommendations, we feel strongly that when legislation is introduced, the Council must undertake a campaign to ensure public awareness of what is proposed and the process by which the proposal would be enacted.

In particular, we ask that notice of any proposed legislation be mailed to all households located within the impacted zones—R-40, R-60, R-90, R-200—and to all communities abutting the Growth Corridors identified in *Thrive Montgomery 2050*.

II. Substantive Concerns

It is important that our residents have explanations for the following issues if they are to understand the rationale for, and the effects of, the proposed changes:

1. **There are serious disconnects between projected overall housing demand, the County’s need for *affordable* housing, and the Planning Board’s inexplicable focus instead on *market rate* housing.** In September 2019, the Metropolitan Washington Council of Governments (MWCOG) projected that our region needed to “increase the number of planned housing units by over 75,000 additional homes” by 2030. They also stated that “[e]xisting comprehensive plans can accommodate this additional capacity”, emphasis added. If this is the case, what need is being addressed by the Planning Board’s AHSI proposal? What need justifies a rezoning of 82% of the county’s residential properties?

At the same time, MWCOG identified a lack of affordable housing as the most pressing housing issue confronting the County. The Planning Board and staff, however, have confirmed that the AHSI recommendations will not create affordable housing, but rather only market rate housing. Why has the Planning Board focused on market rate housing, rather than affordable housing? As many speakers at the listening sessions described, the market rate housing encouraged by AHSI will actually raise housing costs, displace existing affordable housing, and discourage new or naturally occurring affordable housing.

We suggest the Council, the Planning Board, and Planning staff focus on the affordability issue rather than on a large-scale upzoning to create housing for which there is no clear need and that displaces affordable housing for which the need is most acute.

2. **One-size-fits-all approach violates the commitments made by the County and by the County Council in *Thrive 2050* to preserve and respect the existing Zoning Ordinance, and such an approach ignores already high-density levels in some areas.** Under the county’s current Zoning Ordinance, zoning changes are adopted through Master Plans, Sector Plans, Map Amendments and Zoning Text Amendments. The means used to address AHSI should not alter or seek to circumvent standard zoning change reviews, and should not ignore that certain neighborhoods already exist in combination with high-density communities.

As described above, Chevy Chase Village is bisected by Connecticut Ave. north of Western Ave., and bordered to the west by Wisconsin Ave. and Friendship Heights. Friendship Heights already has numerous high-rise apartment buildings with a density that creates serious traffic, cut-through, parking, and school capacity issues affecting the Village, with 1400 additional units currently approved and expected for delivery in the next 3 years within 4 blocks of the Friendship Heights Metro stop on either side of Western Ave. Consequently, we are already confronting the addition within the 1-mile radius of two times more residential units than exist in Chevy Chase Village today.

That is not all, however. We expect that several other parcels will be approved for high-rise and/or mixed-used development in the next few years, such as the Saks Fifth Avenue parking lot on Wisconsin Ave., and the GEICO parcel between Western and Willard Avenues, with an approved development plan for 500 units and 810,000 square feet of office space.

We also anticipate a major redevelopment of the Chevy Chase Circle business district on Connecticut Ave., with the possibility of several low-rise apartment buildings along this corridor. In the area defined by the one-mile radius around the Friendship Heights Metro and the Growth Corridors of Wisconsin and Connecticut Avenues, it would appear we already have higher residential density in our area than most other parts of the County, excepting downtown Bethesda, Rockville, Silver Spring and Takoma Park. A one-size-fits-all approach, as proposed by the Planning Board, makes no allowance for the density that exists in our immediate vicinity today, much less the density anticipated in the next 3-5 years.

To recognize the density existing in some communities even before any AHSI-related legislation, we encourage the Council to respect the community-specific planning processes reiterated in *Thrive 2050*, and simultaneously to provide appropriate guardrails on the overall density levels beyond which additional by-right multi-family development will *not* be permitted.

3. **Adequate study of the effect of increased density on infrastructure.** The listening sessions highlighted the various infrastructure issues faced by different communities, including transportation and parking, utilities, storm drain infrastructure, environmental concerns, and schools' capacity and boundaries. And yet the Planning Board recommends a uniform zoning approach that ignores these different needs.

Parking and crowded narrow streets are a concern in every older community in the County, and Chevy Chase Village is no exception.

Especially pressing for our residents, Chevy Chase Village has storm drain infrastructure that only covers roughly 1/3 of the community. It is wholly inadequate for current drainage needs, and we are constantly grappling with stormwater runoff issues exacerbated by today's pace of development.

When it comes to schools, parents in our geographically compact community have in recent years seen their children assigned to a changing mix of four different, geographically dispersed elementary schools due to school capacity issues, resulting in an increasingly fragmented community.

These issues are fundamental to the day-to-day livability of any community, which no zoning proposal should ignore. Established zoning processes were designed in part to address these types of community needs, while a countywide, one-size-fits-all approach most assuredly cannot.

Consequently, we ask that the Council, in advance of passing any AHSI-related legislation, ensure that studies are done to assess the impact of such legislation on the infrastructure in affected communities, and ensure that the identified infrastructure needs will be addressed.

- 4. Impact on Limited Land Use Authority by Municipalities.** As has been acknowledged by the Council President, most of the municipalities in the county, including Chevy Chase Village, do not have full zoning authority under state law, and any changes to the county's Zoning Ordinance will apply within our communities. We are granted limited land use authority in single-family zones pursuant to Maryland Code Land Use Art. §20-509 of the Regional District Act. This authority may be voided by the rezoning of our communities, such that we would be unable to regulate any construction activity within our communities, including fences, signage, parking, etc. This will greatly handicap our local governing authority. We are seeking an amendment to §20-509 to clarify that our current, limited, authority to regulate residential buildings within our municipalities is not affected by and continues to apply regardless of the housing type or the number of families housed within each building.

We urge the County Council to support a technical amendment to §20-509 during the State Legislature's 2025 legislative session to ensure municipalities preserve their limited land use authority in anticipation of local zoning law amendments that may authorize a wider variety of housing types.

- 5. Impact on Municipal Service Delivery.** Our small municipality provides local government services including refuse and recycling collection, bulk trash collection, public safety services through our 24-hour police department and communications center, street and right-of-way maintenance including snow removal, repaving and leaf collection, and we provide local community events and parks. We provide these services separately and independent of the County.

If fully implemented, the AHSI recommendations could drastically increase our population, leaving the Village government—not the County—with the burden of either increasing staffing and resources to support the current service delivery for a larger population or reducing services to ensure basic services are adequately delivered to all municipal residents.

It is not fair or reasonable for the County to implement wholesale changes to increase the population density in our community without considering the impact on municipal service delivery. Please describe how the County will help municipalities address these needs.

- 6. Preservation of Designated Historic Districts.** Within local Historic Districts, specific properties are designated as outstanding or contributing resources that are not eligible for full demolition, and the Planning Board recommendations would not affect those protections. However, there are many homes within these historic districts that would be eligible for demolition and, as recommended under the AHSI could be converted into

multi-family dwellings that would fundamentally change the character as well as the historic and environmental setting of the district itself. The County-adopted Master Plan for Historic Preservation: Chevy Chase Village Historic District-Expansion states that:

“Designation of historic sites and districts serves to highlight the values that are important in maintaining the individual character of the County and its communities...the accompanying challenge is to weave protection of this heritage into the County’s planning program so as to maximize community support for preservation and minimize infringement on private property rights.”

Montgomery County Code Chapter 24A limits the Historic Preservation Commission’s oversight to homes’ exterior features and the environmental setting (property) on which the house is located. The Historic Preservation Commission’s oversight would not limit internal conversions and, in many instances, also does not limit the ability to add onto even outstanding and contributing designated properties, so long as the additions are respectful of the historic character of the neighborhood.

In Chevy Chase Village, there are 128 properties within 500 feet of Connecticut Avenue, all of which are within the Village’s Historic District. Twenty-six of these properties would be eligible for medium-scale development as recommended in the AHSI, which could result in 19-unit structures. Such development would drastically alter the overall environmental setting and character of the Village’s Historic District, in direct conflict with the goals of the Master Plan. Conversion of these historically single-family homes to duplexes, triplexes, quadplexes and “small” apartment buildings would significantly undermine the historic environment of the district and its reason for being included in the Master Plan.

All properties within local Historic Districts, whether contributing or not, should be exempt from any change in zoning for the sake of protecting the historic character of these important Master Plan districts and sites across the county.

- 7. Compliance with Homeowners’ Association (“HOA”) and Other Property Covenants.** In considering homeowners’ associations’ property covenants that might restrict a property to a single-family dwelling, the AHSI recommendations indicate that the Planning Board “would like to explore options to relieve the restrictive covenants and wants to explore legal mechanisms to remove” them. This sets the groundwork for upending the legally established contractual agreements between property owners that existed at the time they purchased their home. This type of covenant, regulating setbacks and allowable types of buildings and uses, are referenced in the application for the Chevy Chase Historic District as one of the reasons the historic core has remained generally intact.

The suggestion that the Planning Board would seek to insert itself into these contractual agreements is alarming and sets a dangerous precedent for the County. Efforts to override HOAs and remove property covenants interfere with private property rights that

are otherwise legal and enforceable and will lead to challenges by and between property owners and possibly with the County directly.

We urge the Council not to pursue any zoning or other actions to invalidate property covenants or the role of homeowners' associations.

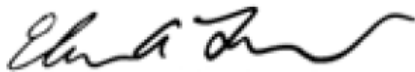
The procedural concerns we have described go to the heart of the Council's commitment to gathering—and *addressing*—residents' concerns on zoning and planning issues affecting their neighborhoods, a commitment made explicitly in the *Thrive Montgomery 2050* General Plan and reiterated frequently by the Council and Planning Board during the *Thrive Montgomery 2050* review and adoption process.

The substantive concerns we have raised are not minor, and they do not suggest a revision here and there to the Planning Board recommendations. Rather, these are serious questions as to whether the Planning Board has addressed the right problem—affordability—and whether the recommendations, if implemented, might not in fact raise housing costs and worsen the County's shortage of affordable housing, at the same time disrupting communities and creating a lengthy list of infrastructure and livability issues.

Given the magnitude of our concerns, we oppose the Planning Board recommendations and ask the Council and the Planning Board to revisit their overall approach.

Sincerely,

Chevy Chase Village Board of Managers



Elissa A. Leonard
Board Chair



Lou Morsberger
Board Vice Chair



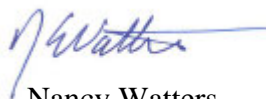
Robert Goodwin, Jr.
Board Secretary



Linda Willard
Board Assistant Secretary



Gary Crockett,
Board Treasurer



Nancy Watters
Board Assistant Treasurer



David L. Winstead
Board Member

As a decision maker, your action can drive change on this petition (open)

Requested by Geraldine R. Ryan

Geraldine

Ryan

Assigned to Livhu Ndou (Staff)

Created at Oct 17, 2024 5:21 PM

Last updated at Oct 21, 2024 3:34 PM

Geraldine R. Ryan

Oct 17, 2024 5:21 PM

Dear Montgomery County Council,

I'm reaching out to you regarding the 'Protect Single-Family Zoning in Montgomery County' petition, which has garnered significant community support with 1,394 signatures.

Click here to learn more about this petition: https://www.change.org/p/protect-single-family-zoning-in-montgomery-county?utm_source=supporter_emails_dm

Thank you for your time and consideration. I look forward to your response.

Gerald Ryan

Best, Supporter

Sent from my iPhone

Attainable Housing Is NOT Affordable OR Desirable - Submitted By: Deborah LambMechanick - (Council Webform) (open)

Requested by Deborah Lamb-Mechanick

Deborah
Lamb-Mechanick
Chevy Chase
20815

Assigned to Livhu Ndou (Staff)

Created at Oct 17, 2024 6:39 PM

Last updated at Oct 21, 2024 3:34 PM

Deborah Lamb-Mechanick

Oct 17, 2024 6:39 PM

FirstName: Deborah

MiddleName:

LastName: LambMechanick

Suffix:

Address1: [REDACTED]

Address2:

City: Chevy Chase

ZipCode: 20815

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Attainable Housing Is NOT Affordable OR Desirable - Submitted By: Deborah LambMechanick - (Council Webform)

Comments: Dear Montgomery County Council, While I agree there is an AFFORDABLE housing crisis, I strongly oppose the Attainable Housing Strategies Initiative as it will not result in affordable housing. Attainable housing strategies that allow the marketplace to prevail will NOT provide affordable homes to Nurses (\$65,000), to MC DOT bus operators (starting salary \$51,000); MC police officers (starting salary \$69,000), and MC public school teachers (starting salary \$70,000). The strategy benefits developers, not hard-working residents seeking housing they can afford. This county-wide zoning strategy is not a solution to the housing crisis and will greatly impact our neighborhoods, public-school population and quality of education; pedestrian/cyclist safety; traffic; storm water management; canopy and green spaces; and parking. Please vote against the Attainable Housing Strategies Initiative. It is not a solution to the housing crisis in any form. Deborah Lamb-Mechanick

NO TO THE ATTAINABLE HOUSING STRATEGY INITIATIVE (open)

Requested by Samuel Emlen Farnum

Samuel
Farnum
Bethesda
20816

Assigned to Livhu Ndou (Staff)

Created at Oct 17, 2024 10:18 PM

Last updated at Oct 21, 2024 3:34 PM

Samuel Emlen Farnum

Oct 17, 2024 10:18 PM

I say NO TO THE ATTAINABLE HOUSING STRATEGY INITIATIVE

Sam Farnum

[REDACTED]
Bethesda MD 20816

[REDACTED]

AHSI (open)

Requested by **Joan Barron**

Joan
Barron

Assigned to **Livhu Ndou (Staff)**

Created at **Oct 17, 2024 10:24 PM**

Last updated at **Oct 21, 2024 3:34 PM**

Joan Barron

Oct 17, 2024 10:24 PM

Members of the Montgomery County Council,

We are writing to state our opposition to the Planning Board's current recommendation for Attainable Housing. We represent the community of Chevy Chase West, a neighborhood of 453 single-family homes with an eastern edge that runs along Wisconsin Avenue, between Bradley Boulevard and Friendship Heights. The neighborhood was established in the early 1900's. We have narrow streets and an expansive tree canopy. Simply put, it is not an appropriate setting for multi-plex development on its existing single-family lots. The AHSI's proposed zoning changes will impact our neighborhood significantly as we fall well within the Priority Housing zone. In addition, our location off of Wisconsin Avenue/355 leaves us sitting right in the middle of the effects of the removal of the density cap in the Bethesda Downtown Plan, and the additional residential units coming to Friendship Heights. The increased density in our corridor will make Wisconsin Avenue, our only exit point out of Chevy Chase West, so overly burdened with traffic that it will be extremely difficult to enter and exit our neighborhood, especially during rush hour. As an unincorporated community, we will be especially attractive to developers if municipalities and homeowners associations are exempted from meeting any additional housing requirements or are protected against specific zoning changes.

CCWNA is alarmed about numerous issues around this housing Initiative. While we will not address the questionable effectiveness of this proposal, and whether or not it will ultimately even address the real housing crisis that mainly centers on affordability, the proposal as it currently stands is incomplete and fails to address these valid additional concerns:

AHSI disregards and dismisses the impact of parking and safety. To allow multifamily units by right without requiring adequate parking provided is irresponsible, inconsiderate of existing residents, and harmful to existing communities. Our neighborhood is already hampered by an abundant use of street parking. To add two to three households to one single-family lot, and inevitably a minimum of three additional cars with it, is unfair and dismissive of the importance of safe, reasonably used residential streets. The majority of our street are without sidewalks. People walk to downtown Bethesda, Norwood Park, Somerset Elementary school and Friendship Heights in the street. Furthermore, the expectation that people will give up cars is faulty and not supported in research.

The one-size-fits-all "by right" approach with an undeveloped Pattern Book is ill-advised. Each qualifying neighborhood has unique characteristics that indicate how appropriate the building of plexes may or may not be. There is a real need for a Master Plan approach. The blanket policy of a "BY RIGHT" fails to take into account the huge variations within R60 neighborhoods. There needs to be a tailored plan for approval of development.

AHSI is unfair to individuals as it offers incentives for home sellers to sell to builders/developers over private citizens. Undoubtedly there will be a profit incentive for individual owners to sell to developers. This is unfair to independent, private buyers/your constituents. Baked into this proposal is a huge disadvantage to private individuals and families to be able to competitively bid on a property and secure a deposit against a developer or private equity firm. AHSI handicaps individual home buyers. The playing field is not level and favoring developers over private citizens is wrong for the county. In addition, the proposed developer incentives and waivers will increase the tax burden on existing residents to pay for the infrastructure necessary to increase capacity for additional residents.

Burdens to existing infrastructure are not adequately addressed. The Planning Department has not released any

impact studies on the effect of the proposed changes on transportation, school capacity, and the utility structure (gas, water, sewage especially.) With AHSI, Planning's claim that development provides funding for needed infrastructure and amenities in the county is ludicrous, especially as the Planning Board proposes more incentives including reductions and waivers in taxes and fees. Also, AHSI provides no method of recourse for detrimental effects of multiplex housing. AHSI does not adequately address how neighbors can raise concerns about development that is problematic to infrastructure, (drainage issues, parking, etc.)

We would guess you agree that some of the most compelling testimony on this subject has come from constituents who are immigrants, single parents, and first-time home buyers, who worked SO hard for SO long to invest in a single-family home and buy in a Montgomery County R60 neighborhood, and now you want to give builders the unconditional right to build a mulit-plex next door with all the cars, density, noise and garbage that come with it.

The council has heard tremendous opposition to this plan as it currently stands and with good reason. We implore you to take the time to consider alternatives, modify the approach to housing to better take into account the unique characteristics of the many neighborhoods in the county, and do your job to carefully consider where real impact can be made to address the shortage of affordable housing.

Sincerely,

Shelley Yeutter &
Joan Barron

Co-presidents Chevy Chase West Neighborhood Association

Please don't change the zoning in single family neighborhoods (open)

Requested by David Lewis

David
Lewis

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 6:23 AM

Last updated at Oct 21, 2024 3:29 PM

David Lewis

Oct 18, 2024 6:23 AM

The so called "Attainable Housing" zoning changes are not necessary and would be a huge mistake. The county faces a theoretical "shortage" of only 6,000 residences by 2030, but given the significant changes in how people work since Covid we all have no idea what the county housing needs really are as the 6,000 estimate was made prior to Covid. Isn't it better to let things develop on their own for the meantime and see what the real needs are, rather than impose an unwarranted change on our communities? We live by Geico just off Western Avenue and we heard that Geico plans to sell its large property as (post Covid) it no longer has so many employees physically showing up at it offices. Just this one property will likely result in 1,000s of additional housing units being built. Many other office complexes in the County are going to be converted to housing. So just let the free market do its thing and stop trying to impose crappy solutions on our neighborhoods.

All the Best

David M. Lewis

[REDACTED]
Chevy Chase, Md 20815
[REDACTED]

Protect Single-Family Zoning in Montgomery County - Submitted By: Jennifer Lavorel - (Council Webform) (open)

Requested by Jennifer Lavorel

Jennifer
Lavorel
Bethesda
20816

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 8:42 AM

Last updated at Oct 21, 2024 3:29 PM

Jennifer Lavorel

Oct 18, 2024 8:42 AM

FirstName: Jennifer

MiddleName:

LastName: Lavorel

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20816

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Land Use and Parks

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Protect Single-Family Zoning in Montgomery County - Submitted By: Jennifer Lavorel - (Council Webform)

Comments: Dear Montgomery County Council, I am sending to you for the third time the below-linked petition, which opposes the blanket elimination of single-family zoning in Montgomery County and has garnered nearly 1,500 signatures. I respectfully request a response that I may share with the signatories. I have made them aware that I have sent the petition to all of you twice previously and have thus far received no response from any council member. www.change.org/ProtectSingleFamilyZoning Thank you for your time and consideration. I look forward to your response. Best, Jennifer Lavorel

Affordable Housing Strategy (open)

Requested by Pam Gelfand

Pam
Gelfand

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 8:53 AM

Last updated at Oct 21, 2024 3:29 PM

Pam Gelfand

Oct 18, 2024 8:53 AM

To the County Council,

I am against this initiative. I believe support for this plan is weak.

It is a forced solution that likely will not achieve intended goals and backfire in unintended ways.

The solutions may not in fact facilitate affordability for the households within the communities impacted and will potentially reduce surrounding property values. Ultimately, it may result in an imbalance of demand for single family homes in affected areas.

The County is relying on real estate developers actions to achieve the outcomes. That is a leap of faith that also gives up control.

Please don't make things worse instead of better. This plan is not thought out well.

Pam Gelfand


Bethesda, MD 20814

Sent from my iPhone

aaron.droller@gmail.com - Submitted By: Aaron Droller - (Council Webform) (open)

Requested by Aaron Droller

Aaron
Droller
Silver Spring
20901

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 9:06 AM

Last updated at Oct 21, 2024 3:36 PM

Aaron Droller

Oct 18, 2024 9:06 AM

FirstName: Aaron

MiddleName:

LastName: Droller

Suffix:

Address1: [REDACTED]

Address2:

City: Silver Spring

ZipCode: 20901

EmailAddress: [REDACTED]

PhoneNumber:

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: [REDACTED] - Submitted By: Aaron Droller - (Council Webform)

Comments: To the members of the Montgomery County Council:I wanted to express my disapproval of the action of the Council described In an article in the Washington Post by Aaron Wiener dated October 18, 2024. It states that "[t]he nonprofit advocacy group Greater Greater Washington organized a bus tour to Arlington on Friday so Montgomery community leaders and county officials could visit two recently built missing-middle developments there and speak with residents."As you know, the Attainable Housing Strategies Plan is deeply divisive throughout Montgomery County. It is completely inappropriate for the Council to go on a tour with an advocacy group in this fashion that grants them unique access and influence to policymakers not enjoyed by the public at large. Greater Greater Washington has every right to express their views like the general public, at a listening session, public hearing, or in their publications. In this contentious issue, the Council must hear from everyone without the appearance of favor. Thank you.

Please pass Attainable Housing Strategies - Submitted By: Jonathon Trivett - (Council Webform) (open)

Requested by Jonathon Todd Trivett

Jonathon
Trivett
North Bethesda
20852

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 9:27 AM

Last updated at Oct 21, 2024 3:29 PM

Jonathon Todd Trivett

Oct 18, 2024 9:27 AM

FirstName: Jonathon

MiddleName:

LastName: Trivett

Suffix:

Address1: [REDACTED]

Address2: [REDACTED]

City: North Bethesda

ZipCode: 20852

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Please pass Attainable Housing Strategies - Submitted By: Jonathon Trivett - (Council Webform)

Comments: As I understand the public meetings on this subject have been dominated by a minority of county residents who radically oppose this measure, I want to make sure you understand that there are many more of us in the county who do prefer more dense housing, particularly near mass transit, so that we can start to turn the tide of housing affordability and make progress towards diverse neighborhoods that reflect wider socioeconomic levels.

NO to Attainable Housing Initiative (open)

Requested by **Barbara Bulla Brown**

Assigned to **Livhu Ndou (Staff)**

Created at **Oct 18, 2024 10:28 AM**

Last updated at **Oct 21, 2024 3:29 PM**

Barbara Bulla Brown

Oct 18, 2024 10:28 AM

To the County Council,

I've lived in Montgomery County for over 35 years (Andrew Friedson is my Council Representative) and I attended one of the community meetings where Planning Board officials presented the Attainability Initiative. We had nearly 50 people in the room and virtually ALL of them agreed that this plan make NO SENSE.

Perhaps the Attainability Initiative is well intentioned, but IF IT IS APPROVED by the Council it will likely have unintended adverse consequences...maybe disastrous consequences.

According to the public discussion I listened to the other night...some Montgomery County residents think it would invite speculators from outside the state to buy up single family lots and build MORE expensive housing....ie LESS ATTAINABLE.

Other comments feared that it would "bust up" residential blocks causing a devaluation in residents homes.

Both scenarios are disastrous . Vote no on this poorly devised Attainabilty Initiative.

Furthermore, housing needs need to be analyzed better. The Planning Board's narrative that there's a housing shortage, and that we need to build 31,000 more housing units by 2030. However, Montgomery County Planning's own data from September 2024 shows that we have 35,240 approved housing units.

Recommit to finding out how to build actual affordable housing that's needed. VOTE NO on the Attainability Initiative.

I would like to receive a response from Councilman Andrew Friedson as to his expected VOTE on this initiative. Thank you

Barbara B Brown

SAY NO TO THE ATTAINABLE HOUSING STRATEGY INITIATIVE (open)

Requested by John M. Oliver

John
Oliver
Chevy Chase
20815-6503

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 10:33 AM

Last updated at Oct 21, 2024 3:29 PM

John M. Oliver

Oct 18, 2024 10:33 AM

Councilmembers and planners tell us that when they vote to allow duplexes, triplexes, and quadplexes in 84% of the county, affecting about 164,000 single-family homeowners, they will not change the standards from those for a single-family detached house. *Do you believe them?*


The Planning Department's "Silver Spring Downtown & Adjacent Communities Plan – Missing Middle Housing Market Study" (https://montgomeryplanning.org/wp-content/uploads/2021/03/Missing-Middle-Market-Study_03-04-2021_Staff-Report.pdf) says you shouldn't. (Missing middle housing includes duplexes, triplexes, and quadplexes, along with other housing types.) Planners interviewed members of the development and land use community for this study. Here's what the report included:

- "Missing Middle housing may require a relaxation of development standards related to height, side setback, and lot coverage to physically accommodate for-sale Missing Middle typologies."
- "The added cost of providing dedicated affordable housing will make redevelopment of existing single-family homes into modest-sized Missing Middle housing financially infeasible."
- "Enabling the private sector to create comparatively less expensive new housing options that are accessible to a more diverse segment of the population requires substantial changes to the zoning code, subdivision process, and entitlement process. However, this may more quickly and dramatically change the neighborhood's physical character."

Are the officials promoting AHSI being honest with us? *You decide.* But history has a lesson: several years after voting to allow accessory dwelling units, the Council came back and changed the standards to make it easier to build ADUs. Why should we expect anything different with duplexes, triplexes, and quadplexes?

Tell them they need to be transparent and honest. Tell them what they do will be on the ballot in 2026 – we can't afford to elect people we know we can't trust.

Sincerely,
John Oliver


Chevy Chase, MD 20815

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AHSI - Submitted By: Theodore Frank - (Council Webform) (open)

Requested by Theodore D. Frank

Theodore

Frank

Bethesda 20816

20816

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 11:32 AM

Last updated at Oct 21, 2024 3:29 PM

Theodore D. Frank

Oct 18, 2024 11:32 AM

FirstName: Theodore

MiddleName:

LastName: Frank

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda 20816

ZipCode: 20816

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value:

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: AHSI - Submitted By: Theodore Frank - (Council Webform)

Comments: I am a 50+ year resident of Bethesda who is deeply concerned about the proposal to allow greater density in single family zones. I have written in the past in opposition to the AHSI proposal. It will increase traffic congestion and pollution (as will the plans for modify Little Falls Parkway), result in the loss of tree canopy, increase storm water and flooding potential, increase sewage management problems, among other problems. That is not something to be dismissed given the impact of the recent hurricanes in areas that thought they were hurricane-proof. Montgomery County is not. The proposal will also reduce property values. The sole proposed purpose is to provide more affordable housing, but there is nothing in the plan to assure that the pricing of the added residential buildings will be reduced from their current levels. Indeed, the housing will be set at market values. As the townhouse going up in Westbard shows, the likely prices will be close to \$1 million if not more. Given the downsides of this proposal and the lack of any realistic upside, I cannot understand why this proposal is still alive. The only people who will benefit from it will be the builders. I would think the Counsel would not want to be known as tools of the housing industry.

Support for Attainable Housing Strategies for MoCo - Submitted By: Ronna Trent - (Council Webform) (open)

Requested by Ronna Trent

Ronna
Trent
Bethesda
20817

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 11:46 AM

Last updated at Oct 21, 2024 3:29 PM

Ronna Trent

Oct 18, 2024 11:46 AM

FirstName: Ronna

MiddleName:

LastName: Trent

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20817

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Support for Attainable Housing Strategies for MoCo - Submitted By: Ronna Trent - (Council Webform)

Comments: <https://montgomeryplanning.org/planning/housing/attainable-housing-strategies-initiative/> Good day- I am writing to express support for the recommendations for rezoning of MoCo in line with Attainable Housing Strategies (AHS) recommendations. I have been a resident of Bethesda for almost 13 years and have raised a family of six here in our single family home, including my elderly mother who has lived with us. It is my understanding that there has been some very vocal opposition to AHS at the listening sessions and I am asking the councilmembers to really appreciate the housing crisis this county, indeed this country is facing. We have a shrinking middle class that is truly struggling. The very least we could offer is attainable housing for the middle class. This entire region needs to relook at single family zoning and take a step back carefully. We do NOT need more 5 bedroom single family homes. And despite the misleading pictures circulating on line from certain council members, attainable housing as built to today's standards will help to meet the 'missing middle' while being attractive, energy efficient, and convenient to schools and transportation hubs. We have to look past the knee jerk reaction of NIMBY (Not in my backyard) and do what is right. We

didn't move here and 'shut the gate behind us." We've studied the problem, now don't get sucked in to paralysis by over-analysis. Let's create more housing in MoCo for our teachers, our firefighters, our middle class!

Attainable Housing Strategies Initiative (open)

Requested by Christine Morgan

Christine
Morgan

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 12:17 PM

Last updated at Oct 21, 2024 3:29 PM

Christine Morgan

Oct 18, 2024 12:17 PM

Dear County Council President, County Council Members and Planning Board Chair,

In every Attainable Housing Strategies Initiative listening session, Council President Friedson and Planning Director Sartori stated that this (AHSI) is but one tool in the tool kit. Why did they choose the sledgehammer?!

We think it's time to take another peek into that kit – check out the overlooked options. Maybe there's something in there that doesn't include the wholesale sellout of neighborhoods.

Sincerely,

Christine Morgan
Patrick A. Sidwell


Silver Spring, Maryland 20910

OPPOSE AHSI (open)

Requested by Catherine Susan Tunis

Catherine

Tunis

Takoma Park

20912-5825

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 12:47 PM

Last updated at Oct 21, 2024 3:29 PM

Catherine Susan Tunis

Oct 18, 2024 12:47 PM

I completely and totally OPPOSE your proposals to change single family zoning to allow more dense developments in our neighborhoods. I RELIED ON the R-60 zoning when I bought my house to ensure that my neighborhood would be stable and that my neighbors would be homeowners, not renters with no commitment to the neighborhood!

I am appalled at the gullibility of many of our County Councilmembers who are believing the lies pushed by developers. Developers are only out for themselves, not the public good! They are pushing unrealistic cost estimates of "affordable" housing! I am renovating houses myself and I can attest that building costs have just about doubled in the last seven years--NO new housing will be affordable, unless you want people living in poorly built, unsafe and unsustainable housing.

And you should realize that if you make these changes, you will be sued, and you will lose. I do not want my substantial tax dollars wasted on defending such pathetically bad public policy.

Attainable Housing (open)

Requested by Lyn Brown

Lyn
Brown

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 3:21 PM

Last updated at Oct 21, 2024 3:29 PM

Lyn Brown

Oct 18, 2024 3:21 PM

I absolutely vote NO to this insane plan. To think that the county council would even consider this punitive measure is appalling, to put it mildly.

Sent from my iPhone

AHSI Comments from the Cherrywood HOA (open)

Requested by Paul Jarosinski

Paul
Jarosinski
Olney
20832-2408

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 4:02 PM

Last updated at Oct 21, 2024 3:29 PM

Has attachment?: true

Paul Jarosinski
Oct 18, 2024 4:02 PM

Ladies and Gentlemen of the County Council,
The Cherrywood HOA had a general membership discussion of the AHSI proposal at our meeting on Wednesday. The entire community was universally upset with this proposal and opposed to it. Please see our comments in the attached letter to the Council in advance of the 5 PM deadline.

This letter does not contain all the objections to the Proposal that have been raised.

Paul Jarosinski, President
Cherrywood HOA

[AHSIComments-CherrywoodHOA 10-24.pdf \(application/pdf\)](#)

Attainable Housing Strategies Initiative (open)

Requested by Brenda Reid

Brenda
Reid
Bethesda
20816-3576

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 4:06 PM

Last updated at Oct 21, 2024 3:29 PM

Brenda Reid

Oct 18, 2024 4:06 PM

Council Members,

I am writing to express my strong opposition to this initiative. Following along this course of action has the potential to damage or destroy neighborhoods in the County.

There has not been nearly enough public engagement or consultation for you to proceed. This proposal needs much more public engagement and understanding before take such a significant and harmful decision.

Brenda Reid

██████████, Bethesda

FWD: AHSI (open)

Requested by Kathleen Philbin

Kathleen
Philbin

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 4:21 PM

Last updated at Oct 21, 2024 3:29 PM

Councilmember Friedson

Oct 18, 2024 4:21 PM

Attainable Housing Comments

Constituent information:

kathleen philbin

[REDACTED]
[REDACTED] chevy chase, MD 20815

kathleen philbin, Oct 18, 2024, 3:57 PM

Dear Council President Friedson and Members of the Montgomery County Council:

We strongly encourage you to oppose the Planning Board's AHSI recommendations. Please stop consideration of any zoning text changes.

Very little, true, research and impact assessments were done specific to Montgomery County to support the Planning Board's recommendations.

A change impacting 80+% of the county should be derived from a clearly defined problem set and policy need. Neither is clearly articulated.

Furthermore, the advocacy language of "affordable" and "attainable" housing is misleading. This is a market rate development plan that is outside of the county's own master planning process.

We attended three in person AHSI listening sessions and watched the others online. Whether it was Bethesda, Silver Spring, Germantown, Wheaton or White Oak residents are wise to the economic realities of this initiative. The policy will result in an unchecked value grab by economically powerful buyers, including investor backed LLCs, corporations, and developers. Unaffordable expansion will occur in a "by right" unplanned rollout, disrupting neighborhoods and stressing county infrastructure. Indeed, this initiative is a free-for-all devoid of planning. Developers will target areas of the county where they can make the most money. This kind of unmanaged development will have terrible and irreversible outcomes on our county's infrastructure and services.

Again, we strongly encourage you to oppose this plan.

Respectfully,

John Philbin

Kathleen Philbin

[REDACTED]
Chevy Chase

Sent from my iPhone

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

Residential intensification of Montgomery County (open)

Requested by Peter Cameron

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 4:24 PM

Last updated at Oct 21, 2024 3:29 PM

Peter Cameron

Oct 18, 2024 4:24 PM

Dear Councilmember Friedson,

I am writing to express my concern for residential intensification measures the council may be considering under the Attainable Housing Strategy Initiative. I have seen how measures to increase residential density can destroy the aesthetics and sense of community of well-functioning, traditional neighborhoods. Carefully designed new neighborhoods (greenfield development) prepared with meaningful consultation with existing residents will offer much higher quality living environments for new residents, if this is what is needed to support "attainable housing".

No decision toward the intensification of existing residential neighborhoods in Montgomery County should be taken without the full and meaningful consideration of the views of existing residents.

Sincerely,

Peter Cameron


Bethesda

Attainable Housing Strategies Initiative (open)

Requested by George Mickum

George
Mickum
Bethesda
20816-1226

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 4:29 PM

Last updated at Oct 21, 2024 3:29 PM

George Mickum

Oct 18, 2024 4:29 PM

I oppose this initiative and request it be tabled until further study demonstrates it is likely to achieve any of the desired objectives.

Opposing AHSI Zoning Changes (open)

Requested by Elizabeht Hurwit

Elizabeht

Hurwit

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 4:37 PM

Last updated at Oct 21, 2024 3:29 PM

Has attachment?: true

Elizabeht Hurwit

Oct 18, 2024 4:37 PM

Dear Council President Friedson, Vice President Stewart, Council Members Albornoz, Balcombe, Fani-Gonzalez, Glass, Jawando, Katz, Luedtke, Mink, and Sayles:

I thank the County Council for this opportunity to provide feedback on the Attainable Housing Strategies Initiative (AHSI). I completely agree that the county needs more affordable and attainable housing.

I oppose the Planning Board's proposed AHSI zoning reforms, however, and urge you to go back to the drawing board, so to speak, to formulate a housing plan that will in fact generate affordable housing on a more localized level and not rezone 82% of the county in one fell swoop benefiting developers, not county residents.

The process has been backwards, the data on housing units needed and at what price levels have not been systematically produced, the effects of a massive zoning overhaul have not been studied at all, there is no program for piloting small scale changes and then measuring outcomes, there are no real projections on how many "attainable" (let alone affordable) units would be generated, and the means of rezoning make little sense when the county has a master plan process to propose and implement zoning changes in a more rational, step-by-step, and locally informed way.

In short, I agree wholeheartedly with my neighbor Rohit Khanna, whose letter I am attaching, and the towns of Chevy Chase Village, Chevy Chase Section 3, and Chevy Chase Section 5, whose letters I also attach.

Thank you for your consideration,

Sincerely,

Elizabeth Hurwit

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[Khanna Letter to MCC Oct 2024.pdf \(application/pdf\)](#)

[CCS5 to MCC Oct 2024.pdf \(application/pdf\)](#)

[CCS3 to MCC Oct 2024.pdf \(application/pdf\)](#)

[CCV to MCC Oct 2024.pdf \(application/pdf\)](#)

Attainable Housing Strategy Initiative (open)

Requested by Sheila Chaykowski

Sheila
Chaykowski

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 4:47 PM

Last updated at Oct 21, 2024 3:29 PM

Sheila Chaykowski

Oct 18, 2024 4:47 PM

To the Council: I have lived in Montgomery County for 40 years and am very against this Initiative. My question is: Who will make money? Your job is to protect the county not put money in the pockets of developers. This Initiative has the potential to destroy neighborhoods and make it financially impossible for the ordinary person to purchase a home. The ordinary person cannot compete with the money that developers would have and neighborhoods would be ruined with traffic and sewer overloads. Whoever is pushing this does not have the best interests of the citizens of Montgomery County. Stop this initiative. Sincerely, Sheila Chaykowski, Montgomery County
Sent from my iPhone

Luxmanor Citizens Association (LCA)

Comments on AHS initiative. (open)

Requested by Sheri Steisel Weiss

Sheri
Weiss

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 4:47 PM

Last updated at Oct 21, 2024 3:29 PM

Sheri Steisel Weiss

Oct 18, 2024 4:47 PM

Members of the Montgomery County Council and the Montgomery County Planning Board- I write to you as President of the Luxmanor Citizens Association (LCA). Established in the 1930's, LCA is the civic and community association that represents Luxmanor, Windermere and The Oaks. We live in a residential community of almost 900 households, schools, businesses and religious institutions. LCA is very concerned with the Board's Attainable Housing Strategies (AHS) initiative to the Montgomery County Council. We understand that as of today there is no legislation before the Council to implement the AHS initiative. However, we are compelled by the Board's listening sessions and virtual presentation to address our concerns directly to the Montgomery County Planning Board and the Montgomery County Council.

Our community has been proactive in addressing the implementation of our County's growing population and housing needs. For years, our community members have sat, and continue to sit on County committees that address growth and housing initiatives by this County. We appreciate the need to address growth from both a financial perspective for the County as well as a legal one to provide housing opportunities for all.

That being said, we have deep concerns regarding the implementation of the AHS initiative and its formation.

First, this plan does not address housing affordability. In fact, the Planning Board has acknowledged that this plan is not about affordability. In study launched three years ago, the Planning Board concluded that new townhouses in Silver Spring would cost between \$700,000 and \$855,000, and townhomes are already well exceeding those prices in downtown Silver Spring. The average income of Black and Hispanic residents is about \$75,000. This is a clear indication that those homes are not affordable. In fact, those communities are facing possible displacement with this proposal.

More recently, a townhome in Bethesda is on the market for \$3.65 million. It was built on a lot that previously had one single-family home; that home was sold for \$1.6 million, and a developer has now built three townhomes on that property. While a \$3.65 million home may make the homes down the street that sell for \$1.5 million to \$2 million look less expensive, it does nothing to address affordability – that \$2 million home is still out of reach for most. The goal of addressing the "missing middle" with attainable housing must honestly address the cost of housing. This proposal will not do this. At this price point, it will price out the families it is trying to serve.

Because Attainable Housing is housing policy that does not have an affordable housing component and does not increase the amount of affordable housing, it raises the question of what is Planning Board trying to accomplish?

Second, people need clear notice of AHS. These large turnouts at the public listening sessions reflect only a small percentage of who is affected, and if it were to be approved as currently

proposed, these residents would have no say in the process because the development would be “by right.” Most people had no idea that the bulk of the single-family communities in the County could be rezoned if Planning’s recommendations were wholly adopted.

While Council President Andrew Friedson has been clear to explain that there is no legislation currently before the Council, the Planning Board has recommended this proposal and sent it to the Council for their approval. ☐

Third, the Planning proposal is premature. It is based on theory, not solid plans based on real-world assessments. This plan undoes most of the master plans around the county, and it is the master plan process that affords an opportunity for residents to weigh in and for careful review of impacts on neighborhoods and infrastructure.

Fourth, there has been no review of the impacts to the infrastructure and the environment.

No studies have been done on AHS’s impact on the environment—what will happen to trees? Will there be an increase in impervious or paved surfaces, and what will that mean to potential flooding?

With climate change, our neighborhood has faced increased flooding and overflowing storm drains. ☐ Our community has sustained catastrophic damage from stormwater. Homes have been flooded, basements and valuables destroyed, and WSSC infrastructure seriously compromised.

There is also no study about the impact on the schools. There is no consideration of how this proposal would align with the impact of already approved buildings on school overcrowding. There is no consideration of traffic and congestion impacts as well. There is no discussion of a process to consider community impacts as well as the impact of development projects being implemented and in the pipeline.

A master plan process considers the impacts of infrastructure needs in a much more deliberative manner. ☐ We need adequate infrastructure to accompany development. This initiative has no evaluation of what we need and what it will cost.

A few years ago, the Planning Board recommended to the Council a revision to the County’s General Plan, called Thrive 2050. As part of the Council’s review of Thrive, the Executive departments had to provide cost estimates as part of the review. Those estimates were in the billions of dollars, far beyond our normal spending. Alarming though, the then-Planning Board Chair and a then-Councilmember dismissed the study by simply saying, ‘We don’t believe it.’ No analysis, no study, just we don’t believe it and we’re not considering it. That is not meaningful planning.

AHS is a massive rezoning that could affect about 164,000 homes, and yet a thorough and careful analysis of this proposal is missing. That is absolutely not fair to our residents. We all agree that housing affordability is a major concern, both for people wanting to become homeowners and for renters.

Attainable housing is a laudable goal. ☐ Unfortunately, this proposal does not help them and threatens to damage our beautiful and diverse County. ☐

Sincerely,

Sheri Steisel Weiss

President,

Luxmanor Citizens Association (LCA)

Rockville, Maryland 20852

AHSI proposal - Submitted By: Patricia Xeller - (Council Webform) (open)

Requested by Patricia Xeller

Patricia
Xeller
Chevy Chase
20815

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 4:53 PM

Last updated at Oct 21, 2024 3:29 PM

Has attachment?: true

Patricia Xeller

Oct 18, 2024 4:53 PM

FirstName: Patricia

MiddleName:

LastName: Xeller

Suffix:

Address1: [REDACTED]

Address2:

City: Chevy Chase

ZipCode: 20815

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: AHSI proposal - Submitted By: Patricia Xeller - (Council Webform)

Comments: Offices Contacted: Council President, Councilmember Albornoz, Councilmember Balcombe, Councilmember Fani-Gonzalez, Councilmember Friedson, Councilmember Glass, Councilmember Jawando, Councilmember Katz, Councilmember Luedtke, Councilmember Mink, Councilmember Sayles, Councilmember Stewart || I fully agree with the sentiments and points of the letter submitted today by the Chevy Chase Section 3 Council, see attachment below. Thank you. Respectfully submitted, Patricia Xeller

[Section 5 AHSI Letter 10-18-2024.pdf \(application/pdf\)](#)

FWD: AHSI feedback (open)

Requested by Brooke Thomas

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 5:01 PM

Last updated at Oct 21, 2024 3:27 PM

Has attachment?: true

Councilmember Friedson

Oct 18, 2024 5:01 PM

Attainable housing Comments

Constituent information:

Brooke Thomas
[REDACTED]

Brooke Thomas, Oct 18, 2024, 4:58 PM

Dear Council Member Friedson,

In an attempt to be helpful and think seriously about the Attainable Housing Strategies, Lyric Winik and I have been talking to residents across the county to discuss the numerous concerns with the Plan, its ramifications on other aspects of County life, as well as how one would truly make it possible for more "missing middle" residents to live in the County. Some residents have been engaging in these issues for decades, others are new to the debate. We have tried to engage in constructive dialogue. Attached is our letter for your consideration.

Sincerely,

Brooke Thomas
[REDACTED]

Chevy Chase, MD 20815

County Council feedback - Press Pause - Google Docs.pdf

Attachment(s):

County Council feedback - Press Pause - Google Docs.pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/NGKDSvI6iYWKKp9ujwk93Kbuu/?name=County+Council+feedback+-+Press+Pause+-+Google+Docs.pdf>

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

[County Council feedback - Press Pause - Google Docs.pdf \(application/pdf\)](#)

FWD: Oppose attainable housing initiative (open)

Requested by John Orlando

John
Orlando
Bethesda
20816-2022

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 5:02 PM


Last updated at Oct 21, 2024 3:27 PM

Councilmember Friedson

Oct 18, 2024 5:02 PM

Attainable Housing Comments

Constituent information:

John Orlando


John Orlando, Oct 18, 2024, 4:58 PM

**** SAY NO TO THE ATTAINABLE HOUSING STRATEGY INITIATIVE****

****Councilmembers and planners tell us that when they vote to allow duplexes, triplexes, and quadplexes in 84% of the county, affecting about 164,000 single-family homeowners, they will not change the standards from those for a single-family detached house. _Do you believe them?_****

The Planning Department's "Silver Spring Downtown & Adjacent Communities Plan – Missing Middle Housing Market Study" (https://montgomeryplanning.org/wp-content/uploads/2021/03/Missing-Middle-Market-Study_03-04-2021_Staff-Report.pdf) says you shouldn't. (Missing middle housing includes duplexes, triplexes, and quadplexes, along with other housing types.) Planners interviewed members of the development and land use community for this study. Here's what the report included:

- "Missing Middle housing may require a relaxation of development standards related to height, side setback, and lot coverage to physically accommodate for-sale Missing Middle typologies."
- "The added cost of providing dedicated affordable housing will make redevelopment of existing single-family homes into modest-sized Missing Middle housing financially infeasible."
- "Enabling the private sector to create comparatively less expensive new housing options that are accessible to a more diverse segment of the population requires substantial changes to the zoning code, subdivision process, and entitlement process. However, this may more quickly and dramatically change the neighborhood's physical character."

****Are the officials promoting AHSI being honest with us? _You decide._**_ _But history has a lesson: several years after voting to allow accessory dwelling units, the Council came back and changed the standards to make it easier to build ADUs. Why should we expect anything different with duplexes, triplexes, and quadplexes?**

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: CONSTITUENT OPPOSITION TO AHSI (open)

Requested by **Jessie O. White**
Assigned to **Livhu Ndou (Staff)**
Created at **Oct 18, 2024 5:02 PM**
Last updated at **Oct 21, 2024 3:28 PM**

Councilmember Friedson
Oct 18, 2024 5:02 PM

Attainable Housing Comments
Constituent information:
Jessie O. White

Jessie O. White, Oct 18, 2024, 4:56 PM

Dear Councilmembers,

I am writing to you today to voice my fervent opposition to Montgomery County's proposed Attainable Housing Strategies Initiative (AHSI). I relocated to Chevy Chase, MD in 2018 from Washington, DC when my husband and I decided to start having kids. Out of all of the places in the DMV we could have looked to live, we chose this area because of the strong sense of community and the physical makeup of its neighborhoods that provide space for my children to play safely in the clean air. The proposed AHSI threatens to ruin all of the factors that make our area a desirable place to live and convert our home into just another spoke in the Northeast Megalopolis. My husband, a Navy veteran, and I are career federal servants, and we frustratingly find ourselves in the position where we now feel that the democratic process is failing us as our elected leaders are considering unilaterally acting against the best interests of their constituents in favor of the real estate developers who are financing their campaigns (most notably, the Montgomery County Council President). There is nothing more important to your constituents than our families and the communities where we raise them, and a decision that would so drastically impact our lives should only be made as a result of a ballot measure where each citizen can have their voice heard through the power of their vote. While there are a multitude of factors that I typically take into account before casting my vote for any particular candidate, I want to make it clear to you and the rest of the Council that when it comes to the AHSI, I am a single issue voter and will not support any politician who votes in favor of it.

Ending 100 years of single-family zoning is such an enormous change that it should be evaluated within the County Master Plan process, with full public analysis, notice, and hearings, not treated as just a zoning text amendment (ZTA). As someone who has studied and built a career in public policy and evaluation, it is unfathomable to me that this has not been done. The Montgomery County Council used to care about good government process. The county planning office is frankly derelict in its duty by turning over the task of solving the affordable housing crisis to developers who have no interest in building anything but units that they can sell for millions of dollars a piece. I believe in affordable housing. But let us be clear--what you are proposing is not an affordable housing initiative.

Additionally, if this is allowed to happen this short sighted plan will end up bankrupting our towns as the developers will be under no obligation to upgrade the infrastructure (sewage, storm drainage, roads, electric grid) that will be necessary to accommodate the influx of tens of thousands of more people. I urge you to remember your duty as a public servant and vote no on this rezoning initiative.

Sincerely,

Jessica O White

Chevy Chase, MD

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Initiative (open)

Requested by Rebecca Brindle [REDACTED]
Assigned to Livhu Ndou (Staff)
Created at Oct 18, 2024 5:03 PM
Last updated at Oct 21, 2024 3:28 PM

Councilmember Friedson
Oct 18, 2024 5:03 PM

Attainable Housing Comments
Constituent information:
Becky Brindle

Becky Brindle, Oct 18, 2024, 4:52 PM

Hello,

I am opposed to the Attainable Housing Initiative as it has the potential to dramatically change the character of our neighborhoods and county with virtually no input from those impacted. While I understand the need to increase housing stock in the county, there are ways to do so without significantly changing the character of existing communities.

As a constituent and longtime resident of Montgomery County, I request that you express your opposition to this initiative.

Thank you,

Rebecca Brindle

[REDACTED]
Potomac, MD

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Comment on Planning Board Plan for attainable housing in Montgomery County (open)

Requested by **Kathleen Buffon**

Kathleen
Buffon
Chevy Chase
20815-4231

Assigned to **Livhu Ndou (Staff)**

Created at **Oct 18, 2024 5:03 PM**

Last updated at **Oct 21, 2024 3:27 PM**

Councilmember Friedson

Oct 18, 2024 5:03 PM

Attainable Housing Comments

Constituent information:

Kathleen Buffon
[REDACTED]

Kathleen Buffon, Oct 18, 2024, 4:52 PM

Dear Council Members,

We endorse the letter dated October 17, 2024 from the Chevy Chase Village Board of Managers in its entirety. The plan outlined by the planning board is incoherent. It does not address the problem of affordable housing, which in theory is its objective, ignores readily apparent existing approaches to affordable housing, disrupts and destroys existing communities, including Chevy Chase Village, for no apparent reason. It is entirely ill-conceived, an exercise in bureaucratic muscle flexing. The County Council must have the backbone to reject it in its entirety and demand that the planning board come up with a practical plan that addresses the need for more affordable housing in a truly achievable/attainable fashion without destroying what is unique and historic about our residential areas. The County Council represents us, the residents of Montgomery County. Show us that you are capable of doing the right thing for your constituents. Turn this proposal down and, if necessary, appoint a new planning board that isn't beholden to developers and others who stand to profit from mindless rezoning and building projects that fail to address the real problem!

Thank you for your time and attention,

Charles and Kathleen Buffon
[REDACTED]

Chevy Chase, MD 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Luxmanor Citizens Association Comments on the AHS initiative (open)

Requested by Sheri Steisel Weiss

Sheri
Weiss

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 5:03 PM

Last updated at Oct 21, 2024 3:28 PM

Councilmember Friedson

Oct 18, 2024 5:03 PM

Attainable Housing Comments

Constituent information:

Sheri Steisel Weiss

[REDACTED]
[REDACTED] Rockville, MD 20852

Sheri Steisel Weiss, Oct 18, 2024, 4:51 PM

Members of the Montgomery County Council and the Montgomery County Planning Board- I write to you as President of the Luxmanor Citizens Association (LCA). Established in the 1930's, LCA is the civic and community association that represents Luxmanor, Windermere and The Oaks. We live in a residential community of almost 900 households, schools, businesses and religious institutions. LCA is very concerned with the Board's Attainable Housing Strategies (AHS) initiative to the Montgomery County Council. We understand that as of today there is no legislation before the Council to implement the AHS initiative. However, we are compelled by the Board's listening sessions and virtual presentation to address our concerns directly to the Montgomery County Planning Board and the Montgomery County Council.

Our community has been proactive in addressing the implementation of our County's growing population and housing needs. For years, our community members have sat, and continue to sit on County committees that address growth and housing initiatives by this County. We appreciate the need to address growth from both a financial perspective for the County as well as a legal one to provide housing opportunities for all.

That being said, we have deep concerns regarding the implementation of the AHS initiative and its formation.

First, this plan does not address housing affordability. In fact, the Planning Board has acknowledged that this plan is not about affordability. In study launched three years ago, the Planning Board concluded that new townhouses in Silver Spring would cost between \$700,000 and \$855,000, and townhomes are already well exceeding those prices in downtown Silver Spring. The average income of Black and Hispanic residents is about \$75,000. This is a clear indication that those homes are not affordable. In fact, those communities are facing possible displacement with this proposal.

More recently, a townhome in Bethesda is on the market for \$3.65 million. It was built on a lot that previously had one single-family home; that home was sold for \$1.6 million, and a developer has now built three townhomes on that property. While a \$3.65 million home may make the homes down the street that sell for \$1.5 million to \$2 million look less expensive, it does nothing to address affordability – that \$2 million home is still out of reach for most.

The goal of addressing the "missing middle" with attainable housing must honestly address the cost of housing. This proposal will not do this. At this price point, it will price out the families it is trying to serve.

Because Attainable Housing is housing policy that does not have an affordable housing component and does not increase the amount of affordable housing, it raises the question of what is Planning Board

trying to accomplish?

Second, people need clear notice of AHS. These large turnouts at the public listening sessions reflect only a small percentage of who is affected, and if it were to be approved as currently proposed, these residents would have no say in the process because the development would be “by right.” Most people had no idea that the bulk of the single-family communities in the County could be rezoned if Planning’s recommendations were wholly adopted.

While Council President Andrew Friedson has been clear to explain that there is no legislation currently before the Council, the Planning Board has recommended this proposal and sent it to the Council for their approval. ☐

Third, the Planning proposal is premature. It is based on theory, not solid plans based on real-world assessments. This plan undoes most of the master plans around the county, and it is the master plan process that affords an opportunity for residents to weigh in and for careful review of impacts on neighborhoods and infrastructure.

Fourth, there has been no review of the impacts to the infrastructure and the environment.

No studies have been done on AHS’s impact on the environment—what will happen to trees? Will there be an increase in impervious or paved surfaces, and what will that mean to potential flooding?

With climate change, our neighborhood has faced increased flooding and overflowing storm drains. ☐

Our community has sustained catastrophic damage from stormwater. Homes have been flooded, basements and valuables destroyed, and WSSC infrastructure seriously compromised.

There is also no study about the impact on the schools. There is no consideration of how this proposal would align with the impact of already approved buildings on school overcrowding. There is no consideration of traffic and congestion impacts as well. There is no discussion of a process to consider community impacts as well as the impact of development projects being implemented and in the pipeline.

A master plan process considers the impacts of infrastructure needs in a much more deliberative manner. ☐ We need adequate infrastructure to accompany development. This initiative has no evaluation of what we need and what it will cost.

A few years ago, the Planning Board recommended to the Council a revision to the County’s General Plan, called Thrive 2050. As part of the Council’s review of Thrive, the Executive departments had to provide cost estimates as part of the review. Those estimates were in the billions of dollars, far beyond our normal spending. Alarming though, the then-Planning Board Chair and a then-Councilmember dismissed the study by simply saying, ‘We don’t believe it.’ No analysis, no study, just we don’t believe it and we’re not considering it. That is not meaningful planning.

AHS is a massive rezoning that could affect about 164,000 homes, and yet a thorough and careful analysis of this proposal is missing. That is absolutely not fair to our residents. We all agree that housing affordability is a major concern, both for people wanting to become homeowners and for renters.

Attainable housing is a laudable goal. ☐ Unfortunately, this proposal does not help them and threatens to damage our beautiful and diverse County. ☐

Sincerely,

Sheri Steisel Weiss

President,

Luxmanor Citizens Association (LCA)

Rockville, Maryland 20852

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Opposing AHSI Zoning Changes (open)

Requested by Elizabeth Hurwit

Elizabeth
Hurwit
Chevy Chase
20815-5449

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 5:04 PM

Last updated at Oct 21, 2024 3:27 PM

Has attachment?: true


Councilmember Friedson

Oct 18, 2024 5:04 PM

Attainable Housing Comments

Constituent information:

Elizabeth Hurwit

 Chevy Chase, MD 20815

Elizabeth Hurwit, Oct 18, 2024, 4:37 PM

Dear Council President Friedson, Vice President Stewart, Council Members Albornoz, Balcombe, Fani-Gonzalez, Glass, Jawando, Katz, Luedtke, Mink, and Sayles:

I thank the County Council for this opportunity to provide feedback on the Attainable Housing Strategies Initiative (AHSI). I completely agree that the county needs more affordable and attainable housing.

I oppose the Planning Board's proposed AHSI zoning reforms, however, and urge you to go back to the drawing board, so to speak, to formulate a housing plan that will in fact generate affordable housing on a more localized level and not rezone 82% of the county in one fell swoop benefiting developers, not county residents.

The process has been backwards, the data on housing units needed and at what price levels have not been systematically produced, the effects of a massive zoning overhaul have not been studied at all, there is no program for piloting small scale changes and then measuring outcomes, there are no real projections on how many "attainable" (let alone affordable) units would be generated, and the means of rezoning make little sense when the county has a master plan process to propose and implement zoning changes in a more rational, step-by-step, and locally informed way.

In short, I agree wholeheartedly with my neighbor Rohit Khanna, whose letter I am attaching, and the towns of Chevy Chase Village, Chevy Chase Section 3, and Chevy Chase Section 5, whose letters I also attach.

Thank you for your consideration,

Sincerely,

Elizabeth Hurwit

Attachment(s):

Khanna Letter to MCC Oct 2024.pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/dRmwOTAwIaxvxf2KEItG5xbqy/?name=Khanna+Letter+to+MCC+Oct+2024.pdf> CCS5 to MCC Oct 2024.pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/Hj0QgM6p1gcr154kUQMDkdSaa/?name=CCS5+to+MCC+Oct+2024.pdf> CCS3 to MCC Oct 2024.pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/OPtka58PJ7F1vu7Ky4z1EAz9a/?name=CCS3+to+MCC+Oct+2024.pdf> CCV to MCC Oct 2024.pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/aKcmE0gzPMjyKhsTw8L0EUYZK/?name=CCV+to+MCC+Oct+2024.pdf>

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cybersecurity

[CCV to MCC Oct 2024.pdf \(application/pdf\)](#)

[Khanna Letter to MCC Oct 2024.pdf \(application/pdf\)](#)

[CCS5 to MCC Oct 2024.pdf \(application/pdf\)](#)

[CCS3 to MCC Oct 2024.pdf \(application/pdf\)](#)

FWD: Comment on the Attainable Housing Strategies Initiative (open)

Requested by Adam Arkel
Assigned to Livhu Ndou (Staff)
Created at Oct 18, 2024 5:04 PM
Last updated at Oct 21, 2024 3:28 PM
Has attachment?: true

Councilmember Friedson
Oct 18, 2024 5:04 PM

Attainable Housing Comments
Constituent information:
Adam Arkel

[REDACTED]
[REDACTED], Chevy Chase, MD 20815

Adam Arkel, Oct 18, 2024, 4:35 PM

Dear Members of the Montgomery County Council,
Attached below I am submitting a comment on the Attainable Housing Strategies Initiative as currently proposed. Thank you for the opportunity to comment on this matter.

Comment on Attainable Housing Strategies Initiative -- October 18 2024.pdf

Sincerely,

Adam Arkel

[REDACTED]
Chevy Chase, MD 20815
[REDACTED]

Attachment(s):

Comment on Attainable Housing Strategies Initiative -- October 18 2024.pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/7v2jj67pzm6tIag3wV1FEaz1Y/?name=Comment+on+Attainable+Housing+Strategies+Initiative+--+October+18+2024.pdf>

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[Comment on Attainable Housing Strategies Initiative -- October 18 2024.pdf \(application/pdf\)](#)

FWD: Attainable Housing Strategies Initiative (open)

Requested by George Brent Mickum

George
Mickum
Madison
25130

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 5:05 PM

Last updated at Oct 21, 2024 3:27 PM

Councilmember Friedson

Oct 18, 2024 5:05 PM

Attainable Housing Comments

Constituent information:

George Mickum

[REDACTED]

George Mickum, Oct 18, 2024, 4:32 PM

I oppose this initiative and request it be tabled until further study demonstrates it is likely to achieve any of the desired objectives.

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FWD: Follow the Dots to Hyper-Densification (open)

Requested by Tim Vogel

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 5:05 PM

Last updated at Oct 21, 2024 3:27 PM

Councilmember Friedson

Oct 18, 2024 5:05 PM

Attainable Housing COmments

Constituent information:

Tim Vogel

Tim Vogel, Oct 18, 2024, 1:57 PM

Dear Council members,

I am writing in opposition to the recommendations on small scale attainable housing in the Planning Board's 2024 Attainable Housing Studies report. Those recommendations should be rejected and sent back for further study, with express instructions to include representation from the affected neighborhoods and communities this time.

Follow the Dots to Hyper-Densification

In the 2024 Attainable Housing Report, the Planning Board predicts that "duplexes, the development typology most easily fit onto an existing single-family parcel, is most likely to occur in the same neighborhoods where the majority of replacement homes were built since 2010." (pp. 66-67). Those areas are depicted on the map contained in the 2024 AHS Report (figure 14 at p. 67):

This is the recipe for hyper-densification of these communities.

Despite this obvious observation, throughout the report, the Planning Board repeatedly asserts that the impact on community infrastructure is likely to be low. (See, p. 60 (impact on schools will be "de minimis"); p.61 (no analysis of impact on parking); p.73 (unlikely to generate 50 or more net new peak hour person trips); p.73 ("a limited and moderate impact on" existing infrastructure)).

On page 78 of the report, the explanation for this inexplicable disregard for community impact finally appears. Montgomery Planning "forecasts that the market for house-scale attainable housing will be a small portion of the existing market for replacement homes." (p. 77). The Board provides an example and explains that, in the community studied, if 30% "of replacement homes built over 10 years had instead become multi-unit attainable housing properties, it would have resulted in...less than one multi-unit attainable property per block over a 10-year period." (p. 77).

If that is Montgomery Planning's assumption, it should become the rule: any implementation of the Small Scale Attainable Housing recommendations must limit multi-unit attainable housing properties to no more than 1 per block unless a local impact study is performed that demonstrates the feasibility of more.

Sincerely,

Tim Vogel

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FWD: Objections to AHS Recommendations!! (open)

Requested by **Caroline Cooper**

Caroline
Cooper

Assigned to **Livhu Ndou (Staff)**

Created at **Oct 18, 2024 5:06 PM**

Last updated at **Oct 21, 2024 3:28 PM**

Councilmember Friedson

Oct 18, 2024 5:06 PM

Attainable Housing Comments

Constituent information:

Caroline Cooper

Caroline Cooper, Oct 18, 2024, 4:29 PM

Dear County Council members:

This letter is to convey our strong objections to the Council's Planning Board Recommendations, as outlined in the Montgomery Planning Attainable Housing Report.

We appreciate the work that went into preparing the recommendations, but they do not begin to reflect the constituent opposition that has been voiced. Rather, the Council's responses to these concerns suggest an intention to proceed with the recommendations without any adjustment to take into account these concerns or any attempt at compromise or even clarification as to what will be done, when and how.

The extensive constituent concerns outlined in Appendix C, and the Council's superficial responses to them, demonstrate the planning deficiencies that these recommendations reflect.

These planning deficiencies include:

- 1) The failure to present data regarding Montgomery County jobs and housing which might justify such extreme measures;
- 2) The failure to examine existing zoning laws and housing resources and pipelines to determine if the alleged housing need could be met without such extreme measures;
- 3) The failure to even consider the re-purposing of the extensive unused office space along the cited corridors (at the expense of the developers who will benefit manifold);
- 4) The failure to meaningfully consider the concerns of the residents;
- 5) The complete lack of consideration for the irreversible environmental impacts of this plan – including failure to establish a plan for maximum density, requirements for permeable land or maintenance of trees;
- 6) The destruction of historical architecture and undermining the work of the County's Historic Preservation Commission.
- 7) The failure to address the impact of the recommendations on the current infrastructure, or planned infrastructure, to support the rapid growth outlined by this plan

Others have articulated concerns with the proposed plan far better than we are doing and we are in full agreement with the wide range of opposition that has been voiced.

We are alarmed and unsettled by the Council's presentation of this "solution" to a problem that is not clearly articulated, let alone resolved by the increased new MDU options that we already see popping up along the cited corridors, and aren't at all resolved with the nature of these zoning change proposals. Even the Council admits the flaws in its report.

These recommendations simply do not work for us, your constituents, and do not address the issues that have arisen in communities seeking to improve housing opportunities. They have nothing to do with developing "affordable" housing opportunities or even "attainable" housing opportunities.

Sincerely,
Caroline and Howard Cooper
[REDACTED]
Chevy Chase, Maryland 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Opposition to Attainable Housing Strategies Initiative Recommendations (open)

Requested by Thomas and Melissa Dann

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 5:06 PM

Last updated at Oct 21, 2024 3:27 PM

Councilmember Friedson

Oct 18, 2024 5:06 PM

Attainable Housing Comments

Constituent information:

Tomdann27, Oct 18, 2024, 4:29 PM

Dear Council President Friedson and Members of the Montgomery County Council:

My wife Melissa Dann and I strongly support the positions set forth by the Chevy Chase Village Board of Managers in its letter dated October 17, 2024, raising concerns about the Planning Board's AHSI recommendations.

While there may be broad support for the proposition that the county needs more affordable housing, the Planning Department's focus on "attainable housing" is entirely misguided and likely to lead to unintended consequences. There is insufficient evidence that there is not enough "available housing", but even more to the point, the measure proposed to rezone Chevy Chase Village would only contribute to the availability of LUXURY housing. As a case in point, the apartment buildings recently built in Chevy Chase at Connecticut Avenue and Manor Road all bill themselves as "luxury apartments". So, the likely result of the proposed zoning is to open Chevy Chase Village to construction of luxury apartments, which don't sound particularly "attainable" except to the wealthy.

This all begs the question of whose interests are really being served by the proposed zoning change, people in genuine need of housing that they can afford, or developers who need additional luxury housing inventory that they can sell? It appears to be the latter.

This cynical motive underlying the proposed rezoning is further underscored by the equally cynical process by which this entire rezoning has been undertaken in a manner calculated to minimize community input. The original draft of the planning report recommended denser zoning within 100 feet of major traffic corridors, but then without further public comment the final report released in late June recommended rezoning for greater density within 500 feet of traffic corridors – thus including the entirety of Chevy Chase Village. And this was done at a time over the summer when many residents were away for vacation.

The bottom line is that the process for developing this zoning proposal has been flawed from the outset, so it should come as no surprise that the most pressing housing need in the county – for affordable housing – has been ignored and in fact undermined. That need cannot be addressed by building more density into expensive neighborhoods like Chevy Chase Village, because the basic economics for private developers will dictate that only luxury housing could be profitably developed – which seems to be exactly the point of this supposed "attainable housing" proposal.

Sincerely,

Thomas Dann

Thomas & Melissa Dann

Chevy Chase, MD 20815

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cybersecurity

FWD: Residential intensification of Montgomery County (open)

Requested by Peter Cameron

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 5:07 PM

Last updated at Oct 21, 2024 3:28 PM

Councilmember Friedson

Oct 18, 2024 5:07 PM

Attainable Housing Comments

Constituent information:

Peter Cameron

Peter Cameron, Oct 18, 2024, 4:24 PM

Dear Councilmember Friedson,

I am writing to express my concern for residential intensification measures the council may be considering under the Attainable Housing Strategy Initiative. I have seen how measures to increase residential density can destroy the aesthetics and sense of community of well-functioning, traditional neighborhoods. Carefully designed new neighborhoods (greenfield development) prepared with meaningful consultation with existing residents will offer much higher quality living environments for new residents, if this is what is needed to support "attainable housing".

No decision toward the intensification of existing residential neighborhoods in Montgomery County should be taken without the full and meaningful consideration of the views of existing residents.

Sincerely,

Peter Cameron

Bethesda

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FWD: AHS Comments (open)

Requested by Giovanni Recchia

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 5:07 PM

Last updated at Oct 21, 2024 3:27 PM

Councilmember Friedson

Oct 18, 2024 5:07 PM

Attainable Housing Comments

Constituent information:

Giovanni Recchia

Giovanni Recchia, Oct 18, 2024, 4:21 PM

I am absolutely opposed to our County Council adopting the current Planning Boards Attainable Housing Strategies Initiative proposal (AHS) to eliminate single-family zoning throughout most of the established Montgomery County neighborhoods. I urge you to reject the AHS until it is substantially revised.

The current AHS should be returned to the Planning Board with clear direction to:

1. Modify it to be less radical, abrupt, and all-encompassing in form;
2. Establish measurable objectives, such as how many units will be re-developed, in what price ranges and over what periods of time;
3. Develop a phased-in "Pilot Program" implementation for a scaled down AHS;
4. Establish some semblance of monitoring and control over the AHS implementation to determine if the AHS is meeting its objectives; and,
5. Minimize the environmental and financial impact on current and future County residents.

I have attended two listening sessions and spent untold hours reviewing the AHS and other Planning Board documents. It is clear to me that the AHS, while voluminous in form, is weak in supporting documentation regarding how the AHS will meet its objectives or benefit the current and future residents of the County. Granting private sector developers largely unfettered rights to re-develop our current neighborhoods with only broad, vague, and ethereal limitations is a roll of the dice regarding desired outcomes.

While many of the goals set forth in the AHS are laudable, the County Council is taking no responsibility for developing a process to ensure success of the AHS. In its current form, the AHS would allow the County Council to outsource to the private sector their elected responsibilities to the current and future residents of the County. Private sector developers have no responsibility to the residents of the County and can be predictably expected to act only in their own self-interest. Delegating to the private sector the authority to re-develop housing units and implement the AHS does not relieve the County Council of oversight responsibility to its current and future residents. This approach only serves to privatize profits while socializing ill effects of poorly thought-out re-development.

As the AHS currently exists, the only certain result of implementation is increased density of housing with no assurance that inclusionary and attainable objectives would be met. There should be clear, actionable, and measurable objectives in the AHS that assure that attainability will be met. For instance, the AHS should state how many new units are targeted for re-development and into what price range those units should fall. For the sweeping changes set forth in the AHS, setting measurable goals should not be avoided or viewed as too difficult to develop. If the County Council is unable, for whatever reason, to establish clear AHS re-development objectives and monitor the progress toward those objectives, then the AHS is too complex and unworkable and should be vastly scaled back or eliminated.

No matter how laudable the goals of the AHS, how many hours have been utilized in its development, or how significant the resources expended, the AHS in its current form is lacking in substance and even the basics of control over its vast, impactful, and permanent changes to the county. One only needs to look at two major disastrous programs to see that well intentioned changes do not make for a

successful implementation. During the late 1970's and 1980's lessening the oversight and regulation of the Savings and Loan industry with a goal of increasing availability of housing units and allowing the private sector to take the lead, led to a collapse of that industry in the late 1980's and 1990's. Over 700 Savings and Loans were declared bankrupt and closed, with a substantially negative effect on the overall national and many local economies, while accruing billions of dollars in bail-out debt that we will pass on to future generations. In the 2000's the laudable concept that everyone should have access to residential mortgage financing led to decreased supervision of residential and commercial lending underwriting and a proliferation of subprime real estate loans. Lack of adequate government regulation and reliance on private sector judgement led to a near total collapse of our economy, massive losses to borrowers, lenders and retirement accounts, and more billions of dollars in debt to be paid-off by the taxpayers of the current and future generations.

With the unproven benefits of the AHS, why is there no "Pilot Program" proposed? No one knows what benefits or unintended consequences will result from implementing the AHS. Only through a thoughtful "Pilot Program" or "Proof of Concept" will the County Council be able to assess if the program is moving in a successful direction or if additional changes in the AHS need to be made. The "all in" nature of the AHS sets the stage for a program that develops in an irreversible manner which was not intended, damages our current neighborhoods, and does not meet the objectives for improving the diversity and inclusion in our housing stock. The County Council should strictly limit the number of units to be re-developed over the next five years, with limitations on the density by neighborhood and then conduct a critical look back evaluation of the modified AHS.

While the "Pattern Book" has been referenced by County Officials as a control over the appearance of re-developed properties, to my knowledge there is no substantial information regarding what the completed "Pattern Book" will look like or what it will require. Adopting the AHS, as is, without a finalized "Pattern Book" does not provide any meaningful control over re-development of our neighborhoods. With the possible substantial and permanent impacts to our neighborhoods allowed by the AHS, its approval without a finalized "Pattern Book" is nothing more than an unsubstantiated talking point the County Council should not buy-in to.

During one of the AHS Listening Sessions, County representatives were questioned regarding the success of the Auxiliary Dwelling Unit Program (ADU). I was shocked to hear that the County representatives could not provide even the barest of information regarding the ADU implementation, such as number of units constructed, number of residents served, or the rental costs of those units. The ADU was promoted as addressing many of the same issues identified in the AHS. If the County Council is not monitoring its current programs designed to provide increased density and lessen the cost of living in the County, I do not understand why the Council would approve a much more impactful AHS without increased controls or monitoring.

Much reference is made to the elimination of Single-Family Dwelling Zoning in other municipalities. What I do not see is a thoughtful and critical analysis of the outcomes of those programs and what the differences are between the demographics of municipalities such as Minneapolis and Montgomery County.


I am also concerned about the environmental and financial impacts of implementing the AHS. While the AHS may add additional housing density, it will do so at an environmental cost and impact. Perfectly adequate, functional, and well-built housing will be torn down, with the detritus hauled off to landfill sites and wasted. Doing so will squander the natural resources originally utilized to build the existing units and expose our neighborhoods to increased construction traffic, dust, exposure to hazardous materials, and overall disruption. Once the existing structures are demolished, an even greater allocation of resources will be required to rebuild prior housing that was perfectly serviceable and usable. Many existing trees will be cut down and green spaces that serve to absorb rainfall will be lost and require additional infrastructure to handle runoff. It also appears that the AHS re-development does not take into account the increased burden on our current infrastructure such as water, sewer, rain water absorption and road systems. I can not imagine that an infrastructure developed and maintained for single-family dwellings would successfully absorb an unlimited number of "by right" additional duplexes, triplexes, quads or 19-unit buildings. Our infrastructure will eventually need to be improved to support the increased density at significant cost to current and future County residents. The cost of all this re-development should be borne by the private sector developers and the cost should not be socialized to all residents who do not benefit from new housing units.

While I have a very negative view of the AHS, as currently proposed, I do encourage the County Council

to devote more action towards developing Affordable Housing in Montgomery County. Our residents that qualify for Affordable Housing are in great need and have few options. I encourage the County Council to scale-back the AHS and to focus more time and resources towards meeting our County's Affordable Housing Needs.

Sincerely-

Giovanni Recchia


Chevy Chase, MD 20815

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FWD: Pending Attainable Housing Recommendations (open)

Requested by Jack and Kathleen McMackin

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 5:08 PM

Last updated at Oct 21, 2024 3:27 PM

Councilmember Friedson

Oct 18, 2024 5:08 PM

Attainable Housing Comments

Constituent information:

Jack McMackin

Jack McMackin, Oct 18, 2024, 4:12 PM

Dear Council Members:

I write you, on behalf of my wife Kathleen and myself, to join with our neighbors and our Village Council to urge you to reject the Attainable Housing Recommendations.

I have been involved in law and politics for over 45 years now, and I have a professional sense of a brewing and avoidable legal and political problem. If this proposal is adopted a fight will come that we all should want to avoid.

The legal errors are fundamental and many—others have pointed them out.

What saddens me most is the lack of understanding and civility with which some of the most prominent proponents of the Recommendations have proceeded. The record will show animus, as did events in real time. It is best described as an ill-informed, undisguised, stereotyped, class-based bias. It has more resembled a form of undifferentiated punitive impulses than careful, wise and discerning policymaking. Kathleen and I are both life-long Democrats, devoted to social justice. In fact, she has spent most of her career raising money for schools for our less fortunate young citizens, in a school for girls in Southeast Washington and a school for Latino boys in Northwest.

Proponents have ascribed motives to people like us that is a kind of slander. And, whatever their motives for this, they have produced a policy recommendation untethered to the facts.

Please save us all a long, contentious legal and political process that will ultimately do no one any good, will cost taxpayers plenty and will only add to the incivility and unreason that increasingly characterizes our time.

Sincerely,

John McMackin

Chevy Chase, MD 20815

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FWD: AHSI (open)

Requested by **Charles Collins-Chase**

Assigned to **Livhu Ndou (Staff)**

Created at **Oct 18, 2024 5:08 PM**

Last updated at **Oct 21, 2024 3:27 PM**

Councilmember Friedson

Oct 18, 2024 5:08 PM

Attainable Housing Comments

Constituent information:

Charles Collins-Chase



Charles Collins-Chase, Oct 18, 2024, 4:10 PM

Dear Councilmember Friedson,

As a Montgomery County resident, I oppose the AHSI recommendations for several reasons. At a high level, the proposed zoning changes would have irreversible and enormous impacts for residents, which would be felt very differently by residents in different parts of the county. The intended benefits of the plan, which are speculative at best, would come at the expense of guaranteed negative impacts that would fall disproportionately on a subset of county residents. Those negatives have not been adequately identified, discussed, or quantified, much less mitigated in the current plan. This is precisely the kind of equitable issue that the County Council is charged with avoiding. In short, the sweeping changes the plan proposes have not been sufficiently shown to have benefits that would outweigh the certainty of negative consequences for current residents. Even if the plan worked precisely as intended, the benefits are purely aspirational, but the negatives are guaranteed and could not be undone. Such a plan is per se inadequate and should be rejected.

First, the rezoning recommendations reflect woefully insufficient analysis of the likely impacts on county residents, including on quality of life, parking, schools, and traffic, among others. The AHSI fails even to quantify these risks to residents, much less propose solutions. No plan should be approved if it fails to address these issues to the satisfaction of the residents who would have to endure both the foreseen and unforeseen consequences of the changes.

Second, the AHSI fails to provide any evidence that the zoning recommendations would in any way lead to more attainable housing. On the contrary, the zoning changes would be a boondoggle for developers and real estate prospectors, allowing them to take unattainable, single-family homes and turn them into a greater number of similarly unattainable properties and make an enormous profit in the process. The AHSI contains no safeguards whatsoever to prevent this kind of profiteering. Instead, it removes local restrictions that currently serve to protect neighborhoods from development by moneyed interests and developers who have no intention to live in the areas they are profiting from.

Third, the AHSI divests towns in the county of any meaningful control of how their neighborhoods function. The noble goal of creating more attainable housing should not be achieved by destroying all local control and allowing profit-minded, non-resident developers to benefit from more lax restrictions than the town residents have long followed for their own homes.

Fourth, the AHSI fails to address the impact of the zoning changes in a variety of environmental areas, including tree canopy, stormwater management and runoff, and car use. The failure to address these issues of course means that no solutions have been proposed.


Fifth, the AHSI is more aggressive than even the earlier discussions and recommendations of County Councilmembers. For example, without explanation or justification, the proposal extends walkshed further than had been discussed in the lead-up to the AHSI. This would have enormous impacts on residents and is merely another example of how the plan reflects inadequate analysis of how goals must be balanced against impacts and negative externalities.

Finally, I oppose the AHSI because the large amount of public opposition to (and confusion about) the zoning changes reflect an acute need to pause this process and address residents' questions and

concerns. No plan should be passed when residents have expressed such substantial concerns. The goal of a representative democracy is to advance policies that the majority believes will improve their lives. Although no plan will ever have universal support, it is clear that this plan has such substantial opposition that the Council must conduct further analysis to remedy the now-identified shortcomings and resident concerns.

Sincerely,

Charles Collins-Chase


Chevy Chase, MD 20815

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FWD: Attainable Housing Strategies Initiative (open)

Requested by Brenda Reid

Brenda
Reid
Bethesda
20816-3576

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 5:09 PM

Last updated at Oct 21, 2024 3:27 PM

Councilmember Friedson

Oct 18, 2024 5:09 PM

Attainable Housing Comments

Constituent information:

Brenda Reid
[REDACTED]

Brenda Reid, Oct 18, 2024, 4:06 PM

Council Members,

I am writing to express my strong opposition to this initiative. Following along this course of action has the potential to damage or destroy neighborhoods in the County.

There has not been nearly enough public engagement or consultation for you to proceed. This proposal needs much more public engagement and understanding before take such a significant and harmful decision.

Brenda Reid

[REDACTED], Bethesda

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FWD: Opposition to Attainable Housing Strategy (open)

Requested by Anne and Frank Cantrel

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 5:09 PM

Last updated at Oct 21, 2024 3:27 PM

Councilmember Friedson

Oct 18, 2024 5:09 PM

Attainable Housing Comments

Constituent information:

Anne Cantrel

[REDACTED], Chevy Chase, Maryland 20815

Anne Cantrel, Oct 18, 2024, 4:02 PM

Dear Montgomery County Councilmembers,

While I agree there is a need for affordable housing in our County, my husband and I strongly oppose the Attainable Housing Strategies approach as it will not responsibly address the issue. The initiative is counterproductive. It incentivizes the destruction of more affordable single family homes in favor of multi family units that could end up costing even more. Economics would drive the decisions on what is built and charged. Developers would be the winners! The strategy benefits them, not the "missing middle" population, such as police, firefighters, teachers, etc. who would not find the housing affordable.

This county-wide zoning strategy is not a solution to the housing crisis. The present infrastructure in our neighborhood would not support the increased density. There would be a negative impact on our community, the public-school population and quality of education, traffic and parking, storm water management, canopy and green spaces. Residents of older, established single family homes such as in our neighborhood should not be penalized because the County planners want to force as much density as possible into "priority housing districts". There are swaths of open land in the County, such as Lakeforest and White Flint, that are near major roadways and transit. Has the County considered incentives to some of these large landowners to develop attainable housing?

Please do not approve the Attainable Housing Strategies Initiative. It is not a remedy to the housing problem. It simply creates other problems of urbanizing the suburbs without adequate infrastructure and a sensible, sustainable plan for growth.

Sincerely,

Anne and Frank Cantrel

[REDACTED]
Chevy Chase, MD 20815

~ Village of North Chevy Chase ~

Sent from the all new AOL app for iOS

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FWD: Comments on Attainable Housing Strategies proposal (open)

Requested by Sharon Bush

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 5:10 PM

Last updated at Oct 21, 2024 3:27 PM

Has attachment?: true

Councilmember Friedson

Oct 18, 2024 5:10 PM

Attainable Housing Comments

Constituent information:

Sharon Bush



Kensington, Maryland 20895

Sharon Bush, Oct 18, 2024, 3:50 PM

Attached please find comments for consideration by Council.

Thank you.

Attachment(s):

Comments to Montg Co Council on AHS Initiative 7.docx - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/4U9sFLNIClg4k6wTuMjruF9cc/?name=Comments+to+Montg+Co+Council+on+AHS+Initiative+7.docx>

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[Comments to Montg Co Council on AHS Initiative 7.docx \(application/vnd.openxmlformats-officedocument.wordprocessingml.document\)](#)

Attainable Housing Proposals. - Submitted By: Jim Neustadt - (Council Webform) (open)

Requested by Jim Neustadt

Jim
Neustadt
Bethesda
20814

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 6:07 PM

Last updated at Oct 21, 2024 3:28 PM

Jim Neustadt

Oct 18, 2024 6:07 PM

FirstName: Jim
MiddleName:
LastName: Neustadt
Suffix:

Address2:

City: Bethesda

ZipCode: 20814

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Attainable Housing Proposals. - Submitted By: Jim Neustadt - (Council Webform)

Comments: Offices Contacted: Council President, Councilmember Alborno, Councilmember Balcombe, Councilmember Fani-Gonzalez, Councilmember Friedson, Councilmember Glass, Councilmember Jawando, Councilmember Katz, Councilmember Luedtke, Councilmember Mink, Councilmember Sayles, Councilmember Stewart || Greetings Member of the Council, especially my friends Andrew, Marylin, Evan, Gabe, and Laurie-Anne, I am writing, along with my wife, to oppose the Attainable Housing proposals. For more than 20 years we have live in Locust Hills which is located along the east side of Rockville Pike from Cedar up to the Beltway. We live in the smaller 75-year-old section (47 homes) which also has smaller homes and lots. It borders the Beltway on the south. The section to the north has much larger homes and is south and east of Cedar. Our section has two or three homes that are rented. I estimate that five or six homes have "granny apartments", legal and illegal, that are rented. On the northern section there are already complaints about a home being rented as an Air B&B. There would be no quicker way to destroy the nature and flavor of Locust Hills than to allow multi-family units here. It is an old-style neighborhood. Neither side has sidewalks or curbs. There is a neighborly feel, the kind of atmosphere I assume the county wants to nurture and to thrive. It is a prime location, near metro, NIH, Walter Reed, Stone Ridge HS, and the new addition, the French Rochambeau School. There is easy access to I-495 and I-270. I have no idea what the

media price is, but I don't think that adding large 4-unit buildings would create four easily-affordable housing units. There could also be a negative effect on our property values. So far, Locust Hills has been able to avoid the McMansion trend, with large homes going on small lots. The proposed 4-unit structures would be worse. They would be unsightly and stick out like sore thumbs. As we all know, traffic in this area is a nightmare. There are constant efforts to keep drivers from cutting through the neighborhood. Parking is already crowded on some streets. And adding multi-residential units will just make things worse. Please do not support these concepts. Regards, Jim Neustadt, Bethesda, MD

county zoning - Submitted By: Julianne Nelson - (Council Webform) (open)

Requested by Julianne Nelson

Julianne
Nelson
Bethesda
20816

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 7:42 PM

Last updated at Oct 21, 2024 3:28 PM

Julianne Nelson

Oct 18, 2024 7:42 PM

FirstName: Julianne

MiddleName:

LastName: Nelson

Suffix:

Address2:

City: Bethesda

ZipCode: 20816

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: county zoning - Submitted By: Julianne Nelson - (Council Webform)

Comments: Offices Contacted: Council President || Dear Montgomery County Council, I agree there is a housing crisis, but I strongly oppose the Attainable Housing Strategies Initiative as it will not result in affordable housing. Attainable housing is not affordable to MC DOT bus operators (starting salary \$51,000); MC police officers (starting salary \$69,000), and MC public school teachers (starting salary \$70,000). The strategy benefits developers, not hard-working residents seeking attainable housing. This county-wide zoning strategy is not a solution to the housing crisis and will greatly impact our public-school population and quality of education; pedestrian/cyclist safety; traffic; storm water management; canopy and green spaces; and parking. Please do not approve the Attainable Housing Strategies Initiative. It is not a solution to the housing crisis. Best, Julie Nelson

AHS and Garrett Park - Submitted By: Patricia Aufderheide - (Council Webform) (open)

Requested by Patricia Aufderheide

Patricia
Aufderheide
Garrett Park
20896

Assigned to Livhu Ndou (Staff)

Created at Oct 18, 2024 9:54 PM

Last updated at Oct 21, 2024 3:28 PM

Patricia Aufderheide
Oct 18, 2024 9:54 PM

FirstName: Patricia
MiddleName:
LastName: Aufderheide
Suffix:

Address2:
City: Garrett Park
ZipCode: 20896

Name: Topic
Value: Land Use and Parks
Name: Purpose
Value: Express Views
Name: Response
Value: yes
Type: (assign form)

Subject: AHS and Garrett Park - Submitted By: Patricia Aufderheide - (Council Webform)

Comments: Offices Contacted: Council President || Hello! I am grateful that the Council is addressing affordable and efficient housing stock. However, as a Garrett Park resident, I do not want to see quadraplexes in Garrett Park, without approval of Garrett Park Town Council, because we already have a stormwater drainage issue in town, and expanding impermeable surfaces makes the problem worse. We greatly benefit from the tree canopy that reduces our heat compared with neighboring areas in summer and keeps us warmer in winter, and I do not want to see that tree canopy diminished. Finally, we already face congestion from the increasingly large cars that everyone is buying, in a town designed in 1896 for non-motorized vehicles and pedestrians. Saying that we are a priority housing district because we have great access to public transit ignores the many reasons for which people use cars and which mean that anyone who is still mobile has one, even if they mostly use public transit to get to work and back. Thank you for considering our realities.

Housing shortage - Submitted By: Suz Brown - (Council Webform) (open)

Requested by Suz Brown

Suz
Brown
Chevy Chase
20815

Assigned to Livhu Ndou (Staff)

Created at Oct 19, 2024 1:55 AM

Last updated at Oct 21, 2024 3:28 PM

Suz Brown

Oct 19, 2024 1:55 AM

FirstName: Suz

MiddleName:

LastName: Brown

Suffix:

Address2: 105

City: Chevy Chase

ZipCode: 20815

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Housing shortage - Submitted By: Suz Brown - (Council Webform)

Comments: Offices Contacted: Council President, Councilmember Alborno, Councilmember Balcombe, Councilmember Fani-Gonzalez, Councilmember Friedson, Councilmember Glass, Councilmember Jawando, Councilmember Katz, Councilmember Luedtke, Councilmember Mink, Councilmember Sayles, Councilmember Stewart || I'm a single parent with 2 young boys and I need to live close to work at Walter Reed because I am a nurse working long hours and I need to get the kids from aftercare by a certain time. My dream is to have a home for the boys, even a small home. I make a decent salary - I even work 2 jobs. I cannot afford to buy anything in the way of a home nearby. It makes it hard for things like having neighborhood friends. Please please do something about the housing situation for families like mine. I don't want to rent forever.

Letter in Support of Attainable Housing (open)

Requested by Michael DeLong

Michael
DeLong
Silver Spring
20901-3821

Assigned to Livhu Ndou (Staff)

Created at Oct 19, 2024 8:31 AM

Last updated at Oct 21, 2024 3:28 PM

Has attachment?: true

Michael DeLong

Oct 19, 2024 8:31 AM

Councilmember Friedson, other members of the County Council, and Ms. Govoni,
This is Michael DeLong from Silver Spring. Attached is a letter that I wrote in support of attainable housing in Montgomery County, especially missing middle housing near major roads and transit centers.

I believe that building more housing, especially townhouses, duplexes, triplexes, and small apartment buildings, will greatly benefit the county by reducing housing costs, pollution, and traffic.

Please contact me at [REDACTED] with any questions.

Sincerely,

Michael DeLong

Silver Spring, MD 20910

[Letter in Support of Attainable Housing.pdf \(application/pdf\)](#)

FWD: Attainable Housing (open)

Requested by Jenny Sue Dunner

Jenny
Dunner

Assigned to Livhu Ndou (Staff)

Created at Oct 20, 2024 6:21 PM

Last updated at Oct 21, 2024 3:28 PM

Councilmember Friedson

Oct 20, 2024 6:21 PM

Attainable Housing Comments

Constituent information:

Jenny Sue Dunner

[REDACTED], Chevy Chase, Md. 20815

Jenny Sue Dunner, Oct 20, 2024, 5:15 PM

To the Members of the Montgomery County Council,

I am sending this email hoping that you consider another path to reach solutions regarding the housing issue.

As you are well aware, there is a huge outcry of anger and concern from the citizens of Montgomery County. The citizens have not been properly engaged in the discussion and so many important questions remain unanswered. The Planning Department and the County Council have their own agenda - to change the vision of our County - yet so many valid concerns raised by the citizens are being brushed off.

A home is one of the major investments one makes in a lifetime. The vision to change our communities has significant potential to harm that investment and destroy the many single family communities we enjoy in our County. Moreover, you are elected to represent us, not to fulfill your own dreams. The criticism the Council and several of our agencies has received over the past few years can't be a surprise, since our voices and concerns have been muffled repeatedly, at great harm to our County. I recommend that you appoint an Advisory Committee, the members of which would be a broad representation of our community - citizens from interest groups, from various pockets of our County, developers and others. Such a committee would involve the community in the issues and allow the citizens to feel like we are a part of decisions that will greatly affect our lives. The Advisory Committee would meet in public, which would provide more opportunities for citizen involvement.

One issue the Advisory Committee could look into is the use of vacant buildings for residential units. Emily Wishingrad's July 15, 2024 article in "Bisnow," "Silver Spring's Once-Vibrant Downtown is Stuck in the Past," provides excellent data on vacancies in Silver Spring. For example, the Discovery Communications building is only 53% occupied, with more than half a million square feet vacant. In fact, the article reflects that there are seven downtown office properties with more than 100K SF available. Also, several buildings closest to the Silver Spring Metro station have large blocks of available space. Using these vacant spaces to create more residential living makes sense, without impacting already established neighborhoods. While there is a cost to changing commercially zoned spaces to residential, the opportunity may be there, and at much less downside to our citizens. Safety issues could be better explored and addressed by the Advisory Committee as well.

I certainly hope you will hear our concerns and properly address them.

Best,

Jenny Sue Dunner

[REDACTED]
Chevy Chase, MD 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Please vote NO on attainable housing initiative (open)

Requested by Joe Anastasio

Assigned to Livhu Ndou (Staff)

Created at Oct 20, 2024 6:22 PM

Last updated at Oct 21, 2024 3:28 PM

Councilmember Friedson

Oct 20, 2024 6:22 PM

Attainable Housing Comments

Constituent information:

Joe P Anastasio

[REDACTED]

Joe P Anastasio, Oct 20, 2024, 7:47 AM

I am a montgomery county resident living at [REDACTED] Potomac MD 20854. I am concerned about many unintended aspects of the attainable housing initiative. Please vote no
Joseph Anastasio

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FWD: Letter in Support of Attainable Housing (open)

Requested by Michael DeLong

Michael
DeLong
Silver Spring
20901-3821

Assigned to Livhu Ndou (Staff)

Created at Oct 20, 2024 6:24 PM

Last updated at Oct 21, 2024 3:28 PM

Has attachment?: true

Councilmember Friedson

Oct 20, 2024 6:24 PM

Attainable Housing Comments

Constituent information:

Michael Marciarille DeLong

[REDACTED]
[REDACTED]
[REDACTED]

Silver Spring, Maryland 20910

Michael Marciarille DeLong, Oct 19, 2024, 8:31 AM

Councilmember Friedson, other members of the County Council, and Ms. Govoni,

This is Michael DeLong from Silver Spring. Attached is a letter that I wrote in support of attainable housing in Montgomery County, especially missing middle housing near major roads and transit centers.

I believe that building more housing, especially townhouses, duplexes, triplexes, and small apartment buildings, will greatly benefit the county by reducing housing costs, pollution, and traffic.

Please contact me at [REDACTED] with any questions.

Sincerely,

Michael DeLong

Silver Spring, MD 20910

Attachment(s):

Letter in Support of Attainable Housing.pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/GHCgrsMFJxkmoq6DvgYEcqyu5/?name=Letter+in+Support+of+Attainable+Housing.pdf>

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

[Letter in Support of Attainable Housing.pdf \(application/pdf\)](#)

FWD: Objections to proposed AHSI (open)

Requested by Myra Freda Jacobs

Assigned to Livhu Ndou (Staff)

Created at Oct 20, 2024 6:24 PM

Last updated at Oct 21, 2024 3:27 PM

Councilmember Friedson

Oct 20, 2024 6:24 PM

Attainable Housing Comments

Constituent information:

Myra Freda Jacobs



Chevy Chase, MD 20815

Myra Freda Jacobs, Oct 18, 2024, 11:56 PM

I am a longtime resident and homeowner in the Rollingwood section of Chevy Chase.

I want to register my strong objection to the AHSI.

I attended a "listening" session at BCC, which only strengthened my opposition to what I had already learnt about the rezoning plan to allow multifamily buildings in large swaths of our residential areas, thereby changing the character of our suburb from that which motivated us to settle here.

#1 The areas proposed for higher density housing suffer from a lack of essential infrastructure to support a bigger population. Chief among these are poor public transport options. The Metro stations, including future Purple Line, are not within quick or easy reach for many of us by foot, or infrequent buses. Our roads are always clogged, and schools are overcrowded up and down the Conn Ave corridor.

#2 Where the plan is a total fail is that whatever multiple units might be erected, they will be neither "affordable" nor "attainable". We can be 100% certain of that, just observing what has already been approved and built. Already an area homeowner, I would be hard stretched to be able to purchase any of the new condos that are currently for sale locally, for example at the massive high density Chevy Chase Lake development, or those at Friendship Heights. So while there is certainly a dearth of affordable housing in the entire DMV, the proposed AHSI rezoning will simply increase the number of extremely expensive housing units, while exacerbating the burdens on our infrastructure.

For me an important consideration is the environmental impacts that have already resulted from the actions so far in Moco's approval of larger and larger homes on modestly sized lots. There has been a heavy loss of mature trees (with the ability of their green canopies to shield us and our homes from intense heat - quite aside from aesthetics), open space and permeable surfaces (and hence reduced capacity to absorb heavy precipitation), impacting our environment adversely. This would only get worse when shoehorning multiunit buildings into what had hitherto been a single family lot.

#3 There are already MoCo approved apartment projects for tens of thousands of units yet to be completed - where is the data that these will leave an unmet need for the very expensive accommodation that this AHSI will generate?


#4 Assurances were given at the meeting I attended that any multiunit buildings would blend in gracefully among single family homes eg with respect to setbacks etc. Excuse me for being skeptical about this. MoCo has a disgraceful and disastrous record of holding developers to their approved plans through inspectors apparently blind to infractions of plans and codes: I am thinking of at least one building in Bethesda that was constructed taller than permitted before County inspectors noticed. Of course, the builders were not required to reduce the height of their building to what had been approved. Likewise Clarksburg - roads much narrower than approved. And literally in my own backyard, a McMansion that was approved with a requisite water management plan that was never carried out. The result is that all the abutting homes have had to take extensive and expensive action to deal with runoff from that overbuilt property.

#5 In short, it is apparent to me that the proposed AHSI cannot provide meaningful improvements in the

area housing capacity without destroying our suburb's essential character. Any extra units will be far from attainable in price. In the worst case, a domino effect will convert our suburb to fairly uniformly high density housing. To whatever extent the proposed AHSI is realized, it will be a bonanza for developers.

I hope that the AHSI will be put on hold while more research is conducted on how to effectively provide the affordable housing the DMV needs.

Myra Jacobs

 Chevy Chase, MD 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategies (open)

Requested by Howard Parnes

Assigned to Livhu Ndou (Staff)

Created at Oct 20, 2024 6:25 PM

Last updated at Oct 21, 2024 3:27 PM

Councilmember Friedson

Oct 20, 2024 6:25 PM

Attainable Housing Comments

Constituent information:

Parnes, Howard (NIH/NCI) [E]

[REDACTED]

Parnes, Howard (NIH/NCI) [E], Oct 18, 2024, 11:41 PM

Dear Councilmembers,

I am writing to express my concerns regarding the MoCo Planning Board calling for blanket upzoning of almost all single-family lots in Montgomery Counts. The Plan is called the Attainable Housing Strategies Initiative. It purports to reverse the County shortage of affordable/subsidized housing. I attended a recent "listening session" at BCC High School. Notably, many of the supporters of this plan, which represented a distinct minority of attendees, declined to introduce themselves before speaking in its support, suggesting that some or many of the plan's most vocal protagonists do not live in MoCo. While re-zoning will clearly benefit developers, the Board did not present an adequate analysis of its likely adverse impact on the schools, the roads, the traffic, the environment, and the infrastructure of our community. Of paramount importance is the board's failure to provide adequate support for the notion that rezoning would, in fact, increase the supply of attainable housing.

Sincerely,

Howard L. Parnes, MD

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Opposition to AHSI (open)

Requested by Dana Peterson

Dana
Peterson

Assigned to Livhu Ndou (Staff)

Created at Oct 20, 2024 6:25 PM

Last updated at Oct 21, 2024 3:27 PM

Councilmember Friedson

Oct 20, 2024 6:25 PM

Attainable Housing Comments

Constituent information:

Dana Peterson

Dana Peterson, Oct 18, 2024, 9:57 PM

Dear Montgomery County Council,

While I agree there is a housing crisis, **I strongly oppose the Attainable Housing Strategies Initiative** as it will not result in affordable housing. Attainable housing is not affordable to MC DOT bus operators (starting salary \$51,000); MC police officers (starting salary \$69,000), and MC public school teachers (starting salary \$70,000). The strategy benefits developers, not hard-working residents seeking attainable housing.

This county-wide zoning strategy is not a solution to the housing crisis and will negatively impact our public-school population and quality of education; pedestrian/cyclist safety; traffic; storm water management; tree canopy and green spaces; and parking. Please do not approve the Attainable Housing Strategies Initiative. It is not a solution to the housing crisis. Thank you for your representation.

Dana Peterson

Village of North Chevy Chase

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: ATTAINABLE HOUSING STRATEGIES REPORT (open)

Requested by Edward O'Connell

Edward
O'Connell
Bethesda
20817-5405

Assigned to Livhu Ndou (Staff)

Created at Oct 20, 2024 6:26 PM

Last updated at Oct 21, 2024 3:27 PM

Councilmember Friedson

Oct 20, 2024 6:26 PM

Attainable Housing Comments

Constituent information:

Edward O'Connell
[REDACTED]

Edward O'Connell, Oct 18, 2024, 6:09 PM

My wife and I have lived in the Locust Hill neighborhood in Montgomery County for over 35 years and raised our three children here. We hope to age in place and continue the many relationships we have developed in the neighborhood where so many residents take daily walks.

We recognize the many positive elements that are at the very core of the neighborhood experience in Montgomery County. Adoption of the Attainable Housing Strategies Report puts at risk the very elements that make neighborhood life in Montgomery County so highly valued. Increasing the density of neighborhoods such as ours will no doubt put stress on local traffic, our school system as well as our recreational, transportation and other county provided services.

Ours is a small neighborhood with many school age children as well as senior citizens. Our Locust Hill neighborhood has narrow streets with no sidewalks and I cannot imagine how a significant influx of new residents could be safely be accommodated in our neighborhood. I am sure that many other neighborhoods in the county have similar limitations. High density housing strategies threaten the current character and livability of our neighborhoods with higher levels of vehicular traffic and parking issues.

I oppose up-zoning of single family housing.

--
Edward O'Connell

[REDACTED]
**Bethesda, MD, 20814 | [REDACTED]

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Proposals. - Submitted By: Jim Neustadt - (Council Webform) (open)

Requested by Jim Neustadt

Jim
Neustadt
Bethesda
20814

Assigned to Livhu Ndou (Staff)

Created at Oct 20, 2024 6:27 PM

Last updated at Oct 21, 2024 3:27 PM

Councilmember Friedson

Oct 20, 2024 6:27 PM

Attainable Housing Comments

Constituent information:

Jim Neustadt

[REDACTED]

Jim Neustadt, Oct 18, 2024, 6:07 PM

FirstName: Jim

MiddleName:

LastName: Neustadt

[REDACTED]

Address2:

City: Bethesda

ZipCode: 20814

[REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Attainable Housing Proposals. - Submitted By: Jim Neustadt - (Council Webform)

Comments: Offices Contacted: Council President, Councilmember Alborno, Councilmember Balcombe, Councilmember Fani-Gonzalez, Councilmember Friedson, Councilmember Glass, Councilmember Jawando, Councilmember Katz, Councilmember Luedtke, Councilmember Mink, Councilmember Sayles, Councilmember Stewart || Greetings Member of the Council, especially my friends Andrew, Marylin, Evan, Gabe, and Laurie-Anne, I am writing, along with my wife, to oppose the Attainable Housing proposals. For more than 20 years we have live in Locust Hills which is located along the east side of Rockville Pike from Cedar up to the Beltway. We live in the smaller 75-year-old section (47 homes) which also has smaller homes and lots. It borders the Beltway on the south. The section to the north has much larger homes and is south and east of Cedar. Our section has two or three homes that are rented. I estimate that five or six homes have "granny apartments", legal and illegal, that are rented. On the northern section there are already complaints about a home being rented as an Air B&B. There

would be no quicker way to destroy the nature and flavor of Locust Hills than to allow multi-family units here. It is an old-style neighborhood. Neither side has sidewalks or curbs. There is a neighborly feel, the kind of atmosphere I assume the county wants to nurture and to thrive. It is a prime location, near metro, NIH, Walter Reed, Stone Ridge HS, and the new addition, the French Rochambeau School. There is easy access to I-495 and I-270. I have no idea what the media price is, but I don't think that adding large 4-unit buildings would create four easily-affordable housing units. There could also be a negative effect on our property values. So far, Locust Hills has been able to avoid the McMansion trend, with large homes going on small lots. The proposed 4-unit structures would be worse. They would be unsightly and stick out like sore thumbs. As we all know, traffic in this area is a nightmare. There are constant efforts to keep drivers from cutting through the neighborhood. Parking is already crowded on some streets. And adding multi-residential units will just make things worse. Please do not support this concept. Regards, Jim Neustadt Bethesda, MD

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategies - Opposition Comment (open)

Requested by Marilyn Carol Alicia Dodd

Assigned to Livhu Ndou (Staff)

Created at Oct 20, 2024 6:28 PM

Last updated at Oct 21, 2024 3:27 PM

Councilmember Friedson

Oct 20, 2024 6:28 PM

Attainable Housing Comments

Constituent information:

Marilyn Carol Alicia Dodd

[REDACTED]

Marilyn Carol Alicia Dodd, Oct 18, 2024, 5:45 PM

Members of the County Council:

I submit my comments filed via the comment portal earlier today directly to the County Council for the October 29th Planning Board briefing:

I oppose AHS on the grounds that it sacrifices the settled expectations of single-family detached homeowners under established R-60 zoning and establishes one-size-fits-all Pattern Book designs as incentives for developers to disrupt neighborhood infrastructure. I am troubled by the unsubstantiated, wishful thinking stated in the AHS Goals that seems to serve developers rather than existing homeowners by promising to "diversify the county's communities by diversifying the county's housing stock," without expressly providing for affordable housing eligibility criteria, subsidies or resale deed restrictions to ensure continuity.

The 2024 Planning Board Recommendations lack evidence-based studies of impacts on the environment (tree canopy), parking, storm-water drainage and school capacity. I agree with Marc Elrich that AHS is a massive, as-of right rezoning that could affect about 164,000 homes ...82 percent of the county where single-family homes are designated." This project seems like an affordable housing project that lost its way insofar as market pricing of units most likely will not address the goals of providing housing for the 'Missing Middle.' If this project is approved by the County Council as broadly as proposed by the Planning Board litigation contesting the process and substance of AHS is assured. Thanks for your consideration of citizen comments and your other good works for the County.

Rick Dodd

[REDACTED] Bethesda MD 20816

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: request for reconsideration of AHSI (open)

Requested by Mark Pineda

Assigned to Livhu Ndou (Staff)

Created at Oct 20, 2024 6:28 PM

Last updated at Oct 21, 2024 3:27 PM

Councilmember Friedson

Oct 20, 2024 6:28 PM

Attainable Housing Comments

Constituent information:

Mark Pineda

Mark Pineda, Oct 18, 2024, 5:29 PM

Dear Montgomery County Council Members:

I write to oppose moving forward with the Montgomery County Planning Board Attainable Housing Strategy Initiative (AHSI) to allow upzoning of nearly all single-family houses in the county.

While I object to this initiative for several reasons, I will focus on two as follows:

1. Inconsistency on Intent: To the best of my understanding, the initial intent of this initiative, like others proposed throughout the country, was to provide "affordable" housing for individuals or families in suburban areas to fulfill a need created by the influx to these areas due to increased employment opportunities. While not precisely defined, the concept of "affordable" housing has remained a key objective. Likely in recognition that the current plan will not result in an increase in affordable housing, the framers of plan, alas, have opted to alter the aspiration goal of affordable housing with the goal of achieving "attainable" housing—which likely will be out of reach for many working-class individuals and families. Attainable housing is a completely different goal and can and is being achieved through the proliferation of high-rise condominiums throughout the county, particularly located either on or near main roads and public transportation hubs. Affordable housing, particularly for working-class, minority families, is a serious issue and should not be conflated in any plan with attainable housing; this is a serious matter and should not be subjected to personal or political whims.

2. Lack of data on impact on environment and utility infrastructure:

Based on the sparse information and notification of the initiative provided to the public, it is unclear whether any analysis has been conducted on the environmental impacts arising from increasing the size of individual dwellings, the changes in land use expected with increased density of humans, or the inevitable increase in density of motor vehicles. The inevitable increase in the footprints of individual dwellings together with the increases, in at least some cases of paved driveway area, potentially will lead to increase in run-off consequent to potential shrinking of the non-paved land as a function of the total land area. In terms of vehicle density, the Council needs to consider that while many people may utilize public transportation, a significant number of others will not, for various reasons, including physical limitations. Of equal importance, impact studies would need to be done to verify the existing utility infrastructure, particularly water supply and sewage systems, could handle the increase in inhabitants that will inevitably occur. I suspect most of the aging water and sewage systems in the county were "rightsized" at the time of installation without consideration for a substantial increase in humans residing in specific localities. As a general proposition, many of us residing in the County feel a strong sense of pride collectively in our commitment to environmental stewardship. This initiative is contrary to the aspirational goals of improving our environment and this should be taken seriously and considered carefully.

In light of the foregoing, I urge the Council member to reconsider moving forward with the AHSI.

Affordable housing is a laudable goal, and I hope the Council will consider and identify genuine options to provide more affordable housing to our fellow residents and future residents, particularly those from minority backgrounds who earn modest incomes. These individuals, like all our fellow Montgomery County residents deserve no less. But please recognize that affordable and attainable are not


synonyms. The plan, as currently conceived, might produce more attainable housing; but for who? This plan is not necessary for increasing housing opportunities wealthier individuals; condos are in construction in many places throughout the County that will meet the needs of these individuals. Please let us not use wordsmithing to obfuscate intent. In terms of the environmental impact of the initiative, this needs to be taken very seriously lest we overburden our existing water and sewage infrastructure and increase rather than diminish the negative impacts of development on the environment, particularly our grasses and waterways that improve quality of life in ways that cannot be monetized.

I hope and expect the Council will carefully consider my comments and those of my fellow Montgomery County residents.

Thank you for your time and consideration. I look forward to your response.

Sincerely,

MARK PINEDA


Chevy Chase, MD 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

Fwd: Fw: Attainable Housing Strategies (open)

Requested by Mathews Edward Pierson

Mathews
Pierson
Bethesda
20817-6324

Assigned to Livhu Ndou (Staff)

Created at Oct 20, 2024 6:30 PM

Last updated at Oct 21, 2024 3:27 PM

Councilmember Friedson

Oct 20, 2024 6:30 PM

Attainable Housing Comments ----- Forwarded message ----- From: Andrew Friedson <andrew.friedson@montgomerycountymd.gov> Date: 10/18/2024, 5:10:30 PM From: [REDACTED] Sent: Friday, October 18, 2024 4:29 PM To: Alborno's Office, Councilmember <Councilmember.Albornoz@montgomerycountymd.gov>; Balcombe's Office, Councilmember <Councilmember.Balcombe@montgomerycountymd.gov>; Fani-Gonzalez's Office, Councilmember <Councilmember.Fani-Gonzalez@montgomerycountymd.gov>; Glass's Office, Councilmember <Councilmember.Glass@montgomerycountymd.gov>; Jawando's Office, Councilmember <Councilmember.Jawando@montgomerycountymd.gov>; Luedtke's Office, Councilmember <Councilmember.Luedtke@montgomerycountymd.gov>; Mink's Office, Councilmember <Councilmember.Mink@montgomerycountymd.gov>; Sayles's Office, Councilmember <Councilmember.Sayles@montgomerycountymd.gov>; Stewart's Office, Councilmember <Councilmember.Stewart@montgomerycountymd.gov>; Friedson, Andrew <Andrew.Friedson@montgomerycountymd.gov> Subject: Attainable Housing Strategies [EXTERNAL EMAIL] Dear Members of the Montgomery County Council, On behalf of the neighbors of Kenwood and the Kenwood Citizen's Association we submit the following comments in regards to the County Council's Attainable Housing Strategies. Many of Kenwood's residents are for increased development in Montgomery County. We also understand and support efforts for more affordable housing in Montgomery County. Unfortunately, the Attainable Housing Strategies in its current form is flawed and is unlikely to lead to an increase in affordable housing supply. The initiative is also likely to produce many negative side effects, especially in regards to traffic and strains on infrastructure. The Goal of Affordable Housing: First and foremost, the new policy is unlikely to actually result in affordable housing. The name of the initiative as "Attainable Housing" rather than "Affordable Housing" admits as much. Any sober reflection of the economics involved in many of the down county areas targeted for rezoning would reach the conclusion that duplexes, triplexes, and quadplexes would be beyond attainable housing parameters, let alone affordable levels, due to land acquisition and construction costs. As the County Executive Elrich has pointed out, \$1,000,000 per unit appears to be a likely starting point for any of these units which does not solve attainable or affordable needs. Another likely scenario given these economics, is an increase in rental properties. In down county areas, these are likely to be high rent luxury units, and in farther out regions of the county these units run a high risk of absentee landlords disrupting the fabric of neighborhoods regardless of rental prices. Transportation: The wholesale rezoning of the entire county without regard to location of supporting infrastructure will lead to increased congestion at both the local and countywide levels. Current high density development is positioned along corridors with public transportation and/or robust automobile infrastructure to handle the increase in transportation users. Many of the neighborhoods that

are intended for increased density through this policy are already experiencing unacceptable levels of traffic due to existing constraints on infrastructure that promote cut-through traffic. Adding density in and around these neighborhoods would exasperate an already troublesome issue. Any policies to increase affordable housing must be targeted to accommodate the increased demands for transportation infrastructure. The comments above are not meant to be exhaustive, and we want to hue to concrete issues beyond amorphous arguments about the character and feel of communities. However, we do recognize that the character and feel of communities that will be impacted is deeply troubling to many citizens of Montgomery County. That should not be read as NIMBYism, but as care and concern for one's community. We welcome additional opportunities to discuss the laudable goal of affordable housing in ways that actually increase the inventory of affordable housing and have a minimum of unintended consequences. Sincerely, Mathews Pierson President, Kenwood Citizens Association For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

Conversation ID: f360d9ad-8f32-11ef-99e9-777a5afbcaa5 15da616

FWD: Attainable Housing Strategies Initiative (open)

Requested by Alan Cross

Assigned to Livhu Ndou (Staff)

Created at Oct 20, 2024 6:32 PM

Last updated at Oct 21, 2024 3:27 PM

Has attachment?: true

Councilmember Friedson

Oct 20, 2024 6:32 PM

Attainable Housing Comments

Constituent information:

Cross, Alan

Cross, Alan, Oct 18, 2024, 2:18 PM

Dear Council President Friedson and Members of the Montgomery Council Council.

Please see the attached letter which expresses my strong opposition to your proposed initiative.

Alan S. Cross, M.D.

Attachment(s):

AHSl.docx - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/yuGRfXAHrZn03Bj9GJyVFWSQL/?name=AHSl.docx>

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[AHSl.docx \(application/vnd.openxmlformats-officedocument.wordprocessingml.document\)](#)

FWD: AHSI (open)

Requested by Genevieve Hernandez

Assigned to Livhu Ndou (Staff)

Created at Oct 20, 2024 6:33 PM

Last updated at Oct 21, 2024 3:27 PM

Councilmember Friedson

Oct 20, 2024 6:33 PM

Attainable Housing Comments

Constituent information:

Genevieve Hernandez

[REDACTED], Chevy Chase, Maryland 20815

Genevieve Hernandez, Oct 18, 2024, 2:15 PM

Dear Mr. Friedson,

As a Montgomery County resident, I oppose the AHSI for several reasons. At a high level, the proposed zoning changes would have irreversible and enormous impacts for residents, which would be felt very differently by residents in different parts of the county. The intended benefits of the plan, which are speculative at best, would come at the expense of guaranteed negative impacts that would fall disproportionately on a subset of county residents. Those negatives have not been adequately identified, discussed, or quantified, much less mitigated in the current plan. This is precisely the kind of equitable issue that the County Council is charged with avoiding. In short, the sweeping changes the plan proposes have not been sufficiently shown to have benefits that would outweigh the certainty of negative consequences for current residents. Even if the plan worked precisely as intended, the benefits are purely aspirational, but the negatives are guaranteed and could not be undone. Such a plan is per se inadequate and should be rejected.

First, the rezoning recommendations reflect woefully insufficient analysis of the likely impacts on county residents, including on quality of life, parking, schools, and traffic, among others. The AHSI fails even to quantify these risks to residents, much less propose solutions. No plan should be approved if it fails to address these issues to the satisfaction of the residents who would have to endure both the foreseen and unforeseen consequences of the changes.

Second, the AHSI fails to provide any evidence that the zoning recommendations would in any way lead to more attainable housing. On the contrary, the zoning changes would be a boondoggle for developers and real estate prospectors, allowing them to take unattainable, single-family homes and turn them into a greater number of similarly unattainable properties and make an enormous profit in the process. The AHSI contains no safeguards whatsoever to prevent this kind of profiteering. Instead, it removes local restrictions that currently serve to protect neighborhoods from development by moneyed interests and developers who have no intention to live in the areas they are profiting from.

Third, the AHSI divests towns in the county of any meaningful control of how their neighborhoods function. The noble goal of creating more attainable housing should not be achieved by destroying all local control and allowing profit-minded, non-resident developers to benefit from more lax restrictions than the town residents have long followed for their own homes.


Fourth, the AHSI fails to address the impact of the zoning changes in a variety of environmental areas, including tree canopy, stormwater management and runoff, and car use. The failure to address these issues of course means that no solutions have been proposed.

Fifth, the AHSI is more aggressive than even the earlier discussions and recommendations of County Councilmembers. For example, without explanation or justification, the proposal extends walkshed further than had been discussed in the leadup to the AHSI. This would have enormous impacts on residents and is merely another example of how the plan reflects inadequate analysis of how goals must be balanced against impacts and negative externalities.

Finally, I oppose the AHSI because the large amount of public opposition to (and confusion about) the zoning changes reflect an acute need to pause this process and address residents' questions and concerns. No plan should be passed when residents have expressed such substantial concerns. The goal of a representative democracy is to advance policies that the majority believes will improve their lives. Although no plan will ever have universal support, it is clear that this plan has such substantial opposition that the Council must conduct further analysis to remedy the now-identified shortcomings and resident concerns.

Regards,

Genevieve Hernandez



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FWD: Comments on Planning Board's Attainable Housing Strategy Initiative (open)

Requested by Saul and Gail Goodman

Assigned to Livhu Ndou (Staff)

Created at Oct 20, 2024 6:34 PM

Last updated at Oct 21, 2024 3:27 PM

Has attachment?: true

Councilmember Friedson

Oct 20, 2024 6:34 PM

Attainable Housing Comments

Constituent information:

Saul Goodman
[REDACTED]

Saul Goodman, Oct 18, 2024, 2:05 PM

Dear Montgomery County Council,

We have been residents of Montgomery County for more than 30 years. We reside in Chevy Chase Village.

We are sympathetic to the goal of providing adequate affordable housing for all County residents, but we ask that you kindly hit the pause button on the current Planning Board proposal (the Attainable Housing Strategy Initiative or AHSI) to consider and address the thoughtful procedural and substantive comments on the AHSI that were recently submitted to you by the Chevy Chase Village Board of Managers (a copy of the Village Board's letter is attached). The AHSI proposal would have potentially significant impacts on our community, and, accordingly, we ask that you kindly consider and address the comments that our elected Village Board of Managers has sent you before taking any action on the AHSI.

Thank you!

Best regards,

Saul and Gail Goodman
[REDACTED]

Chevy Chase MD 20815

Attachment(s):

Ltr_CountyCouncil_AHSI_CCV Position_FINAL101724.pdf - https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/ADmTOSQ6Y6y08zbNIMEgGNVsf/?name=Ltr_CountyCouncil_AHSI_CCV+Position_FINAL101724.pdf

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

[Ltr_CountyCouncil_AHSI_CCV Position_FINAL101724.pdf \(application/pdf\)](#)

FWD: Many Communities Are Denied the Benefits of Attainable Housing Under the Board's Plan (open)

Requested by Tim Vogel

Assigned to Livhu Ndou (Staff)

Created at Oct 20, 2024 6:35 PM

Last updated at Oct 21, 2024 3:27 PM

Councilmember Friedson

Oct 20, 2024 6:35 PM

Attainable Housing Comments

Constituent information:

Tim Vogel

[REDACTED]

Tim Vogel, Oct 18, 2024, 2:01 PM

Dear Council members,

I am writing in opposition to the recommendations on small scale attainable housing in the Planning Board's 2024 Attainable Housing Studies report. Those recommendations should be rejected and sent back for further study, with express instructions to include representation from the affected neighborhoods and communities this time.

Many Communities Are Denied the Benefits of Attainable Housing Under the Board's Plan

In the 2024 Attainable Housing Report, the Planning Board lays out exactly where it believes attainable housing will be developed. The Board writes that neighborhoods in green are where efforts to acquire the lower-cost properties to build attainable housing would be likely to occur. Areas in red are ones in which, under the Board's plan, a builder is unlikely to find a sufficiently low-cost property for a duplex project. Within the areas in gray, the anticipated revenue from the new units does not cover the cost of constructing the duplex, indicating that new duplex development is not feasible in these areas at this time. (see figure 14 on p. 67 of the 2024 AHS study).

It's not unreasonable to think that multi-family structures may be a desirable source of starter homes for the adult children of the residents of these neighborhoods, and more-convenient and cost-effective alternatives to high-priced senior living centers for the residents themselves and their aging loved-ones. Why are the closer-in neighborhoods in green the only ones benefiting from the construction of these small-scale attainable housing options under the Planning Board's proposal?

Every community in the county should have access to attainable housing. But the current proposal almost completely omits most communities by not actually requiring that attainable housing be built anywhere or equitably. This must be fixed. Any implementation of the Small Scale Attainable Housing recommendations must require developers that construct multi-unit attainable housing properties in the green communities to also engage in such construction—to some degree, at least—in the yellow, red, and gray communities.

Sincerely,

Tim Vogel

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Re: Attainable Housing Strategies Initiative Comments (open)

Requested by Patty McAllister
Assigned to Livhu Ndou (Staff)
Created at Oct 20, 2024 6:35 PM
Last updated at Oct 21, 2024 3:27 PM
Has attachment?: true

Councilmember Friedson
Oct 20, 2024 6:35 PM

Attainable Housing Comments
Constituent information:
Paul B Ellis

[REDACTED], North Bethesda, MD 20852

Paul B Ellis, Oct 18, 2024, 1:59 PM

Good afternoon,

Thanks for writing to VP Stewart's office. We are in receipt of this email.

Following Council redistricting in 2021, Kenwood Park is in District 1 represented by CP Friedson. His office is CCed for reference as the local district Councilmember.

![[image](https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/IrVWrMxufxwJGrS9fyk0t7aqr/?name=image001.png)]

****Paul B. Ellis**** ****_(he/him)_**, ****Deputy Chief of Staff****

Office of Council Vice President Kate Stewart

****Work**** ****240-777-7853**

****Web**** ****montgomerycountymd.gov/stewart/**

100 Maryland Ave, Rockville, MD 20850

**** * ***

****From:**** Patricia McAllister

****Sent:**** Monday, October 7, 2024 11:24 AM

****To:**** Stewart's Office, Councilmember

****Cc:**** pres

****Subject:**** Attainable Housing Strategies Initiative Comments

****[EXTERNAL EMAIL]****

Dear Council Vice President Stewart,

Please see the attached comments from the Kenwood Park Community Association (KPCA) in opposition to the proposed Attainable Housing Strategies (AHS) initiative currently under consideration by the Montgomery County Council. We urge your careful consideration of our comments and request you acknowledge receipt of this email. Thank you for your consideration of our views.

Respectfully,

Patty McAllister, Secretary

Kenwood Park Community Association (KPCA)

Bethesda, MD 20817

****For more helpful Cybersecurity Resources, visit:**** ****https://www.montgomerycountymd.gov/cybersecurity****

![[https://www.montgomerycountymd.gov/mcg/Resources/Images/Cybersecurity-footer.png]]

****For more helpful Cybersecurity Resources, visit: https://www.montgomerycountymd.gov/cybersecurity****

Attachment(s):

ZONINGKKPCAFINAL101.docx - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/Ss1Jlvs1MwtxqCuXsDM5Qmq3M/?name=ZONINGKKPCAFINAL101.docx>

[ZONINGKKPCAFINAL101.docx \(application/vnd.openxmlformats-officedocument.wordprocessingml.document\)](#)

FWD: Fwd: Attainable Housing Plan (open)

Requested by Carol and Allen Leventhal

Assigned to Livhu Ndou (Staff)

Created at Oct 20, 2024 6:36 PM

Last updated at Oct 21, 2024 3:27 PM

Councilmember Friedson

Oct 20, 2024 6:36 PM

Attainable Housing Comments

Constituent information:

Carol and Allan Leventhal

[REDACTED]

Carol and Allan Leventhal, Oct 18, 2024, 1:39 PM

> Begin forwarded message:

>

>

> **From:** Carol Leventhal

>

> **Subject:** Attainable Housing Plan

>

> **Date:** September 12, 2024 at 12:19:27 PM EDT

>

> **To:** Councilmember.Glass@montgomerycountymd.gov

>

>

>

> We are vehemently opposed to the Montgomery County's planning board Attainable Housing plan, which rather than being a sensible plan to create more affordable housing in the county, is a gift to developers, hedge fund operators and real estate companies. Addressing this need should not come by despoiling the character of our residential neighborhoods. Downtown Silver Spring's sites for the Discovery Building and its many two-story buildings along Colesville Road, adjacent to the Metro offer a far better solution that doesn't sacrifice the ambience of life in Montgomery County's residential neighborhoods.

>

> Should this plan be enacted by the County Council, there will be intended and unintended consequences. A tree canopy will be lost. Our property has hundreds of young and mature trees on it. Their loss will result in greater pollution for Silver Spring residents. Streets will have to be widened to accommodate increased traffic. Where will the cars for the new residents end up?

>

> This isn't an example of enlightened planning. It is a scheme to line the pockets of the aforementioned real estate community. Affordable housing won't be the result. Is this the best we can do?

>

> Carol and Allan Leventhal

>

> Silver Spring 20901

>

> [REDACTED]

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategies Proposal (open)

Requested by Mary Sheehan

Mary
Sheehan

Assigned to Livhu Ndou (Staff)

Created at Oct 20, 2024 6:37 PM

Last updated at Oct 21, 2024 3:27 PM

Councilmember Friedson

Oct 20, 2024 6:37 PM

Attainable Housing Comments

Constituent information:

Mary Sheehan

[REDACTED]

CHEVY CHASE, MD 20815

Mary Sheehan, Oct 18, 2024, 1:19 PM

To the Members of the Montgomery County Council,

I have been a resident of Montgomery County for over 30 years. I have loved living here and been proud of my community and our County Council...until now. I am shocked and disappointed at the thoughtless and detrimental Attainable Housing Strategies proposal.

I object heartily to the process the Council has used throughout this endeavor. Too little communication, too little notice to residents, too little attention to the concerns of residents, too little detail, too little clarity about the proposal and the distressing ripple effects it will most certainly cause.

I am equally opposed to the substance of the proposal. Many of the features that attracted residents to Montgomery County will be undermined, and likely destroyed, if the proposal takes effect. The proposal does not take adequate account of the certain negative impact on schools, transportation, public services, and the environment that will the proposal will generate. It also does not adequately address the harmful impact on the county's historic districts—unique and important areas that need to be preserved and protected, not threatened and endangered.

I attended the Listening Session at BCC High School. I agree completely with the vast majority of the residents there who spoke in opposition to the proposal. I am unalterably opposed to the proposal, and will never again vote for, and will actively campaign against, any Council member who supports it.

Your Constituent and MoCo Voter,

Mary A. Sheehan

[REDACTED]

Chevy Chase, MD 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: ASHI feedback (open)

Requested by Greg Boyd

Assigned to Livhu Ndou (Staff)

Created at Oct 20, 2024 6:37 PM

Last updated at Oct 21, 2024 3:27 PM

Councilmember Friedson

Oct 20, 2024 6:37 PM

Attainable Housing Comments

Constituent information:

Greg Boyd

████████████████████

Greg Boyd, Oct 18, 2024, 1:13 PM

Dear Montgomery County Council,

While there is a housing crisis, the Attainable Housing Strategies Initiative (AHSI) will not result in affordable housing, and seems to be a thinly veiled guise at higher density profitable developments, not affordable residences. What is proposed in AHSI is not affordable to the average use salary of ~\$50k/annum and hardly to six figure earners if you consider the price of a single family townhome. in this rezoning. This proposal benefits developers, and calling it affordable doesn't fool anyone..

This rezoning strategy does not address affordable housing needs and will negatively impact our public-school population, traffic, water management, and parking. Please do not approve the Attainable Housing Strategies Initiative.

sincerely,

Dr Boyd (registered voter)

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Feedback to County Council on Attainable Housing Strategies Initiative (open)

Requested by Rohit Khanna

Rohit
Khanna

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson

Oct 18, 2024 5:18 PM

Attainable Housing Comments

Constituent information:

Rohit Khanna

[REDACTED], Chevy Chase, Maryland 20815

Rohit Khanna, Oct 18, 2024, 2:35 PM

I oppose the Planning Department's recommendation to re-zone more than 80% of single-family zoned areas of Montgomery County because it is ill-conceived.

Having spent 30 years at the United Nations and the World Bank advising developing countries on their national strategies and sector plans, I'm embarrassed that my own county is considering a policy that has no empirical basis, and whose potential costs and impacts have not been adequately assessed.

It is unfortunate that the Planning Department sees itself as a single-issue advocacy group for housing and has somehow been captured by the vested interests of developers. I agree with the County Executive that the Planning Department is misleading the public, its recommended changes are unnecessary, and the consequences could reduce the supply of affordable housing. And it is a travesty that policy changes so fundamental to the lives and assets of so many county residents should be the subject of just six listening sessions spread over four weeks and averaging about two hours each.

It is now incumbent on the Council to demonstrate the principles of good government, by conducting its due diligence and examining the trade-offs rigorously and transparently. After all, the provision of housing is not the only responsibility of the county government. It must find the right balance between housing growth, adequacy of public services and facilities, and the fiscal health of the county. And it must provide meaningful opportunities for public participation, so that solutions are scaled to the local context of each community.

I have three areas of concern.

****First,**** the Planning Department's recommendations should be data-driven, but seem to be at odds with the data.

- Based on COG 9.2 estimates, the county needed to add another 10,000 homes (in addition to the 31,000 projected build out) between 2020 and 2030
- This estimate for 2030 was subsequently reduced by COG 10.0 by 6,000 households -- i.e., the county needed 31,000 + 4,000 = 35,000 new homes by 2030
- According to SDAT data, the county had built 12,847 new units between 2020 and 2023 -- i.e., an average of 3,212 houses per year -- leaving a balance of 22,153 units required by 2030.
- At the current rate of building (3,212 x 7 years = 22,484), the county would meet its target by 2030
- The current pipeline of 30,000+ housing units in the county's development "pipeline" (approved but not built) could meet the target, even allowing for 25% of pipeline units not materializing.

According to the County's Residential Development Capacity Analysis, zoned capacity in the county is sufficient to meet the forecasted number of households and its housing targets. That said, according to the County's Housing Needs Assessment, the gap in housing units has worsened for households

earning up to 65% of the Area Median Income (AMI) – and the cost burden has worsened near transit – while there is an increased surplus at income bands of 80% of AMI and above.

This suggests the need for an entirely different policy response, focused more on affordability and unblocking the existing pipeline of development.

****Second, the Planning Department did not adequately assess the possible economic and social equity impacts of upzoning.**** The initial experience of Minneapolis suggests that the adverse impacts of a poorly crafted policy can be very real:

- Upzoning was a “free for all for developers”
- Private homebuyers could not compete in bidding against outside financed developers
- Valuations skyrocketed ...went up 80% in poorer areas resulting in gentrification
- Taxes increased 20%+ in poorer areas, fixed-income residents forced to sell, poorer areas impacted the most
- Rental companies were aggressive bidders to build rental multiplexes
- 20% of houses were sold to investment companies
- Corporate owners were out-of-state absentee landlords, interested primarily in cash flow, not neighborhoods
- A single-family home would be torn down and replaced with a multiplex; each unit smaller but would rent for the same amount as the small home
- Only 57% of the Plan 2040 developments met minimum state environmental standards for green space
- Infrastructure did not have infinite capacity- it was already strained – required significant, expensive upgrading

There are several fundamental flaws in the economics of AHSI.

Converting a percentage of single family detached houses on sale each year to multifamily dwellings means that the supply of single family detached homes in the county will decline. Unless demand for such homes declines proportionately, it would lead to higher prices for such homes. There is no reason to believe that demand would decline proportionately, so supplying “attainable” multi-family housing would increase prices in another segment of the housing market.

This situation will be made worse by the fact that many individual homebuyers will not be able to compete with developers and investors, the only market player with sufficiently deep pockets to build multifamily dwellings.

The only way in which this reduction in supply could be offset is to build more single family detached homes even further from transit and activity centers, undermining the environmental sustainability arguments of AHSI.

Furthermore, since capital, labor and material are finite, they will flow to the more profitable market-rate “attainable” housing segment at the expense of below-market rate affordable housing, thereby worsening the supply of affordable housing – which is precisely where the greatest shortage lies.

****Third, taxpayers deserve a real fiscal impact analysis.**** Replacing 1% of single-family homes annually with quadplexes could increase an area’s population by about 20% in five years. The Planning Department claims, with no data, that the impacts on infrastructure and schools are likely to be minimal, and these will be addressed through existing impact tax payments.

There is no economic basis to assume that only a small number of multiplexes would be built. In fact, developers’ profit motive would drive them to bid for nearly every older home on the market and convert them to multiplexes.

Furthermore, Impact Taxes paid by developers rarely cover the additional costs of infrastructure and schools. Not surprisingly, the county is already constrained in fully funding schools and transportation improvements. It is also irresponsible not to have a climate risk assessment and cost-estimates of needed infrastructure upgrades, given the likelihood of more extreme weather events.

As noted by Glenn Orlin in his testimony to the Council on the ****2024-2028 Growth & Infrastructure Policy and Bill 16-24, Impact Taxes – Revisions****, which is also relevant to AHSI:

“Over the past two decades there has been a steady diminution of this concept [of adequate public facilities]. The standards for adequacy have been significantly loosened, or in some cases even eliminated, often allowing developments to buy their way out of meeting the standards. The Growth and Infrastructure Policy is also rife with exemptions ... with what is the misguided hope that by eliminating the adequacy requirements, desirable growth will be attracted. The currently proposed G&I Policy would expand the number of exemptions and discounts.

Within the transportation sphere, the desire to put even modest limits on traffic congestion is mostly gone Within the public schools sphere, since 2020 there are no longer any limits on overcrowding. Development is allowed to proceed by paying an impact tax surcharge—Utilization Payments—which together are far from enough to fund a new school or addition that would provide adequate capacity.”
I believe that the discussion on rezoning has put the cart before the horse. Re-zoning should follow from the master plan process. However, AHSI undoes most of the master plans around the county, and yet it is the master plan process that affords an opportunity for residents to weigh in and for careful review of impacts on neighborhoods and infrastructure.

In the spirit of finding a constructive way forward, I would suggest the following course of action by the Council:

1. Request the Planning Department to prepare a report on the actual projected gap in supply of “middle housing” – i.e., how many such units (including townhomes and small apartment blocks) are being built through existing master plans relative to COG’s 2030 projections of job growth at the relevant income levels – and an assessment of the barriers to supply in the current pipeline.
2. The Council should prioritize policies to increase the supply of townhomes, duplexes, triplexes, quadplexes and small apartment blocks in redevelopments and greenfield sites, through the master planning process. A particular area of attention should be White Flint, given its size, central location and access to Metro.
3. The Council could launch a two-year pilot program of duplexes in existing neighborhoods to test the hypotheses of the AHSI. It should have measurable performance indicators for the Council to assess success. The monitoring program should include assessments of economic, environmental, and social impacts.
4. This pilot program should have a county-wide cap, as well as caps at the block and neighborhood levels, publicly consulted and through area-specific master plans, considering existing infrastructure and density constraints.
5. The scope of up-zoning should be restricted to half a mile from Metro, which is the true walkable distance from mass transit.
6. The Pattern Book, which is central to AHSI, should be made available for public consultation in draft before the pilot program is launched.
7. The council should examine options – through the master planning process -- for limiting the size of new single-family homes, for example through a maximum floor-area ratio, height limits, setback increases, and lot coverage restrictions. Middleburg VA recently enacted such rules.
8. The council should adopt a Growth and Infrastructure Policy and Impact Taxes that strengthen the concept of adequate public facilities in development.

In summary, the County Council should adopt an approach that is consistent with good government – where public policy is driven by data; where environmental, social, economic and fiscal impacts are transparently assessed; and, where community engagement allows policy to fit the local context.

Thank you.

Rohit Khanna
Chevy Chase, MD
October 17, 2024

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: [REDACTED] - Submitted By: Aaron Droller - (Council Webform) (open)

Requested by Aaron Droller

Aaron
Droller
Silver Spring
20901

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson

Oct 20, 2024 6:43 PM

Attainable Housing Comments

Constituent information:

Aaron Droller

[REDACTED]
[REDACTED] Silver Spring, MD 20901

Aaron Droller, Oct 18, 2024, 9:06 AM

FirstName: Aaron

MiddleName:

LastName: Droller

Suffix:

[REDACTED]

Address2:

City: Silver Spring

ZipCode: 20901

[REDACTED]

PhoneNumber:

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: [REDACTED] - Submitted By: Aaron Droller - (Council Webform)

Comments: To the members of the Montgomery County Council: I wanted to express my disapproval of the action of the Council described in an article in the Washington Post by Aaron Wiener dated October 18, 2024. It states that "[t]he nonprofit advocacy group Greater Greater Washington organized a bus tour to Arlington on Friday so Montgomery community leaders and county officials could visit two recently built missing-middle developments there and speak with residents." As you know, the Attainable Housing Strategies Plan is deeply divisive throughout Montgomery County. It is completely inappropriate for the Council to go on a tour with an advocacy group in this fashion that grants them unique access and influence to policymakers not enjoyed by the public at large. Greater Greater Washington has every right to express their views like the general public, at a listening session, public hearing, or in their publications. In this contentious issue, the Council must hear from everyone without the appearance of favor. Thank you.

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Review of Planning Department emails on attainable housing (open)

Requested by Tim Vogel

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson

Oct 18, 2024 5:17 PM

Attainable Housing Comments

Constituent information:

Tim Vogel

Tim Vogel, Oct 18, 2024, 2:51 PM

Dear Council members,

Are you aware that the Montgomery Planning Department did not reach out to Washington Suburban Sanitary Commission and PEPCO until September 2024, to brief them on the Attainable Housing Study and the small scale attainable housing recommendation to rezone over 80% of the single-family home communities in the County?

Overview

On page 60, the 2024 Attainable Housing Strategies report lists "Demands on infrastructure" as a "Stakeholder Concern" that arose from the Department's various outreach initiatives. It says, in response, "The Planning Board heard concerns about the increased demands on existing infrastructure, like schools, roads, and water and sewer. The Planning Board believes the demands on infrastructure can be addressed through existing policies....Demands on other infrastructure can be addressed through the 2024 Growth and Infrastructure Policy, where Planning Staff is contemplating a focus on water and sewer."

But there appears to be no basis for these conclusions. Montgomery Planning Department emails obtained through a request under the Maryland Public Information Act indicate that Department staff first reached out to PEPCO via email on September 12, 2024, "in due diligence" to "meet with the right person(s)...to help inform you all of what we're recommending, and to understand if that does raise any concerns about future distribution capacity." The emails further indicate the same was done with WSSC. The emails indicate the Department planned to use the meetings to "present our 15ish minute presentation hitting the high points of the initiative."

This outreach wasn't initiated until months after the Department heard the stakeholder concerns; months after the Department summarily dismissed the concerns, in writing on page 60 of the report (and with no basis, as is now evident); and three months after the Montgomery Planning Board voted to approve the report and transmit it to the County Council.

This is irresponsible and unacceptable at every level of policy-making, governance, and representative government.

This is just one of the many ways in which the 2024 Attainable Housing Strategies report, and in particular, the recommendations for small scale attainable housing, fail to pass even the barest of scrutiny, rigor, and analysis. The small scale attainable housing recommendations should be rejected outright and sent back for further study, with express instructions to the Planning Department to include representation from the affected neighborhoods and communities, schools, infrastructure providers, and other stakeholders in an appropriate study of the real impact of the small scale attainable housing recommendations.

Best regards,

Tim Vogel

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FWD: Attainable Housing Strategies Initiative (open)

Requested by **Katita Strathmann**

Assigned to **Livhu Ndou (Staff)**

Created at **Oct 21, 2024 7:38 AM**

Last updated at **Oct 21, 2024 3:26 PM**

Councilmember Friedson

Oct 18, 2024 5:13 PM

Attainable Housing Comments

Constituent information:

Katita Strathmann

Katita Strathmann, Oct 18, 2024, 5:02 PM

Dear Montgomery County Council Members,

My husband and I have been homeowners in Montgomery County since 1996. We now currently own and reside in the Rollingwood home on Leland Street that he grew up in from early childhood—we bought the home from his father in 2004 and have resided here since that time. In all these years, this is the first time we have felt strongly enough about an issue to take the time to write to the Council.

While we support efforts to expand affordable housing in our area, we are deeply concerned that the proposed Attainable Housing Strategies Initiative (AHS) will serve only the builders in our community and will provide housing that is "attainable" only to the very wealthy. For example, the three new Walsh Street units developed in Bethesda have been listed for \$3.65M _each_ which is far above the cost of most of the homes in Rollingwood (with the exception of the new homes builders have built in place of the older original homes they have torn down).

There is nothing fair, equitable or accessible about a plan that only benefits builders and provides housing attainable only to the ultra wealthy. The county council and planners can do far better than this.

Sincerely,

Katita Strathmann

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: AHSI (open)

Requested by Linda Kaplan

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson

Oct 20, 2024 6:41 PM

Attainable Housing Comments

Constituent information:

Linda Kaplan [REDACTED]

Linda Kaplan1944, Oct 18, 2024, 11:41 AM

Dear Council Chair Friedson,

I am writing to express my concern and disappointment that the Montgomery County Council is considering the Montgomery County (MoCo) Planning Board's plan that is called the Attainable Housing Strategies Initiative (AHSI). This plan is nothing but another way for the Developers to make more money and does nothing to address the issues it pretends to solve.

We live in the Rollingwood Section of Chevy Chase and are already dealing with too much traffic, danger to the many people, especially children, who walk in the neighborhood as the narrow streets are narrow and the traffic overwhelms the infrastructure. There is barely enough parking for our current population and that would only increase with the idea of building multiplex housing. Our other infrastructure systems such as water, sewers, and utilities which are stretch to the max, are also not capable of handling this plan. In addition, none of this address the concerns about affordable housing.

As a citizen of MoCo, and someone who voted and supported you I urge you not to support the AHSI initiative.

Linda Kaplan

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FWD: Edgemoor Citizens Association - Comments re AHS (open)

Requested by Joyce Gwadz

Joyce
Gwadz

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:26 PM

Has attachment?: true

Councilmember Friedson

Oct 20, 2024 6:40 PM

Attainable Housing Comments

Constituent information:

Joyce Gwadz

[REDACTED], Bethesda, MD 20814-1235

Joyce Gwadz, Oct 18, 2024, 12:05 PM

Our comment letter is below and attached. Thank you for your consideration.

![[page1image28217840](blob:https://mail.google.com/594a473c-bdc8-4bec-b326-d444c42525aa)

October 18 2024

Montgomery County Council

Council Office Building

100 Maryland Avenue

Rockville, MD 20850

Dear Council President Friedson and Members of the County Council:

I am the President of the Edgemoor Citizens Association (ECA), representing over 500 households in the residential neighborhood bordering the west side of Downtown Bethesda. This letter presents our concerns about the Attainable Housing Strategies (AHS) report approved by the Planning Board and submitted to the County Council.

The ECA asks that the County Council pause consideration of AHS and its recommendations in their current form. We need a plan that will address housing needs in a manner that prioritizes the greatest need, housing affordable to those of low to moderate income, and that does not disrupt and damage established neighborhoods within the County.

The ECA recognizes that there are housing needs in our County that must be addressed. Those housing needs are concentrated among County residents of low to moderate income who cannot afford market rate housing. Under the Housing Targets established by the Metropolitan Washington Council of Governments (COG), targets accepted by the County Council, at least 75% of the new units produced to 2030 need to be affordable to households of low to moderate income.

AHS does not address the housing needs of Montgomery County. Its proposals would not produce and are not intended to produce affordable housing. AHS is designed to produce market rate housing, which in many areas would be more expensive to buyers than existing properties available in the market. (See, for example, the three new townhouses on the market at 6960, 6970, and 6980 West Avenue in Chevy Chase. They were recently built on a property at the corner of Walsh Street and West Avenue that was purchased for \$1.6M with a single-family home that was torn down. The townhouses at 6960 and 6970 are offered for sale at \$3,299,000 each, and that at 6980 is offered at \$3,475,000.)

The AHS recommendations are complex and far-reaching. AHS is a sweeping proposal to upzone approximately 82% of Montgomery County's residential land for greater density, affecting substantially all County land within the Beltway and much outside. However, Planning has not provided the data or

analysis to support the asserted need for rezoning. The County Executive has stated publicly that there is sufficient land with residential zoning and a pipeline of residential real estate approvals capable of meeting all projected housing needs, without upzoning. The broad upzoning contemplated by AHS is neither necessary or advisable. AHS is poorly conceived, misdirected, and is likely to result in unintended harm to many of the residential areas of the County.

There are significant questions about the reliability of the data that has been provided from time to time on housing needs, targets for new housing, and populations to be served, as well as how much housing has been built in recent years. There are also significant questions about the availability of land currently zoned for new housing and about units in the pipeline that have not moved forward. These discrepancies and questions about the data must be resolved before solutions can be found. Before moving forward to propose any changes, the Council should direct that Planning, at a minimum, provide to the Council and to the public data and analyses quantifying (i) the extent, if any, of a shortage of housing in the County (including at market prices); (ii) how much land in the County is available for residential development under current zoning; and (iii) if there is a shortage of housing at market price points, why that shortage cannot be met by residential construction on land now zoned for it.

The rezoning in AHS would likely result in negative consequences to many of the County's neighborhoods. Where rezoning is proposed, the Council must develop and deliver analyses and tools to limit negative consequences such as loss of mature tree canopy; increases in impermeable surfaces and stormwater runoff; waivers and/or relaxation of stormwater management rules; increases in traffic congestion; loss of naturally occurring affordable housing; and potential increases in investor-owned housing. The Council must also address neighborhood issues such as narrow streets which may hamper or even block emergency vehicle access, as well as aging utilities infrastructure and the like, especially in older neighborhoods like ours. Among other things, Montgomery County's Growth and Infrastructure Policy has not been sufficiently effective at identifying school and other growth-related infrastructure needs, and a growing number of County exemptions and state budget deficits have put the financing of infrastructure associated with growth at continuing risk. The Council needs also to provide a fiscal impact analysis of any proposal, including the costs of infrastructure, school construction, streetscaping, parking, road construction and maintenance, sidewalks, stormwater drainage and other costs resulting from any proposed zoning revisions, as well as how the costs would be financed.

AHS as presented by the Planning Board does not consider other planning efforts that will affect our neighborhood and others. Planning is separately proposing to recommend removing the density cap on development in Downtown Bethesda through a Minor Master Plan Amendment to the Bethesda Downtown Plan. In addition, we understand that a new Master Plan is expected for Friendship Heights. The cumulative effects of AHS and these other contemplated changes have not been considered, and must be considered before any zoning changes to nearby neighborhoods like ours are proposed.

The Planning Board has proposed implementing AHS as a county-wide Zoning Text Amendment (ZTA) outside the Master Plan process, minimizing residents' participation and opportunity to be heard. The County Council and Planning Board need to follow the Master Plan processes for all zoning changes of the type presented in AHS, and to maximize community review and feedback. Council and Planning need to ensure that every affected homeowner in Montgomery County is timely notified of public hearings on any proposal to change the legal classification of his or her property, the specifics of the proposed rezoning, and the specifics of any additional related rezonings. Any future residential zoning changes should be implemented through the Master plan process after meaningful engagement and consultation with residents.

The ECA asks the County Council to direct the Planning Board and other appropriate departments, working together, to refocus efforts on a comprehensive plan to identify and address the County's unmet housing needs, populations needing County assistance to obtain affordable housing, a study with conclusions on the market and why the large number of approved units in the pipeline are not moving forward, and to consider a comprehensive range of approaches to increase the supply of housing to low and moderate income residents.

As noted above, Montgomery County needs a plan that will address housing needs in a manner that prioritizes the greatest need, housing affordable to those of low and moderate income, and that does not disrupt and damage established neighborhoods within the County. AHS is not that plan.

Sincerely,

David Barnes
ECA President
cc: Cindy Gibson
Pamela Dunn
Livhu Ndou

Attachment(s):

ECA Letter to Council re AHS 10-18-24.pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/pTJTZnTxJnlOdQeAjRceWBSTD/?name=ECA+Letter+to+Council+re+AHS+10-18-24.pdf>

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

[ECA Letter to Council re AHS 10-18-24.pdf \(application/pdf\)](#)

FWD: The Planning Department's Affordable Housing Initiative Proposal (open)

Requested by Matthew Gelfand

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson

Oct 20, 2024 6:39 PM

Attainable Housing Comments

Constituent information:

Matthew Gelfand
[REDACTED]

Matthew Gelfand, Oct 18, 2024, 12:22 PM

To the Members of the Montgomery County Council,

This message is to express my ****strong**** opposition to the Planning Department's Attainable Housing Strategies Initiative for several reasons.

1) If I understand the proposal correctly, it would relieve developers of a number of zoning restrictions that are now in place which would create a chaotic array of development in the affected areas and put the quality of our neighborhoods at risk.

2) The affected areas are now vibrant, friendly, and collegial neighborhoods of homeowners. The proposal would weaken these bonds by imposing nonresident-owned rental properties into the mix. Moreover, the owners of such multi-unit properties would have no personal connections to the neighborhoods.

3) Ironically, and paradoxically, in our neighborhood - North Chevy Chase - the County in just the last two years approved the demolition of more than 200 garden apartments and (still to be done) town houses that are or were solid brick construction, quite attractive, with ample off-street parking and open green spaces. Importantly, these 200+ units were already ****affordable**** units, and are in the process of being replaced by a smaller number of luxury town houses that will sell for \$1.5 million, \$2 million or more and be unaffordable. So, the County has allowed the destruction of 200 affordable units and the Planning Department now is proposing the potential destruction of single-family homes in a vital and vibrant neighborhood in order to build 200 additional dwelling units. in our neighborhood. What the Department hopes to add with one hand it has already taken away with the other hand.

4) Even the County Executive, Mark Elrich, who is a strong supporter of affordable housing, has acknowledged that the Planning Department's proposal is overreaching and unnecessary. As Mr. Elrich notes, there is ample, open land available to accommodate constructing affordable housing near public transportation or other amenities and no need to impinge upon neighborhoods of existing, single-family homes. Again, in our own neighborhood, North Chevy Chase, there is a large tract of land that the County already owns and which is partly developed - the site of the Chevy Chase Library on Connecticut Avenue. This land could accommodate a few hundred apartments within walking distance of a new Purple Line station at Chevy Chase Lake, and could include a vital amenity - a reconstructed public library on the lower floors of one of the buildings.

For these reasons and others, I strongly oppose the Planning Department's Attainable Housing Strategies Initiative. Its possible benefits would pale in magnitude to the costs and damages it would wreak on our neighborhoods.

Sincerely,

Matt Gelfand
[REDACTED]

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/>

cybersecurity

FWD: SAY NO TO THE ATTAINABLE HOUSING STRATEGY INITIATIVE (open)

Requested by John M. Oliver

John
Oliver
Chevy Chase
20815-6503

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson

Oct 20, 2024 6:43 PM

Attainable Housing Comments

Constituent information:

John M. Oliver

John M. Oliver, Oct 18, 2024, 10:33 AM

Councilmembers and planners tell us that when they vote to allow duplexes, triplexes, and quadplexes in 84% of the county, affecting about 164,000 single-family homeowners, they will not change the standards from those for a single-family detached house. _Do you believe them?_

The Planning Department's "Silver Spring Downtown & Adjacent Communities Plan – Missing Middle Housing Market Study" (https://montgomeryplanning.org/wp-content/uploads/2021/03/Missing-Middle-Market-Study_03-04-2021_Staff-Report.pdf) says you shouldn't. (Missing middle housing includes duplexes, triplexes, and quadplexes, along with other housing types.) Planners interviewed members of the development and land use community for this study. Here's what the report included:

- "Missing Middle housing may require a relaxation of development standards related to height, side setback, and lot coverage to physically accommodate for-sale Missing Middle typologies."
- "The added cost of providing dedicated affordable housing will make redevelopment of existing single-family homes into modest-sized Missing Middle housing financially infeasible."
- "Enabling the private sector to create comparatively less expensive new housing options that are accessible to a more diverse segment of the population requires substantial changes to the zoning code, subdivision process, and entitlement process. However, this may more quickly and dramatically change the neighborhood's physical character."

Are the officials promoting AHSI being honest with us?_You decide._ _But history has a lesson: several years after voting to allow accessory dwelling units, the Council came back and changed the standards to make it easier to build ADUs. Why should we expect anything different with duplexes, triplexes, and quadplexes?

**Tell them they need to be transparent and honest. Tell them what they do will be on the ballot in 2026 – we can't afford to elect people we know we can't trust. **

Sincerely,

John Oliver

Chevy Chase, MD 20815

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* * *

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FWD: Please pass Attainable Housing Strategies - Submitted By: Jonathon Trivett - (Council Webform) (open)

Requested by Jonathon Todd Trivett

Jonathon
Trivett
North Bethesda
20852

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson

Oct 20, 2024 6:43 PM

Attainable Housing Comments

Constituent information:

Jonathon Todd Trivett

[REDACTED]

Jonathon Todd Trivett, Oct 18, 2024, 9:27 AM

FirstName: Jonathon

MiddleName:

LastName: Trivett

Suffix:

[REDACTED]

City: North Bethesda

ZipCode: 20852

[REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Please pass Attainable Housing Strategies - Submitted By: Jonathon Trivett - (Council Webform)

Comments: As I understand the public meetings on this subject have been dominated by a minority of county residents who radically oppose this measure, I want to make sure you understand that there are many more of us in the county who do prefer more dense housing, particularly near mass transit, so that we can start to turn the tide of housing affordability and make progress towards diverse neighborhoods that reflect wider socioeconomic levels.

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FWD: Planning Board's Attainable Housing Recommendations (open)

Requested by Anthony Marra

Anthony
Marra
Chevy Chase
20815

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson

Oct 18, 2024 5:10 PM

Attainable Housing Comments

Constituent information:

Anthony Marra
[REDACTED]

Anthony Marra, Oct 18, 2024, 3:50 PM

Council President Friedson,

At your invitation, my wife and I attended a listening session on September 25 at B-CC High School. I was very disappointed at the Planning Board's inability to answer many of the pertinent questions asked by residents. It seemed that a common response by the Planning Board was that the issue or problem raised by a resident would be worked out later. This is not an adequate position. The Planning Board is in the business of "planning". It should have thought through the many practical and consequential effects of its recommendations. It is pretty clear the Planning Board's recommendations are not ready to be thoughtfully considered and discussed. The residents and the County Council are entitled to full transparency when the monumental issue of rezoning virtually the entire county is presented. The Planning Board needs to answer the questions posed by residents. The County Council and the residents need a more adequate disclosure of all the ramifications and impacts of the Planning Board's recommendations before there are any changes to the zoning laws. The County Council should direct the Planning Board to provide a more comprehensive report that addresses all of the issues presented by County residents.

Anthony Marra

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FWD: Attainable Housing Strategies - VA rulling (open)

Requested by Evelyn Robles

Evelyn
Robles
Potomac
20854-5496

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson

Oct 18, 2024 5:17 PM

Attainable Housing Comments

Constituent information:

Evelyn Robles

Evelyn Robles, Oct 18, 2024, 2:41 PM

While this is not exactly the same, it had the same theme and should be considered on the agenda of Attainable Housing Strategies currently in discussions.

<https://www.washingtonpost.com/dc-md-va/2024/09/27/missing-middle-ruling-lawsuit-housing-arlington/>

This is not far away – as some describe California with its back blow of Tiny houses. This is just the neighbors in VA.

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FWD: Here are my comments on the Attainable Housing Initiative (open)

Requested by Robert Bein
Assigned to Livhu Ndou (Staff)
Created at Oct 21, 2024 7:38 AM
Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson
Oct 18, 2024 5:14 PM

Attainable Housing Comments
Constituent information:
Robert Bein

Robert Bein, Oct 18, 2024, 3:05 PM

I am a Chevy Chase resident and I think the re-zoning approach is wrong.

Attainable? Affordable? You're using the wrong approach

Planning Board chair Artie Harris acknowledges that what's being proposed is NOT meant to increase affordable housing because the County already has a lot of those units planned. When he says "attainable" he is really talking about affordable for middle income residents.

The Planning Board defines middle income for a family of four as earning \$120,000 to \$150,000 a year. Financial advisors recommend that such income can afford a house that costs between \$450,000 and \$750,000. Do you really think a developer can buy a single-family house in most Montgomery County neighborhoods, tear it down and build 2 townhouses that sell for even \$750,000 each and still make a profit? Talk to a homebuilder, do the math, and you'll see the equation doesn't work.

No, the answer is apartment living for those senior citizens who are downsizing, the families with no children or just a few kids. And the source for those apartments should be those office parks that are emptying, or the individual office buildings that are now not even close to being fully occupied.

And let's not forget the impact of higher population density on traffic (we are NOT going to go everywhere on our bikes), school overcrowding (bad enough as it is), diminished parking availability, and increased governmental expenses which make the County's budget even tighter.

The Attainable Housing Strategies Initiative should not go forward.

Robert Bein

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: AHS Initiative Concern (open)

Requested by Frank Flannery

Frank
Flannery

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson

Oct 18, 2024 5:14 PM

Attainable Housing Comments

Constituent information:

Frank Flannery

Frank Flannery, Oct 18, 2024, 3:01 PM

Dear Council Member Friedson,

I am a very concerned Montgomery County citizen regarding this AHS Initiative. I live in the Parkwood neighborhood in Kensington, MD. Please read my comments below.

"Attainable" Housing

The AHS Initiative report clearly states that the purpose of the proposed strategies is to increase the diversity of housing opportunities to meet housing demand needs in the county. Frequent reference is made to the "missing middle". But the Initiative states that housing units permitted will be market-priced in these high-demand neighborhoods. This results in a contradiction between stated goals and proposed strategies.

Priority Area Classification

The inclusion of MARC stations as a criterion for establishing a Priority Housing District is not justified because it provides very limited transit in Kensington (and Garrett Park) to Union Station. MARC has a small number of one-way (weekday only) trains to DC, from 5-8am and evening return. Data presented at Kensington Town Listening Session cited 8 daily passengers at Kensington rail station. It was suggested by planners that inclusion of MARC could stimulate future increases in transit capacity. However, a recent proposal for improvement of MARC Brunswick line is directed to safety issues and restoration of freight capacity along the CSX owned track. Improvements at Silver Spring station would also enable termination of some eastbound (to Union Station) trains at Silver Spring to facilitate commuter transfer to METRO and Purple Line transit.

The AHS report references adoption of the one mile straight line buffer zone in order to be in alignment with the ZTA 19-01 adopted in 2019 for ADU's. At that time there was extensive discussion about limiting parking exemptions near MARC stations. The PHED recommended, after additional analysis, that only Metrorail and Purple Line stations be included in the straight line buffer zones. Text of the final amendment added MARC stations back in the zoning amendment (without further comment).

Parkwood example:

In past several years builders have been repeatedly contacting all property addresses in the neighborhood, offering to buy homes by cash, buying property "as is" and without realtor commissions. Purchase prices in the last few years were in the range of \$500,000 to \$600,000. Estimated costs of residential building permits were as low as \$300,000 and these new homes were sold for \$1.8 to \$2+ million. Builders are now paying more for lots and it appears that sales prices

have fallen slightly. One must question how duplex, triplex and quadplexes could be priced so as to match or exceed tear-down/ large replacement homes profits yet still be “affordable”.

Moreover, many of the homes now being purchased for \$700 or \$800,000 by builders are well-maintained, attractive 3+ BR, 2 bath homes with garages and pleasant yards. Many are one-story homes thus suitable for elderly who might be concerned about stairs.

Much of the discussion in the AHS Initiative report emphasizes the importance of housing for “aging in place”; thus highlighting the benefits of one story housing units and walkable neighborhoods. The Parkwood neighborhood requires ownership of at least one car to access METRO, to do grocery shopping, going to the library, etc.

Parking Issues

Cost: It has been repeatedly emphasized that parking is expensive and would add significant costs to housing units that are intended to be moderately priced.

Costs cited in AIP report suggest \$5,000 for a 330 foot driveway/parking space.

The Initiative report notes that eliminating driveway apron flares would reduce costs. The suggested cost levels do not appear to be a decisive deterrent relative to total housing unit cost.

Space: Reduction in on-site parking requirements can cause additional problems in Parkwood of the several narrow streets in the neighborhood. One planning analysis suggested that on-street parking necessitates 44 ft width to enable parking on both sides of the street with two lanes for traffic. Some Parkwood streets are only slightly more than that recommended width.

Areas to be covered by ZTA

Which of the 19 independent municipalities in Montgomery County will be affected by this proposed zoning amendment? Clearly Gaithersburg and Rockville are excluded. But others such as Garrett Park and the various Chevy Chase sections can impose certain restrictions.

Questions about analyses:

It is unclear which of the supporting analyses for the Initiative Report include all of Montgomery County and which exclude independent municipalities such as Rockville and Gaithersburg. Information about the availability of housing, demand, prices, estimates of affordability, etc. should clearly state the geographic areas defined.

Similarly, much of the data presented provide both median and average. Income appears to be reported as median figures while average housing prices are stated. In response to a question, it was estimated that Montgomery County median housing prices might be about \$100,000 lower than average prices, a significant difference when considering affordability.

Importance of this issue:

It has been strongly urged that this ZTA amendment or summary variation of same be put to a vote by county residents.

Thank you,
Frank Flannery

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Husing Strategies Initiative Objections (open)

Requested by Margie and Dan Radovsky

Margie and Dan
Radovsky
Chevy Chase
20815-4108

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson

Oct 18, 2024 5:15 PM

Attainable Housing Comments

Constituent information:

Margie Radovsky

 CHEVY CHASE, MD 20815-4108

Margie Radovsky, Oct 18, 2024, 3:29 PM

Dear Montgomery County Council Members:

We are writing because we have serious concerns with the Planning Board's AHSI recommendations. We understand that to date no legislation to implement these recommendations has been introduced before the Council, and we acknowledge that the details of any eventual legislation may vary significantly from what the Planning Board has proposed.

However, we feel we must express serious concerns about the Planning Board's recommendations as early as possible, so that our voices as longtime residents of Montgomery County might influence legislation at the drafting stage and avert the serious weaknesses we see in the Planning Board's approach.

We are concerned that the County Council may seek to act on the Planning Board's recommendations too quickly. Therefore we ask that you commit to and publish a timeline that describes the process by which AHSI-related legislation would be considered, and that such a timeline would ensure multiple public hearings with ample opportunity for public participation. In particular, we ask that notice of any proposed legislation be mailed to all households located within the impacted zones—R-40, R-60, R-90, R-200—and to all communities abutting the Growth Corridors identified in Thrive Montgomery 2050. This also requires adequate study of the effect of increased density on community infrastructure.

Citizens at the listening sessions highlighted the various infrastructure issues faced by different communities including transportation and parking, utilities, storm drain infrastructure, environmental concerns, first responder coverage, and schools' capacity and boundaries. And yet the Planning Board recommends a uniform zoning approach that ignores these different needs.


Consequently, we ask that the Council, in advance of passing any AHSI-related legislation, ensure that studies are done to assess the impact of such legislation on the infrastructure in affected communities, and ensure that the identified infrastructure needs will be addressed.

We also question if the Planning Board has addressed the right problem—affordability—and whether their recommendations, if implemented, might not in fact raise housing costs and worsen the County's shortage of affordable housing, at the same time disrupting communities and creating a lengthy list of infrastructure and livability issues.

Given the magnitude of our concerns, we oppose the Planning Board recommendations and ask the Council and the Planning Board to revisit their overall approach.

Sincerely,

Marjorie & Dan Radovsky


Chevy Chase, MD 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Montgomery County is basing the discussion of the attainable housing plan off of unrepresentative public feedback (open)

Requested by Michael Dutka

Michael
Dutka
Rockville
20851-1421

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson

Oct 20, 2024 6:42 PM

Attainable Housing Comments

Constituent information:

Michael Dutka

[REDACTED], Rockville, MD 20851

Michael Dutka, Oct 18, 2024, 11:27 AM

Montgomery County really shot themselves in the foot with the way they solicited public input on the attainable housing plan. The press is running with the theatrical performances put on at the BCC high school listening session by the most ardent opponents of new housing to set the narrative that this is an overwhelmingly unpopular plan, that has 0 purpose, being shoved down the throats of poor detached single family homeowners.

We could use feedback that actually solicits a representative sample of people in the county (like polling). And we could also use a basic reality check that the people benefiting from this plan may not live here already and that doesn't mean their preferences have 0 importance.

If you don't find that argument convincing then try these, The election is 2 years away and people have short memories now is a good time to do ambitious stuff. Also ask yourself the question, why did I become a local elected official? Was it to serve the interest of your most vocal constituents? Was it to sit in the big chair and collect a paycheck? Or was it to improve people's lives? The nation is short millions of homes and a big part of the reason for that is that every local government makes it expensive or just impossible to construct more, especially in wealthy high opportunity neighborhoods. Do you really want Montgomery County to continue being part of the problem?

-Mike Dutka

[REDACTED] Rockville MD 20851
uncompensated advocate

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing (open)

Requested by Taylor Keith

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson

Oct 18, 2024 5:12 PM

Attainable Housing Comments

Constituent information:

Taylor KEITH

Taylor KEITH, Oct 18, 2024, 2:31 PM

Dear Council President Friedson,

The purpose of this letter is to urge you to vote NO on the Montgomery Housing Planning Board's "Attainable Housing" concept of the which proposes to do away with single family housing zoning and replace it with multi-family housing. The alleged purpose is to provide attainable housing for the "Missing Middle" i.e. "Provide housing options affordable to a range of incomes for an increasingly diverse population of downsizing seniors, professionals without children, young families and newcomers to the region."

During the Bethesda Chevy Chase Community Engagement on September 25th, Mr. Jason Sartori, Montgomery County Planning Director, presented a slide show that categorized the Attainable Housing Strategy range of types and scales as Small, Medium, and Large. He stated Small Scale developments i.e. duplexes, triplexes, fourplexes could be constructed By Right. By Right enables a property owner to go directly to the Department of Permitting Services to obtain a permit to demolish the owners existing home and get a permit to build a duplex, triplex, or quadplex there by completely bypassing the communities' building requirements. Note than an "owner" could be an individual or a developer. The Attainable Housing concept has a number of shortcomings that appear not to have been thought completely through. Some examples: What is the impact on infrastructure such as roads, sewage, electricity and gas of increasing the occupancy of a formerly single building site by a factor of 2, 3, or 4? What if such a "build-out" occurs multiple time in a neighborhood? What is the impact on the local schools of such an increase? What will the costs be of those new units? Will they really help fill the so called "Missing Middle"? Will there be a limit to the number of Attainable Housing build-outs in a particular neighborhood so that the "character" of the neighborhood is not destroyed?

Should owners/developers be allowed to build-out with no limits whatsoever? I invite your attention to Kaiser Place here in Kensington where last year a run-down single-family home was torn down and replaced with six four story units that sold for over \$900,000 each. Clearly this example does not "solve" the missing middle goal of building a wider variety of housing types that meet the needs of people of diverse ages, incomes, and household sizes. It does, however, clearly and unmistakably illustrate the motive/business objectives of developers -- MAKE MONEY.

Prior to going forward there needs to be more research on Attainable Housing's impact on support systems such as sewage, electricity, and water as well as schools, on street parking, roadways, and the character of the neighborhood. Outside studies should be conducted to determine hidden costs and unintended consequences.

Rather than "BY Right" there certainly needs to be a control "mechanism" established. One such control could be that prior to approving a homeowner's or developer's plan to build a multi-unit structure there should be a statement from them guaranteeing the projected sales price of each new unit of the replacement structure and a penalty imposed on the builder if the sales price exceeds the projected sales price. For after all, the objective is not to prioritize density but to meet the needs of people of "diverse ages, incomes, and household sizes." Otherwise remember Kaiser Place.

Additionally, to prevent turning an existing neighborhood into high density housing, there should be a

limit placed on the number of multi-unit “houses” that can be built in a particular neighborhood. Finally, please note, the Planning Board in order to substantiate and justify its Attainable Housing concept, cites several DMV communities that have approved Attainable Housing. One of those is Arlington, VA. However, Arlington’s plan was recently reversed by the Arlington County Circuit Court because “Impacts were not adequately studied. (Washington Post September 28, 2024 – Metro Section). That court decision should indicate to one-and-all that trying to “keep up with the Joneses” does not constitute a viable justification, nor does a plan that omits comprehensive “What if” impact and cost studies.

Thank you for your service to our county. Once again, please vote NO on the existing plan and send it back for study of unintended consequences and implementation of local and county controls of the Attainable Housing initiative vice implementing “By Right” particularly for developers.

Sincerely,

Taylor Keith

Gartrell Place, Kensington

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: AHSI (open)

Requested by Kathleen Meredith

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson

Oct 20, 2024 6:41 PM

Attainable Housing Comments

Constituent information:

Kathleen Meredith

[REDACTED]

, Chevy Chase, MD 20815

Kathleen Meredith, Oct 18, 2024, 12:01 PM

We reside in Chevy Chase Village, Md (CCV). We support the comments submitted by CCV regarding the Planning Board's proposals for the Attainable Housing Strategies Initiative, and incorporate them by reference. In brief: CCV is an historic village to which we moved 32 years ago. We, like others, have invested in our historic homes to preserve the character of those homes and our neighborhood, hopefully for decades to come. Development too often has destroyed the character and charm that distinguishes neighborhoods such as ours. It is in the interest not only of the residents of CCV, but of Montgomery County and the State, to preserve historic neighborhoods such as ours for the benefit of generations to come.

Further, with the development already occurring north of CCV at Chevy Chase Lake, west of CCV at Friendship Heights, and farther north in Kensington and beyond, our community is already struggling with the burdens of increased traffic and inadequate infrastructure. Other development already underway, e.g., at the old 4H site, and planned, e.g., the additional development slated for the blocks just south of CC Circle, will only worsen the congestion surrounding and running through our village. Connecticut Avenue, which as a practical matter cannot be widened, simply cannot handle ever-increasing traffic, which the AHSI proposal would further exacerbate. We ask that you consider these concerns and that you ensure that they are addressed in any legislation that is forthcoming on the AHSI.

Burt Braverman and Kathleen Meredith

[REDACTED]
Chevy Chase, MD 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: AHSI (open)

Requested by Peter Herscovitch

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson

Oct 18, 2024 5:16 PM

Attainable Housing Comments

Constituent information:

PHERSCOVITCH
[REDACTED]

PHERSCOVITCH, Oct 18, 2024, 3:34 PM

I live in the village of North Chevy Chase in Montgomery County. I am writing to express my very strong opposition to the county's Attainable Housing Strategies Initiative (AHSI). In my neighborhood and many others, AHSI will not achieve the positive results that it intends, and in fact, will result in negative impacts. The single-family homes in my neighborhood are rather expensive, so converting these properties to multiunit housing, such as triplexes and quadruplexes, will not result in attainable housing. It will result in condos or town houses that will cost 6, 7 and \$800,000 or more. This will not be affordable for our county's teachers, first responders, nurses, etc. However, AHSI will have several negative impacts, on parking, traffic congestion, water management, and school crowding. But of course, it will benefit property developers, who are known to donate to politicians running for county office.

Furthermore, I feel this initiative represents an unconstitutional government taking. When I bought my house, it was not only for the value of my dwelling, but also for the value of my charming NCC neighborhood of single-family homes. By allowing conversion of single-family dwellings into condos and town homes, Montgomery County will be taking a lot of what I value in my neighborhood away from me without just compensation.

So given my strong opposition to the proposed AHSI, I am most interested on knowing how you plan to vote and how you actually vote on this disruptive plan. I'll look forward to receiving this information from you at the email address below. It shouldn't come as a surprise that how you vote will affect how I vote and donate in future county elections.

Peter Herscovitch

pherscovitch@hotmail.com

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: zoning concerns (open)

Requested by Stuart Dwyer

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson

Oct 20, 2024 6:38 PM

Attainable Housing Comments

Constituent information:

Stuart Dwyer

[REDACTED], Chevy Chase, MD 20815

Stuart Dwyer, Oct 18, 2024, 12:48 PM

Dear Councilmember Friedson,

After the series of listening sessions on the Attainable Housing Strategy I write to express my strong opposition to the proposals as they currently stand. I urge you to oppose, or substantially revise, the strategy.

I have pasted, below, my submission through wufoo.

Thank you.

Stuart Dwyer

Brookdale – Friendship Heights

I live in the Brookdale neighborhood of Friendship Heights and want to register my strong opposition to the so-called Attainable Housing Strategy and broad-brush efforts to do away with single family zoning. 1400 multifamily housing units are currently under construction or planned for delivery in this neighborhood within the next several years.

Five blocks down River Road hundreds of townhomes and apartments are under construction at Westbard.

I am not opposed to this development.

What does concern me is the flawed rationale underlying Priority Housing Districts that assumes Metro is the answer to the transit needs of ever-denser settlement. Studies indicate trips increasingly take place between “activity centers,” not suburbs to downtown & back, for which Metro was largely conceived over 50 years ago.

Incoming residents who will occupy these new developments will have cars, and they will cause congestion absent far more aggressive public transit development than anything I’ve seen contemplated.

Allowing multiplexes in Brookdale’s narrow streets, which were designed for single family homes, would compound those issues exponentially.

I strongly urge the Council to reject, or substantially revise, the proposals under consideration. Let’s leverage our infill opportunities where they make sense – including office conversions – and let’s be much more aggressive about developing the world class transit required as a foundation for growth.

In closing, I would note that the smart growth movement was built in part on the notion that the opinions of those living in neighborhoods impacted by planning decisions mattered. Sadly, those claiming the mantle of that movement now appear to have reverted to the “we know best, get out of the way” approach that characterized a previous generation of urban planners.

Ironically, while many of those groups claim to speak for working class communities, in Thrive 2050 (on which these proposals are based) the voice of the latter came through most authentically in the following statement: “The plight of the working class (sic) and many BIPOC people we talked to felt that the needs of working-class families were not considered in the planning themes of Thrive.”

The current proposals are not the answer. Jane Jacobs once said “As in all Utopias, the right to have

plans of any significance belonged only to the planners in charge." I hope the Council will ensure that we don't go down that road again. Thank you. _ _

On Friday, June 21, 2024 at 10:40:57 PM EDT, Friedson's Office, Councilmember wrote:

Thank you for contacting the Office of Councilmember Andrew Friedson. We will be in touch with you as soon as we are able. If you need immediate assistance, please call our office at (240) 777-7828.

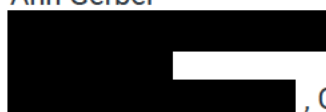
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FWD: Attainable Housing is not necessary--your growth projections say so! (open)

Requested by Ann Gerber
Assigned to Livhu Ndou (Staff)
Created at Oct 21, 2024 7:38 AM
Last updated at Oct 21, 2024 3:20 PM

Councilmember Friedson
Oct 20, 2024 6:39 PM

Attainable Housing Comments
Constituent information:
Ann Gerber

 , Chevy Chase, MD 20815

Ann Gerber, Oct 18, 2024, 12:22 PM

Dear County Council members,

I address all of you on this matter because it will take a majority of you, banding together, to impose some or all of the recommendations on Attainable Housing ("Recommendations") that are being brought forward prematurely for your consideration and action. The numbers that supposedly support the recommendations no longer add up and, according to the County's own projections, overall housing stock, already permitted, will now be more than sufficient to meet the required needs.

All forward planning is important and we support that; but in addition to the underlying premise of the Recommendations no longer being applicable, we underline, prematurely, for two additional reasons. First, because the usual processes for hearing, careful deliberation and refinement in a highly transparent way over several planning cycles has clearly not been followed in this case. As noted, the policy and zoning changes you are considering are based on outdated projections that at the time purported to outline a problem; yet as those projections that have since gone through their normal revision cycles, downward it turns out, such that the original purported problem no longer even exists, the recommendations on which they have been based have not changed or been meaningfully updated. The recommendations have nevertheless continued to move forward to your desks as if those facts were still true, when, as supported in abundant public testimony, they no longer are. The very underlying premise of whether a problem exists needs to be updated and a properly deliberative process with the required updates would have prevented that from happening.

Secondly, the proposed solution for this purported problem in the Recommendations have somehow become a one-size-fits-all approach is the only way to address such a problem even if it did still exist. They treat all portions of every corridor as if they were all the same across the county. This also is not true – so much so that the Recommendations not only disrespects even limited rights of self-governance that have historically been accorded to and responsibly administered by different jurisdictions around the country, including but not limited to Chevy Chase Village, but also they also seek to impose a "solution" that both will fail to address the stated problem and ignores multiple other ways to attain the goal, again, even if the problem actually existed.

The substantial lack of transparency that have characterized the planning on this to date and the demands for a due and properly open deliberative process with regular updates require that the entire set of Recommendations be set aside and that a proper, multi-year process ****begin again****. Founded this time on current projections, taking clear and deliberative steps through a normal multi-year process that actually follows best-practice planning precedent, stating and consistently supporting data about why there is a problem needing to be addressed, and stating in a highly transparent way what alternatives had been considered to reach the goals so that an updated and properly vetted set of new recommendations might in the future then be proposed back to you, including how the proposed new

recommendations have taken into account specific considerations throughout the County. We all wish for a richly diverse County that takes advantage of everything we have here from thoughtfully designed high density centers to the agricultural areas with which we are blessed. We just ask for a transparent and thoughtful process -- not one rammed through, with true motivations, like developers profits and possibly others, cloaked behind planning speak -- that is worthy of the great County so many of us call home and that is worthy of the high office you occupy. The leaders of one of the affected municipalities, the Board of Managers of the Village of Chevy Chase, has written to you far more eloquently and extensively on this subject. We wholly and completely endorse both the numerous process and substantive objections that these duly elected representatives of our Village have raised in their letter, in addition to the points raised above. Please hear our plea for a proper process to be followed here. The current one cannot be fixed, is riddled with faults, has flawed assumptions and has broken numerous precedents as it is. Good process always builds and brings along the respect of those affected. Bad process only draws scorn, loss of faith in good government and derision. What has transpired so far is not only bad process but an unprecedentedly bad process. Please exercise your roles as our responsible leaders to send this set of Recommendations on Attainable Housing all the way back to the drawing board so that a properly founded, properly considered and properly deliberated on and adjusted set can make their way back to your desks by a proper method in the future. Thank you,
Ann Gerber

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Comments (open)

Requested by Reed and Elizabeth Fawell

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:20 PM

Councilmember Friedson

Oct 18, 2024 5:11 PM

Attainable Housing Comments

Constituent information:

Reed Fawell

[REDACTED]
Chevy Chase, MD 20815

Reed Fawell, Oct 18, 2024, 3:35 PM

Dear Montgomery County Council Members,

We are writing in opposition to the Montgomery County Planning Board's Attainable Housing Strategies Initiative (AHSI) recommendations and ask the Council and the Planning Board to revisit their overall approach.

Procedurally, these recommendations have not received the review and discussion warranted for such significant potential changes to our communities. Further review and discussion are necessary to ensure that all potentially affected Montgomery County residents are aware of the recommendations in the AHSI and have the opportunity for comment.

Substantively, we are concerned that if adopted, the recommendations in the AHSI are likely to do irreparable harm to existing communities and produce little or no attainable housing. Instead, the zoning changes would generate profits for developers and investors, while bankrupting small municipalities and imposing immense congestion costs, environmental losses, and infrastructure burdens (transportation and parking, utilities, storm drain infrastructure, and school capacity among others) on County residents. These burdens and other costs (e.g., pedestrian safety) have not been adequately studied or taken into account by the Planning Board and must be thoroughly considered before any proposal moves forward.

Critically, the AHSI is not supported by relevant data or by a credible economic analysis. There is no data to show that this drastic zoning change is required to meet the need for attainable housing. It may reduce, not increase, the supply of "missing middle" housing, by incentivizing developers and investors. Further, there are many projects already in the pipeline that have not been taken into account by the AHSI. We are concerned that the AHSI recommendations not only will not create attainable housing, but also would displace the work being done to create affordable housing, for which the need is most acute.

In short, the recommendations in the AHSI would be economically damaging and contrary to the public interest.** **

Sincerely,

Reed and Elizabeth Fawell

[REDACTED]
Chevy Chase, MD 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategies Initiative (open)

Requested by Sarah Elizabeth Baker

Sarah
Baker
Chevy Chase
20815-4110

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM


Last updated at Oct 21, 2024 3:20 PM

Councilmember Friedson

Oct 18, 2024 5:18 PM

Attainable Housing Comments

Constituent information:

Sarah Baker


Sarah Baker, Oct 18, 2024, 2:33 PM

Afternoon, I hope this message finds you well. I'm writing to express my concerns regarding the Attainable Housing Strategies Initiative currently laid out in the presentations last month and the way the listening sessions were conducted. In addition to my concern about how this will impact our school in the area. While I appreciate the opportunity for community engagement, I was disheartened that none of the questions raised by myself and other community members were addressed during or after the six listening sessions. I haven't seen any follow up from the sessions anywhere.

This process feels incomplete and, frankly, undemocratic. The fact that such a significant plan—one that will fundamentally alter the landscape of our entire community—has been presented with limited public discourse and without clear responses to valid concerns is troubling.

Therefore I respectfully ask again, what is the Council's plan for accommodating the growing population with regard to school capacity? Unfortunately, this critical issue has gone unanswered both at the meetings and on your websites.

At every session I attended, I repeatedly heard from fellow residents about the overcrowding issues within our public schools. Stories of children learning in temporary pods, sitting on buses without seats, lunch rooms without enough seats were concerning. Like many others, I moved to Montgomery County with the hope of enrolling my young family in the public school system. However, I'm now worried that the Council is moving forward with development plans without adequately addressing the infrastructure needs that already exist—particularly in education. The county system was branded in those meetings as no longer being at its peak performance and you have given me a resident with a growing family, no reason to think the education system is still a priority with the additional growth you are proposing. In your run for council member, the education system was one of your top priorities and I'm worried the drive to create additional housing is not aligned with what your campaign goals were when you first started on your public service journey and received our votes.

I would greatly appreciate any clarification or guidance on how the Council plans to prioritize the robust education system we claim to have with additional resources for the increased population you desire moving to this county.

Thank you for your time, and I look forward to your response.

Sarah Baker

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FWD: Oppose Attainable Housing Strategies (AHS) Initiative (open)

Requested by Nancy Armstrong

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:20 PM

Councilmember Friedson

Oct 18, 2024 5:11 PM

Attainable Housing Comments

Constituent information:

nancy armstrong
[REDACTED]

nancy armstrong, Oct 18, 2024, 3:49 PM

Council Member Friedson:

I am writing to express my concern over the proposed changes to permit multi-family dwellings across Montgomery County. I join the growing opposition expressed by my neighbors and friends across the county over this blanket upzoning.

I was troubled to learn that the "Attainable" Housing Strategies Initiative would allow apartment buildings to be constructed next to our home. The plans claim these are "small" apartment buildings, when in fact they allow for up to 19 apartments, duplexes and the like. These changes would drastically alter the fabric of the neighborhoods where your constituents have chosen to put down roots. In doing so, you would break our good faith belief that we are buying into communities on which we can rely. Something so deeply personal and meaningful as the concept of the American home and neighborhood should not be handled carelessly.

There has been insufficient attention paid to the impact this un zoning would have on critical issues such as education, infrastructure, transportation and the environment. Our schools are already overstretched and under-resourced. There is no plan for managing traffic, parking problems and ensuring pedestrian safety. Nor is there planning to address the impact on air quality from congestion, flooding and storm-water damage, loss of tree-canopy and green space. Stating that these matters will be studied after the changes are made falls far short of constituent representation. Undoubtedly assessing the changes after the fact will be far too late.

We are also concerned that little consideration has been given to the impact overdevelopment would have on property values for individual homeowners. Undoubtedly, buyers will not want to purchase a home with apartments or duplexes near it, or with the threat of such happening. We should not be driving buyers away from our county.

It seems all too clear this plan is backed by special interests focused on driving profits for real estate developers. Since there is no mandate for affordability, the zoning changes are likely to do little or nothing to provide financially "attainable" housing options. In fact, the small older houses that still remain in many single-family neighborhoods are an important supply of "missing middle" housing. Re-zoning would make it highly lucrative for developers to bulldoze them. Alarming, there is no mandate that builders will pay for the costs of this overcrowding, upgrading streets, gas, water and power lines and the like.

Finally, this situation does not meet the council's commitment to transparency and responsiveness to its voters. A few town halls does not amount to truly listening to your constituents. Surely a matter of this magnitude warrants widespread voter education, feedback and a vote.

We recognize the council is looking to increase housing options. While that is a worthy goal, it should not come at the expense of vibrant communities throughout our county. We ask that you oppose the Attainable Housing Strategies Initiative zoning changes. Pausing and giving this important matter the consideration and study it deserves is vitally important. I will be following this matter closely and intend

to vote accordingly.
Thank you for your attention to this urgent matter.
Nancy Armstrong
[REDACTED]
Chevy Chase, MD 20815

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FWD: Support for Attainable Housing Strategies for MoCo - Submitted By: Ronna Trent - (Council Webform) (open)

Requested by Ronna Trent

Ronna
Trent
Bethesda
20817

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:20 PM

Councilmember Friedson

Oct 20, 2024 6:41 PM

Attainable Housing Comments

Constituent information:

Ronna Trent

Ronna Trent, Oct 18, 2024, 11:46 AM

FirstName: Ronna

MiddleName:

LastName: Trent

Suffix:

Address2:

City: Bethesda

ZipCode: 20817

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Support for Attainable Housing Strategies for MoCo - Submitted By: Ronna Trent - (Council Webform)

Comments: <https://montgomeryplanning.org/planning/housing/attainable-housing-strategies-initiative/>
Good day- I am writing to express support for the recommendations for rezoning of MoCo in line with Attainable Housing Strategies (AHS) recommendations. I have been a resident of Bethesda for almost 13 years and have raised a family of six here in our single family home, including my elderly mother who has lived with us. It is my understanding that there has been some very vocal opposition to AHS at the listening sessions and I am asking the councilmembers to really appreciate the housing crisis this county, indeed this country is facing. We have a shrinking middle class that is truly struggling. The very least we could offer is attainable housing for the middle class. This entire region needs to relook at single family zoning and take a step back carefully. We do NOT need more 5 bedroom single family homes. And despite the misleading pictures circulating on line from certain council members,

attainable housing as built to today's standards will help to meet the 'missing middle' while being attractive, energy efficient, and convenient to schools and transportation hubs. We have to look past the knee jerk reaction of NIMBY (Not in my backyard) and do what is right. We didn't move here and 'shut the gate behind us." We've studied the problem, now don't get sucked in to paralysis by over-analysis. Let's create more housing in MoCo for our teachers, our firefighters, our middle class!

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FWD: The County Council wants to hear what you have to say on Attainable Housing? (open)

Requested by Shuhong Li

Shuhong

Li

North Potomac

20878

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson

Oct 18, 2024 5:16 PM

Attainable Housing Comments

Constituent information:

Shuhong Li

Shuhong Li, Oct 18, 2024, 2:59 PM

Dear Mr. Friedson,

You've led with the narrative that there's a housing shortage, and that we need to build 31,000 more housing units by 2030. However, Montgomery County Planning's own data from September 2024 shows that we have 35,240 approved housing units.

You've led with the narrative that Attainable Housing was just one of the tools in the toolbox, but you haven't shown any other tools that would create the 75% affordable housing, that should be built near transit. You haven't shown how building market-rate housing would create homeownership for the nurse making \$85,000/yr or generational wealth. You haven't shown the tools that would prevent speculators from buying up homes or the tools that would prevent displacement.

The data on permitted housing has proven to be flawed, inaccurate and non-existent. Take the time, do the studies on the infrastructure, know how many houses have already been built. Recommit to finding how to build the affordable housing that's needed. Do the hard work, do it right! Put the County's house in order before coming after ours!

Sincerely,

Shuhong Li

Gaithersburg, MD 20878

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Fw: Dump hump and bump and AHS and LFP (open)

Requested by Joseph Geraci

Joseph
Geraci

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:20 PM

Councilmember Friedson

Oct 20, 2024 6:42 PM

Attainable Housing Comments

From: J Geraci

Sent: Friday, October 18, 2024 10:57:54 AM

To: Friedson, Andrew

Subject: Dump hump and bump and AHS and LFP

[EXTERNAL EMAIL]

Apparently, the council has nothing better to deal with other than generating the loss of time and money with matters like humps and bumps and the Planning Board's Attainable Housing Strategies recommendations. This is certainly consistent with one ill-defined and bad decision after another, including Little Falls Parkway. Of course, there is nothing logical or practical that supports any of these recommendations. There is no legitimate county generated quantitative cost-benefit analysis that supports any recommendation. Just one hunch supported by yes-men after another to waste taxpayer dollars. As Nobel economist, Milton Friedman, once said, "there ain't no such thing as a free lunch." Reckless spending will be identified as current county "leadership" legacy.

If anything, why not focus efforts on chasing climate change initiatives. Although, the level of wasted funds in that bottomless pit may be exceeded by the examples cited above. Who can say with certitude?

So. Demand better of yourself and your council and stop this nonsense.

Thank you.

Joseph J Geraci

[REDACTED]
Bethesda, MD 20816

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Upzone plan for housing (open)

Requested by John B. Ford

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:20 PM

Councilmember Friedson

Oct 18, 2024 5:15 PM

Attainable Housing Comments

Constituent information:

John Ford
[REDACTED]

John Ford, Oct 18, 2024, 3:34 PM

I agree that affordable housing in the county is an issue. Unfortunately, upzoning single-family areas to duplex, triplex or fourplexes will create more problems than it solves.

It will clog streets (my own, Cummings Ln in Chevy Chase, is already clogged with on-street parking and pass-through traffic.

The lots are valuable, and putting a duplex on a \$1.5 million lot won't create two (or even three) "affordable" or "attainable" homes.

That's not the way real estate works.

And think of the excess demand it'll place on parking, water, sewer, electricity, etc. Those costs have to be covered somehow.

There is a lot of developable land in MoCo, without overloading and changing the character of existing neighborhoods.

Please pull back on this.

John Ford
[REDACTED]

Chevy Chase, MD 20815

John Ford Media, LLC
[REDACTED]

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Disastrous Attainability Initiative (open)

Requested by Barbara Bulla Brown

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:20 PM

Councilmember Friedson

Oct 20, 2024 6:39 PM

Attainable Housing Comments

Constituent information:

Barbara Bulla Brown

Barbara Bulla Brown, Oct 18, 2024, 12:19 PM

To the County Council,

I've lived in Montgomery County for over 35 years (Andrew Friedson is my Council Representative) and I attended one of the community meetings where Planning Board officials presented the Attainability Initiative. We had nearly 50 people in the room and virtually ALL of them agreed that this plan make NO SENSE.

Perhaps the Attainability Initiative is well intentioned, but IF IT IS APPROVED by the Council it will likely have unintended adverse consequences...maybe disastrous consequences.

According to the public discussion I listened to the other night...some Montgomery County residents think it would invite speculators from outside the state to buy up single family lots and build MORE expensive housing....ie LESS ATTAINABLE.

Other comments feared that it would "bust up" residential blocks causing a devaluation in residents homes.

Both scenarios are disastrous . Vote no on this poorly devised Attainabilty Initiative.

Furthermore, housing needs need to be analyzed better. The Planning Board's narrative that there's a housing shortage, and that we need to build 31,000 more housing units by 2030. However, Montgomery County Planning's own data from September 2024 shows that we have 35,240 approved housing units. Recommit to finding out how to build actual affordable housing that's needed. VOTE NO on the Attainability Initiative.

I would like to receive a response from Councilman Andrew Friedson as to his expected VOTE on this initiative. Thank you

Barbara B Brown

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategies Initiative (open)

Requested by Christine Morgan

Christine
Morgan

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:38 AM

Last updated at Oct 21, 2024 3:20 PM

Councilmember Friedson

Oct 20, 2024 6:40 PM

Attainable Housing Comments

Constituent information:

Christine Morgan

Christine Morgan, Oct 18, 2024, 12:17 PM

Dear County Council President, County Council Members and Planning Board Chair,

In every Attainable Housing Strategies Initiative listening session, Council President Friedson and Planning Director Sartori stated that this (AHSI) is but one tool in the tool kit. Why did they choose the sledgehammer?!

We think it's time to take another peek into that kit – check out the overlooked options. Maybe there's something in there that doesn't include the wholesale sellout of neighborhoods.

Sincerely,

Christine Morgan

Patrick A. Sidwell

Silver Spring, Maryland 20910

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing proposal (open)

Requested by Hooper Nichols

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:39 AM

Last updated at Oct 21, 2024 3:20 PM

Councilmember Friedson

Oct 20, 2024 6:44 PM

Attainable Housing Comments

Constituent information:

Hooper Nichols

[REDACTED]
[REDACTED] Chevy Chase, MD 20815

Hooper Nichols, Oct 18, 2024, 8:10 AM

Dear Councilman Friedson,

I moved to the Chevy Chase area in 2020 after we lost our house in Hurricane Laura in August of that year. Our oldest daughter lives in Chevy Chase. I attended the information session at the B-CC high school. I think the plan offered by the planning commission is not a bad idea. I object to the one size fits all approach. Many communities are moving to this type of approach. I have a high school friend in Roanoke whose neighborhood recently voted to make those changes. As I said before one plan may fit a particular community well but would change other communities drastically. I would be in favor of letting each smaller community (Chevy Chase, Bethesda, etc) have the overwhelming say in how their community decides this issue. If a community decides to do this direct more funds for public education, public transportation, infrastructure, etc. to make certain their decision is supported financially so that the changes that the planning commission envision don't make their overall well being worse instead of better. The other issue not addressed in the planning commission's report was affordability. Is affordability also not important as this was presented as housing for teachers, fire fighter's, etc. A reply would be appreciated

Sincerely,

Hooper Nichols

[REDACTED]

Chevy Chase

Sent from my iPad

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Vote NO to AHSI: opinion from a mom, pediatric nurse, public health expert, and community member (open)

Requested by Olga Joos

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:39 AM

Last updated at Oct 21, 2024 3:20 PM

Councilmember Friedson

Oct 20, 2024 6:45 PM

Attainable Housing Comments

Constituent information:

Chas Stuart



Chevy Chase, MD 20815

Chas Stuart, Oct 17, 2024, 11:29 PM

Dear Council member Friedson,

My name is Olga Joos and I'm a public health expert, former pediatric critical care nurse, mom to two school-aged children, and engaged community member as the treasurer in my municipality, the Village of North Chevy Chase, and board member at the Chevy Chase Historical Society.

The Village of North Chevy Chase is home to 226 households and 682 residents located within the proposed Attainable Housing Strategy Priority Housing District Boundary with R-40 R-60 R-90 zoning blocks. Montgomery County faces a housing shortage that requires well-designed solutions to address this challenge. HOWEVER, **the proposed Attainable Housing Strategy fails to address the housing shortage** and will irrevocably transform the community I cherish. **I am voicing my strong opposition to the AHS** for the following reasons:

AHS housing is not attainable. Condo and townhouses priced at \$450,000-\$500,000 (the low end of market prices for proposed housing) will require an annual income of over \$100,000 which is more than starting salaries for Montgomery County (MC) Department of Transportation bus operators (\$51,000); MC police officers (\$69,000), and MC public school teachers (\$70,000). The strategy benefits developers, not hard-working residents seeking attainable housing.

No studies have been conducted to assess the impact on infrastructure and the environment. Given the current challenges with clogged roads (Connecticut Avenue being our Western boundary in the Village of North Chevy Chase), increasing parking issues, and more frequent storm water management challenges, we cannot support a plan that is not based on impact assessments. These challenges require multi-billion-dollar solutions!

The one-mile pedestrian shed is incorrect. Research shows the average US pedestrian is willing to walk only about 5 minutes or about 0.25 miles, not 1 mile. Reducing parking requirements will add cars to the street, impacting pedestrian safety and storm water management.

How will we maintain **vision zero** with more cars on the road? How will we ensure our children receive excellent **education in our public schools** without demographic modeling of population growth and considering budget cuts and already overcrowded schools? Bethesda-Chevy Chase High School spent \$41 million less than 5 years ago and is already nearing its max capacity of 2,900 students with its currently enrolled 2,400 students. Have you modeled population growth in collaboration with MCPS to assess the feasibility of increasing school populations? Does MCPS have the budget to support growth given the 31 million budget cut it faced this fiscal year?

Although you have stated that there is no legislation currently before the Council, the planning board has **rushed** through the strategy's development process and recommended it for the Council to

now review. ****This is a mistake****.

As a resident of the Village of North Chevy Chase, I ****strongly oppose the proposed Attainable Housing Strategy**** as it fails to address the housing shortage, is not based on evidence, and will impact the environment, pedestrian safety, and congestion negatively. Vote ****NO****!

Sincerely,

olga

Olga Joos, DrPH MPH RN

Treasurer, Village of North Chevy Chase

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Objections to the Attainable Housing Proposal (open)

Requested by **Mary Bartlett**

Assigned to **Livhu Ndou (Staff)**

Created at **Oct 21, 2024 7:39 AM**

Last updated at **Oct 21, 2024 3:20 PM**

Councilmember Friedson

Oct 20, 2024 6:44 PM

Attainable Housing Comments

Constituent information:

Mary Bartlett

████████████████████

Mary Bartlett, Oct 18, 2024, 7:57 AM

Dear Council Council members,

My husband and I address all of you on this matter because it will take a majority of you, banding together, to impose some or all of the recommendations on Attainable Housing ("Recommendations") that are being brought forward prematurely for your consideration and action. The numbers that supposedly support the recommendations no longer add up and, according to the County's own projections, overall housing stock, already permitted, will now be more than sufficient to meet the required needs.

All forward planning is important and we support that; but in addition to the underlying premise of the Recommendations no longer being applicable, we underline, prematurely, for two additional reasons. First, because the usual processes for hearing, careful deliberation and refinement in a highly transparent way over several planning cycles has clearly not been followed in this case. As noted, the policy and zoning changes you are considering are based on outdated projections that at the time purported to outline a problem; yet as those projections that have since gone through their normal revision cycles, downward it turns out, such that the original purported problem no longer even exists, the recommendations on which they have been based have not changed or been meaningfully updated. The recommendations have nevertheless continued to move forward to your desks as if those facts were still true, when, as supported in abundant public testimony, they no longer are. The very underlying premise of whether a problem exists needs to be updated and a properly deliberative process with the required updates would have prevented that from happening.

Secondly, the proposed solution for this purported problem in the Recommendations have somehow become a one-size-fits-all approach is the only way to address such a problem even if it did still exist. They treat all portions of every corridor as if they were all the same across the county. This also is not true – so much so that the Recommendations not only disrespects even limited rights of self-governance that have historically been accorded to and responsibly administered by different jurisdictions around the country, including but not limited to Chevy Chase Village, but also they also seek to impose a "solution" that both will fail to address the stated problem and ignores multiple other ways to attain the goal, again, even if the problem actually existed.

The substantial lack of transparency that have characterized the planning on this to date and the demands for a due and properly open deliberative process with regular updates require that the entire set of Recommendations be set aside and that a proper, multi-year process ****begin again****. Founded this time on current projections, taking clear and deliberative steps through a normal multi-year process that actually follows best-practice planning precedent, stating and consistently supporting data about why there is a problem needing to be addressed, and stating in a highly transparent way what alternatives had been considered to reach the goals so that an updated and properly vetted set of new recommendations might in the future then be proposed back to you, including how the proposed new recommendations have taken into account specific considerations throughout the County.

We all wish for a richly diverse County that takes advantage of everything we have here from thoughtfully designed high density centers to the agricultural areas with which we are blessed. We just ask for a transparent and thoughtful process -- not one rammed through, with true motivations, like developers profits and possibly others, cloaked behind planning speak -- that is worthy of the great County so many of us call home and that is worthy of the high office you occupy. The leaders of one of the affected municipalities, the Board of Managers of the Village of Chevy Chase, has written to you far more eloquently and extensively on this subject. We wholly and completely endorse both the numerous process and substantive objections that these duly elected representatives of our Village have raised in their letter, in addition to the points raised above. Please hear our plea for a proper process to be followed here. The current one cannot be fixed, is riddled with faults, has flawed assumptions and has broken numerous precedents as it is. Good process always builds and brings along the respect of those affected. Bad process only draws scorn, loss of faith in good government and derision. What has transpired so far is not only bad process but an unprecedentedly bad process. Please exercise your roles as our responsible leaders to send this set of Recommendations on Attainable Housing all the way back to the drawing board so that a properly founded, properly considered and properly deliberated on and adjusted set can make their way back to your desks by a proper method in the future.

Thank you,
Mary and Ed Bartlett
[REDACTED]
Chevy Chase, MD 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: NO on Rezoning Plan (open)

Requested by Roman Martinez

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:39 AM

Last updated at Oct 21, 2024 3:20 PM

Councilmember Friedson

Oct 20, 2024 6:44 PM

Attainable Housing Comments

Constituent information:

Roman Martinez

[REDACTED]

Roman Martinez, Oct 18, 2024, 8:47 AM

Dear Councilmembers,

I am writing to ask that you please abandon -- or at minimum pause -- the Council's proposed rezoning plans. After reading relevant materials and attending the September 25, 2024, I feel confident that this proposal is NOT in the best interest of Montgomery County and its residents.

Like many in our county, I support both attainable and affordable housing. But I see no data or evidence that the current proposal achieves neither of those means. Moreover, it is shocking to me that a proposal of this scope would be proffered without a thoughtful impact study on schools, safety, traffic, trees, parking, utilities, or the Chesapeake Bay Watershed.

Finally, the proposed rezoning eviscerates process commitments that were made to MoCo County constituents as part of Thrive 2050. Please take time to collect the data, and to give MoCo residents due process in being heard.

Sincerely,

Roman Martinez

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: The Attainable Housing Strategies Initiative is NOT the right answer (open)

Requested by Jane Houlihan

Jane
Houlihan
Chevy Chase
20815-5660

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 7:39 AM

Last updated at Oct 21, 2024 3:20 PM

Councilmember Friedson

Oct 20, 2024 6:45 PM

Attainable Housing Comments

Constituent information:

Jane Houlihan

[REDACTED], Chevy Chase, MD 20815

Jane Houlihan, Oct 18, 2024, 7:36 AM

Dear County Council,

I am a long-time County resident and appreciate all you do to keep our County a place of opportunity, diversity, and green space. I also appreciate your commitment to ensuring that low- and middle-income families can afford to live here. But the Attainable Housing Strategies Initiative (AHSI) is not the answer. It would not provide housing these families can afford, and it would harm existing communities. I've submitted comments on AHSI via your online form, but am emailing these comments to you as well (copied below) to emphasize the importance of your decision on this issue to the health and well-being of our communities.

Thank you for your attention to this critical issue.

Jane Houlihan

North Chevy Chase, MD

Dear Montgomery County Council,

I am familiar with projections of housing needs for middle- and low-income families in our County, but I strongly oppose the Attainable Housing Strategies Initiative (AHSI) that has been proposed as a solution.

It would not provide homes that our County's middle- and low-income families can afford. Hard-working County residents like bus operators, police officers, and public school teachers, with starting salaries of \$50,000 to \$70,000, would not be able to afford these "attainable" homes with County-estimated values of half a million dollars or more. The proposal would benefit developers, not families struggling to find homes within their means.

The initiative would also irreparably damage our existing communities. It would strain school capacity, destroy canopy and green space, endanger pedestrians and cyclists, increase air pollution, overload stormwater management systems, worsen rush-hour gridlock, and overload parking capacity.

In my neighborhood AHSI would allow for duplexes, triplexes, and quadplexes to be built on our lots. We already face challenges with overloaded storm water management systems, parking, and traffic - especially on Jones Bridge Road, Connecticut Avenue, and our primary Village entry point, Kensington Parkway. We have already lost significant green space and canopy along these same roads - from recent road expansions, the State's salt barn and storage complex, the Chevy Chase Lake development, and more. Scientific studies tell us that these changes worsen health and well-being as air pollution

increases and the livability of our community declines. The proposed initiative would cause even more strain to our health and to infrastructure that is already over capacity.

AHSI would certainly benefit developers and private equity firms with aims to invest in rental properties. But the plan would harm existing communities and would not help middle- and low-income families.

AHSI is not the right answer to our housing shortage. Please do not approve this initiative.

Thank you,

Jane Houlihan

North Chevy Chase

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

AHSI Comment Letter (open)

Requested by John C. Alexander [REDACTED]

John
C.
Alexander

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 8:09 AM

Last updated at Oct 21, 2024 8:15 AM

Tags Dropdown: Zoning::Zoning General

Has attachment?: true

Letter Summary: Comments re Attainable Housing Strategies

John C. Alexander
Oct 21, 2024 8:09 AM

[EXTERNAL EMAIL]

A letter setting forth my comments to AHSI is attached.

JOyce Gwadz

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

[REDACTED]

Joyce T. Gwadz
[REDACTED]
Bethesda, Maryland 20814

October 18, 2024

Montgomery County Council
Council Office Building
100 Maryland Avenue, 6th Floor
Rockville, MD 20850

Dear Council President Friedson and Members of the County Council:

This letter presents my concerns about the Attainable Housing Strategies (AHS) report approved by the Planning Board and submitted to the County Council. I ask that the County Council pause consideration of AHS and its recommendations in their current form.

I recognize that there are housing needs in our County that must be addressed. Those housing needs are concentrated among County residents of low to moderate income who cannot afford market rate housing.¹ AHS does not address these needs. AHS is intended to produce market rate housing, which in many areas would be more expensive to buyers than existing properties available in the market.² Further, AHS risks serious negative consequences to our neighborhoods. Our County needs a plan that will address housing needs in a manner that prioritizes the greatest need, housing affordable to those of low to moderate income, and that does not disrupt and damage established neighborhoods within the County.

To solve a problem one must first clearly define the problem, based on data and analysis. However, the reliability of the data presented in support of AHS, including housing needs, targets for new housing, and populations to be served, as well as how much housing has been built in recent years, is subject to question. For example, Planning frequently cites the average cost of a single-family home in the County as evidence of high housing cost, whereas median, a significantly lower number, is the relevant cost; using average presents the appearance that data is being manipulated to support an agenda, rather than being examined to define the problem. There are also significant questions about the availability of land currently zoned for new housing and about units in the pipeline that have not moved forward. The County Executive has stated publicly that there is sufficient land with residential zoning and a pipeline of residential real estate approvals capable of meeting all projected housing needs, without upzoning. We have been told by Planning and others that the proposed changes in AHS need to be made now, on a large scale, countywide, to meet potential housing needs. We have also been told change will be

¹ Under the Housing Targets established by the Metropolitan Washington Council of Governments (COG), targets accepted by the County Council, at least 75% of the new units produced to 2030 need to be affordable to households of low to moderate income.

² See, for example, the three new townhouses on the market at 6960, 6970, and 6980 West Avenue in Chevy Chase. They were recently built on a property at the corner of Walsh Street and West Avenue that was purchased for \$1.6M with a single-family home that was torn down. The townhouses at 6960 and 6970 are offered for sale at \$3,299,000 each, and that at 6980 is offered at \$3,475,000.

incremental. The discrepancies and questions about the data must be resolved, and the problem clearly defined, before solutions can be found.

The AHS recommendations are complex and far-reaching. AHS is a sweeping proposal to upzone approximately 82% of Montgomery County's residential land for greater density, affecting substantially all County land within the Beltway and much outside. That rezoning would likely result in negative consequences to many of the County's neighborhoods, including mine.³ If rezoning is to be proposed, the Council must develop and deliver analyses and tools to limit negative consequences such as loss of mature tree canopy; increases in impermeable surfaces and stormwater runoff; waivers and/or relaxation of stormwater management rules; increases in traffic congestion (the transportation assumptions in AHS are unrealistic); loss of naturally occurring affordable housing; and potential increases in investor-owned housing. The Council must also address neighborhood issues such as narrow streets which may hamper or even block emergency vehicle access, as well as aging utilities infrastructure and the like, especially in older neighborhoods like mine. And, of course, it is imperative that any proposal consider and address racial equity and social justice concerns, and the risks and effects of displacement and gentrification (not addressed by AHS).

Planning has responded to infrastructure concerns that such concerns are covered by the County's Growth and Infrastructure Policy. But the Growth and Infrastructure Policy has not been sufficiently effective at identifying school and other growth-related infrastructure needs, and a growing number of County exemptions and state budget deficits have put the financing of infrastructure associated with growth at continuing risk. The Council needs to provide a fiscal impact analysis of any proposal, including the costs of infrastructure, school construction, streetscaping, parking, road construction and maintenance, sidewalks, stormwater drainage and other costs resulting from any proposed zoning revisions, as well as how the costs would be financed.

AHS as presented by the Planning Board does not consider (or even mention) other planning efforts that will affect my neighborhood and others. Planning is expected to recommend removing the density cap on development in Downtown Bethesda through a Minor Master Plan Amendment to the Bethesda Downtown Plan. In addition, we understand that a new Master Plan is expected for Friendship Heights. The cumulative effects of AHS and these other contemplated changes have not been considered, and must be considered before any zoning changes to nearby neighborhoods like mine are proposed. Of course, projects in the pipeline and not yet completed must be taken into account as well. For example, there is data showing that the Bethesda/Chevy Chase area already has 28 ongoing projects slated to deliver 6,978 units (including 942 MPDUs) in the next several years, which exceeds the target of 3,425 units, yet AHS would impose even further density in the immediate area. Additionally, AHS does not consider the disparate impact on unincorporated communities like mine if municipalities and homeowners' associations are exempted from meeting any additional housing requirements or protected against specific zoning changes.

³ I am a long-time resident of the Edgemoor neighborhood, an older established neighborhood bordering Downtown Bethesda on the west side.

The Planning Board has proposed implementing AHS as a county-wide Zoning Text Amendment (ZTA) outside the Master Plan process, minimizing residents' participation and opportunity to be heard. The County Council and Planning Board should follow the Master Plan processes for all zoning changes of the type presented in AHS, and maximize community review and feedback. Further, the AHS proposal to allow more by-right development and administrative approvals as Thrive Montgomery 2050 is implemented has the appearance of a further effort to reduce public input (a desire expressed publicly by at least one member of the Planning Board). For example, AHS does not adequately address when, where, or how neighbors can raise concerns about development that is problematic, such as by causing drainage issues that affect neighboring properties.

Instead of pressing forward with AHS, the County Council should direct the Planning Board and other appropriate departments, working together, to refocus efforts on a comprehensive plan to identify and address the County's unmet housing needs, populations needing County assistance to obtain affordable housing, a study with conclusions on the market and why the large number of approved units in the pipeline are not moving forward, and to consider a comprehensive range of approaches to increase the supply of housing to low and moderate income residents.

Montgomery County needs a plan, supported by data and impact analysis, that will address housing needs in a manner that prioritizes the greatest need, housing affordable to those of low and moderate income, and that does not disrupt and damage established neighborhoods within the County. AHS is not that plan.

Sincerely,
Joyce T. Gwadz
Edgemoor Neighborhood Resident

Cc: Cindy Gibson
Pamela Dunn
Livhu Ndou

Scanned document from the Konica MFD (open)

Requested by Kevin B. Marvel

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 9:13 AM

Last updated at Oct 21, 2024 9:15 AM

Tags Dropdown: Zoning::Zoning General


Has attachment?: true

Letter Summary: Summer Citizens Assoc concerns re Attainable Housing Strategies

Mcg-konica

Oct 21, 2024 9:13 AM

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>



October 18, 2024

SUBJECT: Community feedback on the Planning Board's Attainable Housing Strategies Recommendations

FROM: Sumner Citizens' Association, Kevin B. Marvel, President [also submitted through online portal]

TO: County Council

Dear Council Members,

I am writing on behalf of the Sumner Citizens' Association located in the 20816 and 20815 zip codes. More than 540 single family homes make up our neighborhood, representing more than 1,000 Montgomery County residents of voting age.

We are concerned about the rapid push to act on the planning board's attainable housing strategies recommendations. Many of our residents are unaware of the substantial changes being proposed nor fully understand the impact the proposed changes might have on our neighborhood.

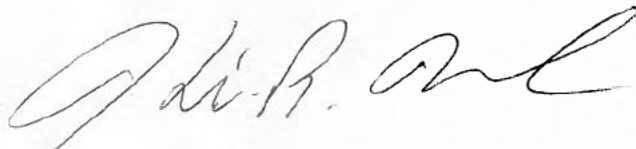
Although some in our neighborhood did attend one or more of the listening sessions that were held, it was clear when two members of our Board reported on what they had found concerning the recommendations at our annual meeting in early October that almost no one is aware of the recommendations or their impact on our county.

We are also concerned that no substantial effort has been made to inform and consult with the citizens in our neighborhood or across the county regarding these recommendations and outreach effort to date has been unsuccessful.

We ask that the process of consideration of this highly impactful policy change be slowed, thus ensuring that citizens across the county are fully aware of the planning board's recommendations. This will allow the Council to move forward on the recommendations in a manner informed by their voters.

Our neighborhood is diverse, and many opinions may exist regarding the planning board recommendations, but without effective communication from the Council of the expected impacts with time for residents to consider the impact of the recommendations, citizens cannot weigh in appropriately.

Sincerely,



Kevin B. Marvel, Sumner Citizens Association President
[REDACTED] Bethesda, MD 20816
[REDACTED]

2024 OCT 21 AM 9:04:30 RECEIVED

FWD: No to Proposed MoCo Rezoning (open)

Requested by Pamela Gay Edison

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 11:01 AM

Last updated at Oct 21, 2024 3:20 PM

Councilmember Friedson

Oct 21, 2024 11:01 AM

Attainable Housing Comments

Constituent information:

Pamela Gay Edison

[REDACTED], Chevy Chase, MD 20815

Pamela Gay Edison, Oct 18, 2024, 4:53 PM

I am a resident and voter in Rollingwood, Chevy Chase, MD a targeted area for the proposed plan to remove all zoning single family housing and address and crisis of housing for people "in the middle", specifically teacher and firefighters.

I have read the documents that have been made public and attended the public session at BCC. I am surprised at the number of intelligent and engaged neighbors who know Councilman Friedson by name who reflected on the way they were blindsided by this proposed rezoning proposal. Apparently, this Planning Commission has not done its due diligence to confer with existing neighborhood groups, including the Rollingwood Community Association or other obvious neighborhood groups who would have a vested interest in a decision to allow building up to 19 units, with special enticements with reduced off-street parking and set back requirements, by right.

I am in favor of smart development and potential for denser housing in existing neighborhoods, as long as the county is doing its job - to replace our lead pipes, our bursting gas lines, reduce class sizes with additional teachers, improve school facilities with more permanent classrooms, improve safe pedestrian travel - particularly in neighborhoods with no sidewalks such as Rollingwood. The concept of letting developers and wealthy individuals simply build - and then we later figure out what to do is not planning at all. It is a greedy and cynical view of the current residents who make this area their home and community. In point of fact, there is no consideration of community in the planning or zoning appraisal of "crisis" or burning platforms for this significant and immediate sweeping change. There are many other options for how to build more housing that is affordable - which seems to be the preamble intent of this AHSI proposal - but has no clear path to getting there by way of regulations or requirements for affordability. A teacher or firefighter family could not afford to buy the expensive townhouses that are being approved near the Purple Line. Ironically, Rollingwood was the area that people who sought housing in the middle moved to 20-40 years ago. And now those same people stood up at the BCC meeting to ask why their leafy, quiet neighborhoods were being targeted to be up to 19 units. I do not think either the Planning Commission or the County Council have adequately laid out how they are going to take care of the current residents with support for the aging infrastructure in those communities.


Rollingwood, at one point, petitioned to become incorporated but was denied because we were told our tax revenues were needed to support services in other parts of the county. Now, it appears, our homes are similarly being subjected to "ideas about the greater good" - ignoring the work the county should be doing for us.

When the public good is involved, there is every reason to expect the Planning Commission to be engaging often and transparently with the communities and neighborhoods to understand their priorities. It is clear that this Commission is not engaging in communications with us - to plan for our communities. Instead, it appears to be an opportunistic reach to override existing neighborhood communities in the name of the greater good. It has also been made clear by Marc Elrich though left

unmentioned in the proposal - that there have been significant moves to increase the supply of housing. Where is the transparency in data reflecting not only the permits but also the results of the more organic approach of approving ADUs. While other communities, like Berkeley, Calif have a major university with 30,000 people needing housing, it is clear we are not in that position. We can take a more informed and varied approach to truly planning for growth, not just offering a free for all developers to build beyond what our communities can sustain with transportation, education, electricity, clean water, gas, green spaces. In short, the things that entice people to move here should be valued by our elected leaders and especially our Planning Commission as we look ahead to make these places communities will continue to thrive.

In summary, I am wholly opposed to the proposed removal of most single family housing in Montgomery County with this one fell swoop, the poorly thought-out plan document as well as the deficient process in getting there. As this proposal indeed, changes everything, it should be on the ballot for a referendum. Further, I am disappointed, as I expected more respect and transparency from our County leadership, given its budget of \$6 B - like Paraguay and Ecuador.

Pamela Edison


Chevy Chase, MD 20815

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FWD: AHSI proposal - Submitted By: Patricia Xeller - (Council Webform) (open)

Requested by Patricia Xeller

Patricia
Xeller
Chevy Chase
20815

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 11:02 AM

Last updated at Oct 21, 2024 3:20 PM

Has attachment?: true

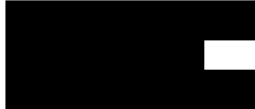
Councilmember Friedson

Oct 21, 2024 11:02 AM

Attainable Housing Comments

Constituent information:

Patricia Xeller



Chevy Chase, MD 20815

Patricia Xeller, Oct 18, 2024, 4:53 PM

FirstName: Patricia

MiddleName:

LastName: Xeller

Suffix:



Address2:

City: Chevy Chase

ZipCode: 20815



Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: AHSI proposal - Submitted By: Patricia Xeller - (Council Webform)

Comments: Offices Contacted: Council President, Councilmember Alborno, Councilmember Balcombe, Councilmember Fani-Gonzalez, Councilmember Friedson, Councilmember Glass, Councilmember Jawando, Councilmember Katz, Councilmember Luedtke, Councilmember Mink, Councilmember Sayles, Councilmember Stewart || I fully agree with the sentiments and points of the letter submitted today by the Chevy Chase Section 3 Council, see attachment below. Thank you. Respectfully submitted, Patricia Xeller

Attachment(s):

Section 5 AHSI Letter 10-18-2024.pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/NtCXZfypMLIFCznn3UmSkGA1B/?name=Section+5+AHSI+Letter+10-18-2024.pdf>

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cybersecurity

[Section 5 AHSI Letter 10-18-2024.pdf \(application/pdf\)](#)

FWD: Attainable Housing strategies

Comments (open)

Requested by Foroud Arsanjani

Foroud

Arsanjani

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 11:19 AM

Last updated at Oct 21, 2024 3:20 PM

Has attachment?: true

Councilmember Friedson

Oct 21, 2024 11:19 AM

Attainable Housing Comments

Constituent information:

Foroud Arsanjani

[REDACTED]
Bethesda, Md 20817

Foroud Arsanjani, Oct 8, 2024, 3:28 PM

Dear Council President,

We support practical and rational efforts to expand access to attainable housing. However, the current plan being considered does not align with those goals. We are concerned that it will exacerbate the strain on our schools, transportation infrastructure, and public services.

Attached are the comments from the Kenwood Park Community Association (KPCA) expressing our opposition to the proposed Attainable Housing Strategies (AHS) initiative currently under consideration by the Montgomery County Council.

We urge you to carefully review our concerns, and we appreciate your thoughtful consideration of our views.

Sincerely,

Foroud Arsanjani

A concerned Citizen of Montgomery County

President of Kenwood Park Community Association

[REDACTED]
Bethesda MD 20817

Attachment(s):

ZONINGKKPCAFINAL101 (003).pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/x4qUDwRLUI1A2YkoAIfJRURV6/?name=ZONINGKKPCAFINAL101+%28003%29.pdf>

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[ZONINGKKPCAFINAL101 \(003\).pdf \(application/pdf\)](#)

FWD: Attainable Housing Strategies Report (open)

Requested by **Craig H. Ulman**

Assigned to **Livhu Ndou (Staff)**

Created at **Oct 21, 2024 11:20 AM**

Last updated at **Oct 21, 2024 3:20 PM**

Has attachment?: true

Councilmember Friedson

Oct 21, 2024 11:20 AM

Attainable Housing Comments

Constituent information:

Ulman, Craig H
[REDACTED]

Ulman, Craig H, Oct 3, 2024, 2:55 PM

Please see the attached letter concerning the changes in single-family residential zoning recommended in the County Planning Board's Attainable Housing Strategies Report. Thank you.

Craig H. Ulman

Katherine B. Ulman
[REDACTED]

Chevy Chase, MD 20815-3325

* * *

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Attachment(s):

October 3, 2024 Letter re Attainable Housing Strategies Report.pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/nwEAwrCGTYm4iNFF7yQL0wMLv/?name=October+3%2C+2024+Letter+re+Attainable+Housing+Strategies+Report.pdf>

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[October 3, 2024 Letter re Attainable Housing Strategies Report.pdf \(application/pdf\)](#)

FWD: Concern over proposed attainable housing strategies (open)

Requested by Melissa Dutcher

Melissa
Dutcher

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 11:20 AM

Last updated at Oct 21, 2024 3:20 PM

Councilmember Friedson

Oct 21, 2024 11:20 AM

Attainable Housing Comments

Constituent information:

Melissa Dutcher

████████████████████

Melissa Dutcher, Oct 4, 2024, 9:25 PM

Andrew,

I hope this finds you well. Please read and share my thoughts with your fellow council members before voting and making lasting generational impacting decisions.

To: Montgomery County Council

Subject: Concerns Regarding the Attainable Housing Strategies – Small-Scale Housing Recommendations

Dear Council Members,

Thank you for the opportunity to provide feedback on the Planning Department's 2024 Attainable Housing Strategies (AHS) initiative. While I understand the intention behind increasing small-scale housing options such as duplexes, triplexes, and townhomes, I would like to express my concern that these strategies may actually exacerbate affordability challenges and other critical issues for many residents. I would like to use a concrete example to illustrate this, along with several broader concerns.

1. Case Study: Walsh Street, Chevy Chase, MD

In the case of 4500 Walsh Street in Chevy Chase, MD, a single-family home was demolished and replaced with three townhomes. The original home had a list price around \$1.6 million, which, while still high, reflects the general market for the area. The three newly constructed townhomes, however, were listed at approximately \$3.65 million each, more than 2.5 times the price of the original home.

This example demonstrates a trend where developers take advantage of zoning changes to replace relatively more affordable housing with expensive, luxury units, rather than the attainable housing that these strategies are meant to encourage. Plus, most people cannot buy a \$1.6M to begin with - the current market prices are out of reach for many which brings me to my next point...

2. Market-Driven Development: Pushing Affordability Out of Reach

Rather than creating more affordable housing, this type of development leads to speculative, market-driven outcomes. Developers are incentivized to build high-end units because there is a greater profit margin, particularly in desirable areas such as Chevy Chase. This trend raises housing prices across the board, pushing the concept of "attainable" housing further out of reach for middle- and lower-income families.

3. Increased Density and Infrastructure Strain

While small-scale housing may seem like a solution for increasing housing stock, the reality is that adding more units in already dense areas risks overwhelming critical infrastructure. Schools in many neighborhoods, including Chevy Chase, are already bursting at the seams, with overcrowded classrooms and inadequate staffing levels. Increasing density without proper planning and investment in education infrastructure will strain local schools even further, potentially reducing the quality of education for all students.

Additionally, neighborhoods are often not equipped to handle the pedestrian safety concerns that come with increased density. More housing means more cars on residential streets, posing risks for pedestrians, cyclists, and children walking to school. Without improvements to sidewalks, crosswalks, and traffic management, we risk making these neighborhoods less safe, especially for vulnerable populations like children and seniors.

4. The Need to Preserve Neighborhood Character

Many areas targeted for small-scale housing reforms, such as Chevy Chase, serve as important buffers between the bustling downtown areas and quieter, family-oriented neighborhoods. These residential enclaves provide a unique quality of life that should be preserved, not sacrificed for development at all costs. Allowing the construction of townhomes, triplexes, and other multi-family units in these areas will fundamentally alter the character of these neighborhoods, leading to increased noise, traffic, and congestion.

The push to increase density should be carefully balanced with the need to protect these residential zones, which serve as a vital counterpoint to the more commercial and densely populated areas of Montgomery County. If we don't respect these neighborhood boundaries, we risk losing the very qualities that make Montgomery County attractive to families in the first place.

5. Potential for Gentrification

This type of zoning reform risks accelerating gentrification, particularly in areas transitioning from more affordable housing to high-end development. Gentrification often leads to the displacement of long-standing residents, particularly minority and lower-income families, as housing prices rise and the character of neighborhoods changes. Instead of creating more inclusive, affordable housing options, we risk amplifying housing inequality within the county.

6. Lack of Affordable Housing Safeguards

The AHS recommendations should incorporate stronger safeguards to ensure that these zoning reforms genuinely benefit those seeking affordable housing. Without clear affordability thresholds or developer incentives tied to price ceilings, we will continue to see examples like Walsh Street, where housing becomes increasingly unattainable for most residents.

This is of particular concern for me as I am one of the few that was able to buy in the neighborhood I grew up in allowing my children to be near their grandchildren. This effort was already at an incredible expense - buying a 3 bed one bath 1400 sq ft home for 800k back in 2015. That is an incredible amount of money for a home with so little comforts - especially coming from my 900 sq ft apartment with 2 beds and 1 bath - my mortgage jumped 3x my rent. This AHS would likely prevent my children from being able to afford to live close to me when they embark on adulthood if they chose.

Conclusion

While I support the idea of expanding housing options, the current zoning recommendations under the AHS initiative appear to serve the interests of developers more than those of residents who need affordable housing. The Walsh Street example is a case in point where increasing housing density did not lead to more affordable homes, but rather to expensive luxury properties that are out of reach for the vast majority of county residents. Moreover, these density increases risk straining public infrastructure, particularly schools, while reducing neighborhood safety and quality of life. I urge the Council to reconsider these recommendations and introduce stronger affordability requirements, as well as infrastructure planning, to ensure that new developments meet the needs of the broader community, not just those who can afford premium real estate.

Please take to heart Marc Elrich's detailed message in his blog posted today. He voices many of my and other resident concerns.

Thank you for your consideration.

Sincerely,

Melissa

Melissa Dutcher

[REDACTED]
Chevy Chase, MD 20815

[REDACTED]
Sent from my mobile device

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FWD: Montgomery County's Attainable Housing Strategies (open)

Requested by Jonathan Hill

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 11:21 AM

Last updated at Oct 21, 2024 3:20 PM

Councilmember Friedson

Oct 21, 2024 11:21 AM

Attainable Housing Comments

Constituent information:

Jonathan Hill

[REDACTED], Chevy Chase, Md 20815

Jonathan Hill, Aug 7, 2024, 10:08 AM

Dear Mr. Friedson,

We have recently seen the proposal for changing the zoning for our home located at [REDACTED] Chevy Chase. This proposal is not something that we, as long-term residents in this area, have requested or want.

While we cannot claim to have reviewed all the material relevant this proposal, but we are concerned about the impact these changes will have on an area that is already stressed from a lack of on street parking. The roads in our neighborhood are very narrow and on-street parking can be an issue. Our concerns are augmented as well by the impact of proposed changes at Friendship Heights and the anticipated zoning changes at what is known as the "Saks" property. High rise development, as it may be called, is already planned for the Brooks Brothers building site located immediately across from Saks. These changes will only increase the vehicle and foot traffic that area is already experiencing. A change from single family housing to multi-family housing (duplexes, triplexes and quadplexes) will increase costs for the Village of Chevy Chase and its taxpayers for services such as refuse, street repair, schools, roads sewer and water. Where will all these cars park? Who will pay for the increased services costs associated with the increase in population density? No doubt the home owners in this area. One of the attractive features of this neighborhood is the greenspace and parks that have been preserved based upon the current population. Augmenting the number of people living in this extremely restricted space, as shown on the available maps, by allowing multi-family dwelling will only increase the pressure on those facilities and services.

Certainly, there is a major question as to physical compatibility with existing used, single-family v multifamily. Given the high cost of property in the proposed areas, one must wonder whether multi-family housing would be economically feasible. What is now a coherent neighborhood could well become an unsightly mix. Architectural covenants could be an issue. Larger multi-family homes may not be compatible with the home size and architecture already here. Additionally the narrow corridor to which these proposed changes propose to apply, will concentrate high density housing in a small area, stressing that area and those who live there.

Home ownership is a long-recognized means for families to create equity to be used for retirement. Having owned our home for well over 30 years and dealing with retirement and aging issues, now is not the time for government to take steps to lower the value of the largest asset most of our neighbors and ourselves have.

Sincerely yours,

/s/

Jonathan B. HILL

[REDACTED]

Chevy Chase, Maryland 20815



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FWD: Feedback on County's Attainable Housing Strategies (open)

Requested by Louis Evangelista

Louis
Evangelista
Chevy Chase
20815-5219

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 11:26 AM

Last updated at Oct 21, 2024 3:20 PM

Councilmember Friedson

Oct 21, 2024 11:26 AM

Attainable Housing Comments

Constituent information:

Louis Evangelista

[REDACTED], Chevy chase, Md 20815

Louis Evangelista, Jul 24, 2024, 6:04 PM

Dear Montgomery County Council President and Members,

I am astonished and startled by the development that would be permitted "by right" in a lot that I reside on. Specifically, referring to the Town of Chevy Chase:

"– Duplexes, triplexes, and quadplexes could be built by-right on Town lots.

– 3-4 story stacked flats, apartment buildings up to 19 units, and townhouses could be built on Town lots located within 500 feet of Connecticut and Wisconsin Avenues with public input.

In addition, because the County intends to designate the Town as a multifamily residential zone, a newly enacted State housing law may allow **density bonuses and mixed-use (e.g., restaurant, retail, recreation, office) components in these projects**. This would result in larger structures and different uses on Town lots, potentially regardless of Town building regulations. For example,

– A small-scale 6,000 square foot duplex that includes an affordable unit may become a 10,140 square foot development that could include a mixed-use component by right and without public input.

– A medium-scale 15,000 square foot apartment building with at least 15% affordable housing units may increase to a 25,350 square foot development after accounting for County and State density bonuses. These developments would be subject to public input."

While I recognize and understand that urban growth and density is inevitable for areas located in transportation nodes and corridors, the sheer magnitude and rapidity of the change envisioned in the County Council plan boggles the mind. I have lived through the transformation of downtown Bethesda into canyons of high rises and the thought of having a 25,350 square foot development as my next door neighbor is intimidating.

Surely, the County has achieved a broad range of available housing within Bethesda after the building of thousands of rental units and condominiums, the refurbishment of townhouses and apartments along Bradley Boulevard and East Bethesda, and the maintenance of existing single family homes within my Town and contiguous communities.

However, the targeting of the single family homes for further intensive redevelopment will result in the creation of multiplexes and apartments at the expense of the loss of desirable single family homes.

Why are single family home owners required to sacrifice their community's quality of life yet again while high rises continue to be approved and built? Moreover, this broad brush approach of "one size fits all" rezoning is particularly pernicious and capricious, especially from the perspective of the single family owner.

I request that the County Council agree that the current availability of housing choices within Bethesda, given the continued building of high rises, is adequate and fair to current and future residents. By this decision, the County Council would preserve the single family home as a desirable and valued housing choice at transportation nodes and corridors.

Sincerely,
Louis Evangelista

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FWD: Attainable Housing Strategies Zoning Changes- please reconsider! (open)

Requested by Erin Dorton
Assigned to Livhu Ndou (Staff)
Created at Oct 21, 2024 11:27 AM
Last updated at Oct 21, 2024 3:20 PM

Councilmember Friedson
Oct 21, 2024 11:27 AM

Attainable Housing Comments
Constituent information:
Erin Dorton

[REDACTED]
Chevy Chase, MD 20815

Erin Dorton, Sep 24, 2024, 3:34 PM

Dear Members of the Montgomery County Council,

As residents and homeowners in Montgomery County, we respectfully ask the council to reconsider the proposed Attainable Housing Strategies Zoning Changes. While well-intentioned, the plan as currently drafted is a one-size-fits-all mandate, giving little or no consideration to the unique needs or interests of specific neighborhoods and communities.

As residents of the Chevy Chase Village Historic District, we are particularly concerned that the new zoning rules would significantly undermine generations of successful preservation efforts to maintain the historic character and architectural significance of this neighborhood. Homeowners in the county's historic districts must abide by strict rules and reviews by the Historic Preservation Commission in order to update or modify their homes. However, the new zoning rules would give property owners and real estate developers free reign to significantly modify, or replace, these homes with multifamily housing units.

The new rules would allow any homeowner – even in the historic district – to convert their single-family home to a duplex or triplex “by right.” Additionally, most of the village historic district would fall within a “Priority Housing District” due to its proximity to the Friendship Heights Metro Station, meaning that historic homes could be demolished and replaced with “quadplexes.” Finally, approximately 160 properties within the Village are located within 500 feet of Connecticut or Wisconsin Avenues, which are identified as “major growth corridors,” thereby allowing up to four-story apartment buildings with up to 19 units each on these properties.

This development is not only unwanted by our neighborhood, but it is also in direct conflict with the stated goals of the county's Historic Preservation Commission and Chapter 24A of the Montgomery County Code. At a minimum, the new zoning rules should make clear that these changes do not apply to historic properties or to neighborhoods designated as historic districts.

As the county seeks to provide more affordable housing to residents, please do not undermine our historic district by opening it up to unwanted development. We cannot fix what ails our community by destroying what makes it great. Sacrificing our history for growth would be an irreversible mistake. Thank you for your consideration.

Sincerely,
Erin and Patrick Dorton

[REDACTED]
Chevy Chase, MD 20815

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FWD: The Proposed Attainable Housing Strategies Zoning Changes (open)

Requested by Andrew Verga

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 11:42 AM

Last updated at Oct 21, 2024 3:20 PM

Councilmember Friedson

Oct 21, 2024 11:42 AM

Attainable Housing Comments

Constituent information:

Andrew Verga

Andrew Verga, Sep 26, 2024, 6:00 AM

Dear Members of the Montgomery County Council,

As a resident and homeowner in Montgomery County, I respectfully ask the council to reconsider the proposed Attainable Housing Strategies Zoning Changes. While well-intentioned, the plan as currently drafted is a one-size-fits-all mandate, giving little or no consideration to the unique needs or interests of specific neighborhoods and communities. The accelerated rush to pass the effort has not allowed sufficient time for citizen input nor adequate time to evaluate our community's ability to absorb the traffic, educational and full impacts. Additionally, the effort may not result in more attainable housing as intended and may just increase expensive inventory that benefits developers and rips apart family neighborhoods.

As residents of the Chevy Chase Village, we are particularly concerned that the new zoning rules would significantly undermine generations of successful preservation efforts to maintain the historic character and architectural significance of this neighborhood. Homeowners in Chevy Chase Village abide by strict ordinances and design reviews when updating or modifying their homes. However, the new zoning rules would give property owners and real estate developers the ability to significantly modify, or replace, these homes with multifamily housing units using select styles that differ from the current look and feel of the neighborhood.

The new rules would allow any homeowner in a rezoned area to convert their single-family home to a duplex or triplex "by right." Because of Chevy Chase Village's proximity to the Friendship Heights Metro Station, most of the homes could be demolished and replaced with two, three and four-unit buildings. Finally, approximately 160 properties within the Village are located within 500 feet of Connecticut or Wisconsin Avenues, which are identified as "major growth corridors," thereby allowing up to four-story apartment buildings with up to 19 units each on these properties.

This rezoning is not only unwanted by neighborhood residents but is also being imposed on us without time or opportunity to provide input or review the full details of the proposal. The planning committee is not an elected group and is implementing drastic changes to our community without giving residents or our elected representatives an opportunity to provide input. As the county seeks to provide more affordable housing to residents, please do not undermine our community by opening it up to improperly thought through plans. We cannot fix what ails our community by destroying what makes it great. Sacrificing our history and community for growth would be an irreversible mistake.

Thank you for your consideration.

Sincerely,

Stephanie and Andrew Verga

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FWD: Concerns re Attainable Housing Strategies Zoning Changes (open)

Requested by **Norah and Diogo Coelho**

Norah and Diogo
Coelho

Assigned to **Livhu Ndou (Staff)**

Created at **Oct 21, 2024 2:30 PM**

Last updated at **Oct 21, 2024 3:20 PM**

Councilmember Friedson

Oct 21, 2024 2:30 PM

Attainable Housing Comments

Constituent information:

Norah Coelho
[REDACTED]

Norah Coelho, Sep 18, 2024, 8:23 PM

Dear Members of the Montgomery County Council,

Good evening. As a resident of and homeowner in Montgomery County, Maryland, I request the council to reconsider the proposed ****Attainable Housing Strategies Zoning Changes****. The plan as drafted is a one-size-fits-all mandate, giving little or no consideration to the unique needs or interests of specific neighborhoods and communities.

We live in the Chevy Chase Village Historic District, and I am particularly concerned that the new zoning rules would significantly undermine generations of successful preservation efforts to maintain the historic character and architectural significance of this neighborhood. Homeowners in the County's historic districts must abide by strict rules and reviews by the Historic Preservation Commission in order to update or modify their homes. However, the new zoning rules would give property owners and real estate developers free reign to significantly modify, or replace, these homes with multi-family housing units.

The new rules would allow any homeowner – even in the historic district – to convert their single-family home to a duplex or triplex “by right.” Additionally, most of the Chevy Chase Village historic district would fall within a “Priority Housing District” due to its proximity to the Friendship Heights Metro Station, meaning that historic homes could be demolished and replaced with “quadplexes.” Finally, approximately 160 properties within the Village are located within 500 feet of Connecticut or Wisconsin Avenues, which are identified as “major growth corridors,” thereby allowing up to four-story apartment buildings with up to 19 units each on these properties.

This development is not only unwanted by our neighborhood, it is in direct conflict with the stated goals of the county's Historic Preservation Commission and Chapter 24A of the Montgomery County Code. At a minimum, the new zoning rules should make clear that these changes do not apply to historic properties or to neighborhoods designated as historic districts.

As the County seeks to provide more affordable housing to residents, we ask that you do not undermine our historic district by opening it up to unwanted development.

With regards,

Norah & Diogo Coelho

[REDACTED] Chevy Chase 20815

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FWD: AHSI feedback (open)

Requested by Susan Quill

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 3:04 PM

Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson

Oct 21, 2024 3:04 PM

Attainable Housing Comments

Constituent information:

Susan Quill

[REDACTED]

Susan Quill, Oct 20, 2024, 8:21 PM

Hello Council members,

I'm writing to give you feedback about the AHSI. I've lived in my Chevy Chase neighborhood for 30 years, and what I value most is the peace and quiet and beauty of the neighborhood. The area has changed little since it was built 80+ years ago. Changing the zoning laws will change the character of the area for the negative and will introduce unpredictability. When my neighbor sells her house, will a four-plex replace it, with 4 times the noise and cars on the street? How will anyone buying a house feel comfortable that the area will be stable, and why would they buy on an unattractive street that has lots of noise and cars and no trees? Only at a reduced price, I'm sure. This replacement housing will nevertheless be expensive yet create many negative impacts.

Another big issue is the environment. A McMansion was built a few years ago which caused significant water runoff issues for neighbors. We're seeing more flooding issues now than ever before. The Minneapolis zoning plan has come to a complete halt for lack of an environmental impact study (see story, below). Of course, traffic, parking, school capacity, and other infrastructure issues should be addressed.

Finally, residents are adamantly opposed and will vote accordingly.

Susan Quill

<https://www.npr.org/2024/08/30/1197961522/minneapolis-minnesota-housing-2040-tim-walz>

How to fix a housing shortage : Planet Money

www.npr.org

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FWD: AHSI (open)

Requested by Julie Lees

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 3:04 PM

Last updated at Oct 21, 2024 3:20 PM

Councilmember Friedson

Oct 21, 2024 3:04 PM

Attainable Housing Comments

Constituent information:

Julie Lees

[REDACTED]

Julie Lees, Oct 21, 2024, 12:30 PM

[REDACTED]

Silver Spring, MD 20910

October 21, 2024

Dear President Friedson,

I am writing to express my opposition to the Attainable Housing Strategies Initiative currently under review as the basis for a potential zoning text amendment.

I live in North Woodside, an inside-the-beltway neighborhood with Craftsmen bungalows, narrow streets, undersized lots, and a below average tree canopy. We would be a Priority Housing District. A neighborhood street, Columbia Blvd., falls within 500 feet of the Georgia Avenue Growth Corridor, so developers could replace existing homes with apartment buildings. The rest of the neighborhood would be eligible for quadplexes under the Small Scale guidelines.

Our neighborhood includes attainable smaller homes. AHSI would allow developers to buy them and replace them with more expensive units in multi-family dwellings, possibly with absentee landlords with uncertain commitment to upkeep and the community. The yet-to-be-developed Planning Book would likely not be legally enforceable and would not reflect the architectural style of our community.

AHSI greatly increases the power of developers by allowing them to increase density by right on R60 lots, while imposing limited requirements regarding the design of the new structures. This leaves existing neighborhoods with few tools to protect tree canopy, manage parking and water runoff. The result will be large structures with either one or two driveways leading to parking lots in rear yards, decimating the tree canopy. Also, Planning Board members and staff recommend reduced parking requirements, counter to current market demand and real-life family requirements. North Woodside's streets are narrow and heavily parked already.

The Council is considering reducing the developer's tax through the Growth and Infrastructure Policy. Combined with AHSI, this would increase density while reducing infrastructure funding.

Our downcounty area has ample potential housing in the pipeline. Lyttonsville's Sector Plan increases permitted single family homes and townhouses from 499 to 1,334 and permitted multifamily units increases from 2,864 to 5,577. At the Forest Glen metro site, 2,186 units are approved. Our area cannot handle ever-increasing density.

Given the price of lots in our area, developers are far more likely to build expensive new duplexes or triplexes than "attainable" alternatives that will meet the county's goal of making communities more equitable and more inclusive. _

--
 __ This policy extracts nothing from developers, does not address fundamental questions from residents regarding parking, environmental impact and lacks incentives for affordable or attainable housing. Please vote no.

Sincerely,

Julie Pierson Lees

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: AHS (open)

Requested by **Miriam Pemberton**

Miriam
Pemberton
Silver Spring
20910

Assigned to **Livhu Ndou (Staff)**

Created at **Oct 21, 2024 3:04 PM**

Last updated at **Oct 21, 2024 3:20 PM**

Councilmember Friedson

Oct 21, 2024 3:04 PM

Attainable Housing Comments

Constituent information:

Miriam Pemberton

[REDACTED]

Miriam Pemberton, Oct 21, 2024, 12:33 PM

Hello, as a resident of North Woodside, I support the general intent of the AHS to increase density near transit and make this area more affordable for the "missing middle." I hope the Council can figure out how to regulate the developers so that these objectives are actually achieved.

Thank you,

Miriam Pemberton

[REDACTED]
Silver Spring

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Against AHSI (open)

Requested by Steven and Martha Tarkington

Steven and Martha
Tarkington
Silver Spring
20910-1737

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 3:05 PM

Last updated at Oct 21, 2024 3:20 PM

Councilmember Friedson

Oct 21, 2024 3:05 PM

Attainable Housing Comments

Constituent information:



s_mmarks@verizon.net, Oct 21, 2024, 1:23 PM

Honorable County Council President Andrew Friedson,

Like most of my Northwoodside neighbors, I am opposed to the AHSI and in particular the zoning text amendment.. I bought my house in an R-60 zoned neighborhood for the single family living style. R-60 zoning is supposed to protect against higher density and other uses. Zoning is like a contract; a contract that some now want to abrogate. Doing so would rapidly change desirable neighborhoods into more urban high density housing and apartments, and would do it without even addressing the need for the additional infrastructure.

Please don't turn what are now green pristine lovely neighborhoods into crowded, street clogged, litter and crime prone living space. No one wants this to be like areas of DC. The best DC neighborhoods are single-family neighborhoods.

Please vote against AHSI and specifically against changing R-60 zoning. Making accessory apartment exceptions easier to attain may be an acceptable alternative, on a limited basis.

Thank you for your attention to this matter.

Steven Tarkington

2nd Avenue, Silver Spring

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: comments on the Attainable Housing Strategy proposal (open)

Requested by Jennifer Hess

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 3:06 PM

Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson

Oct 21, 2024 3:06 PM

Attainable Housing Comments

Constituent information:

Jennifer Hess

Jennifer Hess, Oct 21, 2024, 1:58 PM

Dear Council Members,

I submitted comments on the Attainable Housing Strategy Initiative via a link that was provided to our neighborhood following a North Woodside Citizens' Association meeting with Lisa Govoni of Montgomery County Planning Board. A neighbor advised us to write directly to the Council because of concerns that the comments would not be shared with you in advance of the Council's straw vote on the proposal tomorrow morning. I oppose the plan because of concerns it will not actually create attainable housing, and that it will have negative environmental impacts on our neighborhood.

While I understand the need to provide more attainable and affordable housing in Montgomery County near existing infrastructure, I do not trust that the plan as currently conceived would achieve this goal. The plan simply changes zoning regulations in neighborhoods currently zoned for single family homes to allow duplexes, triplexes, and quadplexes to be built by right. It allows developers to purchase properties and build structures to the current set back requirements. Developers will build to maximize profits. They will build the largest, most profitable structures they can. While this strategy may increase housing stock, it will not necessarily create attainable housing.

I am concerned that the plan will undue years of work improving tree canopy and shade in our neighborhood. Developers are not required to maintain tree canopy or other green spaces in this plan. The plan allows for denser housing of up to 19 units on lots within 500 feet of Georgia Ave. This means that lots on both sides of Columbia Blvd. in North Woodside could be developed into apartment buildings of 19 units each without requiring any additional infrastructure or parking. We already have an office building on Georgia Ave. that houses the Light of the World Church and a day care center. The office building was allowed to be built with no parking requirements. Allowing apartment buildings on both sides of Columbia Blvd without thought to infrastructure and parking will result in serious issues for our neighborhood.

Rather than changing zoning for single family homes, I urge the Council to look for other ways to create attainable housing. Building dedicated attainable housing (income determined) on existing County property, such as the underutilized parking lot at Seminary Rd and Columbia Blvd., is one option. Changing short-term rental property regulations (such as AirBnB licenses) to encourage long-term rentals is another option. The current proposal is unacceptable and provides no guarantee that attainable housing would actually be built.

Sincerely,

Jennifer Hess

Silver Spring, MD 20910

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Thrive Montgomery Opposition - Submitted By: Philip MacNeill - (Council Webform) (open)

Requested by Philip MacNeill

Philip
MacNeill
Bethesda
20814-4742

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 3:16 PM

Last updated at Oct 22, 2024 12:22 PM

Councilmember Friedson

Oct 21, 2024 3:16 PM

Attainable Housing Comments

Constituent information:

Philip MacNeill

[REDACTED]

Philip MacNeill, Oct 20, 2024, 3:29 PM

FirstName: Philip

MiddleName:

LastName: MacNeill

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20814

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Land Use and Parks

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Thrive Montgomery Opposition - Submitted By: Philip MacNeill - (Council Webform)

Comments: Offices Contacted: Council President, Councilmember Alborno, Councilmember Balcombe, Councilmember Fani-Gonzalez, Councilmember Friedson, Councilmember Glass, Councilmember Jawando, Councilmember Katz, Councilmember Luedtke, Councilmember Mink, Councilmember Sayles, Councilmember Stewart || I want to voice my opposition to Thrive Montgomery. I am a long term resident of Bethesda, and as far as I am concerned, the Montgomery County Council has never done anything for Bethesda. From over building in Bethesda, to the Purple Line, including getting rid of the tunnel under Wisconsin Avenue, the Council has failed Bethesda. What ever happened to all the parks in Bethesda, that was suppose to happen with the tax levy on developers levied about ten years ago? Thrive Montgomery doesn't make any economic sense much like Marc Elrich has said, it won't provide affordable houses for the missing middle class. Furthermore, like the successful law suit in Arlington, the additional cost of infrastructure has not been looked at. If Montgomery County really wanted to

build more housing for the middle missing, I would propose rezoning the Agriculture Reserve for housing (It appears the Agriculture Reserve is a little more than subsidies to the wealthy horse set). Or, I would propose the council work to widen I270 so people could get to affordable land for house building in northern Maryland. Last, I think the whole planning process needs to be rethought. As far as I can tell, the whole planning process is out of touch with Montgomery County residents. Thank you.

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Marc Ginsberg. 5711 Trafton Pl, Bethesda (open)

Requested by Marc Ginsberg
Assigned to Livhu Ndou (Staff)
Created at Oct 21, 2024 3:17 PM
Last updated at Oct 21, 2024 3:34 PM

Councilmember Friedson
Oct 21, 2024 3:17 PM

Attainable Housing Comments
Constituent information:
Marc Ginsberg

Marc Ginsberg, Oct 19, 2024, 10:52 PM

I just read a WashPost article that you are supporting a plan to permit single family zoning changes to permit multi-dwellings in single family neighbourhoods.

If the report is correct this represents yet another example how the County gov is determined to urbanize a county already suffering from too much tax money funding services that do not benefit me & my neighbours.

For over 25 years I have wondered why the county would not use the wide expanses of land north of Germantown to support more housing.

Probably because the Cty Council has never supported expanding I 270 to Frederick which is too over crowded.

I want to go on record that I oppose any such zoning change.

Marc Ginsberg.

Sent from my iPhone

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: AHS in MOCO is a horrible idea (open)

Requested by Resident Resident

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 3:20 PM

Last updated at Oct 21, 2024 3:34 PM

Councilmember Friedson

Oct 21, 2024 3:20 PM

Attainable Housing Comments

Constituent information:



janro22@gmail.com, Oct 20, 2024, 10:56 AM

Dear Councilmembers

I voted for most of you, but the AHS plan is a horrible idea for all, except the builders. In my adult life I went from a rental apartment in Silver Spring to MPDU rental in Rockville to townhouse in North Potomac to a SF in Kensington. When I could afford better and closer in, I moved. I bought into an R60 neighborhood knowing that it would be all single family homes. To try to upend and change the game will appease no one. Living in an MPDU proved that the owners of the traditional homes did not want us there. They did not interact with us. Our quad unit was an ugly eyesore that did not fit in. Please spend your time and energies on proposals that would be popular and beneficial to residents of this county.

Thank you Jan Rothman

Sent from my iPad

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: AHSI (open)

Requested by Pete Levitas

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 3:21 PM

Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson

Oct 21, 2024 3:21 PM

Attainable Housing Comments

Constituent information:

Pete Levitas

████████████████████

Pete Levitas, Oct 19, 2024, 1:12 PM

Dear Council Members -- please reconsider your support for the AHSI. It is wildly unpopular with significant majorities of the community you represent, is not necessary to attain your stated goals, is poorly designed, and would impose heavy costs on current residents. As currently constructed, it appears designed primarily to help developers at the expense of residents. It is arbitrary and capricious and seems liable to legal attack. Housing is an important issue and would best be resolved with a more sensible plan that could gain broad support among residents. This is not that plan.

I'm sure that you have heard from many of our fellow residents about their concerns regarding this plan. There are thousands of permits already granted for housing near Metro locations, which has gone unbuilt because of mortgage rates and other economic factors. We don't need to provide a sweetheart deal to developers to incent them to build -- they will build when the demand is there.

And it is not going to create housing stock that is materially more affordable. Instead of houses for \$1.5 or \$2 million, there will be a whole bunch of townhouses and smaller houses for \$1.2 or \$1.5 million. I'm not suggesting that less expensive housing is bad, but if you are worried about the "missing middle" I don't think this is going to achieve your goal.

Further, it is completely senseless to fundamentally change the experience of living in neighborhoods such as mine, CCW, for housing that could just as easily be built elsewhere. And the plan does not take account of any of those changes. It would allow developers to build housing without increasing the ability of the neighborhood to tolerate it. Water, sewer, fire, schools, parking -- none of that is accounted for properly. Have you driven down one of the streets in our neighborhood? These are not palatial estates with massive driveways and broad streets. These are old neighborhoods, with relatively narrow streets, often with small or no driveways. These plans would allow literally four times as much housing in the neighborhood but do nothing to accommodate the massive influx of people and cars that the AHSI would allow.

I've heard the response that any change would be minor and take a long time. That is nonsense. If you allow developers to build a quadplex, that is what they will build. If you allow them to build a 19-unit building, that is what they will build. I've heard the response that we don't need to make parking available because these neighborhoods are near the Metro and most people won't have cars. Again, nonsense. How many adults do you know who do not have cars? Do you all have a car? I'm guessing you do, and I'm guessing that you often use your car and skip Metro. People with kids will move in to these buildings to have access to the schools, and people with kids have cars. Older people who cannot get around as well have cars. And we are all aware of the ongoing decline of Metro and the decrease in ridership. The number of cars and traffic will quickly multiply. Ignoring the impact on these neighborhoods is a dereliction of duty. Jammed streets, too many people, not enough services. How would an ambulance get down these streets if they had four times as many residents? It would be impossible. Under this plan these neighborhoods will quickly become very different, and very difficult to navigate.

Some of this seems to be driven by what I can only describe as disdain for people who live in this type of neighborhood -- single-family housing, mostly families and retired people. But why? I have 2 young

children. I want to live in a quiet neighborhood where it's easy to get around and get them to school and get to sleep at night. I used to live in DC, and when I was younger I loved it. I didn't care about parking or having a yard or quiet at night. But not every neighborhood should be the same. There are people who want to live in a place that is more crowded and more active and more noisy, and people who don't. Often those are the same people, just at different stages of their lives. Brookland is a great place; so is Takoma Park; so is CCW; so is Rockville. I don't understand why you feel the need to try to forcibly convert neighborhoods like CCW into something they are not, and something they are not physically designed to be -- especially when it just isn't necessary to meet your stated goal.

I have not met one person who lives here who thinks this is a good idea. I have not met one person who thinks this plan is workable. I am wondering if you would be willing to impose similar changes in the neighborhood you live in? I'm guessing not.

Please reconsider this plan. The Council could gain significant support for a plan that was well thought-out and takes into account the legitimate concerns of current residents, instead of trying to push through a demonstrably flawed plan that almost seems to purposely ignore the costs and burdens this plan would impose on residents.

Pete Levitas

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable housing proposal -- no attainability and no study of the effects on schools or child pedestrian safety (open)

Requested by Kent A. Mason and Susan Adams

Kent

Mason and Susan Adams

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 3:22 PM

Last updated at Oct 21, 2024 3:26 PM

Councilmember Friedson

Oct 21, 2024 3:22 PM

Attainable Housing Comments

Constituent information:

Kent Mason

Kent Mason, Oct 21, 2024, 12:02 PM

My wife and I are writing today in strong opposition to the Planning Board's proposed Attainable Housing Strategies Initiative ("Proposal") currently under consideration by the Montgomery County Council. We recognize that only Mr. Friedson represents us, but we hope that all members of the Council are interested in public views.

- **The Planning Board's Proposal has no relationship to affordable or attainable housing.** We have reviewed the Proposal, and there is nothing in it to ensure that the zoning changes would result in more attainable housing. On the contrary, the proposal appears to be a dream-come-true for the builders and developers who can buy single family homes and turn them into luxury multiplex units at a large profit, a far larger profit than if the multiplexes were attainable.
- **The Planning Board's "study" of the implications of the Proposal is essentially nonexistent.**
- **Planning Board's chose not to study the obvious overcrowding effect on schools.** "The Planning Board also believes that impacts of schools for the house-scaled products will be de minimis." That is all the Planning Board says on the subject. To approve putting our children's education at risk without any consideration or study would be stunning.
- **Child pedestrian safety: no study has been done on the effect of doubling or quadrupling the population of neighborhoods with narrow roads and on-street parking.** Again, the Planning Board ignored these issues.
- **The Planning Board openly ignores the parking issue.** The Planning Board states: "Creating housing with reduced parking in these areas will attract households with less of a reliance on personal automobiles." This is nonsensical since many neighborhoods, like Kenwood Park (where we live), effectively need cars. Any cursory study of the area would reveal that.
- **The Planning Board openly ignores the roads issue.** The Planning Board simply states: "The Planning Board believes the demands on infrastructure can be addressed through existing policies." In other words, the Planning Board did not study the issue.
- **No study was made of ways to convert empty office space into attainable housing.** We have underused commercial real estate, and we have a housing shortage. Why isn't the first step in this process to explore conversions of commercial real estate to housing? If office space is being converted, the parking and traffic issues will have already been addressed, unlike the current plan, which massively increases the traffic and parking needs of countless neighborhoods.
- **The Planning Board never even mentions this issue.** This is an issue being discussed widely across the country, and it is not even mentioned in the Planning Board's report

- **Successful legal challenges to the Proposal, if approved, are inevitable, costing the County millions of dollars.** The Planning Board focused on writing a report that discussed important issues – like housing attainability – but did not address those issues in their actual Proposal. And they did virtually no studies of any of the hard issues. As has happened in Arlington, County residents will sue if the Proposal is approved. And we will win, costing the County millions of dollars and creating enormous disrespect for the Council as an institution.

We have attached the formal comments from the Kenwood Park Community Association (KPCA), which we strongly endorse and from which we drew some of our points. We request that this email be part of the formal record, so that it can be referenced in litigation if necessary.

Kent Mason and Susan Adams

[REDACTED]
Bethesda, MD 20817

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FWD: Attainable housing proposal -- no attainability and no study of the effects on schools or child pedestrian safety (open)

Requested by Kent A. Mason and Susan Adams

Kent

Mason and Susan Adams

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 3:22 PM

Last updated at Oct 22, 2024 12:22 PM

Has attachment?: true

Councilmember Friedson

Oct 21, 2024 3:22 PM

Attainable Housing Comments

Constituent information:

Kent Mason

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Kent Mason and Susan Adams

[REDACTED]
Bethesda, MD 20817

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FWD: AHS proposal (open)

Requested by Steve Rosen

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 3:24 PM

Last updated at Oct 21, 2024 3:34 PM

Councilmember Friedson

Oct 21, 2024 3:24 PM

Attainable Housing Comments

Constituent information:

steve Rosen

████████████████████

steve Rosen, Oct 21, 2024, 3:19 PM

My complete name is Steven Prouty Rosenfeld.

I live at 2016 Luzerne Ave, Silver Spring, MD 20910.

You may reach out to me using this email.

You and your colleagues Stewart, Alborno, Glass, Jawando and Sayles represent my area on the County Council. The residents of Northwood Side are being threatened with housing proposals that will destroy our neighborhood with multiplex housing that will do nothing to alleviate the blown out of proportion issue of attainable housing.

Large developments by Buzzuto construction co have already built 168 units at Georgia and Forest Glen as well as at another high density building on Georgia at Spring street.

Can the infrastructure support this increased population? I have attached below the recent advisement by the County Executive Elrich which states that the stresses this increased housing will create has not been taken into reasoned consideration by the urban planners.

Allowing up-zoning by biased urban planners who know a lot about "growth" but little about "limiting growth," is putting our assets and neighborhood serenity (which we have for many years developed and maintained) at risk.

I hope you will do the right thing and not vote for the proposal,

Steven Rosenfeld

From Elrich

****Attainable Housing Strategies Ignore Smart Growth Principles****

I have been out talking with a number of people in the community about the Attainable Housing Strategies (AHS), and many people have been writing to me as well. I have been impressed with the depth of analysis by residents and their skills at pinpointing some of the many problems with this initiative. My staff and I have been working on documents to provide more backup information and analysis, and this week, we had Google notebook review a 4-page document of ours, and to my surprise it came up with a summary that really captured some of the key points. I've repasted it here (with some edits):

The proposed "attainable housing" plan for Montgomery County, Maryland, while aiming to increase housing supply, fails to adequately address affordability, lacks a clear understanding of housing needs and capacity, disregards environmental concerns and undermines previous planning efforts. The Planning Board's lack of transparency and their failure to consider equity issues are also of great concern. Also of great concern is that the proposed plan will likely displace residents without providing meaningful solutions to the County's housing challenges.

I thought that was a pretty accurate summary, and I will continue to provide some of the details that support it. I have already noted two reasons for my opposition to the AHS, the absence of affordability and the Planning Board's failure to properly assess housing needs in the context of current capacity and our master plans. This week, I want to focus on how AHS undermines fundamental Smart Growth planning principles that define the concept of walkability or walksheds.

As background, our County has been a leader on smart growth principles. Our general plans (before the

disastrous Thrive 2050) supported smart growth principles, clustering growth around transit stations and minimizing sprawl construction. Additionally, we have Ride-On, our robust bus system that we are continually trying to improve. There are also many bike and pedestrian options.

Unfortunately, the AHS does not follow smart growth principles. It is widely known and accepted that walkability is defined as about a 10-minute walk to transit, which is usually about a half mile in a straight line. And it is an even shorter distance between the workplace and a transit stop – about a quarter mile. In other words, there's a good chance that people will walk about 10 minutes from their homes to use transit and walk about a quarter mile from transit to their workplace.

From the Metropolitan Washington Council of Governments (COG): Walksheds show planners how easily people can walk to transit.

"Planners assume that on average, a person can be expected to walk about ten minutes to get to a destination like a train station. That's typically about a half mile in a straight line."

They then explain that it may not even be a full half mile because "in the real world ten minutes of walking often does not get us as far as we would like." They looked at walkability around the Shady Grove Metro Station and noted that the walking options are limited and concluded, "Only 17 percent of the area within a half mile of this station is deemed walkable."

The COG study also looked around the Clarendon Metro Station in Virginia and found that more than 70 percent of the area within a half mile is walkable. I mention Clarendon because either way they use half mile or about ten minutes as the definition of walkable – which is the standard.

By contrast, the Planning Board uses a one-mile standard to at least partly justify their increased density and reduced parking requirements because of the "walkability" of an area. Why? People who live one mile "in a straight line" from a transit station are very unlikely to walk to transit – one mile is usually too far and a straight line, or "as the crow flies" is often more than one mile because of both obstacles to walking along the way and the lack of a straight path.

Walkability is an important principle that cannot be ignored. It is not realistic, nor supported by fact, to assume that people will walk a mile or more to get to transit. Yet, AHS establishes its "Priority Housing Districts" based on that assumption, promoting "walkable" communities with "access to... multiple modes of transportation" based on a straight-line one-mile measure ("as the crow flies"). This makes no sense. Residents are not flying crows.

While this is only one problem of the AHS, it does highlight the underlying flawed assumptions in the Planning Board's recommendations. Worse than the flaws and assumptions, is the willingness of the Planning Board to make up a metric that does not exist in the real world.

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Rezoning plan (open)

Requested by Elizabeth Boland

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 3:25 PM

Last updated at Oct 21, 2024 3:34 PM

Councilmember Friedson

Oct 21, 2024 3:25 PM

Attainable Housing Comments

Constituent information:

Elizabeth Boland

[REDACTED]

Elizabeth Boland, Oct 18, 2024, 6:10 PM

Dear Council President Friedson and Members of the Montgomery County Council:

After attending multiple listening sessions on the Planning Board's recommendations to rezone Chevy Chase, and much of Montgomery County, I am convinced that the council has no desire to reconsider this disastrous plan.

I believe this is a cookie cutter concept the Planning Board has presented without addressing the right problem, affordability; moreover, the plan would disrupt communities and exacerbate infrastructure, safety, and livability issues.

I strongly oppose the Planning Board recommendations. I think the Council would be wise to reconsider this radical rezoning plan which I have yet to find one neighbor in favor of. Last time I checked you work for your constituents, not the Coalition for Smarter Growth.

Sincerely,

Elizabeth Boland

Chevy Chase MD

Sent from my iPhone

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategies Initiative - Submitted By: Gail Landy - (Council Webform) (open)

Requested by Gail Landy

Gail
Landy
Gaithersburg
20877-4237

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 4:16 PM

Last updated at Oct 22, 2024 12:22 PM

Councilmember Friedson

Oct 21, 2024 4:16 PM

Attainable Housing Comments

Constituent information:

Gail Landy



Gaithersburg , Gaithersburg, MD 20877

Gail Landy, Oct 2, 2024, 5:10 PM

FirstName: Gail

MiddleName:

LastName: Landy

Suffix:

Address1: [Redacted] Gaither

Address2:

City: Gaithersburg

ZipCode: 20877

EmailAddress: [Redacted]

PhoneNumber: [Redacted]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Attainable Housing Strategies Initiative - Submitted By: Gail Landy - (Council Webform)

Comments: The Attainable Housing Strategie that prioritizes changing zoning ordinances in neighborhoods in close proximity to transit to permit duplexes, triplexes, quadplexes and small apartment buildings rather than soley single family homes. All multiplex variations of housing are not fitting for all neighborhoods and some should be designated as inappropriate for an existing community, such as those inaccessible to reliable transit. Montgomery County must entertain other housing options than single family homes that may become havens for older and primarily wealthy occupants. We need to provide housing possibilities for younger singles and couples who are beginning their careers in Montgomery County or DC and cannot afford or have a need for a single family unit. We now have a diverse county and must zone for the changing populous. The problem with middle housing is that it is not always less expensive regardless of size and may be priced equivalently to the surrounding

community, a condition called generification. It is within the realm, when zoning, to reduce available parking, both on-street and in garages. Many young people are opting not to own cars or only have one family car and deem transit as the avenue for travel, especially those who only require a smaller housing units. The problem is the lack of convenient and reliable transit at all times of the day. An example is the MARC train that prioritizes rush hour. We must retrofit that situation. Another problem is that old and established neighborhoods, such as Silver Spring may have narrow roads not suited for an increase in residents. Gaithersburg and Germantown may be more comprised for multiplex housing. We moved to Gaithersburg due to the prevalence of transit which includes Metro, MARC, and Ride-On buses (free for seniors) and are downsizing to one car. We always relied on Metro and MARC to access the office. You would be surprised at all the residents of Montgomery County who would rely on transit if it were convenient, reliable, and ran on extended hours. People can learn to live with less available parking spaces. As far as reducing rental costs, the Housing Opportunities Commission offers reduced priced housing for those who receive less than 65 or 70% of median county income. The Laureate offers such housing, including work rooms and play rooms for children. Since many lower income families have children, three room apartments are available. Montgomery County is the first county in the country to provide these housing options and residents need to be more open-minded because staying in the same vain is not possible in the 21st Century.

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: FYI (open)

Requested by **David Putnam**

Assigned to **Livhu Ndou (Staff)**

Created at **Oct 21, 2024 4:16 PM**

Last updated at **Oct 22, 2024 12:22 PM**

Has attachment?: true

Councilmember Friedson

Oct 21, 2024 4:16 PM

Attainable Housing Comments

Constituent information:

David Putnam

davidp@vxcapital.net

3017589648

7209 Pomander Lane , Chevy Chase, Maryland 20815-3134

David Putnam, Oct 2, 2024, 2:14 PM

![A close up of a logo

Description automatically generated](https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/lifuzx7vyGU7Rv0E3W4dVahOg/?name=image003.jpg)**Opinion: What does it mean when a politician no longer listens to their constituents? It means they are getting their money elsewhere **_September 27, 2024 – By Robert Passovoy_ _https://moderatelymoco.com/opinion-what-does-it-mean-when-a-politician-no-longer-listens-to-their-constituents-it-means-they-are-getting-their-money-elsewhere/_

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In my best interests of transparency, I feel it's necessary to make some very clear statements about myself, my experiences and how I came to the conclusions that this Op. Ed. will be reflecting.

** **

I have absolutely no contacts with anyone in the real-estate, construction, home improvement or political industries of this county. In fact, the very first time I interacted with any of those was when I went to the listening meeting at Germantown Community Center on September 23rd, 2024. My work industry has nothing to do with zoning, construction or neighborhood planning. I have never run for political office. This does, however, not mean that I am an idiot, ignorant or not qualified to comment on something that will harmfully effect my life. Despite what people may think, we have the capacity to read, absorb information and make informed opinions about topics we don't have a college degree in. With that out of the way, lets get started.

I am a relatively new resident of Montgomery County, having moved to Maryland some twelve years ago, and moving to Germantown about four years later. My home in Germantown is a side unit townhome that was designed to fit the cookie cutter nature of the neighborhood. Originally, I lived in the near-west suburbs of Chicago about a mile west of the city limits and all under the authority of Cook County. Twenty eight years of my life were spent in that neighborhood, many memories slowly obliterated by the ever spreading grind of the urban sprawl.

The neighboring towns of Oak Park and Forest Park suffered the worst of their proximity to the city, once historic towns slowly being rotted away by the construction of high density housing and

deteriorating property values. Downtown Oak Park on Lake Street used to be a beautiful place filled with small businesses that provided to the town. Now a small handful of those businesses remain, slowly being crushed by decaying infrastructure, impossible tax burdens, or a nonexistent police force.

Spreading like a cancer to the west are the high rise condo units that seem to squash everything about the town that was beautiful and reduce it to gray corporate sludge as big businesses come in and force out the small. You can even see it in the map above, oozing out from the DC border. Trust me, I am not excited to see the beauty of Germantown bulldozed, especially around South Germantown Recreational park and Seneca Creek State Park (which is going to be chopped in half for the sake of this initiative) Dramatic isn't it? Just to be clear, I am not some bitter old curmudgeon desperately trying to relive the glory days of my childhood home in the 1960's. I am a 40 year old engineer who has watched his home slowly be ground to dust by the forces of 'Progress'. The very same 'Progress' that is being proposed to Montgomery County by its council. Before I go into details about their ideas, the consequences and why they are bad, I feel it's important that I inform all of you about a few key pieces of information.

1. The council is not willing to place this on the electoral ballot. This is partially due to there being no precedent for it, but being... you know... the council... they have the power to do it. Why don't they want such a dramatic change in the hands of the citizens?

1. This effects some towns more than others. Some towns (notably where some of the council members live) are completely exempt from this zoning change. Isn't that interesting?

1. There are huge plots of land that are ripe for development, and thousands of under-contract home constructions that have not started...yet they want more.

1. Absolutely ZERO consideration for historical sites has been considered by the council.

1. No environmental protection or traffic planning has been done

1. No assurances of actual affordability have been made

Knowing that, let's talk about the effect of this rezoning. If one were to read the flowery language of the proposal, it would seem on its face to be innocuous and harmless. In fact, it's an expansion of property owners' rights. It allows a property owner to convert a single-family home into a duplex or triplex, effectively subdividing the plot into smaller homes. This is all done with the equally flowery language of 'affordable housing' 'fairness' and 'accessibility' and other buzzwords to convince the average homeowner that this is somehow a great moral good.

So much of a moral good that you are selfish for not wanting it... you don't want to be branded as selfish now do you?

What does it mean when a politician has to shame you for not liking their proposed changes? Broadly speaking, it means the politician is trying to hide something. In this case, they are trying to hide their complete ignorance of what happens when higher density housing is brought into a neighborhood of single family homes.

While it is true that some home owners may indeed subdivide their plots to produce some passive income, it is far more likely that large developers (like the ones not developing the thousands of plots they already have contracts on) would be the actors in this case. Having the resources of a large business, they can purchase land for more than it's worth and bulldoze the home, and build up low quality units. This has a domino effect of reducing property values in every home surrounding the new construction due to the increased strain on infrastructure, eyesore buildings and a lack of parking. The neighbors are then pressed sell as well, frequently to the same construction and development company that made the offending units, making the whole process repeat again. Eventually the whole neighborhood is choked with cars with nowhere to park, sanitary infrastructure incapable of handling the increased waste, overburdened police and schools. Property values continue to drop, opening the land up for further construction of even higher density housing. In a decade, a good neighborhood can be converted into a slum, all of the value of its land extracted and placed directly in the hands of the developer and the politician who allowed it to happen.

Yes, the politicians (aka, the council) have every interest in doing this for their own financial gain. By increasing Montgomery County's population, they will have increased tax revenue, allowing them to pay themselves more money and use more of our taxes for their own personal pet projects. Rest assured, if it was their interest to reduce the cost of living in Montgomery County, they would reduce taxes instead of trying to push more people into the county artificially, instead of using the resources they already have.

In their own opening statement of this initiative, they even expose themselves as being interested solely in the tax income. They state that 200,000 people are 'expected' to move into the county, this number is

a complete fabrication, with zero basis in reality. View this number instead as what it truly is, a goal. They WANT 200,000 more people in the county. They then state it's not about quality of life, but solely for tax money (the idea of prospective work force talent is also a joke, as most people in MoCo work outside of MoCo). Nowhere did they ask the population of the county 'Do you want 200,000 more residents living here', nowhere did they ask the population 'can we build higher density housing in your neighborhood'. They are telling us where they will build it, how they will build it, and why. _Your needs, lives and desires never once crossed their minds in the proposal of this zoning change. _Need more evidence, take a look at this handy link to see just how much money the council has gotten from the developers that are already abusing the county. But remember, fellow citizen of Montgomery County, we are being _selfish_.

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Ultimately no one has the right to live in Montgomery County you need to earn it. You must be able to afford the homes in question and the taxes involved with them. There is no free ride, no free lunch, everyone has to pay for the ability to live here. The desire to open the county up to people who can't afford it is cruelty wearing empathy's tattered skin, as it hurts the community as a whole and assures the financial destruction of the people fooled to move here. Have -you- ever heard of a county reduce their taxes after raising them?

I feel that I need to impress upon people of this county one of the small elements of wisdom that came from living in Cook county, Illinois: Politicians of all varieties and parties are just prostitutes too ugly for Las Vegas. They want your attention, your money and your support. They do not care about your life, family or dreams, just your vote. Believing they have nothing to gain personally from this change, that they really care about you and your living conditions is a little like believing the stripper really loves you. They don't. Never trust someone in a position of political power, always be suspicious of their motives and expect to have a knife shoved in your back. The moment people started coming out and accusing their neighbors of being selfish or ignorant of the realities of this zoning action showed their hand. They want to turn MoCo into a tax money machine to enrich themselves while bleeding it dry. You should resist this change with every fiber of your being, and vote out the council at the next election, even if it means voting for a party you don't like. It may be the only way to send the message to the county that 'no means no'.

Attachment(s):

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[image001.png \(image/png\)](#)

FWD: FYI (open)

Requested by David Putnam

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 4:16 PM

Last updated at Oct 22, 2024 12:22 PM

Has attachment?: true


Councilmember Friedson

Oct 21, 2024 4:16 PM

Attainable Housing Comments

Constituent information:

David Putnam

 , Chevy Chase, Maryland 20815-3134

David Putnam, Oct 2, 2024, 2:14 PM

![A close up of a logo

Description automatically generated](https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/lifuzx7vyGU7Rv0E3W4dVahOg/?name=image003.jpg)**Opinion: What does it mean when a politician no longer listens to their constituents? It means they are getting their money elsewhere **_September 27, 2024 – By Robert Passovoy_ <https://moderatelymoco.com/opinion-what-does-it-mean-when-a-politician-no-longer-listens-to-their-constituents-it-means-they-are-getting-their-money-elsewhere/>

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For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

[image001.png \(image/png\)](#)

FWD: "Attainable Housing Initiative" (open)

Requested by Julie White

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 4:20 PM

Last updated at Oct 22, 2024 12:22 PM

Councilmember Friedson

Oct 21, 2024 4:20 PM

Attainable Housing Comments

Constituent information:

[REDACTED]

whitejs10s@gmail.com, Sep 16, 2024, 3:54 PM

As a homeowner, long-time Montgomery County resident and voter I want you to know that **if this initiative is passed by our county council I will do everything in my power to ensure that council members will NOT be re-elected.**

Here are just a few reasons why it is such a bad idea:

1. It subverts a carefully researched and crafted long term master plan.
2. It does not take into account the additional housing that is already "in the pipeline" – there is no shortage of so-called "attainable" housing in the county (whatever that is).
3. It does nothing to address the need to make housing more affordable, which the current master plan does do.
4. It completely ignores the additional burden that this upzoning will place on infrastructure, especially given that no notice would be required to give the organizations responsible for infrastructure a "heads up".
5. It takes away all community involvement regarding zoning, placing it in the hands of only a very few individuals who were not elected and do not answer to county residents.

Julia White

[REDACTED]

Chevy Chase, MD 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: ATTAINABLE HOUSING INITIATIVE (open)

Requested by Reuven Uberman

Reuven
Uberman
Kensington
20895-3342

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 4:21 PM

Last updated at Oct 22, 2024 12:22 PM

Councilmember Friedson

Oct 21, 2024 4:21 PM

Attainable Housing Comments

Constituent information:

Rudy Uberman

[REDACTED]

Rudy Uberman, Sep 16, 2024, 2:15 PM

Please do not support this Attainable Housing Strategy. We are already over crowded and traffic continues to get worse. This not affordable housing just higher density.

Thanks

Reuven Uberman

[REDACTED]

Kensington, Maryland 20895

[REDACTED]

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Initiative Montgomery County Maryland (open)

Requested by Virginia Leachman

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 4:22 PM

Last updated at Oct 22, 2024 12:22 PM

Councilmember Friedson

Oct 21, 2024 4:22 PM

Attainable Housing Comments

Constituent information:

VIRGINIA LEACHMAN

VIRGINIA LEACHMAN, Sep 16, 2024, 2:05 PM

Dear Mr. Friedson,

We have just learned of the County's proposal for "Attainable Housing".

We have lived in Chevy Chase Village for 37 years.

I am co-chairman of the Western Grove Park and was instrumental in the creation and funding of this showcase, gateway park. We have had a good partnership with the County.

I ask that you suspend any decisions on this initiative until the public truly has had a chance to express their opinions. The timeline has been rushed, and I would suggest a good six months to a year for complete input.

I think you'll find that wonderful ideas will come from listening to and understanding the public's views.

This is how our democracy has worked across the decades, let's please continue.

With all due respect, and in appreciation for your work.

Virginia Leachman

Chevy Chase, Maryland 20815

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FWD: Do Not Approve Attainable Housing Strategies and Priority Growth Zones (open)

Requested by Laura Billings and Mr. David O'Neil

Laura

Billings and Mr. David O'Neil

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 4:22 PM

Last updated at Oct 22, 2024 12:22 PM

Councilmember Friedson

Oct 21, 2024 4:22 PM

Attainable Housing Comments

Constituent information:

Laura Billings

Laura Billings, Sep 16, 2024, 1:44 PM

Dear Councilmember Friedson,

The Montgomery County Council has solicited public input on a set of recommendations prepared by the Montgomery County Planning Department called Attainable Housing Strategies and Priority Growth Zones. Among the recommendations is a proposal to allow by-right duplexes, triplexes, quadplexes, and apartment blocks in neighborhoods currently zoned for single-family housing. This is unacceptable to current homeowners living in the affected areas.

First, there is currently a high vacancy rate amongst the multitude of apartment buildings located in Friendship Heights and Bethesda. This suggests that we do not need denser housing options in these areas. Second, the only beneficiaries of the proposed plan would be developers, who will greatly profit from adding multiple units to lots that currently hold single family homes. Adjacent single family homeowners, to the contrary, will not.

Third, most, if not all, homeowners in the affected areas claim their homes as their most valuable asset. Enactment of the plan would immediately take value away from all affected homeowners. Current homeowners value the yard space, nature, and mostly pervious lots in our neighborhoods. This is why we chose to buy homes in our neighborhoods. Denser housing on our streets would destroy these valuable elements of our communities.

Fourth, not only will our most valuable assets be diminished in value, but the neighborhoods and tight communities that we have built will have their character destroyed by developer greed, mcmansion duplexes, and maximized structures. We do not consent to the character of our neighborhoods being decimated.

Fifth, our schools and roads cannot accommodate additional residents. Our schools are already at capacity, and our roads are clogged with rush hour traffic. Additional units would push both capacities over the edge and ruin the resources that current residents pay for with our tax dollars.

If Montgomery County thinks so little of its residents and tax payers in the Friendship Heights and Bethesda areas, then my view is that we should secede from Montgomery County and manage our zoning and schools on our own. Do not approve the Attainable Housing Strategies and Priority Growth Zones plan.

Sincerely,

Laura Billings

Chevy Chase Village

Chevy Chase, MD

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Housing Zoning (open)

Requested by Patricia Kelly

Patricia
Kelly
Boys
20841

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 4:22 PM

Last updated at Oct 22, 2024 12:22 PM

Councilmember Friedson

Oct 21, 2024 4:22 PM

Attainable Housing Comments

Constituent information:



bpjkelly@gmail.com, Sep 14, 2024, 2:32 PM

Dear Chair,

We are TOTALLY opposed to any consideration of changing zoning laws in the county to not require any percentage of Single Family Homes!!!

My belief is that The County is just looking for a way to increase revenues.

More homes on less land doesn't necessarily mean more affordable housing. And if so, it will increase the amount of PEOPLE living in the County. That means more drain on resources, less space for people to enjoy, more overcrowding in schools and generally less healthy surroundings.

Montgomery County is unfortunately becoming unsafe, and more people = more crime.

We are 1000% opposed to forcing zoning to multi-structured housing.

Sincerely,

Patricia & Brian Kelly

Boys MD

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Vote NO on AHS (open)

Requested by Wendy Wexler

Wendy
Wexler

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 4:23 PM

Last updated at Oct 22, 2024 12:22 PM

Councilmember Friedson

Oct 21, 2024 4:23 PM

Attainable Housing Comments

Constituent information:

Wendy Wexler

Wendy Wexler, Sep 14, 2024, 2:21 PM

Dear Councilmember Friedson:

RE: Attainable Housing Strategies Initiative (AHS)

I have been a resident of Montgomery County for more than 40 years. In that time I have taken it as my responsibility to remain active and informed with my community. I am proud that I can say that the two neighborhoods I have resided in (Silver Spring and Chevy Chase) are highly diverse and welcoming to all my neighbors regardless of their race, ethnicity, religion, gender or marital status. I have always supported an inclusive community in every way I could.

****But I must go on record as being completely opposed to this proposal put forth by the MoCo Planning Board now known as the Attainable Housing Strategies Initiative (AHS)**.**

Despite its potentially misleading title, AHS does NOT address housing affordability. In fact, the proposal makes it abundantly clear that all housing units resulting from this new zoning will be sold at market-rate costs.

This proposal also does not speak to the obvious negative impact on the communities it will effect.

This would clearly include issues such as:

- increased traffic (already a dreadful neighborhood issue that has been made worse by the closure of Rock Creek Park),
- lack of available parking,
- environmental concerns such as increased flooding during rain storms and
- zero protections for our tree canopy,
- rising crime in the area.

As far as I can see, as far as all my neighbors can see, the ****ONLY**** people that will benefit from approving this new zoning implementation would be the ****DEVELOPERS!**** So, in order to give them an ever increasing profit margin we should risk all those above listed problems that can occur, we should change the aesthetic of our old established neighborhoods. This will not be done to the benefit of helping first time buyers, or lower income families. It will only be done for the benefit of the bottom line of the developers. I can only wonder how it is that the MoCo Planning Board decided that this was a good idea for the County?

If you check on the permits already applied for or take a hard look at the construction already ongoing all around us, you will see that those concerns of affordable housing availability are already in process. Those of us who have already worked so hard to be able to afford our housing in our chosen communities do not believe it is fair to us to have our single home neighborhoods severely modified to meet the greedy needs of over zealous developers.

I am asking you to please vote NO on this zoning change.

I am asking you to protect the integrity of our long established neighborhoods.

I am registered to attend one of the upcoming listening sessions and will be eager to hear your position

on this issue first hand.

Thank you for your attention to this important issue.

Wendy Wexler

[REDACTED]
Chevy Chase, MD 20815

[REDACTED]

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategies initiatives - disagreement (open)

Requested by Jordan Blackman

Jordan
Blackman

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 4:23 PM

Last updated at Oct 22, 2024 12:22 PM

Councilmember Friedson

Oct 21, 2024 4:23 PM

Attainable Housing Comments

Constituent information:

Jordan Blackman

Jordan Blackman, Sep 14, 2024, 12:40 PM

Council Member Friedson,

We urge you to **vote against the proposed zoning changes (Zoning Text Amendments), the "Growth and Infrastructure Policy" and "Impact Tax" - - all scheduled for votes soon, and all associated with the "Attainable Housing Strategies (AHS) initiatives" approved by the County's Planning Board earlier this year.**

We want to remind you that we are constituents that voted for you in the last election and **we will NOT be voting for you again if you accept these amendments, policies, and taxes in their current state.**

The Plan will negatively impact both low-income and middle-income neighborhoods. It has not carefully considered all the disruptive, negative impact it will have on the lives of all county residents.

Low, medium, and high-income single home areas will be devastated.

Zoning is intended to protect the public good, therefore it needs to take all potential impacts into serious account.

- The environmental, financial, and social impact studies were woefully insufficient as part of the zoning plan preparation.

- The Plan will cause an expensive expansion of public services with a dubious hope new tax revenue will cover the costs.

- The Plan will damage the natural environment (e.g., more flooding due increased impermeable surfaces, hot concrete reflecting heat as climate warms vs cool trees/greenery, break up existing corridors for wildlife).

- The Plan will gravely damage the integrity of existing neighborhoods—poor and rich alike.

Furthermore, it is shocking that the Council chose to bypass the usual legal checks and guardrails by making these changes thru a "zoning text amendment". We feel the Council is pursuing a duplicitous approach by preventing the possibility of the zoning plan from being challenged on legal grounds—only on the grounds of procedural errors. This will have far-reaching impacts without constraints in Maryland, and is undemocratic.

Finally, the Planning Board has been given a startling excess of power to influence policy without the necessary democratic processes for community input.


Call for Your Action as Council Member from Your Two Constituents:

1. Vote against the proposed zoning changes (Zoning Text Amendments), the "Growth and Infrastructure Policy" and "Impact Tax"
2. Send the Plan back to the Planning Board.
3. Take action to reduce the Planning Board's power.
4. Require serious social, environmental, and financial impact studies.
5. Proceed with more limited phasing in of the plan components to test out the impacts.

We ask you to take these actions to ensure the zoning plan results in a Montgomery County with comfortable living and strong neighborhoods for low, middle, and high income alike.

Sincerely,

Jordan Blackman and Joanna Kata-Blackman


Chevy Chase, MD 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: STOP AHS BETRAYAL NOW (open)

Requested by Steven and Colleen Cohen

Steven and Colleen
Cohen

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 4:24 PM

Last updated at Oct 22, 2024 12:22 PM

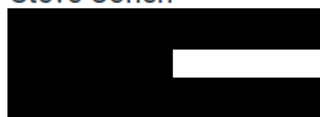
Councilmember Friedson

Oct 21, 2024 4:24 PM

Attainable Housing Comments

Constituent information:

Steve Cohen



Kensington, Md 20895

Steve Cohen, Sep 14, 2024, 11:18 AM

Councilmembers, Stop AHS's betrayal to homeowners.

****A FUNDAMENTAL PROBLEM ****

We strongly oppose the Attainable Housing Strategy (AHS) proposal. It is a formula that will destabilize communities and make homeowners pay the price. AHS betrays homeowner's most basic expectations: stability, in that their investment is safe, and appreciation, in that their investment will increase in value.

****AHS - A PLAN WITHOUT PLANNING ****

At its core, AHS is a plan without planning. Perhaps its greatest betrayal is that it unleashes an unconstrained and irreversible expansion on our communities. In doing so, the County shirks one of its most fundamental responsibilities - planning. "Not to worry" the planners say, "property owners will have control". Sounds good? Not to anyone who knows that developers and real estate speculators drive the County's housing stock.

The reality is that AHS will pit neighbor against neighbor. Who will be the first to sell, and who will be the last? It's not hard to imagine developers and speculators bidding up a few home prices only to start a downward spiral in home values with owners getting out of an unwanted community transformation. What's left in AHS's wake? - communities with irreversibly depressed values only to be scooped up by builders who are only interested in maximizing square footage and profit.

****KENSINGTON - A POSTER CHILD FOR WHAT'S WRONG****

As a 35-year Kensington residents, we fear Kensington may be the poster child for what's wrong with AHS. Kensington's history is its anchor. Its history adds tangible value to its businesses and residents. It's worth knowing that in the late 1960s and early 1970s Kensington was a different place. Developers found big profits in demolishing the Town's history. Fortunately, that changed, years ago because the community took notice and took action.

Today, however, AHS once again jeopardizes our community, but to a much greater extent than ever before. Tiny Kensington occupies about 1/2 of a square mile. The 500 ft Connecticut Ave "Growth Corridor" occupies nearly 1/3 of that area. The Corridor even lands within footsteps of Warner Mansion's front door, in the heart of our historic district. Even more troubling is the impact of the "Priority Housing District" as defined by Kensington's proximity to the MARC station. That completely impacts our entire community.

Are the planners really that careless with Kensington's history and its future? **** **Are they blind to the consequences of a one-size-fits-all approach? To both questions, the answer is obviously "yes".**

****CONGESTION AND INFRASTRUCTURE****

Compounding the failure of AHS, the planners say County's infrastructure and congestion are not

problems. Don't be fooled. Its magical thinking and wishing away the issues that already plague the County before AHS. Ask any commuter stuck in traffic, ask any parent keeping up with school redistricting. or ask anyone who is being crowded out by increasingly stretched resources. Jamming more people in the same space is a surefire guarantee to take things from bad to worse. Think _The Boiling Frog_ parable*

(* If you throw a frog into boiling water, it will hop out. If you put that frog into a pot of tepid water and slowly warm it, the frog doesn't figure out what is going on until it's too late.)

A MEANS TO **_WHAT_**** END ? **

The bottom line: AHS is throwing a socially engineered "monkey wrench" into the County's communities and the housing market. If you live in an ivory tower, AHS might sound like a fine idea, but the dramatic and unconstrained disruption caused by AHS comes at considerable peril for most everyone except developers, real estate speculators, and, of course, County tax collectors. Whether the problems are** **real or perceived, a real plan needs to start by doing a better job of explaining the problem to those it is supposed to help and those it might hurt. Let's hear about alternatives, trade-offs, subsidies, innovative tax incentives, business strategies and/or tailoring existing code to preclude this misguided scheme that will destroy County communities and punish homeowners.

THIS IS CRAZY

Finally, in closing, we ask that you turn to your Council colleagues** **and say, "This is crazy; what the heck are we doing? " Stop AHS and your constituents will applaud. Fail to oppose AHS, and your constituents will ask two questions: 1) who did this, and 2) when are they up for reelection?

Sincerely,

Steven and Colleen Cohen


Kensington, Md 20895

ReplyForward

Add reaction

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: I agree with Mr. Elrich and urge our Town Council to oppose this housing plan. (open)

Requested by Julie Anderson

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 4:24 PM

Last updated at Oct 22, 2024 12:22 PM

Councilmember Friedson

Oct 21, 2024 4:24 PM

Attainable Housing Comments

Constituent information:

Julie Anderson

[REDACTED]

Julie Anderson, Sep 14, 2024, 10:25 AM

This is destroying our quality of life as the keep approving more congestive housing and not improving the road infrastructure to accommodate the increase cars on the road. More people means more cars. Our transit system is inadequate and does not nearly compare to NYC think people will use transit. Fix the roads first.

Julie Anderson

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing/Re zoning proposal and impact on Section 5 - Submitted By: Laura Foggan - (Council Webform) (open)

Requested by Laura Foggan

Laura
Foggan
Chevy Chase
20815

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 4:25 PM

Last updated at Oct 22, 2024 12:22 PM

Councilmember Friedson

Oct 21, 2024 4:25 PM

Attainable Housing Comments

Constituent information:

Laura Foggan

[REDACTED]
[REDACTED] Chevy Chase, MD 20815

Laura Foggan, Sep 13, 2024, 10:02 PM

FirstName: Laura

MiddleName:

LastName: Foggan

Suffix:

Address1: [REDACTED]

Address2:

City: Chevy Chase

ZipCode: 20815

EmailAddress: [REDACTED]

PhoneNumber:

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Attainable Housing/Re zoning proposal and impact on Section 5 - Submitted By: Laura Foggan - (Council Webform)

Comments: I write to express concern about the impact on Chevy Chase Section 3 of the rezoning envisioned in the Attainable Housing proposals. Section 3 is ill-equipped to handle the consequences that would follow from these changes, including but not limited to the added strain on infrastructure. I urge you to refrain from advancing or approving these changes given the serious concerns of residents as expressed in recent listening meetings on the proposal and otherwise. Thank you in advance for working with us to disapprove the current attainable housing proposals as they would apply to Section 3 and rethink how to advance the needs of our neighborhoods and community.

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Against Thrive (open)

Requested by **Margaret McCloskey**

Assigned to **Livhu Ndou (Staff)**

Created at **Oct 21, 2024 4:25 PM**

Last updated at **Oct 22, 2024 12:22 PM**

Councilmember Friedson

Oct 21, 2024 4:25 PM

Attainable Housing Comments

Constituent information:

Margaret McCloskey

[REDACTED]

Margaret McCloskey, Oct 21, 2024, 4:01 PM

Please vote "NO" on the straw vote for the Thrive proposal scheduled for October 22, 2024.

I do vote in every election.

Sincerely,

Margaret A. McCloskey

[REDACTED] Spring, MD 20910-2114

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Regarding the Priority Growth Zone designation (open)

Requested by Caroline Cooper

Caroline
Cooper

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 4:25 PM

Last updated at Oct 22, 2024 12:22 PM

Councilmember Friedson

Oct 21, 2024 4:25 PM

Attainable Housing Comments

Constituent information:

Caroline Cooper

[REDACTED]
[REDACTED] Chevy Chase, MD 20815

Caroline Cooper, Sep 13, 2024, 5:54 PM

Dear Councilmember Friedson:

I am one of your constituents on the proposed Priority Growth Zone block of [REDACTED] off of Wisconsin Avenue in Chevy Chase. I am writing to raise my objections to this designation.

While I am keeping an open mind about the bigger picture proposal to create attainable housing (I look forward to your presentation on 9/25), I think the PGZ designation is too broad because it fails to take into consideration the fact that many of the streets 500 feet away from a commercial corridor are residential, and unsuitable for small apartment buildings. I am sure there are instances where an apartment building 500 feet off a Growth Corridor may make sense, say if there's already an abandoned commercial building, or an empty parking lot, etc. But in our case, the designation is inappropriate, and I believe your approach needs to be more fine-tuned and sophisticated than just "Apartment buildings are allowed anywhere within 500 feet of a growth corridor."

Even if a small apartment building is never built on our street, the mere designation of being in a "priority growth zone" puts us at a disadvantage from a resale perspective. You are picking "winners" and "losers" and allowing people who live 600 feet away from Wisconsin to get to continue to live without the threat of an apartment building on their block or in their backyard.

I am no lawyer, but to me, this designation is a "taking" as it will undoubtedly put us at a disadvantage against other home sellers who won't have this designation. It is one thing to purchase a SF home that overlooks a commercial lot or even has a multi-story building directly in their yard. That is a buyer's choice and a home is priced accordingly. But it's quite another to purchase a SF home in a SF neighborhood, only to learn years later that "small" buildings of up to 19 units can be in your backyard. Many of us are rapidly getting concerned about the PGZ designation, and I expect you will have a large crowd at the 9/25 meeting who will want to understand more about this designation, and who - like me - hope it can be modified. Our block is just as 'residential' as the rest of [REDACTED], and I don't see any fair reason to be zoned any differently from my neighbors.

Sincerely,

Caroline Cooper

[REDACTED]

-

Caroline N. Cooper

[REDACTED]

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: End single family zoning - Submitted By: Josh Silver - (Council Webform) (open)

Requested by Josh Silver

Josh
Silver
Bethesda
20817

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 4:26 PM

Last updated at Oct 22, 2024 12:21 PM

Councilmember Friedson

Oct 21, 2024 4:26 PM

Attainable Housing Comments

Constituent information:

Josh Silver

[REDACTED]
Bethesda, MD 20817

Josh Silver, Sep 13, 2024, 4:31 PM

FirstName: Josh

MiddleName:

LastName: Silver

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20817

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Land Use and Parks

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: End single family zoning - Submitted By: Josh Silver - (Council Webform)

Comments: I strongly agree with the proposal to end single family zoning. Such zoning is a relic of the era of racial segregation. Now, it only serves to increase the cost of housing, further preventing diversity in neighborhoods by income level or race. Please support the legislative proposals to end single family zoning.

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Constituent Request Form - CM Friedson (open)

Requested by Richard Chipkin

Richard
Chipkin
Bethesda
20814-2269

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 4:27 PM

Last updated at Oct 22, 2024 12:21 PM

Councilmember Friedson

Oct 21, 2024 4:27 PM

Attainable Housing Comments

Constituent information:

Richard Chipkin

[REDACTED]

Richard Chipkin, Sep 13, 2024, 3:02 PM

FirstName: Richard

MiddleName:

LastName: Chipkin

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20814

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Type: (assign form)

Subject: Constituent Request Form - CM Friedson

Comments: I am writing to encourage you to vote against the Attainable Housing Strategies recommendations in the event they ever reach a vote. <https://www.montgomerycountymd.gov/COUNCIL/resources/AttainableHousingStrategies.html> These ideas are wrong-headed for many reasons. First, they would damage existing neighborhoods. Second, they would burden an already overused traffic system. Third, the impact on other infrastructure would be substantial (an aging water and sewage system). Fourth, they would negatively impact existing home values. I could go on, but I hope you get the point. Someday, someone will have to explain to me why we need to increase Montgomery County's population density. Why is it incumbent on us to add housing units? Why not Prince George's? Why not far up-county away from where there are already too many people? Please be aware that if you do vote affirmatively for these recommendations, I will not vote for you the next time you're up for re-election. More importantly, I will actively work for your opponent. Sincerely, Richard

[REDACTED]

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategies (open)

Requested by **Andrea Gansen**

Assigned to **Livhu Ndou (Staff)**

Created at **Oct 21, 2024 4:29 PM**

Last updated at **Oct 22, 2024 12:21 PM**

Councilmember Friedson

Oct 21, 2024 4:29 PM

Attainable Housing Comments

Constituent information:

Andrea Gansen
[REDACTED]

Andrea Gansen, Sep 10, 2024, 11:10 AM

Good morning, Council President Friedson -

I am writing to express my deep concern that the negative impacts of the Attainable Housing Strategies significantly outweigh any potential benefits.

As is stated on the Montgomery County Planning website, the foundational reason for this strategy is the County's "serious housing shortage" with "[H]ousing prices and rents (that) have skyrocketed in recent years..." However, no data has been shared to substantiate these assertions. Furthermore, the solution proposed by the Planning Board does nothing to address the cost of owning or renting in Montgomery County -- in truth, "attainable housing" doesn't mean "affordable housing." Financially, there is no incentive to build a multifamily unit on a current single-family lot unless the cost can be recouped through sale or lease. Rents and mortgage payments will not fall with any greater inventory in housing gained in this manner.

Aside from the rather obvious benefit to real estate brokers and developers, this strategy results in higher traffic congestion, undue burden on current infrastructure, displacement of families and division of communities, as well as entirely unexplored environmental impacts.

Rather than implementing an inelegant solution to a complex problem, I ask that the Planning Board refrain from implementing this strategy and work to find solutions that take the well-being of the entire community into account.

Sincerely, your constituent -

Andrea Gansen
[REDACTED]

Chevy Chase, MD

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Constituent comments on proposed AHS zoning changes, Growth & Infrastructure Policy/ Impact Tax (open)

Requested by Janis Alcorn

Janis
Alcorn
Chevy Chase
20815-4039

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 4:30 PM

Last updated at Oct 22, 2024 12:21 PM

Has attachment?: true

Councilmember Friedson

Oct 21, 2024 4:30 PM

Attainable Housing Comments

Constituent information:

[REDACTED]

BerBrief7660, Sep 9, 2024, 10:32 PM

September 9, 2024

Dear Councilmember and Council President Andrew Friedson,

We urge you to vote against the proposed zoning changes (Zoning Text Amendments), the "Growth and Infrastructure! Policy" and "Impact Tax" all scheduled for votes soon, and all associated with the "Attainable Housing Strategies (AHS) initiatives" approved by the County's Planning Board earlier this year.

The proposed **zoning changes**, if adopted by the Council, will have negative long-term impacts on your constituents in Montgomery County.

1. Your vote for the Zoning amendment proposed for Rollingwood as laid out in the AHS would cause long-term harm. Rollingwood, where we live, is an unincorporated area of Chevy Chase being targeted for multiplex construction under the AHS Zoning proposal. Rollingwood is a hilly area that has relatively few impermeable surfaces, significant tree cover that absorbs rain and CO2, natural springs, and is located in a low traffic area that serves as a wildlife corridor along the narrow waist of Rock Creek Park near the East-West Highway intersection with Beach Drive. Those are the reasons why we purchased a home here thirty years ago. All the environmental goods and services that are associated with Rollingwood should be valued against the costs of the environmental destruction that will occur if MoCo zones the area for conversion from green into impermeable covering with few trees, more traffic, etc. Rollingwood is on the DC border, a location that is more attractive to people who work and shop in D.C. or Virginia. There are other areas in MoCo that do not provide the same environmental benefits and are more appropriate for dense housing located closer to the places where MoCo is encouraging new biotech and other businesses to locate.

Changing the zoning from "single family" to "multiplex at right" in this area will completely disrupt our quiet, tree-filled neighborhood. New construction under the zoning change will destroy our environment, bring unmanageable traffic into our narrow streets which at best allow one car to pass when cars are parked on each side of the street, and increase flooding of our streets during heavy rains. Even now, due to the topography, garbage cans are carried away by rainwater flooding on our hilly streets. For many reasons, **Rollingwood should remain protected by keeping its existing zoning for single family homes.**

2. Zoning is meant to protect the overall public good, so zoning changes must pass that test when

being voted upon. On what basis have you assessed how all the AHS proposed zoning changes could fail to protect the public good? **What careful Impact Assessments have been done to provide information to inform your votes? Have you sought review and comments from external independent experts? ** "Listening sessions" are not a substitute for Impact Assessments, but listening sessions could provide input to guide the Terms of Reference for full independent Impact Assessments. Detailed assessments are needed to understand the wider negative impacts of the zoning change implementation - social, environmental, and financial, and alternatives must be considered. Just looking at the maps provided with AHS, one can see that urban sprawl and traffic jams will be inevitable if AHS guides the Council. How much investment in the county services will be needed to meet the demands created by the increased population? It is clear from the maps that there will also be negative impacts and displacement of people living in low income areas. In Silver Spring, there will be negative gentrification impacts on current low income communities who will be displaced by new housing for middle class households.

In terms of environmental damage, the loss of trees and permeable ground that will be caused by the proposed zoning amendment (based on the AHS) goes against the County's current environmental guidance and rules. Trees are essential for mitigating Climate Change, and absorbing heavy rainfall to reduce flooding. The County Planning Board's proposed AHS "patterns" for developers to create dense housing, when aggregated, fail our expectation that new development should contribute to Green Development and Climate Change Mitigation.

County-wide rezoning for the estimated 134,000 properties flies in the face of the Master Plan process which looks at each community carefully and includes a process for each community's engagement. **How much will approval of these proposed zoning changes directly and indirectly cost Montgomery County residents over the long-term? ** Has the Council assessed and communicated to constituents the costs that your constituents can expect to be asked to bear after the builders have moved on - before Council votes on approving these changes? Even without impact assessments, it should be easy for the Council members to see that adding so many new households in targeted areas on the DC borders will require county residents to pay higher taxes to cover the costs of required bigger roads (more traffic), bigger rainwater drainage systems (more runoff from impervious surfaces in places that already have drainage problems with single-family houses), bigger utility services (water, sewer, gas, electricity that currently are designed to serve existing number of households), and more schools, police, hospitals, fire stations that will be necessary.

**Do you know how the pipeline of over 30,000 housing units already approved for construction under existing zoning have been factored into the AHS zoning change recommendations? ** Master plans have also already zoned for a significant amount of new housing near public transportation, job and retail areas.

**3. ** Please consider that the AHS and its associate plans and proposed zoning changes may be distorted by the "Attainable Housing" definition and a "build more and they will come" solution in the AHS. ** Has the problem been framed by AHS to lead to a preconceived solution? _ _ Why does AHS use the word "attainable housing" - a word that the public and the media are now (understandably) confusing with "affordable housing"? For example, AHS proposed zoning changes will also alter single home pattern in low income areas, yet AHS will enable builders to avoid including "affordable" units in their new multi-family buildings.

Frankly, when the **Attainable Housing Strategy** (AHS) and the**proposed Zoning Text Amendment** are studied together with the proposed**Growth & Infrastructure Policy, and** the proposed **Impact Tax (developers get a 50% impact tax discount)**; it can appear the Council is using the AHS to package a big gift for private equity and developers -- inviting them to come in to go out with their profits, subsidized by the Council and Montgomery Country residents under the guise of helping "middle income" people "attain" housing near the DC border. I hope this is not the case - but appearances do matter.

4. ** A vote to change zoning is a breach of trust. People have purchased their homes with the expectation that they, their property and their environment would continue to be protected by the existing zoning. (Homeowners in Virginia are now suing their local government for changing their zoning protections.)

We voted for you and we urge you to vote against the zoning changes proposed for Rollingwood /Chevy Chase; and we ask the Council to demand further studies on all the potential impacts AHS may have before considering any further AHS-based plans and zoning changes (ZTAs).

Sincerely,
Janis Alcorn, Ph.D
Sean Alcorn, J.D.

[REDACTED]
Chevy Chase, Md 20815

**A pdf copy of this letter is also attached to this email.**

Attachment(s):

Council letter Zoning Chges Friedson.pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/01dfU3Diw4WmbmOcb3x1eb7jM/?name=Council+letter+Zoning+Chges+Friedson.pdf>

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[Council letter Zoning Chges Friedson.pdf \(application/pdf\)](#)

FWD: Attainable Housing Plan (open)

Requested by Loren Pickrell

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 4:30 PM

Last updated at Oct 22, 2024 12:21 PM


Councilmember Friedson

Oct 21, 2024 4:30 PM

Attainable Housing Comments

Constituent information:

Loren Pickrell

 Chevy Chase, MD 20815

Loren Pickrell, Sep 9, 2024, 7:47 PM

Good evening. As homeowners in Chevy Chase for the past 34 years, we are fervently opposed to the Planning Board's Attainable Housing Strategies initiative. Attainable housing is needed, but the proposed plan does not appear to create affordable housing. In fact, the AHS report is clear that the additional housing households will be market-rate units. It also does not address the need for additional opportunities for home ownership for low-income households. We are concerned that the recommendations may create incentives for outside real estate speculators to purchase single-family homes for redevelopment.

It does not address the environmental consequences of increased land coverage from the larger building footprints of higher density development, resulting in increased imperviousness, stormwater runoff, and loss of tree cover. It does not consider its effect on "sprawl," one of the basic tenets of Smart Growth. Instead, it recommends establishing "Priority Housing Districts" (PHDs) within a one-mile straight line measure from the Red and Purple Lines and non-high-capacity MARC Stations (some in the Agricultural Reserve) – a measure that is double the half-mile buffer widely accepted as the transit "walkshed." And it recommends large scale upzoning along nine corridors, some of which do not have high-capacity transit. Its countywide rezoning of four residential single-family detached zones - almost 134,000 properties – upends the master plan process, which is geared to looking at each community carefully and includes a process for public review and engagement. It does not explain (1) how existing zoning capacity (already in place through approved and adopted master plans) factors into meeting housing targets; and (2) how the 30,000+ housing units in the county's development "pipeline" - approved but not built – factor into meeting those targets. These projects are approved plans ready for construction – they only need to pull the permits. It does not address the loss of trees on properties that redevelop. Trees are important for addressing climate change and for absorbing water to lessen stormwater runoff and flooding. It does not address road capacity needs for the additional cars that likely would come from additional households. It does not address the effects of reduced parking requirements, instead relying on street parking to accommodate additional households, many of which could be built along residential streets not wide enough to accommodate both through-traffic and cars parked on each side. AHS acknowledges that conversion of individual properties from single family homes to other housing types is a heavy lift for the average homeowner. This suggests the possibility that investor-driven redevelopment is more likely, potentially affecting the County's rental housing market: Upzoning increases land values, which in turn raises property taxes. This may incentivize property owners to sell to investors for redevelopment of one or several properties in a neighborhood – particularly owners who rent out their single-family detached properties or have purchased them to roll them over for profit. Gentrification can occur in neighborhoods where housing is currently affordable, as higher-income residents move into new, market-rate housing. Some renters may be displaced – currently, single-family housing stock in the County accounts for more than 2/3 of the family-sized rental units.

These homes are at risk of being redeveloped into more expensive housing units. Even if renters are not displaced, rents may rise as property values increase. Larger “footprints” on redeveloped lots mean increases in impervious land coverage, more stormwater runoff, and the potential for increased flooding. This could be exacerbated by the loss of trees removed during redevelopment in areas where there are few places to replace them.

The only people who will benefit from this housing scheme are the sellers and the developers. The remaining neighbors will be negatively impacted by a declining environment and increased traffic and congestion. We strongly urge you and your committee to strike down the proposal for rezoning that has a negative impact on the residents of Chevy Chase, and Montgomery County as a whole.

Sincerely,

Robert and Loren Pickrell

[REDACTED]
Chevy Chase
[REDACTED]

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategies -- we protest the upzoned plan (open)

Requested by Lynn Grodzki

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 4:31 PM

Last updated at Oct 22, 2024 12:21 PM

Councilmember Friedson

Oct 21, 2024 4:31 PM

Attainable Housing Comments

Constituent information:

Lynngrodzki

Lynngrodzki, Sep 9, 2024, 9:23 AM

Dear Councilmembers,

Please stop this terrible plan of allowing the County Council and developers to approve a "by right" plan to allow lots in our neighborhoods to be built upon, without a vote from the community. The council did not do a survey or poll of how residents feel about this plan. You are forcing us to live with your new eminent domain idea, giving our lots to developers for their extreme profit. The decision to rush this through and eliminate what makes our County and neighborhoods desirable is short-cited and can only be profit-based by the Council. This is not a solution to attainable housing.

As Marc Elrich suggests with data, there are enough zoned properties in the pipeline for attainable housing goals. There is no crisis. I live in 20910, in the SOECA association, and many of us are going to be affected by this and protest the fact that we did not get to vote to stop this and the Council has not allowed us to express our objection in a clear and public way. Public listening sessions are insufficient. We want to vote about this ourselves, not through the developers who have lobbied for this to the Council.

I resent the council members who pushed this through, like Mr. Jawando, despite written concerns to him from many of us. This ONLY benefits developers, not residents, and there is no proof that this will lower any housing prices. But it will destroy neighborhoods, add to parking nightmares, and remove the important greenspace we have left.

Interestingly, as we are seeing, this 'right' is not applied along state highway River Road (outside the Beltway, thanks to Councilmember Friedson), and many areas and State Roads west and north County, its primarily being applied downcounty. This is unfair and suggests that the Council cares more about developers than residents.

Please do all that you can to stop it from going forward.

Best

Lynn

Lynn Grodzki, LCSW, MCC

[REDACTED]
[REDACTED] Silver Spring. MD 20910_

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

Attainable Housing Feedback (open)

Requested by Jonathan Aghion

Jonathan

Aghion

[REDACTED]
20910-2947

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 4:46 PM

Last updated at Oct 22, 2024 12:21 PM

Jonathan Aghion

Oct 21, 2024 4:46 PM

Good afternoon County Council and MNCPPC.

I am writing to you to express deep concern with the Attainable Housing Plan.

In the short run it will INCREASE the cost of housing as commercial developers vye for lots previously limited to single family houses.

In the long run it will irreversibly urbanize much of the County...slowly transforming suburban areas into higher density areas.

The push towards unending GROWTH is foolish (accommodating more residents, growing the tax base, growing business investment). We will only lose if all we do is try to "beat" our neighboring Counties.

I agree that housing is expensive. I am more concerned with making the County a great place to live for the current residents. (How about increasing public safety? That issue comes up at nearly every civic association meeting.)

Instead, the County and MNCPPC are doing everything in their power to make Montgomery County the easiest place to move to. This will only drive more population growth and further increase the stress on housing.

To reduce housing costs I suggest two items:

1) reduce the permit fees (a percentage of the overall project) charges on new construction and renovations.

2) reduce the red tape business face. I helped a small business owner apply for a permit to add an electric grill to his restaurant. The County document was 40 pages of requirements with three separate inspections required and over \$600 in fees and permits to DPS. The owner gave up.

Please reconsider your approach to housing.

Thank you.

Jonathan Aghion

Silver Spring, MD

Sartori deserves four Pinocchios (open)

Requested by Liz Brenner

Liz
Brenner

Assigned to Livhu Ndou (Staff)

Created at Oct 21, 2024 9:05 PM

Last updated at Oct 29, 2024 12:48 PM

Has attachment?: true

Liz Brenner

Oct 21, 2024 9:05 PM

Dear County Councilmembers and Executive,

I am writing to inform you of a significant mischaracterization by Jason Sartori in the Washington Post's October 18 article: Plan for more housing exposes a schism in a deep-blue Maryland county: Montgomery County officials want to allow denser housing in single-family zones. Opponents call it a "betrayal."

The article and Mr. Sartori incorrectly identified houses on Morrison Street in Northwest DC as duplexes and examples of multifamily housing his department is proposing be built in Montgomery County. In fact, these houses are not duplexes and not multifamily housing at all. They are 100+ year-old single-family semi-detached houses, with one house on one lot, in a neighborhood zoned for single-family housing.

DC's online Zoning Map shows the zoning on the Morrison Street is classified as R-2, which provides for single-family houses that are "semi-detached"—meaning they have only one side set back. There is only one house per lot permitted on Morrison Street, but in many instances two houses are built adjacent to each other along a side lot line. How DC's R-2 zone differs from Montgomery County R-60, R-90, and R-200 is Montgomery's R-60, R-90, and R-200 zones require detached residences with setbacks on all sides whereas DC's R-2 zone permits semi-detached residences with no setback on one side. (Please see supporting documents.)

This R-2 zoning on Morrison St (and in many other parts of DC) is quite different than what is now being proposed for Montgomery County, where the Planning Board's Attainable Housing Strategies Initiative is proposing building multifamily housing on what are currently single-family lots—a situation where it can also become quite complicated to assign individual property rights on one common lot, not to mention the lack of existing infrastructure to support multifamily housing, particularly in older areas of the county.

Morrison Street, where 100+ year-old semi-detached homes sell for well over \$1 million and in some cases over \$2 million, is lovely, but it is hardly a fair or reasonable analogy for Mr. Sartori to make regarding the possible future of Montgomery County neighborhoods, not only in terms of zoning, but also in terms of the availability of existing infrastructure or building materials capable of recreating the craftsmanship and longevity of the early 20th century.

Sincerely,

Elizabeth Brenner-Leifer

[REDACTED]

Chevy Chase, MD

[Zone Development Standards Dashboard.pdf \(application/pdf\)](#)
[DCOZ.jpeg.png \(image/png\)](#)

FWD: Attainable Housing Plan (open)

Requested by Siobhan Abell
Assigned to Livhu Ndou (Staff)
Created at Oct 22, 2024 7:45 AM
Last updated at Oct 22, 2024 12:21 PM

Councilmember Friedson
Oct 21, 2024 4:33 PM

Attainable Housing Comments

Constituent information:

Siobhan Abell

[REDACTED]
[REDACTED] Chevy Chase , MD 20815

Siobhan Abell, Sep 8, 2024, 5:05 PM

Dear Councilmember Friedson -

Please allow me to lodge my opposition to the Attainable Housing Plan.

I am concerned that the Planning Board has not adequately prepared for the massive increase in traffic this proposal would yield.

Thank you for service to Montgomery County.

Best,

Siobhan Abell

[REDACTED]
Chevy Chase

Siobhan Abell

[REDACTED]

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Feedback on County's Attainable Housing Strategies (open)

Requested by Laura Hambleton

Laura
Hambleton
Chevy Chase
20815-5425

Assigned to Livhu Ndou (Staff)

Created at Oct 22, 2024 7:45 AM

Last updated at Oct 22, 2024 12:21 PM

Councilmember Friedson

Oct 21, 2024 4:40 PM

Attainable Housing Comments

Constituent information:

Laura Hambleton
[REDACTED]

Laura Hambleton, Aug 30, 2024, 11:03 AM

Dear Council Member,

Recent county efforts to promote attainable housing is an enormous change for the region, one that I understand does not require a vote from citizens or input from anyone, despite some public meetings. Only the County Council has the authority to implement changes to zoning.

I also understand very few residents are aware that this massive change is being considered.

There are so many outstanding questions about this proposal, including how it addresses, even in a small way, affordability—one of the most pressing issues of our times—and the environmental and community impacts (loss of trees, roads, schools, runoff, parking and more).

Moreover, this proposal goes against so many years of planning for more housing in areas such as the White Flint and Gaithersburg and matching housing stock with job growth. From what I have read, Montgomery County had already projected a buildout of approximately 31,000 units by 2030, based on the zoning capacity established in approved master plans. The County was assigned an additional target of 10,000 units. Of those, the municipalities of Rockville and Gaithersburg were each assigned 1,000 units.

Was this planning for naught?

Even more troubling is that “attainable housing” will become “market-driven housing,” mirroring the skyrocketing prices across Montgomery County. A developer can pull down house and replace with a duplex, triplex or quadplex without a lot of guardrails.

For example, a small-scale 6,000 square foot duplex that includes an affordable unit may become a 10,140 square foot development that could include a mixed-use component by right and without public input. A medium-scale 15,000 square foot apartment building with at least 15% affordable housing units may increase to a 25,350 square foot development after accounting for County and State density bonuses. These units would sell what the market can bear...

A case in point: <https://www.redfin.com/MD/Chevy-Chase/4500-Walsh-St-20815/home/10643298#property-history>

And as important, it does not take into consideration how owning a house is one of the biggest assets anyone can have in his/her portfolio. How can a homeowner of a modest home truly redevelop his/her property under this proposal?

We need a broader conversation about how we move forward as a county that involves citizens and is not left up to a few council members.

Laura Hambleton
[REDACTED]

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FWD: Attainable Housing Initiative (open)

Requested by Paul Chrostowski

Paul
Chrostowski
Takoma Park
20912

Assigned to Livhu Ndou (Staff)

Created at Oct 22, 2024 7:45 AM

Last updated at Oct 22, 2024 12:21 PM

Councilmember Friedson

Oct 21, 2024 4:42 PM

Attainable Housing Comments

Constituent information:

Paul Chrostowski

Paul Chrostowski, Aug 11, 2024, 11:57 AM

As an environmental professional, I have had several questions from County/Takoma Park residents about how the Attainable Housing initiative could impact the environment, especially regarding climate change adaptation and resilience and stormwater management. Unfortunately, I have been unable to find anywhere in the public documentation for this project that an environmental impact assessment has been conducted. All of the available discussions have focused on economic and social concerns without regard to potential impacts on our fragile environment.

Potential environmental impacts of implementation of this initiative may include (but are not limited to) the following:

-
Construction activities—emission of greenhouse gases and air pollutants; generation of unregulated construction noise and nighttime lighting; discharge of sediment into creeks and rivers, disposal of construction and demolition waste in landfills

-
New buildings—emission of greenhouse gases and air pollutants during occupancy; reduction of permeable ground surface and more runoff into surface waters causing pollution and flooding; loss of tree canopy with impacts on biodiversity, air and water pollution, climate, and environmental health; creation of larger urban heat islands with impacts on environmental health, biodiversity and storm intensification.

-
Increased urbanization/density—loss of ecosystem services and greenspace; creation of additional demand for solid waste and wastewater management; creation of additional demand for utilities and county/city services including electric, natural gas, potable water, and broadband internet, each with its own associated impact. Additional road traffic.

At this point, I urge decision makers and staff at both the Montgomery County and Takoma Park level to pause any further implementation of this initiative and to direct the Planning Department and Department of Environmental Protection in collaboration with interested residents and non-governmental organizations to undertake a comprehensive environmental assessment of the potential environmental impacts and their mitigation.

Paul Chrostowski, Ph.D., QEP
Takoma Park, MD

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FWD: Constituent Request Form - CM Friedson (open)

Requested by James Duncan

James
Duncan
Annandale
22003-2224

Assigned to Livhu Ndou (Staff)

Created at Oct 22, 2024 7:45 AM

Last updated at Oct 22, 2024 12:21 PM

Councilmember Friedson

Oct 21, 2024 4:38 PM

Attainable Housing Comments

Constituent information:

James Duncan

James Duncan, Sep 2, 2024, 9:06 PM

FirstName: James

MiddleName:

LastName: Duncan

Suffix:

Address1:

Address2: Chevy Chase

City: Chevy Chase

ZipCode: 20815

EmailAddress:

PhoneNumber:

Type: (assign form)

Subject: Constituent Request Form - CM Friedson

Comments: Dear Council Member Friedson, I own a single-family home in the Rollingwood section of Montgomery County and am writing to urge you to vote NO on the Attainable Housing Initiative. This Initiative would have the undesirable effects of changing the character of single-family-home neighborhoods, increasing traffic density and the numbers of cars parked on our already crowded residential streets, and likely increasing homeowners' property taxes while lowering their quality of life. I question whether there is a need for as much new density as this measure would potentially produce, as there is already a great deal of new development in progress and/or approved, particularly of new high-rise apartment complexes, in the County. If it is necessary, the increased density should come in areas specially designated for it rather than in existing single-family-home neighborhoods. I question who the Initiative will really benefit – real estate developers? It surely does not benefit current County residents. I will be attending a listening session next week to express my very strong opposition to this Initiative. Again, I encourage you, our representatives, to vote NO on the Attainable Housing Initiative. Best regards, James H. Duncan Chevy Chase, MD 20815

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FWD: Offer to Help Support Zoning Changes from Bethesda Resident (open)

Requested by Madeline Kapur

Madeline
Kapur
Bethesda
20817

Assigned to Livhu Ndou (Staff)

Created at Oct 22, 2024 7:45 AM

Last updated at Oct 22, 2024 12:21 PM

Councilmember Friedson

Oct 21, 2024 4:36 PM

Attainable Housing Comments

Constituent information:

Madeline Kapur



Bethesda, MD 20817

Madeline Kapur, Sep 4, 2024, 12:33 PM

Good morning!

First, I would like to applaud you on the newly proposed zoning changes in Montgomery County. As someone who grew up in Bethesda and lives there now, I understand how much opposition you may be facing from my neighbors, but I appreciate your dedication to creating more attainable housing. To that end, I would like to offer my assistance in helping to defend this proposal, particularly in response to my neighbors - in Bethesda and other communities like Bethesda - that may be opposed to these rules. As a member of this community, I believe I can be an asset in responding to opposition, and am happy to assist in any way I can.

To that end, and because I wanted to express my support directly to you all, too, below are some emails I've sent to my neighborhood listserv which represent my views on the matter.

Happy to see the county is taking steps to make our neighborhood and community more attainable and inclusive to all. Thanks for sharing - I'll be sure to reach out and express my support. Hoping, too, that everyone considers their own personal values - in addition to their property values - when considering this matter.

Hey neighbors!

Thanks for your comments and concerns. Below are my thoughts:

I think when people traditionally think about affordable housing, they think about government subsidized or low-income housing, in which case I agree, the primary goals of these zoning changes are not that. What these changes will do, however, is make housing *more* affordable, *more* accessible, and more within reach for people who currently cannot afford to live in the neighborhoods they would like to live in. In our neighborhood, yes, this may mean that a duplex could go for \$1M. But that is less than a third of the price of a new single-family home in our neighborhood. And in other parts of Montgomery County where housing is already more affordable than it is in our neighborhood, these duplexes and triplexes will be even more accessible to more families. Here is a journal article outlining the ways that zoning reform can increase overall access to affordable housing (and how current zoning laws have led to the racial and socioeconomic disparities we see in our neighborhoods today).

Bottom line: more flexible zoning allows for more people to enjoy the benefits we all enjoy by living in Montgomery County: great schools, safe neighborhoods, public transportation, walkable communities

and easy access to amenities. As many of you likely know, our country is experiencing a housing crisis, and I'm proud of our county for stepping up to try and find a solution.

As you can tell, I'm passionate about this issue, so happy to continue to engage with anyone who has questions.

Take care,

Maddie

—

** _____ **

Maddie Kapur

MSW, MPH

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FWD: Objection to "Attainable Housing Strategies" Initiative - Submitted By: Diane Logsdon - (Council Webform) (open)

Requested by Diane Logsdon

Diane
Logsdon
Kensington
20895

Assigned to Livhu Ndou (Staff)

Created at Oct 22, 2024 7:45 AM

Last updated at Oct 22, 2024 12:21 PM

Councilmember Friedson

Oct 21, 2024 4:33 PM

Attainable Housing Comments

Constituent information:

Diane Logsdon

[REDACTED]

Diane Logsdon, Sep 7, 2024, 11:01 AM

FirstName: Diane

MiddleName:

LastName: Logsdon

Suffix:

Address1: [REDACTED]

Address2:

City: Kensington

ZipCode: 20895

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response


Value: yes

Type: (assign form)

Subject: Objection to "Attainable Housing Strategies" Initiative - Submitted By: Diane Logsdon - (Council Webform)

Comments: Montgomery County Council Members, I am writing to express my vehement objection to the proposed "Attainable Housing Strategies" initiative. This plan, while presented as a solution to housing challenges, fails to address current affordable housing concerns and unfairly burdens established neighborhoods. I urge you to really consider the implications and long term impacts of this initiative and how it can never benefit the county or state as it proposes. My primary objections are as follows: Exclusion of Wealthy Areas: The plan blatantly excludes affluent neighborhoods west of I-270 from any zoning changes. This fosters a sense of elitism and undermines the concept of shared responsibility. Attainable housing should be a county-wide effort, not one targeted at pre-selected areas. Not Affordable Housing: The initiative focuses on "attainable" housing, not truly affordable housing for low- and middle-income families. This distinction glosses over the real need for solutions accessible to

a broader range of residents. School Capacity: Our schools are already stretched thin. Adding more residents without addressing school capacity will further strain resources and negatively impact the quality of education. Traffic Congestion: Major arteries in Montgomery County are already congested. This plan, by increasing density, will exacerbate traffic issues and create even more extreme gridlock than already exists. Environmental Impact: Increased impervious surfaces lead to more water runoff, overwhelming existing sewer infrastructure. The environmental impact of this initiative has not been adequately considered. Also, further reduced green spaces, fewer trees with no room to plant more means an increase in "hot spots" without the natural cooling afforded by trees and green spaces. The "Attainable Housing Strategies" initiative appears more aligned with the perspectives of the privileged than the needs of the community. Furthermore, it fails to address the core issue of affordability. We already have plans in place to develop more housing units in the coming years. This proposal only adds unnecessary complexities without solving any current or future problems. I urge you to reject this initiative in its current form. Instead, explore options that address true affordability, distribute the burden fairly across the county, and prioritize solutions that maintain the quality of life for all Montgomery County residents. Thank you for your time and consideration. Sincerely, Diane Logsdon



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FWD: Feedback on County's Attainable Housing Strategies (open)

Requested by Bryan Cannon

Assigned to Livhu Ndou (Staff)

Created at Oct 22, 2024 7:45 AM

Last updated at Oct 22, 2024 12:21 PM

Councilmember Friedson

Oct 21, 2024 4:37 PM

Attainable Housing Comments

Constituent information:

Bryan Cannon

[REDACTED]

Chevy Chase, MD 20815

Bryan Cannon, Sep 3, 2024, 3:42 PM

I'd like to register deep concern and reservations about proposed attainable housing strategies. I'd like to support something less radically disruptive, not what is proposed. In brief:

1. Review and discussion process is too rushed, especially in light of the complexity of proposals and their far-reaching consequences. County residents can't absorb it all and outreach has been inadequate.
2. Proposals eliminate proper mechanisms for community input on most development plans, leaving most key decisions in the hands of planning staff and developers.
3. Proposals open wide swaths of county neighborhoods to speculators and developers who don't share or respect community concerns, are generally untrustworthy, and - in my community - only add to affordability challenges.
4. Proposals don't address unique circumstances of different neighborhoods; broad-brush approach to growth corridors will be seriously destructive.
5. Claims regarding magnitude of housing crisis are questionable and rigorous analysis of how this proposal will address the challenges has not been shared (or I have not found it).
6. "Pattern Book" guidance to ensure quality and some form of compatibility is nonexistent - a stealthy secret, a strategic omission, or simply a pig in a poke. In any case it's irresponsible to propose sweeping changes based on thin evidence of a problem, and offer just a bureaucratic promissory note regarding quality control.
7. This seems like a political disaster for all involved - once county residents belatedly understand what visionary planners and council members have too-quietly wrought, recourse will only be available at the ballot box.

Hoping to be heard,

Bryan Cannon

[REDACTED]
Chevy Chase MD 20815

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FWD: Responses to Attainable Housing Proposal (open)

Requested by Nancy Pindus

Nancy
Pindus
Bethesda
20816-3001

Assigned to Livhu Ndou (Staff)

Created at Oct 22, 2024 7:45 AM

Last updated at Oct 22, 2024 12:21 PM

Councilmember Friedson

Oct 21, 2024 4:40 PM

Attainable Housing Comments

Constituent information:

Nancy Pindus



Bethesda, MD 20816

Nancy Pindus, Aug 30, 2024, 10:33 AM

Dear President Friedson and Council members:

I am writing to offer my concerns and suggestions to members of the Montgomery County Council regarding the Planning Board's 2024 Attainable Strategies report. My husband and I purchased our home in Green Acres in 1976 and have lived there ever since, raising two children who attended MCPS schools and graduated from BCC High School. Our home is one block from River Road. We moved in before the Metro came to Friendship Heights and have seen many changes over the past 48 years. Change is inevitable but is best managed with thoughtful attention to public input and a minimum amount of governmental intervention. Fortunately, you can count on residents of our neighborhood to remain engaged and offer a range of viewpoints.

I recognize the need to address the issue of housing supply throughout the county and support the idea of offering options beyond single family homes, especially in locations that are adjacent to or very easily walkable to mass transit. The Planning Board's detailed work to provide options that can be envisioned and applied across the county is a start.

However, in neighborhoods like Green Acres, it will cause inequitable and serious neighborhood destruction. The existing infrastructure is not designed for these options and therefore cannot be significantly changed since there is simply no extra space available for cluster developments, wider roads or off-street parking. Given the already dense development, it is virtually impossible that these proposed plans will result in any significant increase in "attainable housing" in a neighborhood such as ours. They will simply add additional expensive housing to the detriment of walkability, livability, and ambience that now exists here.

My close to 50 years in this neighborhood and as an engaged citizen of Montgomery County tells me that the Council needs to proceed very cautiously. In particular, every effort should be made to preserve each community's character and assure that construction guidelines are not applied the same way to all R-60 lots that are within a mile of a Metro line. Each of these communities has its own unique issues and they need to be seriously evaluated and handled appropriately. There is a danger that, using the Planning Board's document, any development in the designated area that technically meets the design plans outlined will be allowed to proceed with little or no consideration given to the impact on roads, schools, recreation facilities, or other concerns of those living in the neighborhood.

This has certainly been the case with construction of replacement homes in our neighborhood.

Appendix C of the Planning Board report notes that replacement homes are substantially larger and

more expensive than the prior home that was demolished. Montgomery Planning identified 683 replacement homes built since the year 2011. The original homes averaged 1,500 gross square feet, while the replacement homes averaged 3,730 gross square feet! Builders bought the properties for an average of \$640,000, and then sold the subsequent replacement homes for an average of \$1,635,000. The report states "These data indicate that while the replacement home industry is relatively small in comparison to the entire number of housing units in Montgomery County, it is resulting in a significant and meaningful loss of the most attainable single-family properties."

The Planning Board justifies the attainable housing plan because "under the current zoning and in the current market conditions the only option is to replace them with large single-family homes that are expensive and not attainable." The facts prove otherwise.

For decades, Montgomery County has allowed developers to push the envelope to build larger and larger houses in our neighborhood, including increasing building height and number of "floors" counted and installing bay windows that encroach on neighboring properties because distance is measured from the foundation and excludes any window protrusions. Residents that raised concerns were informed that replacement houses conformed to the county code.

It is this type of developer-favoring oversight that reduced the attainable housing stock in our neighborhood. I would hope that some lessons have been learned. Here are a few suggestions for your consideration:

- Instead of incentivizing individuals, builders, and developers to build to the limit, incentivize and encourage smaller single-family homes that might actually be attainable through more realistic limits on the size, configuration and height of replacement houses along with a requirement for off-street parking.
- Approve any replacement construction on a case-by-case-basis that includes but is not limited to meeting the Planning Board's specifications.
- Obtain input from immediate neighbors in each case, making a good faith effort to evaluate and address legitimate concerns.
- Look carefully at existing parking availability in each neighborhood. The assumption that people will not need parking is simply not realistic in Green Acres. Many houses lack off-street parking. In fact, county-approved 2-hour parking restrictions (residents need to pay for a permit to park for longer periods) are in place on a number of streets because of both limited off-street parking and overflow parking from nearby commercial establishments
- Widening the narrow residential streets is not a viable option and even walking is not safe since the County has never provided sidewalks on many of these narrow streets.
- Do not include any side streets from Western Avenue to Little Falls Parkway in this proposal—limit development only to River Road and even there on a very limited basis since traffic is heavy and entry and exit from River Road is never an easy process, either from side streets or from the driveways on River Road.
- We're already getting over 100 new townhomes in our neighborhood at Westbard Square. The Friendship Heights area already has large condo buildings, and more condo and rental units are under construction now. This raises immediate infrastructure issues, let alone additional ones that will further increase the burden on accessibility if these plans are approved.
- Instead, put money into developing a first-class transportation system that runs frequently, costs less, and provides 24/7 adequate feeder systems into the Metro and can serve main roads and cluster developments at slightly more remote locations that won't ruin existing neighborhoods.
- Examples of areas that might more adequately meet the "attainable housing" goals include former commercial areas that are now abandoned, federal lands that are unused, etc. Modifying existing fully developed single family residential areas is not going to meet these goals.
- For all neighborhoods subject to this plan, provide regular (every 6 months minimum) updates on requests, approvals and plans.

Finally, clearly recognize that if you proceed with plans the way they have been presented to us, you are trying to develop a system County-wide that needs to be custom tailored to each micro community within the County. What you will end up with if you proceed with the proposed plans will be the destruction of viable, livable neighborhoods. You will substitute neighborhoods that are just as expensive but are more densely populated, have insufficient infrastructure characterized by even more crowded schools, more cars, impassible roads that are less safe for pedestrians and fewer green areas. You will have taken away quite a lot of what Montgomery County is known for and substituted it with no

measurable improvements for anyone.

Thank you for your attention to these concerns. For your convenience, I have also included this letter as attachment.

Sincerely,

Nancy Pindus

Attachment(s):

Attainable Housing NP letter to County Council.docx - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/zHtpmP14IOL48ZgeraRSULbg9/?name=Attainable+Housing+NP+letter+to+County+Council.docx>

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Responses to Attainable Housing Proposal (open)

Requested by Nancy Pindus

Nancy
Pindus
Bethesda
20816-3001

Assigned to Livhu Ndou (Staff)

Created at Oct 22, 2024 7:45 AM

Last updated at Oct 22, 2024 12:21 PM

Has attachment?: true

Councilmember Friedson

Oct 21, 2024 4:41 PM

Attainable Housing Comments

Constituent information:

Nancy Pindus

[REDACTED]
Bethesda, MD 20816

Nancy Pindus, Aug 30, 2024, 10:33 AM

Dear President Friedson and Council members:

I am writing to offer my concerns and suggestions to members of the Montgomery County Council regarding the Planning Board's 2024 Attainable Strategies report. My husband and I purchased our home in Green Acres in 1976 and have lived there ever since, raising two children who attended MCPS schools and graduated from BCC High School. Our home is one block from River Road. We moved in before the Metro came to Friendship Heights and have seen many changes over the past 48 years. Change is inevitable but is best managed with thoughtful attention to public input and a minimum amount of governmental intervention. Fortunately, you can count on residents of our neighborhood to remain engaged and offer a range of viewpoints.

I recognize the need to address the issue of housing supply throughout the county and support the idea of offering options beyond single family homes, especially in locations that are adjacent to or very easily walkable to mass transit. The Planning Board's detailed work to provide options that can be envisioned and applied across the county is a start.

However, in neighborhoods like Green Acres, it will cause inequitable and serious neighborhood destruction. The existing infrastructure is not designed for these options and therefore cannot be significantly changed since there is simply no extra space available for cluster developments, wider roads or off-street parking. Given the already dense development, it is virtually impossible that these proposed plans will result in any significant increase in "attainable housing" in a neighborhood such as ours. They will simply add additional expensive housing to the detriment of walkability, livability, and ambience that now exists here.

My close to 50 years in this neighborhood and as an engaged citizen of Montgomery County tells me that the Council needs to proceed very cautiously. In particular, every effort should be made to preserve each community's character and assure that construction guidelines are not applied the same way to all R-60 lots that are within a mile of a Metro line. Each of these communities has its own unique issues and they need to be seriously evaluated and handled appropriately. There is a danger that, using the Planning Board's document, any development in the designated area that technically meets the design plans outlined will be allowed to proceed with little or no consideration given to the impact on roads, schools, recreation facilities, or other concerns of those living in the neighborhood.

This has certainly been the case with construction of replacement homes in our neighborhood.

Appendix C of the Planning Board report notes that replacement homes are substantially larger and more expensive than the prior home that was demolished. Montgomery Planning identified 683 replacement homes built since the year 2011. The original homes averaged 1,500 gross square feet, while the replacement homes averaged 3,730 gross square feet! Builders bought the properties for an average of \$640,000, and then sold the subsequent replacement homes for an average of \$1,635,000. The report states “These data indicate that while the replacement home industry is relatively small in comparison to the entire number of housing units in Montgomery County, it is resulting in a significant and meaningful loss of the most attainable single-family properties.”

The Planning Board justifies the attainable housing plan because “under the current zoning and in the current market conditions the only option is to replace them with large single-family homes that are expensive and not attainable.” The facts prove otherwise.

For decades, Montgomery County has allowed developers to push the envelope to build larger and larger houses in our neighborhood, including increasing building height and number of “floors” counted and installing bay windows that encroach on neighboring properties because distance is measured from the foundation and excludes any window protrusions. Residents that raised concerns were informed that replacement houses conformed to the county code.

It is this type of developer-favoring oversight that reduced the attainable housing stock in our neighborhood. I would hope that some lessons have been learned. Here are a few suggestions for your consideration:

- Instead of incentivizing individuals, builders, and developers to build to the limit, incentivize and encourage smaller single-family homes that might actually be attainable through more realistic limits on the size, configuration and height of replacement houses along with a requirement for off-street parking.
- Approve any replacement construction on a case-by-case-basis that includes but is not limited to meeting the Planning Board’s specifications.
- Obtain input from immediate neighbors in each case, making a good faith effort to evaluate and address legitimate concerns.
- Look carefully at existing parking availability in each neighborhood. The assumption that people will not need parking is simply not realistic in Green Acres. Many houses lack off-street parking. In fact, county-approved 2-hour parking restrictions (residents need to pay for a permit to park for longer periods) are in place on a number of streets because of both limited off-street parking and overflow parking from nearby commercial establishments
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- Instead, put money into developing a first-class transportation system that runs frequently, costs less, and provides 24/7 adequate feeder systems into the Metro and can serve main roads and cluster developments at slightly more remote locations that won’t ruin existing neighborhoods.
- Examples of areas that might more adequately meet the “attainable housing” goals include former commercial areas that are now abandoned, federal lands that are unused, etc. Modifying existing fully developed single family residential areas is not going to meet these goals.
- For all neighborhoods subject to this plan, provide regular (every 6 months minimum) updates on requests, approvals and plans.

Finally, clearly recognize that if you proceed with plans the way they have been presented to us, you are trying to develop a system County-wide that needs to be custom tailored to each micro community within the County. What you will end up with if you proceed with the proposed plans will be the destruction of viable, livable neighborhoods. You will substitute neighborhoods that are just as expensive but are more densely populated, have insufficient infrastructure characterized by even more crowded schools, more cars, impassible roads that are less safe for pedestrians and fewer green areas.

You will have taken away quite a lot of what Montgomery County is known for and substituted it with no measurable improvements for anyone.

Thank you for your attention to these concerns. For your convenience, I have also included this letter as attachment.

Sincerely,

Nancy Pindus

Attachment(s):

Attainable Housing NP letter to County Council.docx - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/zHtpmP14IOL48ZgeraRSULbg9/?name=Attainable+Housing+NP+letter+to+County+Council.docx>

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

[Attainable Housing NP letter to County Council.docx \(application/vnd.openxmlformats-officedocument.wordprocessingml.document\)](#)

FWD: Vote No on the Attainable Housing Strategies Initiative (open)

Requested by Jill Himmer

Assigned to Livhu Ndou (Staff)

Created at Oct 22, 2024 7:45 AM

Last updated at Oct 22, 2024 12:21 PM

Councilmember Friedson

Oct 21, 2024 4:39 PM

Attainable Housing Comments

Constituent information:

JILL HIMMER
[REDACTED]

JILL HIMMER, Sep 1, 2024, 9:52 PM

Mr. Friedson,

I own a single-family home in the Rollingwood section of Montgomery County and am writing to urge you to vote NO on the Attainable Housing Strategies Initiative.

This Initiative would have the undesirable effects of changing the character of single-family-home neighborhoods, increasing traffic density and the numbers of cars parked on our already crowded residential streets, and likely increasing homeowners' property taxes while lowering their quality of life. I question whether there is a need for as much new density as this measure would potentially produce, as there is already a great deal of new development in progress and/or approved, particularly of new high-rise apartment complexes, in the County. If it is necessary, the increased density should come in areas specially designated for it rather than in existing single-family-home neighborhoods.

I question who the Initiative will really benefit – real estate developers? It surely does not benefit current County residents.

I will be attending a listening session next week to express my very strong opposition to this Initiative.

Again, I encourage you, our representative, to vote NO on the Attainable Housing Strategies Initiative.

Sincerely,

Jill M. Himmer
[REDACTED]

Chevy Chase

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Zoning Proposal Position (open)

Requested by **Michael Stroud**

Assigned to **Livhu Ndou (Staff)**

Created at **Oct 22, 2024 7:45 AM**

Last updated at **Oct 22, 2024 12:21 PM**

Councilmember Friedson

Oct 21, 2024 4:32 PM

Attainable Housing Comments

Constituent information:

Michael Stroud

████████████████████

Michael Stroud, Sep 8, 2024, 9:02 PM

6709 Pemberton Street

Bethesda, MD 20817

(202) 262-5875 (mobile)

September 8, 2024

Montgomery County Council

100 Maryland Avenue, 6th Floor

Rockville, MD 20850

Re: Zoning Changes – Attainable Housing Strategies

Dear Council President and Council Members:

My name is Michael Stroud and my daughter, Quinn Stroud, and I vehemently oppose the attainable housing strategy put forward by the County Planning Board providing for a unilateral zoning change of single-family homes along “transit corridors” to allow replacing them with multifamily housing. This change would be disastrous for older more established neighborhoods like ours, Kenwood Park, near the intersection of River Road and Goldsboro Road. We request that you vote against this proposal and oppose it fully.

We oppose this because the current infrastructure in these neighborhoods is and was designed with single family homes in mind. The infrastructure, including electricity, natural gas, water and wastewater infrastructure were never envisioned to be replaced by multiple unit housing. For example, WSSC is conducting a multimillion-dollar pipe replacement currently, whereby WSSC is replacing water mains throughout Kenwood Park and the surrounding neighborhood. This is a replacement of many miles of water mains – none of these are specified to support multiple unit dwellings. That is because the county’s water regulator, WSSC, is replacing infrastructure to match current code and zoning. This area is not zoned for multifamily housing. As such, this infrastructure, which after replacement will not be updated for nearly 30-40 years will be immediately overwhelmed by a population increase that was never envisioned.

Further, and more importantly, the roadways in and around these neighborhoods were never built to support that many vehicles and increased usage which would come from real estate developers buying homes and replacing them with multi-unit housing. Kenwood Park has already had a child fatality due to a vehicle incident with a County school bus because of unsafe roadways, imagine the impact of adding hundreds of new students, children, and pedestrians to the same area.

Our Kenwood Park neighborhood has many “tear down” homes already. These are where a builder buys a property, usually off-market, and then tears down the house and replaces it with a multimillion-dollar home triple the size of the existing home. What data supports these new tear downs not becoming even more multiple multi-million-dollar new units – again, not attainable for most families – just more expensive unattainable housing. The notion that developers would be allowed to replace these single-family homes with multi-unit dwellings only advantages the builders, developers, and financiers, not the actual housing supply. This is a scheme concocted by the finance industry and builders to build more multimillion-dollar units down-county, not truly develop more attainable housing. Attainable housing is

not multimillion-dollar units, it is housing priced in a different category with an increased supply. The simple reality any homebuyer knows is that unless you have nearly \$2 million dollars to buy a home, your best “bargain” is to buy an older home that has had modest renovations down-county, like Kenwood Park. This is the attainable housing supply in this part of Montgomery County.

If the County wants a real attainable housing solution, then it is an easy four-part plan. First, allow for newly developed communities to be zoned this way, such as in Shady Grove, Clarksburg, or Seneca where newly fashioned neighborhoods are being built and laid out to accommodate multifamily housing like townhomes and condominiums. These areas have extra wide streets, green spaces, and infrastructure designed to support large populations. Second, incentivize “down-county development” by allowing specialized tax treatment for currently zoned “mix-use” or “commercial properties” that are sold and converted within a short time frame (i.e., months) into additional mixed-use multi-unit residential housing and mixed-residential-commercial properties, like those along Rockville Pike near Pike and Rose. These smaller commercial properties have limited uses, but they have all the infrastructure they need to support multiple units, especially the older construction. Specifically, they have parking and roadways for multiple vehicles to pass or access, the electricity, natural gas, and water and wastewater infrastructure is built to commercial grade and can easily support multiple units. Third, for incentives not requiring State action, revise the building code to only allow similar sized structures to be built on lots where an existing structure is removed. That is, replace a 2,500 square foot home with another 2,500 square foot home, not an 8,000 square foot home. Fourth, the County can expedite County inspections and permitting for these conversion properties, and allow developers who put these units into service before the State’s and County’s fiscal year each July to have specialized tax treatment from the County.

Finally, if this proposal is so important, the County Council, County Executive, and Planning Board should jointly put this measure before the State’s General Assembly to make this a Statewide initiative not just a county initiative. Overall, this current proposed “solution” to uniformly change the zoning for the entire county is done in near secrecy and in a way to eliminate voter participation and consent.

Lastly, if the County Council approves this plan, my household will not support nor vote for any of the Councilmembers who vote to support this plan. The County Executive clearly opposes this plan and would veto it if allowed, that means the power to veto this is the Council’s and Council’s alone. If the Council wants our votes, stop this absurdity and oppose this change and proposal.

We support meaningful and thoughtful housing planning, which this is not. This proposal is simply a down-county money grab by builders and financiers. Please oppose and vote against the zoning change. We will be watching your votes.

Respectfully,

/s/ **Michael Stroud** (electronically signed)

/s/ Quinn Stroud (electronically signed)

cc:

County Executive Marc Elrich

Montgomery County Council

Kenwood Park Community Association

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Housing Attainment Proposals - Submitted By: Katherine Davies - (Council Webform) (open)

Requested by Katherine Ann Davies

Katherine
Davies
Bethesda
20816-1732

Assigned to Livhu Ndou (Staff)

Created at Oct 22, 2024 7:45 AM

Last updated at Oct 22, 2024 12:21 PM

Councilmember Friedson

Oct 21, 2024 4:34 PM

Attainable Housing Comments

Constituent information:

Katherine Ann Davies

[REDACTED]

Katherine Ann Davies, Sep 6, 2024, 5:23 PM

FirstName: Katherine

MiddleName:

LastName: Davies

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20816

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Housing Attainment Proposals - Submitted By: Katherine Davies - (Council Webform)

Comments: Comments on the Attainable Housing Proposal 1. ONE MILE IS TOO FAR. The use of one mile from a metro station to include property in the attainable housing zone is too far. The premise that people who live within a mile of a metro will use the metro instead of a car is flawed. There are many reasons why people would be unable to walk a mile to the metro. Besides physical limitations, parents with young children would be challenged to walk this distance. Also, in order to shop and bring packages home you would have to use a car to carry them so far. Using one-half a mile would be more realistic. 2. COUNTY RIDE ON BUSES ARE TOO INFREQUENT AND TOO UNRELIABLE TO BE USED IN PLACE OF A CAR. Montgomery County does not have a true public transportation system. If you want residents to take the ride on bus to the metro instead of using a car, there will need to be significant upgrades to the bus system. First, buses must come on a timetable. Second, buses must be more frequent. Third, there must be more routes. As it is today, it is not sufficient. 3. IT IS ESSENTIAL THAT

ANY MULTIFAMILY PROPERTIES DEVELOPED MUST PROVIDE ON SITE PARKING. I urge the county council members to drive around the streets of the affected developments. In the case of my development, which was built in the 1930s, the roads are very small. With parked cars, the street is a one lane street and cars must pull over and take turns passing.

4. WHAT HAS BEEN DONE TO ENSURE THAT ATTAINABLE HOUSING WILL BE BUILT? I do not see any policies that would result in attainable housing being built. Million dollar condos built in Bethesda will not help anyone. When you get outside of Bethesda, to say, Wheaton and other locations, there is affordable housing. Why are you tearing apart Bethesda and letting the developers rampage about when you have affordable housing in other areas and when you have not put policies in place to create affordable housing and not more luxury housing.

5. THERE NEEDS TO BE SUPERVISION OF THE HOUSING OPPORTUNITIES COMMISSION. There currently is no review that I can see of the Housing Opportunities Commission. As far as I can tell it operates totally independently within reviews. I don't see this as a good thing. Isn't it their responsibility to create affordable housing? I don't know whether they are or they aren't but they are selling an apartment building that they own in Bethesda. If you are so concerned about affordable housing in Bethesda that you are willing to tear it apart, why is the Housing Opportunities Commission selling a building that it already owes?

6. HOW CAN MONTGOMERY COUNTY LEAVE THE PARKS AND PLANNING COMMISSION? Like the Housing Opportunities Commission, they are answerable to no one. That is never a good thing. And I have never liked a single proposal that came out of Parks and Planning. I would like to see Montgomery County leave Parks and Planning and handle those functions itself. It would probably be cheaper and might rein the developers in a little. The developers seem to own Parks and Planning.

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategies Initiative (open)

Requested by Peggy Lucero

Peggy
Lucero
Bethesda
20814

Assigned to Livhu Ndou (Staff)

Created at Oct 22, 2024 7:45 AM

Last updated at Oct 22, 2024 12:21 PM

Councilmember Friedson

Oct 21, 2024 4:35 PM

Attainable Housing Comments

Constituent information:

Peggy lucero

[REDACTED]
Bethesda, MD 20814

Peggy lucero, Sep 5, 2024, 10:25 AM

**Andrew Friedson County Council President. **240-777-7828

Councilmember.Friedson@montgomerycountymd.gov

> > **The Attainable Housing Strategies Initiative (AHSI), now pending before the County Council. If adopted, AHSI would allow multi-family homes to be built on single family lots in most neighborhoods. The goal of the Planning Board is to increase housing supply, typologies and affordability. **

I write to you to express my 100% opposition to this zoning law change that if made would allow duplex and triplex buildings to be erected in 20814. As a homeowner and long time resident this is highly concerning.

I will also be writing to the President of the CC to express this concern.

I was shocked to learn that this is a change that the CC could make without the citizenry of Montgomery County voting on it. I do not agree with that kind of CC decision authority.

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Please Oppose the Attainable Housing Strategies Zone Changes (open)

Requested by Patrick VanMeter

Assigned to Livhu Ndou (Staff)

Created at Oct 22, 2024 7:45 AM

Last updated at Oct 22, 2024 12:21 PM

Councilmember Friedson

Oct 21, 2024 4:36 PM

Attainable Housing Comments

Constituent information:

Patrick VanMeter

[REDACTED]
[REDACTED] CHEVY CHASE VILLAGE, MD 20815

Patrick VanMeter, Sep 4, 2024, 2:46 PM

Dear Members of the Montgomery County Council,

As a resident and homeowner in Montgomery County, I respectfully ask the council to reconsider the proposed Attainable Housing Strategies Zoning Changes. While well-intentioned, the plan as currently drafted is a one-size-fits-all mandate, giving little or no consideration to the unique needs or interests of specific neighborhoods and communities.

As a resident of the Chevy Chase Village Historic District, I am particularly concerned that the new zoning rules would significantly undermine generations of successful preservation efforts to maintain the historic character and architectural significance of this neighborhood. Homeowners in the county's historic districts must abide by strict rules and reviews by the Historic Preservation Commission in order to update or modify their homes. However, the new zoning rules would give property owners and real estate developers free reign to significantly modify, or replace, these homes with multifamily housing units.

The new rules would allow any homeowner – even in the historic district – to convert their single-family home to a duplex or triplex “by right.” Additionally, most of the village historic district would fall within a “Priority Housing District” due to its proximity to the Friendship Heights Metro Station, meaning that historic homes could be demolished and replaced with “quadplexes.” Finally, approximately 160 properties within the Village are located within 500 feet of Connecticut or Wisconsin Avenues, which are identified as “major growth corridors,” thereby allowing up to four-story apartment buildings with up to 19 units each on these properties.

This development is not only unwanted by our neighborhood, it is in direct conflict with the stated goals of the county's Historic Preservation Commission and Chapter 24A of the Montgomery County Code. At a minimum, the new zoning rules should make clear that these changes do not apply to historic properties or to neighborhoods designated as historic districts.

As the county seeks to provide more affordable housing to residents, please do not undermine our historic district by opening it up to unwanted development. We cannot fix what ails our community by destroying what makes it great. Sacrificing our history for growth would be an irreversible mistake.

Thank you for your consideration.

Sincerely,

Patrick and Whitney VanMeter

Patrick VanMeter

[REDACTED] Chevy Chase, MD 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Rezoning to allow multi unit home construction in our neighborhood (open)

Requested by George Thied

Assigned to Livhu Ndou (Staff)

Created at Oct 22, 2024 7:45 AM

Last updated at Oct 22, 2024 12:21 PM

Councilmember Friedson

Oct 21, 2024 4:37 PM

Attainable Housing Comments

Constituent information:



BerBrief1134, Sep 3, 2024, 12:19 PM

Councilman Friedson,

I am vehemently opposed to zoning changes in the Bradly Hills and Kenwood park neighborhood allowing multi unit home construction. To think that low cost attainable housing could be built in this neighborhood is absurd. Even duplex and triplex units would cost over a million dollars!

I don't want the noise, the traffic and the destruction of our neighborhood feeling . I bought my house here for a reason. If I wanted to live in a town house complex, I would have bought one.

Tell the developers to look elsewhere.

Thanks

George Thiede

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategies (open)

Requested by Luke and Alice Holian

Assigned to Livhu Ndou (Staff)

Created at Oct 22, 2024 7:45 AM

Last updated at Oct 22, 2024 12:21 PM

Councilmember Friedson

Oct 21, 2024 4:38 PM

Attainable Housing Comments

Constituent information:

LUKE

[REDACTED]

LUKE, Sep 2, 2024, 12:21 PM

Council person, we are against these changes to our zoning regulations.

We do not want an increase in density to our neighborhood or area. An increase in dwelling density is absolutely contrary to why we bought a house in this area.

Regards,

Luke & Alice Holian

[REDACTED]

Chevy Chase, MD 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Opposition to Attainable Housing Strategies Upzoning of Chevy Chase Section 5 (open)

Requested by Alexander Laios
Assigned to Livhu Ndou (Staff)
Created at Oct 22, 2024 7:45 AM
Last updated at Oct 22, 2024 12:21 PM

Councilmember Friedson
Oct 21, 2024 4:35 PM

Attainable Housing Comments
Constituent information:
Alexander Laios

[REDACTED]
[REDACTED] Chevy Chase, MD 20815

Alexander Laios, Sep 6, 2024, 8:51 AM
Good Morning Council President Friedson -

I am writing to express my opposition to the Planning Board's recommendation to upzone areas along Connecticut Ave particularly those in Chevy Chase. We purchased our home at [REDACTED] last year. Part of the reason that we decided to move to Chevy Chase was because of the charm and suburban neighborhood feel of the area. We felt that this would be a great area to raise our daughter and for her to grow up and play in.

The proposal to allow multi-family development including 3-4 story apartment buildings within 500 feet of Connecticut Ave would drastically change the neighborhood. In addition, it would bring more density and traffic to streets in Chevy Chase that are already very narrow and difficult to navigate via car. We are constantly playing car tetris on Williams Ln because of how narrow it is. Adding additional density/car traffic would only make this worse.

Finally, I also believe that the increased "growth" and density on Connecticut Avenue in the Chevy Chase area would be a negative. The road is already very busy with lanes not wide enough to accommodate the traffic it already sees from the Circle up to East West Highway. Increasing density and the number of people traversing this section of the road everyday would only make this problem worse.

I appreciate your consideration of our views and I am happy to discuss the issue further. I unfortunately can't make the presentation on the issue next week at our Section meeting due to pre-existing travel plans, but plan to join listening sessions later.

Alex

Alex Laios

[REDACTED]
[REDACTED] Chevy Chase, MD 20815
[REDACTED]

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing Strategy (open)

Requested by Jennifer Lavorel

Jennifer
Lavorel
Bethesda
20816

Assigned to Livhu Ndou (Staff)

Created at Oct 22, 2024 7:45 AM

Last updated at Oct 22, 2024 12:21 PM

Councilmember Friedson

Oct 21, 2024 4:41 PM

Attainable Housing Comments

Constituent information:

Jennifer Lavorel



Bethesda, MD 20816

Jennifer Lavorel, Aug 16, 2024, 9:25 AM

Dear Councilmembers,

The Attainable Housing Strategy is intended (according to the Web site) to "increase the number of units that could be built while maintaining neighborhood character." I would like to share some thoughts, and I hope that you will consider them.

"Attainable"

Notably, the plan is not put forth as the**Affordable** Housing Strategy. In my own work as a federal housing policy expert, I've been in many meetings where use of the word "affordable" is discussed. The tenor of the conversation is typically that homeowners will react negatively to the word. Some people suggest that racial animus is built into these negative reactions. Perhaps this is why the word "affordable" is not used.

Alternatively, perhaps the word "affordable" is not used, because it has a distinct meaning. It means that a low-income family can occupy the housing without paying more than 30 percent of their adjusted annual income toward rent. I note that one of the problems the strategy is intended to address is that housing prices and rents have skyrocketed. Is it your expectation that the Attainable Housing Strategy will somehow affect home prices and rents? If so, then for whom? And in what way? What do your projections show (assuming this strategy has a basis in data)?

Density

Neighborhood character is not defined. Increased density, however, which, if this strategy is implemented will be a direct and intentional outcome, undermines neighborhood character. Increased density has implications for schools, parking, and government services. How do you intend to address the effects on schools, access to parking, and the added burden on government services (i.e., utilities, transit)?

Developers

According to the Web site, the Attainable Housing Strategy is put forth as a benefit for property owners: "It allows property owners the flexibility to build different types of housing if they choose to." Which owners? The likely path forward to implement the strategy is that a single-family owner will list their home for sale, it will be purchased by a developer, and the developer will construct multifamily housing. The neighbors on either side of the home will have no recourse. Perhaps the Web site, in speaking of "property owners," means "developers." It cannot mean owner-occupants, who will derive no benefit from the implementation of this strategy. By contrast, the proposal has a clear benefit for developers.

Eligibility for Federal Grant Funding

I am aware that the federal government has published a model land-use plan that targets areas zoned

for single-family housing and would deprive communities of access to federal grant funding under community development, transportation, and other programs if communities fail to amend their land-use plans to eliminate by-right single-family zoning. Has this federal action affected your decision to pursue the elimination of by-right single-family zoning as part of the Attainable Housing Strategy?

Home Values

Increased supply can affect affordability. I suggest that with land being so scarce in Montgomery County, and with the area as a whole being a hub for public- and private-sector jobs, it would be impossible to build enough housing via the Attainable Housing Strategy is to affect home prices and rents to any measurable extent. Instead, the strategy is merely likely to impair the values of single-family homes in the affected neighborhoods. These homes are occupied by your current constituents – people to whom you are responsible at the moment. How do you intend to compensate them for this loss of value, or are you indifferent? Are you rather more focused on advancing the interests of developers and potential future constituents? Perhaps these are questions that you would be happy to defer to the courts. It makes no sense to take an action against current owner-occupants (i.e., private interests) unless you view the action to be advancing some public purpose. An action that will harm current owners for a “public purpose” pushes the strategy into the bundle of issues around regulatory takings. I look forward to your responses to the specific questions above.

Jennifer Lavorel

[REDACTED]
Bethesda, MD 20816

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

AHSI (open)

Requested by Neil Kopit

Neil
Kopit

Assigned to Livhu Ndou (Staff)

Created at Oct 22, 2024 12:48 PM

Last updated at Oct 22, 2024 2:31 PM

Neil Kopit

Oct 22, 2024 12:48 PM

[EXTERNAL EMAIL]

Contradictory or misleading underlying data raises questions about whether AHSI is even needed.

- The Planning Department's own pipeline records state that as of September 2024 there are 35,240 unbuilt approved units (<https://montgomeryplanning.org/tools/research/development-pipeline/>).
- The Residential Capacity Analysis in 2020 (<https://montgomeryplanning.org/planning/housing/residential-development-capacity-analysis/>) found that the county had zoned capacity for 65,000 units.
- The recent finding that the county did not accurately report the number of housing units in issued permits (https://www.montgomerycountymd.gov/OLO/Resources/Files/2024_reports/OLORReport2024-10.pdf) strongly suggests that underlying data used by Planning led to inaccurate, low conclusions about the numbers of existing housing stock and future capacity.
- Income data presented to support the claimed need for attainable housing appears to be for individuals, not dual-income families. Without data on two-income families the income analysis is misleading.
- Planning's analysis showing a rise in lower income residents, and COG's finding that 75% of new residents will need housing assistance, does not make sense with AHSI's focus on "attainable" as opposed to "affordable" housing (<https://montgomeryplanning.org/wp-content/uploads/2024/03/Income-Shifts-Research-Brief-Final.pdf>).
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- COG has changed the population projections downward several times but Planning continues to use the original, higher projections.

Transportation assumptions are unrealistic.

- We do not have a robust, reliable, frequent and affordable mass transit system.
- Expectations that people will give up cars are not supported in local research. COG's population projections when considered in light of Planning's 2023 Travel Monitoring Report

(<https://montgomeryplanning.org/wp-content/uploads/2023/11/2023TravelMonitoringReport.pdf>) suggest that a predicted 20% population increase could more than offset the decline in car travel as a result of the pandemic.

- This report also shows a decline in bicycle travel.
- It also shows that in every instance it takes longer to travel by public transit than by automobile.
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AHSI is unfair to current residents.

- The Residential Capacity Analysis in 2020 (https://montgomeryplanning.org/planning/housing/residential-development-capacity-analysis/#_ftn1) suggests that because various market factors are holding back market rate developers, our planners and the Planning Board have decided it is acceptable to burden older established communities and their residents with additional housing that the market is not providing.
- The proposed developer incentives and waivers will increase the tax burden on existing residents to pay for the infrastructure necessary to increase capacity for new residents.
- The burden on unincorporated communities, which often have smaller lots and narrower streets, will be exacerbated if municipalities and homeowners' associations are exempted from meeting any additional housing requirements or protected against specific zoning changes.
- It is unclear what AHSI will do to existing master plans. Current residents invested in their neighborhoods because of expectations created by master plans.
- It is unclear how, and even whether, the master planning process will be used in the future, and whether there is a meaningful role for public input.

Officials and planners are sending contradictory messages regarding the need for AHSI.

- We have been told by council members, planning commissioners and staff that the proposed changes need to be made now, on a large scale, countywide, to meet potential housing needs.
- We have also been told change will be incremental.
- These contradictions highlight the imperative to make any zoning changes through master plans. Without master and sector planning, implementation of the changes will be haphazard and unfair, as reflected, for example, in data showing that the Bethesda/Chevy Chase area already has 28 ongoing projects slated to deliver 6,978 units (including 942 MPDUs) in the next several years, which exceeds the target of 3,425 units. (<https://www.townofchevychase.org/DocumentCenter/View/4547/TOCC-Testimony-AHSI-3-21-2024>)

The effort to "sell" AHSI has included questionable claims and assumptions and omits RE/SJ issues.

- Planners claim that height, lot coverage, and setbacks will remain the same as for single-family houses. This has not been the case with other housing changes, notably ADUs.
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standards do not physically accommodate Missing Middle housing, even a duplex. Lot coverage, height limits, and setbacks were the most common items mentioned in relation to challenges with development standards.”

- AHSI assumes that developers will choose to build so-called attainable housing but the Missing Middle Market Study raises questions about how attainable multiplexes would be. (https://montgomeryplanning.org/wp-content/uploads/2021/03/Missing-Middle-Market-Study_03-04-2021_Staff-Report.pdf, see page 12.)
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- The developer of three \$3,650,00 townhouses at 4500 Walsh Street in downtown Bethesda chose not to take advantage of a change in zoning from R-60 to CRT 0.5 C 0.25 R 0.5 H 70. The CRT zoning would have allowed him to build a 70' tall apartment/condo building, and if he provided at least 17.6% MPDUs he could have had another floor or two including more market rate apartments.
- Despite approved development applications already in Bethesda since adoption of the 2017 Bethesda Downtown Plan approaching the soft cap of 30.4 million square feet, amenities and infrastructure in the plan have not kept pace. With AHSI, Planning’s claim that development provides funding for needed infrastructure and amenities in the County is ludicrous, especially as the Planning Board proposes more incentives including reductions and waivers in taxes and fees.

The Council must look at related planning efforts. For example:

- Planning is proposing to remove the density cap on development in Bethesda via a minor master plan amendment - despite the fact that, as noted above, none of the parks or amenities (for example, a recreation center) the plan calls for have been delivered. (Planning’s recommendation to remove the cap will be published on Thursday, October 17, 2024.)
- A new master plan is in the works for Friendship Heights.
- The cumulative effect of AHSI, removal of the density cap in the Bethesda Downtown Plan, and adding density to Friendship Heights will make Wisconsin Avenue/355 un navigable and living conditions around it difficult for every resident, visitor, and employee in the area.

AHSI would continue Planning's effort to reduce public input.

- The first draft of Thrive included specific language to drastically reduce public input, the first clear effort to do so. AHSI’s proposal to allow more by-right development and administrative approvals as Thrive is implemented reduces public input.
- AHSI does not adequately address when, where, or how neighbors can raise concerns about development that is problematic. For example: drainage issues that affect neighboring properties, onsite parking for multiple cars within side and rear setbacks that reduce tree canopy and create air and noise pollution for neighbors.

There is a lack of clarity about the process going forward.

- The Planning, Housing, and Parks Committee has not made public its schedule or process for moving forward with AHSI.
- The Council needs to consider the accuracy of the underlying data and projections made by Planning, and determine what additional studies Council staff or Planning or outside experts must do. Reassurances from Planning without data are meaningless (<https://montgomeryplanning.org/planning/housing/attainable-housing-strategies-initiative/attainable-housing-strategies-what-were-hearing/>).
- The necessary studies must be integrated into any housing proposal.

AHSI is the wrong program for our County. MoCo needs a realistic, transparent housing plan, supported by data and impact analysis. AHSI is not that.

Neil Kopit


Chevy Chase, MD

Sent from my iPhone

I would absolutely walk a mile to transit, buy groceries, etc. (open)

Requested by Chris Lao-Scott

Chris
Lao-Scott

Assigned to Livhu Ndou (Staff)

Created at Oct 22, 2024 2:10 PM

Last updated at Oct 23, 2024 3:12 PM

Chris Lao-Scott

Oct 22, 2024 2:10 PM

Good afternoon,

I recently read in an EPIC of MoCo email digest that County Executive Marc Elrich stated in opposition to the Attainable Housing Strategies initiative, " It is not realistic, nor supported by fact, to assume that people will walk a mile or more to get to transit....Residents are not flying crows. (*in reference to the one mile "as the crow files" designation for proximity to transit.*)

I'm not sure what world the County Executive is living in, but there are literally tens of thousands of people around the DC area, if not more, who do this on a daily basis. Not just to ride transit, but to run all kinds of errands, including going to the grocery store and making purchases of large items. I have done this ever since moving to the DMV area in 2007, and have prioritized living in areas where it was possible to commute by bicycle and on foot. I realize that's not feasible for all, which is why I feel privileged to live here in Montgomery County, where the county council is working with the planning board to come up with a plan that aligns the goals of affordability, accessibility, and making our county a more desirable and competitive place to live amidst the stiff competition within the DMV. The County Executive may not understand that, but I know that many of you do.

Respectfully,

Chris Lao-Scott

Silver Spring, Woodside Park neighborhood

PS I am the President of the Woodside Park Civic Association, but I write here in my own name. Nothing I say should be taken as the views of our neighborhood as a whole.

AHS - NO (open)

Requested by **Mary Frye**

Assigned to **Livhu Ndou (Staff)**

Created at **Oct 22, 2024 6:40 PM**

Last updated at **Oct 23, 2024 3:12 PM**

Mary Frye

Oct 22, 2024 6:40 PM

This proposal will destroy neighborhoods. More cars and more students in overloaded schools will be only part of the results of this poorly designed proposal. Ten minutes to walk a mile to Metro or to shop?? Really? For what percentage of the MoCo community? Another reason for seniors to flee this area! Not to mention the ugliness of miscellaneous buildings crammed onto once lovely lots!

NO! NO! NO!

Mary A. Frye

Sent from my T-Mobile 5G Device

proposed zoning change - Submitted By: Jeffrey Hooke - (Council Webform) (open)

Requested by Jeffrey Hooke

Jeffrey
Hooke
Chevy Chase
20815

Assigned to Livhu Ndou (Staff)

Created at Oct 23, 2024 3:30 PM

Last updated at Oct 29, 2024 12:48 PM

Jeffrey Hooke

Oct 23, 2024 3:30 PM

FirstName: Jeffrey

MiddleName:

LastName: Hooke

Suffix:

Address1: [REDACTED]

Address2:

City: Chevy Chase

ZipCode: 20815

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: proposed zoning change - Submitted By: Jeffrey Hooke - (Council Webform)

Comments: Offices Contacted: Council President || I think it is a bad idea, and may endanger the incumbents if approved. Jeff Hooke

FWD: I would absolutely walk a mile to transit, buy groceries, etc. (open)

Requested by Chris Lao-Scott

Chris
Lao-Scott

Assigned to Livhu Ndou (Staff)

Created at Oct 23, 2024 5:00 PM

Last updated at Oct 29, 2024 12:47 PM

Councilmember Friedson

Oct 23, 2024 5:00 PM

Attainable Housing Comments

Constituent information:

Christopher Lao-Scott

████████████████████

Christopher Lao-Scott, Oct 22, 2024, 2:10 PM

Good afternoon,

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For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: RE: AHSI No (open)

Requested by Sam Farnum

Assigned to Livhu Ndou (Staff)

Created at Oct 23, 2024 5:03 PM

Last updated at Oct 29, 2024 12:48 PM

Councilmember Friedson

Oct 23, 2024 5:03 PM

Attainable Housing Comments

From: [REDACTED]

Sent: Thursday, October 17, 2024 10:19 PM

To: Stewart's Office, Councilmember

Subject: AHSI No

[EXTERNAL EMAIL]

I say NO TO THE ATTAINABLE HOUSING STRATEGY INITIATIVE

Sam Farnum

[REDACTED]

Bethesda MD 20816

Sam Farnum

[REDACTED]

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Attainable Housing (open)

Requested by Rhonda Mortensen

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 10:16 AM

Last updated at Oct 29, 2024 12:47 PM

Councilmember Friedson

Oct 24, 2024 10:16 AM

Attainable Housing Comments

Constituent information:

Rhonda Mortensen

Rhonda Mortensen, Oct 22, 2024, 11:34 AM

**Hello, **

Do not let Chevy Chase or our County Executive drive this extremely important Attainable Housing initiative. We need more housing! Please accept and adopt the small scale Attainable Housing goals and policy ideas and write Zoning Text Amendments to allow duplexes, triplexes and quadplexes in our R residential neighborhoods. The impacts will be very small but the benefits will be tremendous!

All of North Hills, where I live, is Zoned R-60, the largest residential zone in the county. There are also R-40 lots, R-90 and R-200 lots within the county but in smaller geographical areas. The "Small Scale" Attainable Housing initiative adopted by the Montgomery County Planning Board and currently being discussed by the County Council would allow people (mostly small developers and homeowners) the flexibility to modify their house, or build new duplexes, triplexes or quadplexes on residential lots throughout the county. In North Hills, all 4 types (single family, duplex, triplex and quadplex) would be allowed within this new zoning adjustment. This clearly does not mean that current homeowners will choose to renovate or build new duplexes or triplexes or quads on their lot. It will be their choice! There are many vacant homes that have been vacant for 10 plus years that could be renovated into more housing, however the County refuses to act on this. There are also people who might want to build multi-unit houses rather than large McMansions on an existing lot to maximize a lot's value, but at the same time, create more affordable housing for single or double person households. Within the Attainable Housing plan, these renovated or new multi-unit homes must be "house-like" in their form, height, materials and massing, with the same lot setback and lot coverage requirements as existing houses. Even though our county is mostly single family residential zones, almost 20 percent of the county residents are empty nesters over 65 years old and over 70 percent of the county households are single or 2 persons. Currently, there are no smaller, affordable "first time homes" in our neighborhood so most of our children can never move back to this neighborhood. Most of our empty nesters cannot downsize within our neighborhood to a smaller "unit" that attainable housing would provide. It is too expensive and there are no smaller "first time" or "downsize homes" to buy. This measure is to increase housing options in a county that is very underserved with regards to housing, especially for middle income people! This measure would give people more affordable smaller unit options in existing neighborhoods nearer to transit. Our rights would not be taken away, but rather they would be expanded to allow you to renovate or build a new duplex, triplex or quad rather than a large single family home on a site, like we have seen throughout Bethesda and are beginning to see in Silver Spring. We, as homeowners, decide what we want to do with our home. That would not change.

**My husband and I have an 11,000 foot lot. If the zoning changes, will I build another home? Probably not. But maybe others who have a small, less functional home might. They could build a house-like structure to provide more housing to a young family or empty nester who wants to return to Silver Spring. I believe little will change in North Hills, but this will provide tremendous benefit to the greater county by offering the opportunity within residential zones to add smaller units for our middle income teachers, police, firefighters, government workers, young adults, first time home buyers, and empty nesters. **

****Please pass the Attainable Housing proposals provided by the Montgomery Planning Department. Our county's future depends on initiatives like this moving forward. We have an opportunity to make a difference. Lets do it!****

****Rhonda Mortensen****

—

**** ****

Rhonda Mortensen

Vice President

Mortensen Team at Compass

Realtor® Licensed in DC, MD, & VA

M: 301.326.6401 | O: 301.304.8444

Youtube:RhondaRealEstateRundown

Mortensen Team

Read My Reviews

7200 Wisconsin Avenue

Bethesda MD 20814

Compass.com

www.rhondaandgordon.com

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: AHSI (open)

Requested by Neil Kopit

Neil
Kopit

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 10:17 AM

Last updated at Oct 29, 2024 12:48 PM

Councilmember Friedson

Oct 24, 2024 10:17 AM

Attainable Housing Comments

Constituent information:

Neil Kopit

Neil Kopit, Oct 22, 2024, 12:47 PM

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 - The necessary studies must be integrated into any housing proposal.
- AHSI is the wrong program for our County. MoCo needs a realistic, transparent housing plan, supported by data and impact analysis. AHSI is not that.

Neil Kopit


Chevy Chase, MD
Sent from my iPhone

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Just say NO 1 (open)

Requested by Gerald Smith

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 10:19 AM

Last updated at Oct 29, 2024 12:48 PM

Councilmember Friedson

Oct 24, 2024 10:19 AM

Attainable Housing Comments

Constituent information:

Gerald Smith
[REDACTED]

Gerald Smith, Oct 22, 2024, 11:02 AM

Councilmember Friedson,

According to the recent MOCO sponsored "Poll" 73% of MoCo residents polled say they want more affordable housing in MoCo. But while the veracity of this "POLL" is highly misleading, non-representative, and inaccurate,**if you still support affordable housing**, tell the County Council to**stop the AHSI zoning plan**.

The AHSI "attainable housing" plan is not designed to provide any moderate or low-cost housing at all. It would have the opposite effect. It would re-zone our communities to give developers the right to demolish every available older, less expensive ("Attainable") home in the neighborhood, cut down every tree on the lot, and build million-dollar duplex/triplex/quads that no one can afford.

** **

AHSI does not help anyone. The proposed AHSI zoning plan just creates more high-price housing that Bethesda-Chevy Chase doesn't need, nor want. It would maximize profits for the developers and big real estate investors, and displace hundreds of families.

You simply MUST protect your constituents and forbid the fraudulent AHSI to proceed any further.

Kind regards,

Gerald Smith
[REDACTED]

Chevy Chase, MD
[REDACTED]

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Sartori deserves four Pinocchios (open)

Requested by Liz Brenner

Liz
Brenner

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 10:21 AM

Last updated at Oct 29, 2024 12:48 PM

Councilmember Friedson

Oct 24, 2024 10:21 AM

Attainable Housing Comments

Constituent information:

Liz Brenner

[REDACTED], Chevy Chase, MD 20815

Liz Brenner, Oct 21, 2024, 9:05 PM

Dear County Councilmembers and Executive,

I am writing to inform you of a significant mischaracterization by Jason Sartori in the Washington Post's October 18 article: Plan for more housing exposes a schism in a deep-blue Maryland county: Montgomery County officials want to allow denser housing in single-family zones. Opponents call it a "betrayal."

The article and Mr. Sartori incorrectly identified houses on Morrison Street in Northwest DC as duplexes and examples of multifamily housing his department is proposing be built in Montgomery County. In fact, these houses are not duplexes and not multifamily housing at all. They are 100+ year-old single-family semi-detached houses, with one house on one lot, in a neighborhood zoned for single-family housing.

DC's online Zoning Map shows the zoning on the Morrison Street is classified as R-2, which provides for single-family houses that are "semi-detached"—meaning they have only one side set back. There is only one house per lot permitted on Morrison Street, but in many instances two houses are built adjacent to each other along a side lot line. How DC's R-2 zone differs from Montgomery County R-60, R-90, and R-200 is Montgomery's R-60, R-90, and R-200 zones require detached residences with setbacks on all sides whereas DC's R-2 zone permits semi-detached residences with no setback on one side. (Please see supporting documents.)

This R-2 zoning on Morrison St (and in many other parts of DC) is quite different than what is now being proposed for Montgomery County, where the Planning Board's Attainable Housing Strategies Initiative is proposing building multifamily housing on what are currently single-family lots—a situation where it can also become quite complicated to assign individual property rights on one common lot, not to mention the lack of existing infrastructure to support multifamily housing, particularly in older areas of the county.

Morrison Street, where 100+ year-old semi-detached homes sell for well over \$1 million and in some cases over \$2 million, is lovely, but it is hardly a fair or reasonable analogy for Mr. Sartori to make regarding the possible future of Montgomery County neighborhoods, not only in terms of zoning, but also in terms of the availability of existing infrastructure or building materials capable of recreating the craftsmanship and longevity of the early 20th century.

Sincerely,

Elizabeth Brenner-Leifer

[REDACTED]
Chevy Chase, MD

Attachment(s):

DCOZ.jpeg.png - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/7CulVtvH1vn31bnnlFosqGpWh/?name=DCOZ.jpeg.png>
Zone Development Standards Dashboard.pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/zGil3iJGXJsXXtiuYWsTcBZE0/?name=Zone+Development+Standards+Dashboard.pdf>

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: we need equitable housing (open)

Requested by Mini Varughese

Mini
Varughese
Clarksburg
20871-4401

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 10:21 AM

Last updated at Oct 29, 2024 12:48 PM

Councilmember Friedson

Oct 24, 2024 10:21 AM

Attainable Housing Comments

Constituent information:

Mini Varughese
[REDACTED]

!*** We flagged this comment because the From and Reply-to in the messages don't match. Learn more about Reply-to addresses ***!

Mini Varughese, Oct 21, 2024, 7:21 PM

Dear Councilmember Friedson,

We need cheaper housing in this county. Its pathetic that my baby sitter can't afford to live in this county. She has to commute to 1.5 hours in the morning and afternoon, to afford housing. These are essential workers. You shouldn't have to earn over \$100K/year to afford a simple condo.

Please allow more duplexes to be built here.

—
Sincerely,
Mini Varughese
[REDACTED]

Clarksburg, MD 20871

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Single family housing proposed changes (open)

Requested by Kirstin Austin

Kirstin

Austin

Silver Spring, Maryland, United

20910

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 10:28 AM

Last updated at Oct 29, 2024 12:45 PM

Councilmember Friedson

Oct 24, 2024 10:28 AM

Attainable Housing Comments

Constituent information:

Kirstin Austin

Kirstin Austin, Oct 21, 2024, 6:21 PM

I am writing to express my opposition to the proposed changes to single family housing zoning. The proposals do not adequately address infrastructure, parking, environmental such as tree cover, traffic, schools, and more. They destroy value of citizen's single family property with no recourse.

I ask that you vote in favor of needed infrastructure support and funding, and against changing single family housing zoning.

Thank you,

Kirstin Austin

Silver Spring, MD 20910

Sent from Yahoo Mail for iPhone

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Rezoning (open)

Requested by **Dan Kane**

Assigned to **Livhu Ndou (Staff)**

Created at **Oct 24, 2024 10:29 AM**

Last updated at **Oct 29, 2024 12:45 PM**

Councilmember Friedson

Oct 24, 2024 10:29 AM

Attainable Housing Comments

Constituent information:

Dan Kane
[REDACTED]

Dan Kane, Oct 19, 2024, 7:45 AM

Dear Mr. Friedson,

As a resident of the Parkwood area in Kensington, I find the Planning committee's recommendation troubling. Having moved from the Colesville (Silver Spring) area to Kensington a couple of years ago, I know first hand what it's like to live in a area where housing is on average \$500,000 for a single family home to almost double that in my current neighborhood. There has been alot of forward progress in the eastern part of the county in terms of shopping center development (in Burtonsville on Rt. 29 and 198, and White Oak Town Center on Rt. 29 and Tech Road) along with the new apartment buildings in Wheaton on Georgia Avenue. These are examples of areas that are still underdeveloped and less costly than "down county" where in my neighborhood, it is very hard to drive down many streets because cars are parked on both sides. I know many areas of Bethesda (think Wingate area as an example) have this same issue.

I do understand the issue and support trying to find a solution. But the county needs more time and input from residents, business community owners, developers and schools to make certain they understand the most likely potential impacts to the neighborhoods that are being considered for rezoning. It is always good to have utopian goals where everyone has an equal opportunity and as a society, we should try to continue to move in that direction. But this idea for the proposed areas for rezoning is potentially punitive to current residents (think traffic, school populations, parking etc.) when there is opportunity in other parts of the county that have public transportation to consider affordable housing that does not lead to the same potential issues to residents in District 1 and 3. I hope there will be more opportunities to have community discussions about this proposal and look forward to knowing how you are going to resolve this issue and find the right compromise that will be as close to fair and equitable as possible.

Thank you for your time and consideration.

Regards,

****Daniel A. Kane****
[REDACTED]

****Kensington, MD 20895****

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Opposition to AHSI (open)

Requested by Laura Simo

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 10:29 AM

Last updated at Oct 29, 2024 12:45 PM

Councilmember Friedson

Oct 24, 2024 10:29 AM

Attainable Housing Comments

Constituent information:

Laura Simo

[REDACTED]
[REDACTED] Chevy Chase , MD 20815

Laura Simo, Oct 18, 2024, 4:51 PM

Dear Council President Friedson and Members of the Montgomery County Council:

As a resident of Chevy Chase Village, I strongly oppose the AHSI for all the procedural and substantive concerns clearly outlined by the Chevy Chase Village Board of Managers in their letter to Montgomery Country Council dated October 17, 2024. The only beneficiaries from the AHSI are the developers who will build as much market-rate housing as cheaply and fast as they can - to maximize their profits - at the expense of what few attainably-priced properties remain in the Village. I am fairly recent resident (12 years, after renting in Alexandra, VA, for 7 years before that) and live outside the Historic District, where I believe the greatest amount of development will take place. We are already experiencing perfectly fine, well-built, early- to mid-20th century houses being purchased in the \$1,000,000s and "flipped" up to the \$4,000,000s - with the entire structure demolished or expanded upon to the maximum allowable. These behemoths are already impacting drainage on neighboring properties and pressing the Village's stormwater infrastructure as they cover more land and take down more trees, not to mention all the disruption caused by their construction. They are harbingers of what will happen under the AHSI: the character of not just the Historic District but the entire Village will be lost and it will create problems where none currently exist even as it fails to meet its objectives of attainability, diversity and inclusion. On that note, I was outraged to learn that the AHSI only applied to 82% - and not all - of Montgomery County, and at both listening sessions I attended (Chevy Chase Village Hall and B-CC High School) felt slighted by County personnel who repeatedly labelled residents as "affluent" and having "inherited wealth." While that is true for many in Bethesda-Chevy Chase, it is most certainly not true for all, who work(ed) hard and long to be able to live here. This ham-handed, one-size-fits-all legislation-by-stereotype is not the solution to creating the viable, vibrant communities I believe Montgomery County has and supports.

Thank you for your time and consideration concerning this matter.

Regards,

Laura B. Simo

[REDACTED]
[REDACTED] Chevy Chase, MD 20815
[REDACTED]

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: AHSI Comment (open)

Requested by James Hickey

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 10:30 AM

Last updated at Oct 29, 2024 12:45 PM

Has attachment?: true

Councilmember Friedson

Oct 24, 2024 10:30 AM

Attainable Housing Comments

Constituent information:

James Hickey

[REDACTED]

James Hickey, Oct 18, 2024, 4:26 PM

Chairman Friedson: Attached are our comments on the AHSI.

Attachment(s):

AHSI Comment.pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/d2e0pTmzyfRg7reherr7YoMhN/?name=AHSI+Comment.pdf>

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

[AHSI Comment.pdf \(application/pdf\)](#)

FWD: AHSI Comment Letter (open)

Requested by Joyce Gwadz

Joyce
Gwadz

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 10:31 AM

Last updated at Oct 29, 2024 12:45 PM

Has attachment?: true

Councilmember Friedson

Oct 24, 2024 10:31 AM

Attainable Housing Comments

Constituent information:

Joyce Gwadz



Bethesda, MD 20814-1235

Joyce Gwadz, Oct 18, 2024, 4:55 PM

A letter setting forth my comments to AHSI is attached.

Joyce Gwadz

Attachment(s):

AHI - Letter - JTG - 10-18-2024.pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/fEBhEqkQmtlJjf6FdPsnkd5wJ/?name=AHI+-+Letter+-+JTG+-+10-18-2024.pdf>

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

[AHI - Letter - JTG - 10-18-2024.pdf \(application/pdf\)](#)

FWD: AHSI Comments from the Cherrywood HOA (open)

Requested by Paul Jarosinski

Paul
Jarosinski
Olney
20832-2408

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 10:31 AM

Last updated at Oct 29, 2024 12:45 PM

Has attachment?: true

Councilmember Friedson

Oct 24, 2024 10:31 AM

Attainable Housing Comments

Constituent information:

Paul Jarosinski


Paul Jarosinski, Oct 18, 2024, 4:02 PM

Ladies and Gentlemen of the County Council,

The Cherrywood HOA had a general membership discussion of the AHSI proposal at our meeting on Wednesday. The entire community was universally upset with this proposal and opposed to it. Please see our comments in the attached letter to the Council in advance of the 5 PM deadline.

This letter does not contain all the objections to the Proposal that have been raised.

Paul Jarosinski, President

Cherrywood HOA

Attachment(s):

AHSIComments-CherrywoodHOA 10-24.pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/Sa6m6CSdtsrNLsGm2MiRdA1h7/?name=AHSIComments-CherrywoodHOA+10-24.pdf>

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

[AHSIComments-CherrywoodHOA 10-24.pdf \(application/pdf\)](#)

FWD: No to Housing “strategy” (open)

Requested by **Brianne Kaufman**

Assigned to **Livhu Ndou (Staff)**

Created at **Oct 24, 2024 10:32 AM**

Last updated at **Oct 29, 2024 12:45 PM**

Councilmember Friedson

Oct 24, 2024 10:32 AM

Attainable Housing Comments

Constituent information:

Brianne Kaufman

Brianne Kaufman, Oct 18, 2024, 4:03 PM

I do not in any way support this “strategy” and I will not continue to support or elect any office holder who endorses this proposal. The proposal fails to take into account current infrastructure or provide money to build additional infrastructure to support increased density. Further, this year the MCPS budget was cut—with duplexes, triplexes, quadplexes, and god only knows how many more apartments, how will MoCo be supporting the additional students if it cannot support current students at previous fiscal levels. The community feedback has been so strongly against this proposal, and yet it seems MoCo elected officials are hell bent in passing this. I will not vote for anyone who moves forward on proposals that his/her constituents clearly do not want.

Brie Kaufman

Bethesda 20816

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Comments on AHSI (open)

Requested by Cheryl Gannon

Cheryl
Gannon
Silver Spring
20910-2223

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 10:44 AM

Last updated at Oct 29, 2024 12:45 PM

Has attachment?: true

Councilmember Friedson

Oct 24, 2024 10:44 AM

Attainable Housing Comments

Constituent information:

Cheryl Gannon



Silver Spring, MD 20910

Cheryl Gannon, Oct 18, 2024, 3:51 PM

The Montgomery County Civic Federation submits these preliminary comments on AHSI. We did paste both documents into the box on the dedicated portal but that format doesn't work well for letters with attachments, so we are providing the letter and attachment here as well for your consideration. Thank you for considering our comments.

Cheryl Gannon

President

Montgomery County Civic Federation

Attachment(s):

MCCF comments AHSI 10-18.pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/b7mriP5xgbwIGPkmpycXH70y6/?name=MCCF+comments+AHSI+10-18.pdf>
MCCF Resolution Housing Priorities Final 07-24.pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/ONmRs6UOaWs7r9ccmZ7Yc2mcw/?name=MCCF+Resolution+Housing+Priorities+Final+07-24.pdf>

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

[MCCF comments AHSI 10-18.pdf \(application/pdf\)](#)

[MCCF Resolution Housing Priorities Final 07-24.pdf \(application/pdf\)](#)

FWD: My response to the Planning Board's AHSI proposals (open)

Requested by John Barry

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 10:44 AM

Last updated at Oct 29, 2024 12:45 PM

Has attachment?: true

Councilmember Friedson

Oct 24, 2024 10:44 AM

Attainable Housing Comments

Constituent information:

John Barry

[REDACTED]

John Barry, Oct 18, 2024, 3:33 PM

[No content]

Attachment(s):

AHSI response 101824.docx - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/q501aVae3iTS7Z1LcGwzVeJND/?name=AHSI+response+101824.docx>

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

[AHSI response 101824.docx \(application/vnd.openxmlformats-officedocument.wordprocessingml.document\)](#)

FWD: Press Pause (open)

Requested by Jane Maruszewski

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 10:45 AM

Last updated at Oct 29, 2024 12:45 PM

Has attachment?: true

Councilmember Friedson

Oct 24, 2024 10:45 AM

Attainable Housing Comments

Constituent information:

Jane Maruszewski

[REDACTED]

Jane Maruszewski, Oct 18, 2024, 4:59 PM

Please see attached.

Thanks,

Jane

Attachment(s):

Press Pause - M.C. Homeowner.pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/qMIP1CyUJQ65bJXyPlrTviwe1/?name=Press+Pause+-+M.C.+Homeowner.pdf>

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

[Press Pause - M.C. Homeowner.pdf \(application/pdf\)](#)

FWD: AHSI (open)

Requested by Paul and Thelma Rothstein

Paul and Thelma
Rothstein

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 10:45 AM

Last updated at Oct 29, 2024 12:45 PM

Councilmember Friedson

Oct 24, 2024 10:45 AM

Attainable Housing Comments

Constituent information:

Paul and Thelma Rothstein



Chevy Chase, MARYLAND 20815

Paul and Thelma Rothstein, Oct 18, 2024, 4:55 PM

Please share this with all council members and Mr Friedson. I could not find the portal to send my comments. I am opposed to changing the zoning for single-family neighborhoods in Montgomery County.

It is unnecessary as there more than enough new housing in the pipeline even with the wild understudied estimates that have been made of what will be needed.

The plan is self-defeating because this will not meet the aim of the rezoning because the new structures will be so expensive in this market . Speaking of the market apart from anything else it will lower the value of our properties. Think about a huge building overlooking and shading the front back or side or front of your

house. I think we have a right to some sun and views. We have all worked so hard to afford our homes and protect the environment. If you go ahead with all this building, the danger of the carbon emissions from trucks and everything else that's needed to build will send carbon emissions sky high all over Montgomery County. We are trying to save the planet, not destroy it. We have recently seen the destruction left by the climate change in Florida and North Carolina.. Recently, I saw that two huge pieces of ice the size of Ohio have broken off at the South Pole. We must save the planet before it's too Late. We have electric cars, solar systems, wind mills etc.

President Biden and vice president Harris are trying so hard to protect the earth along with the EPA.

Our neighbor hood has many

beautiful trees, bushes, and so on, that form a green canopy that cleans the air, which is so important because the quality of the air in our region is so poor.

I am also concerned about the carbon emissions from all the cars connected with the new buildings.

This not to mention the overcrowding of schools and utilities and parking and roads. There has been no impact statement. Also places like CCW are overbuilt. No more permeable land. Danger of flooding and no runoff.

Sincerely

Thelma McDermott-Rothstein



Sent from my iPhone

Sent from my iPhone

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: AHSI is political suicide (open)

Requested by Liz Brenner

Liz
Brenner

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 10:46 AM

Last updated at Oct 29, 2024 12:45 PM

Councilmember Friedson

Oct 24, 2024 10:46 AM

Attainable Housing Comments

Constituent information:

Liz Brenner

[REDACTED]

Chevy Chase, MD 20815

Liz Brenner, Oct 18, 2024, 3:10 PM

Good afternoon Council Members,

I'm informed we have somewhat of a deadline for submitting feedback on AHSI today.

Count me as a firm NO.

****If nothing else you may accomplish in 2026 what the GOP has not been able to do in some time—put a Republican on the County Council. Montgomery County GOP has already stated that they oppose the AHSI.****

I voted for all of you in my district but I, like many other Democrats in Montgomery County, have never been handcuffed to the Party. I've voted for Republicans before and I'm certain I will again.

Where is Connie Morella when we need her?

****BEWARE—if you're voting up for AHSI you're going to be voted down in 2026.****

Others smarter and more informed than myself have submitted detailed letters to you about why AHSI is bunk. I agree with every point and incorporate all of them by reference here.

I think you should consider a demolition tax to combat the tear-downs. Of course, that would not go down well with the developers who fund your political careers, and so I don't expect you to consider that.

Best regards,

Liz Brenner-Leifer

[REDACTED]
Chevy Chase

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: AHSI - Submitted By: Theodore Frank - (Council Webform) (open)

Requested by Theodore D. Frank

Theodore
Frank
Bethesda 20816
20816

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 10:48 AM

Last updated at Oct 29, 2024 12:45 PM

Councilmember Friedson

Oct 24, 2024 10:48 AM

Attainable Housing Comments

Constituent information:

Theodore Frank

Theodore Frank, Oct 18, 2024, 11:32 AM

FirstName: Theodore

MiddleName:

LastName: Frank

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda 20816

ZipCode: 20816

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value:

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: AHSI - Submitted By: Theodore Frank - (Council Webform)

Comments: I am a 50+ year resident of Bethesda who is deeply concerned about the proposal to allow greater density in single family zones. I have written in the past in opposition to the AHSI proposal. It will increase traffic congestion and pollution (as will the plans for modify Little Falls Parkway), result in the loss of tree canopy, increase storm water and flooding potential, increase sewage management problems, among other problems. That is not something to be dismissed given the impact of the recent hurricanes in areas that thought they were hurricane-proof. Montgomery County is not. The proposal will also reduce property values. The sole proposed purpose is to provide more affordable housing, but there is nothing in the plan to assure that the pricing of the added residential buildings will be reduced from their current levels. Indeed, the housing will be set at market values. As the townhouse going up in Westbard shows, the likely prices will be close to \$1 million if not more. Given the downsides of this proposal and the lack of any realistic upside, I cannot understand why this proposal is still alive. The only people who will benefit from it will be the builders. I would think the Counsel would not want to be known as tools of the housing industry.

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: voter feedback on Affordable Housing Strategies Initiative (open)

Requested by Joseph Kaufman

Joseph
Kaufman

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 12:37 PM

Last updated at Oct 29, 2024 12:45 PM

Councilmember Friedson

Oct 24, 2024 10:58 AM

Attainable Housing Comments

Constituent information:

Joseph Kaufman

[REDACTED]
Bethesda, MD 20816

Joseph Kaufman, Oct 17, 2024, 12:22 PM

Dear Councilmembers,

I strongly oppose the Initiative. I am active in my Bethesda community and have attended several neighborhood events. The overwhelming view of my neighbors is also strong opposition to the Initiative. Further, there is no way any of us could ever vote for a Councilmember that supports the Initiative. Any Councilmember that supports an Initiative that is so strongly opposed by the community is a Councilmember who simply does not listen to and follow the will of his/her constituents.

I have also attended several of the listening sessions. Opposition to the Initiative dominates the discussion. So, again, how could any Councilmember support such a hated Initiative.

On the merits, the Initiative is deeply flawed. The Initiative fails to take into account the covenants that many communities have in place limiting housing to single-family residences. Those are valid and legally enforceable covenants. The Maryland courts have a long tradition of upholding the validity of such covenants, and Maryland courts strongly favor private land rights over the ability of governments to interfere with those private land rights. If the Initiative is put into place, the County will inevitably have to defend against lawsuits seeking to uphold the lawfulness of those covenants and to enjoin the County from intruding on private land rights. The County will lose those lawsuits. So another problem with a Councilmember who supports the Initiative is that Councilmember will then be wasting taxpayer dollars defending a lawsuit that the County will lose. Voters despise having their tax dollars wasted.

Lastly, the Initiative fails to take into account the impact of increased density on infrastructure, schools, and the environment. Those things are supposed to be the calling card of MoCo and what makes MoCo great. The Initiative will damage those key facets of MoCo life, all in the name of pursuing an Initiative that the voters do not even want.

Simply put, "Affordable Housing" sounds good on paper. Well, most paper. Not the paper the Initiative was written on. Thank you for your time and consideration of these points.

—
Joseph M Kaufman

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: AHSI (open)

Requested by David Putnam

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 12:37 PM

Last updated at Oct 29, 2024 12:45 PM

Councilmember Friedson

Oct 24, 2024 10:55 AM

Attainable Housing Comments

Constituent information:

David Putnam



Chevy Chase, Maryland 20815-3134

David Putnam, Oct 17, 2024, 2:22 PM

Listening sessions before the Council demonstrate that housing needs to be made more affordable in Montgomery County. BUT, AHSI is CERTAINLY NOT the way to accomplish this. The Council needs to go back to the drawing board and produce a policy that County residents can support.

Instead of upzoning ~82% of the County's single-family housing, the County should consider the following options:

1. Partnering with developers to facilitate the conversion of underutilized commercial buildings, including office buildings with appropriate floorplates, to multi-family housing. While larger office buildings are typically difficult to convert to multi-family housing, those with smaller floorplates are not. NAIOP reports that office conversions since 2010 in projects of 50+ units have created 35,667 multi-family units across the U.S. <https://www.naiop.org/globalassets/research-and-publications/report/new-uses-for-office-buildings-life-science-medical-and-multifamily-conversions/researchreportnew-uses-for-office-buildings-report.pdf>
1. Enacting a replacement requirement for naturally-occurring affordable housing (NOAH) in conjunction with the redevelopment projects. California has enacted a 2 for 1 affordable housing replacement policy for certain industrial development projects.
1. Expanding the MPDU program by broadening eligible income levels and/or increasing the set-aside requirement.
1. Working with developers to facilitate the construction of starter housing and affordable housing on existing redevelopment sites, such as White Flint. Tax exemptions or fee reductions are two potential incentives that could be employed; there are no doubt others. The County is already required to evaluate all CIP projects for the inclusion of affordable housing. Budget (bridge loans, grants) can be dedicated to facilitate identified affordable housing projects.
1. Reviewing and revising the County's residential building code and permitting processes to reduce construction timelines, thereby reducing production costs. If needed, additional budget can be committed to this effort.
1. Reviewing and revising the County's residential building code and permitting process to comply with the new Maryland law permitting the construction of manufactured and modular housing in all single-family zones. Commit additional budget to this effort if needed.
7. Reducing the maximum floor-area ratio (FAR) for single-family construction to discourage the production of McMansions. Similarly, set-back requirements could be increased and/or lot coverage ratios reduced. Middleburg, VA recently enacted such an ordinance. https://www.loudounnow.com/news/middleburg-adopts-far-standard-to-limit-house-sizes/article_2d6b28fc-8067-11ef-8d6b-b752e94d3a59.html
8. Impose development fees to protect rapidly gentrifying neighborhoods and discourage tear-downs. Chicago has enacted a demolition surcharge to discourage tear-downs in selected gentrifying neighborhoods. The surcharge has been extended twice and has proved effective in preserving existing

housing and more affordable rental units.<https://therealdeal.com/chicago/2024/09/19/chicagos-anti-gentrification-ordinance-penalizes-tear-downs/>

The above policy suggestions are targeted to produce affordable and starter housing and/or preserve more affordable existing housing by discouraging the construction of McMansions. Unlike AHSI, these policies support the housing needs of County residents.

If the County wishes to consider upzoning, the following restrictions should apply:

- In existing neighborhoods, upzoning should be restricted to owner-occupants. Additional parking should be required to be provided off-street.
- Additional multiplex zoning should be restricted to redevelopment and greenfield sites with sufficient infrastructure to support denser construction.
- Upzoning should be implemented through site-specific master plans, not through a County-wide zoning text amendment.
- The County should enact legislation to protect mature trees and limit stormwater runoff in connection with all redevelopment.

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

Fwd: Fw: Affordable Housing Initiative (open)

Requested by Benjamin Mann
Assigned to Livhu Ndou (Staff)
Created at Oct 24, 2024 12:37 PM
Last updated at Oct 29, 2024 12:45 PM

Councilmember Friedson
Oct 24, 2024 10:50 AM

Attainable Housing Comments Constituent Information: Benjamin Mann
[REDACTED] ----- Forwarded message ----- From: Andrew Friedson
<andrew.friedson@montgomerycountymd.gov> Date: 10/18/2024, 2:37:31 PM From:
Benjamin Mann <benjaminmann@gmail.com>Sent: Friday, October 18, 2024 2:24:26 PMTo:
Friedson, Andrew <Andrew.Friedson@montgomerycountymd.gov>; Higgins, Matt
<Matt.Higgins@montgomerycountymd.gov>Subject: Affordable Housing Initiative
[EXTERNAL EMAIL] I can't speak for my neighbors, but I'm personally strongly in favor of
upzoning single family lots to allow duplexes/triplexes/quads. Everyone agrees that more
homes need to be built, but no one wants them built their own home. I know this isn't the most
popular measure in the world, but I'm hopeful that the council has the political will to do what
obviously needs to be done. I work in real estate, and I can tell you first hand that mid-rise and
high-rise apartments are economically unfeasible with current construction costs, rents, and
interest rates. With very few exceptions (i.e., the areas where rents are the absolute highest,
like downtown Bethesda and Arlington), the only projects moving forward are for-sale product:
houses, townhouses, and 2-over-2's. Just look at what's happened in Westbard: the 2nd
phase of the Regency redevelopment has completely stalled, because Regency cannot find a
development partner who is willing to build the planned apartments. We need more
townhouses and other dense forms of housing. I used to run a business buying dilapidated
houses in AU Park, and there are still loads of teardowns built in the 1950s/1960s. Every year,
more of those old houses get torn down, and new mansions built in their place, because that's
the most profitable option permitted under current land use. Those lots should be developed
with multiple smaller homes, not one huge 6,500 SF home. Issues related to school capacity,
infrastructure, etc... I trust the county will handle that accordingly. But we need more housing.

---Ben For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

Conversation ID: 3e6db21a-9217-11ef-8df9-8f7e20c68bc3 3e6db21a-9217-11ef-8df9-8f7e20c68bc3 15da616

FWD: Zoning for single family home areas (open)

Requested by Alan Munaker

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 12:37 PM

Last updated at Oct 29, 2024 12:45 PM

Councilmember Friedson

Oct 24, 2024 10:51 AM

Attainable Housing Comments

Constituent information:

Alan Munaker

Alan Munaker, Oct 19, 2024, 8:22 AM

Good morning,

After reading the Washington Post article, my wife and I find ourselves opposed to multi family zoning in single family areas.

Please let us know your thoughts and reasoning on this issue.

Thank you,

Alan Munaker

Bethesda

Sent from my iPhone

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: AHS Comments- Please read (open)

Requested by April Kates

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 12:37 PM

Last updated at Oct 29, 2024 12:45 PM

Councilmember Friedson

Oct 24, 2024 10:57 AM

Attainable Housing Comments

Constituent information:

April Kates



Chevy Chase, MD 20815

April Kates, Oct 17, 2024, 12:14 PM

Dear Councilmembers:

Please do not promote and back the AHS as it exists today. I went to the meeting about the proposal in Wheaton, and I am in agreement with your constituents that a proposed, the rezoning of residential areas is unfair and inappropriate and will not help the County in the long run. Here are my reasons:

1. If you are concerned that people are leaving the county and not settling here, the proposal will make things worse. Under the proposal, the established neighborhoods throughout the county in commuter-desirable neighborhoods will cease to be. By inserting apartment and condo buildings and multiplexes (which could end up as rental units once sold) at market rate prices in the middle of established single family homes, you will place more transient housing in neighborhoods that at present are not transient. This is a quality of life issue that must be considered. It is why people want to own homes in the first place, and you are removing that benefit with the proposal.

2. The bill is not imposing limits on units per lot, it would expand the number of allowed units per lot, The ****subdivision**** of existing lots under AHSI will have a greater impact on neighborhoods than just replacing our single-family houses with multiplexes. There could be twice as many (multiplex) buildings, because under AHSI, in addition to replacing single family home "units" with multifamily "units", ****subdivision of existing lots would be used to further increase the density of "units" . ****

MoCo Council - AHSI is proposing to change the rules for subdivision of lots in order to facilitate this. If a single family home is on a larger lot, that house could be replaced by two or more multifamily housing buildings, and two of those buildings would not be required to face the street (the street frontage had required under the old rules is being eliminated -see attached). So by subdividing a lot, two multi-family buildings could fit on what is now one lot in some neighborhoods, without any requirement for including parking space or a yard.

And builders could get permits for multifamily unit on "substandard lots", so that owners of "substandard" lots are denied participation in AHS, MoCo Council (in the attached doc) says:

-
Add a provision to the data table letting substandard lots participate in AHS if they are otherwise legally eligible for a residential detached building permit.

A builder could also buy two or more neighboring single-family houses located on small lots, and then subdivide their land into more lots in order to increase the density of buildings. Or maybe builders could create "substandard lots" by subdividing existing lots ??

It is not clear - what protections are there against this?

3. It seems that impact of additional dense housing issues are not being considered carefully. If you remove the requirements for setbacks from the roads and the property lines at the sides and rear of a property - (I know I have 8 ft limits-) - there will be less green space and soil to absorb runoff. Also, the setbacks should be actually ****larger**** if a property has more square footage, it should be proportional to the square ft size of the new structure. That would make a better appearance overall for the street,

and may alleviate some environmental issues. You should also not remove the requirement for parking in multifamily new units.

4. Consider this zoning idea to keep more smaller-sized homes in the county: When a developer buys an old house and tries to upsize it, have a limit on the number of square ft it can increase by. For example, instead of tearing down a 2400 sq ft home and replacing it with a 5000 sq ft home, you limit the construction to a 2600 or maybe 3000 sq ft home. This will have 2 impacts - developers will stop buying old homes and tearing them down and building mc mansions, which are hard for anyone to afford and more individuals will have a chance to buy a smaller fixer upper and live in a more affordable house. The large investment firms are full of cash and are behind developers for some of this housing issue - this is happening not just here, but nationwide.

5. I suggest you go visit other cities if you want to see other places with established multiunit housing. For example, outside of Boston, in Cambridge and Somerville, the early 1900's saw building of triplexes, that look like large houses, where each floor is a 3-bedroom apartment. Some are now condo's. Some have been totally rebuilt, but no larger. These homes have driveways to park in and back yards. You should go take a look to see if that would work in some areas. That is at least a little better than what you are proposing here.

Thank you for reading this,

April Kates

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

FWD: Letter Regarding AHSI (open)

Requested by Michael Silliman

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 12:37 PM

Last updated at Oct 29, 2024 12:45 PM

Has attachment?: true

Councilmember Friedson

Oct 24, 2024 10:50 AM

Attainable Housing Comments

Constituent information:

Matt Trollinger

[REDACTED]

Chevy Chase, MD 20815

Matt Trollinger, Oct 18, 2024, 3:19 PM

Hello Montgomery County Council,

Please see the attached letter from the Village Council of the Village of Martin's Additions.

Thank you,

Michael

Michael Silliman

Village Manager

Village of Martin's Additions

[REDACTED]

Chevy Chase, MD 20815-3263

Office 301-656-4112

Attachment(s):

VMA Council Letter Re AHSI.pdf - <https://montgomerycountymd-council-friedson.zendesk.com/attachments/token/zoPdjQJsGaUiMMLly0UithZLv/?name=VMA+Council+Letter+Re+AHSI.pdf>

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

[VMA Council Letter Re AHSI.pdf \(application/pdf\)](#)

FWD: Please support single-family housing (open)

Requested by Ed and Rose Platia

Assigned to Livhu Ndou (Staff)

Created at Oct 24, 2024 12:37 PM

Last updated at Oct 29, 2024 12:45 PM

Councilmember Friedson

Oct 24, 2024 10:59 AM

Attainable Housing Comments

Constituent information:

Evplatia

Evplatia, Oct 16, 2024, 7:40 PM

Dear Mr. Friedson--

Please know that my wife and I are very much opposed to measures that would allow rezoning of single family neighborhoods such as ours. The reasoning has been articulated by county executive Elrich.

We are very hopeful that you will reconsider and oppose measures to allow rezoning here. Please preserve our neighborhood.

Sincerely,

Ed and Rose Platia

Chevy Chase, MD 20815

For more helpful Cybersecurity Resources, visit: <https://www.montgomerycountymd.gov/cybersecurity>

Need a clarification - Submitted By: Beverly Lubenetski - (Council Webform) (open)

Requested by Beverly Lubenetski

Beverly
Lubenetski
Gaithersburg
20878

Assigned to Livhu Ndou (Staff)

Created at Oct 25, 2024 9:50 AM

Last updated at Oct 29, 2024 12:45 PM

Beverly Lubenetski

Oct 25, 2024 9:50 AM

FirstName: Beverly

MiddleName:

LastName: Lubenetski

Suffix:

Address1: [REDACTED]

Address2:

City: Gaithersburg

ZipCode: 20878

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Economic Development

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Need a clarification - Submitted By: Beverly Lubenetski - (Council Webform)

Comments: Offices Contacted: Council President, Councilmember Alborno, Councilmember Balcombe, Councilmember Fani-Gonzalez, Councilmember Friedson, Councilmember Glass, Councilmember Jawando, Councilmember Katz, Councilmember Luedtke, Councilmember Mink, Councilmember Sayles, Councilmember Stewart || Dear County Council Members:I recently watched a meeting of the Poolesville town representatives in which they explained to the meeting's attendees how difficult it is to keep housing affordable. The topic of the discussion was the town's and county's approval of the Willard property housing development. The Willard family has been recognized for its altruistic actions in the State of Maryland. Mr. Jim Brown and others noted that Montgomery County collects a \$60,000 fee per house sold; this works directly against the Willard family's intention to build starter homes and senior-citizen homes in the new development. This project is exactly what "affordable housing" is supposed to mean. Mr. Brown referred to the potential buyers as the "missing middle," as in a middle-class family trying to buy a home in Montgomery County. The Poolesville town council stated that Montgomery County has not waived the \$60,000 fee per house to help keep the houses truly affordable as the Willard family intended. It is not too late to waive this fee for the Willard property housing project and to who your constituents that you really mean it when you say you desire affordable housing in the County. Please clarify for me for what this \$60,000 fee

per house is used - it seems outrageous if true. Actions speak louder than words and reveal whether affordable housing is indeed a priority as it MUST be, so folks do not have to live in West Virginia and commute to work in MoCo! Sincerely, Beverly and John Lubenetski

Missing 416 Email Summary of AHSI Comments - PLEASE POST (open)

Requested by Kevin Bromberg
Assigned to Livhu Ndou (Staff)
Created at Oct 25, 2024 10:43 AM
Last updated at Oct 29, 2024 12:45 PM

Kevin Bromberg
Oct 25, 2024 10:43 AM

I was very disappointed that the County Council failed to provide the promised summary of the 416 letters received by email addressing the merits of the AHSI plan. The Council staff also failed to state that any summary was forthcoming.

In view of this omission, I request that the Council staff post all 416 comments on its AHS Council resource page, so the citizens may see the underlying comments and perform their own analyses and summaries. You may find it appropriate to redact the names and identify the community or municipality.

In the interest of transparency, please post these in advance of the October 29 staff briefing of the Council.

I would further note that I am also disappointed that the Council staff has yet to answer the serious questions posed by residents, and has not promised to provide any answers. I expect the Council, as representatives of the people, to request that all significant questions posed by residents receive an answer before introduction of any legislation.

Kevin Bromberg


Chevy Chase MD 20815

Added Duplex Housing in Garrett Park Comment - Submitted By: Courtenay Culp - (Council Webform) (open)

Requested by Courtenay Culp

Courtenay
Culp
Garrett Park
20896-0567

Assigned to Livhu Ndou (Staff)

Created at Oct 25, 2024 2:10 PM

Last updated at Oct 29, 2024 12:45 PM

Courtenay Culp

Oct 25, 2024 2:10 PM

FirstName: Courtenay

MiddleName:

LastName: Culp

Suffix:

Address1: [REDACTED]

Address2:

City: Garrett Park

ZipCode: 20896

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value: Land Use and Parks

Name: Purpose

Value: Express Views

Name: Response

Value: yes

Type: (assign form)

Subject: Added Duplex Housing in Garrett Park Comment - Submitted By: Courtenay Culp -
(Council Webform)

Comments: Offices Contacted: Council President, Councilmember Stewart || Garrett Park is one of the jewels of Montgomery Co for both visitors and home owners. As a declared arboretum 47 years ago and its super narrow streets, building duplexes would add to the congestion, less tree canopy, and also to our storm water management problems. Am wondering why the vacant office buildings in MC haven't been converted to condo's? I know Canada started doing that during Covid since they anticipated more people would be working from home permanently or at least a hybrid form? Thanks for your service to MC!!

Written feedback sent by 10/18 deadline (open)

Requested by Katherine Denby

Assigned to Livhu Ndou (Staff)

Created at Oct 25, 2024 4:41 PM

Last updated at Oct 29, 2024 12:45 PM

Has attachment?: true

Katherine Denby

Oct 25, 2024 4:41 PM

Hello:

I am a resident of Chevy Chase, MD and therefore a constituent of Council President Andrew Friedson. Constituents were told that we had until 5PM on 10/18 to submit feedback on the Attainable Housing Strategy Initiative (AHSI) in order for such feedback to be "included in the first summary of feedback presented to the County Council." Excerpt from the email from Chevy Chase Village to its residents after its communication with the council is included below. I called my council member's office and was told the same thing. Many residents submitted feedback by the deadline, although many others did not in large part because the council did not allow adequate time for residents to meet their deadline.

The update on the AHSI is on the agenda for the council meeting on 10/29. The report linked on the council's agenda published on their website cites "Due to the significant volume of correspondence, Council staff has not been able to conduct any meaningful analysis of this correspondence received so far."

Residents were told if they met this arbitrary and abrupt deadline their feedback would be included. Please explain:

- (1) Why the council has not kept its promise of including the feedback. Please detail the breakdown between what the council promised its constituents it would do, and what they did.
 - (2) If the council needed more time, why they simply did not schedule the council AHSI update for a later dated council meeting when they had time to appropriately synthesize the responses of those they are elected to represent.
 - (3) The council's plan for how it plans to summarize and analyze such constituent feedback, and when it plans to make such analysis public and when it plans to present it to the council.
- I look forward to your response.

--

Best,
Katherine

Zoning and GIF - Submitted By: Anne MacGlashan - (Council Webform) (open)

Requested by Anne MacGlashan

Anne
MacGlashan
Kensington
20895

Assigned to Livhu Ndou (Staff)

Created at Oct 25, 2024 9:21 PM

Last updated at Oct 29, 2024 12:45 PM

Anne MacGlashan

Oct 25, 2024 9:21 PM

FirstName: Anne

MiddleName:

LastName: MacGlashan

Suffix:

Address1: [REDACTED]

Address2:

City: Kensington

ZipCode: 20895

EmailAddress: [REDACTED]

PhoneNumber:

Name: Topic

Value: Zoning

Name: Purpose

Value: Express Views

Name: Response

Value: no

Type: (assign form)

Subject: Zoning and GIF - Submitted By: Anne MacGlashan - (Council Webform)

Comments: Offices Contacted: Council President, Councilmember Alborno, Councilmember Balcombe, Councilmember Fani-Gonzalez, Councilmember Friedson, Councilmember Glass, Councilmember Jawando, Councilmember Katz, Councilmember Luedtke, Councilmember Mink, Councilmember Sayles, Councilmember Stewart || The planning boards work on both the GIF policy and affordable housing have some serious problems. I read the plans a while back on changes to county zoning and how it may create more affordable housing. My problem with it is that you're letting developers off the hook and being unrealistic in what it takes to support more people. I look at Bethesda and see it turning into a city with lots of apartments, condos, and mixed use spaces. Fine, but why aren't they affordable? Why aren't they filling the need for attainable house. I see small houses knocked down for bigger, pricier houses. I have no reason to believe that allowing duplexes and triplexes in single family homes neighborhoods will be any more affordable than these high priced condos. In addition, you're not investing enough in the infrastructure. You can't continue to tax existing homeowners more than you are to cover every county need. In short, please slow down on the planning board's proposals and take a hard look at the real cost to the county. I've read Marc Elrichs thoughts as well and he highlighted the proposal's flaws quite well. I know it's a tough spot, but let's be more thoughtful. Thank you.

Process all AHSI comments and feedback (open)

Requested by Stacey B. Wolf

Stacey
Wolf

Assigned to Livhu Ndou (Staff)

Created at Oct 26, 2024 6:01 AM

Last updated at Oct 29, 2024 12:45 PM

Stacey B. Wolf

Oct 26, 2024 6:01 AM

Dear County Council and Council President Friedson:

It would be **responsible** to delay the presentation and report on AHSI until all comments and feedback received by the requested deadline (by Friedson) are processed; otherwise, the reporting is inaccurate, the deadline was arbitrary and meaningless, and the time and effort put forth by citizens and leaders to share their thoughts, ideas, questions, and concerns was a careless exercise and a general waste of time.

Thank you for your time and consideration,

Stacey Band, 20815

Planning Board - Submitted By: GRACE PALLADINO - (Council Webform) (open)

Requested by Grace Palladino

Grace
Palladino
Bethesda
20814

Assigned to Livhu Ndou (Staff)

Created at Oct 26, 2024 3:41 PM

Last updated at Oct 29, 2024 12:45 PM

Grace Palladino

Oct 26, 2024 3:41 PM

FirstName: GRACE

MiddleName:

LastName: PALLADINO

Suffix:

Address1: [REDACTED]

Address2:

City: Bethesda

ZipCode: 20814

EmailAddress: [REDACTED]

PhoneNumber: [REDACTED]

Name: Topic

Value:

Name: Purpose

Value:

Name: Response

Value: no

Type: (assign form)

Subject: Planning Board - Submitted By: GRACE PALLADINO - (Council Webform)

Comments: Offices Contacted: Council President || FYI I sent this letter to the Planning Board:

I wonder if members of the Planning Board have ever ventured into downtown Bethesda to experience the reality of their plans. Have they noticed what happens when buildings are constructed with no thought given to how trucks servicing these buildings will load or unload materials? Does it matter to them that lanes are blocked on a regular basis, often on narrow streets, which leads to unsafe conditions? And how do they explain a density cap that is "Amended" as soon the cap is reached? There is a reason why residents like me don't trust promises made by the Planning Board. Will the lovely images of duplex and triplex structures pictured in the missing middle/attainable housing / rezoning brochures reflect reality? Why would this promise be kept when so many others have been ignored or amended? I realize that current residents are not priorities for the Planning Board or their supporters on the council. But I nevertheless think it is worthwhile to voice my opposition to plans that will never make it easier for working-class people to buy houses in Bethesda. Current residents who question the rezoning plan are derided as old and selfish and bigoted. But it seems to me they are observant -- having experienced the results of ill-conceived "plans" on a daily basis, they are not likely to trust the "planners" going forward.

Rezoning (open)

Requested by Henry Lebard

Assigned to Livhu Ndou (Staff)

Created at Oct 28, 2024 11:51 AM

Last updated at Oct 29, 2024 12:45 PM

Henry Lebard

Oct 28, 2024 11:51 AM

[EXTERNAL EMAIL]

Dear council members,

I am riding to ask that you do not pass the rezoning laws that intend to change the way single family housing and multi-family housing is available in the county.

Public schools and county roads are currently overflowing with our current population, and cannot withstand a further growth. Changing the zoning laws would not only wreak havoc on our already stressed public school systems and oversized classrooms, but they would also create greater traffic and public health issues from our roads.

Thank you for your time,

Henry Lebard

Chevy Chase
