

Good evening, my name is Michael Bodaken. My family has lived in Woodside Park for over 27 years. I love my neighborhood. In my work life, I served as head of the National Housing Trust for just over 25 years.

All of us know that the history of housing growth in Montgomery County has exacerbated income and racial divisions. The lack of diversity and affordability in certain single-family neighborhoods cries out for a different approach.

Our County has undergone significant change since we purchased our home in 1993. According to the planning department, prices in my zip code, 20910, have increased 140% since 2000. Indeed, in 2020, average prices in my zip code rose \$40000.

This zoning amendment is not a panacea. But it is a necessary first step. Our current single-family zoning structure stands in the way of affordability and diversity. Indeed, Thrive Montgomery 2050 specifically:

- Aims to ensure that exclusively single-family zoning is NOT a barrier to development near employment centers and transit.
- Includes policies and actions that support the production of DIFFERENT TYPE of housing near transit, INCLUDING in existing single-family zones.

Despite the letter from the various civic associations, many residents do not support delay. You have received a comment from some 30 plus of my Woodside Park neighbors who support this amendment. Here is a part of what we had to say:

We represent newcomers to the neighborhood and people who have lived in the neighborhood for more than 30 years.

We are writing to voice support for proposals that would allow more people to live in our neighborhood and for us to have the pleasure of more neighbors.

We understand that the current proposals are a starting point and would have a minimal impact and hope the County will consider additional tools to bring economic and racial diversity to the neighborhood.

Thank you.