

I know you'll be hearing from a lot of people this evening. I have one question, one comment and a recommendation.

QUESTION: Having acknowledged that missing middle housing is NOT synonymous with affordable housing, but merely trickle-down economics applied to housing, how *do* you propose to address the inequities that impede homeownership for a spectrum of people here in Montgomery County. Because that is our housing crisis.

COMMENT: Don't sacrifice healthy missing middle communities to developers strictly for density. As an example, Woodside is already 27% townhomes, the newest of which sell for hundreds of thousands more than the modest single-family homes comprising the rest of the neighborhood. *And* there are four parcels within our community - the Purple Line station, the HHS site, a church and a mosque- which could accommodate hundreds of units of dense -and affordable-housing. Woodside is and can continue to be a thriving missing middle neighborhood. As elected officials, you need to provide leadership to achieve this, not throw up your hands, count on "generosity of spirit" and fling open the door to developers, hoping it all works out somehow.

There's a false dichotomy being promoted- that addressing racial and economic inequity is somehow antithetical to single family housing. It's a divisive strategy being used to keep people apart, to keep us from working together to examine opportunities that already exist in our neighborhoods.

RECOMMENDATION: That the Council defer approval of this piecemeal zoning amendment and use the mechanisms we already have in place- the General Plan, Thrive 2050 and the sector plans, which identify the unique characteristics and opportunities within each community. Otherwise, the only equity we're going to see is that we'll all be equally exploited by developers.

-Ellen Sands