

Good Evening, I'm Paul Huebner. I've lived in a 1913 Takoma Park bungalow for 34 years. I was born in Washington, DC. I went to Nativity grade school and graduated from Gonzaga High School. My mother, my sister and I lived in apartments in Northwest DC. Like many lower income families facing serious financial challenges, we moved nine times over the course of my childhood. During those years, finding stable, affordable housing in a safe community was a constant source of difficulty and anxiety for my family.

I am retired now. I worked as a union laborer, a carpenter, and as a construction manager. As a construction manager I worked for developers so I know that MAXIMUM FLEXIBILITY and Variances are dreams come true for them. For families seeking affordable housing these look more like nightmares. I am here to stand with my apartment-dwelling neighbors and ask for the assistance of our County Council member, Kate Stewart, to POSTPONE the MMPA, until this Council affords me, my fellow residents and the Council Staff the opportunity to do the appropriate work needed for a proper assessment of this proposed redevelopment. It should be noted that the current MMPA is not a redevelopment plan, but a zoning upgrade that caters to the Adventists and potential developers. The MMPA proposal should be properly realigned to meet the demands of our City Council Resolution and answer the HUGE remaining questions in full. While all agree with development on the old hospital site, the City Council resolution and City residents ask:

- Why was the Maple Avenue corridor included with the hospital site & by whom?
- Where is the promised Equity Study?
- Where has the MMPA established No Net Loss of Affordable Housing?
- When will there be a Traffic Study?
- Where is a Stormwater Study?
- How can the Planning Board ask for elimination of our city Rent stabilization, when their proposal would create some two million S.F of new uncontrolled market rate housing?
- How does the Environment analysis comport w/the city Climate Assessment Emergency?

Give residents the time and opportunity to review a complete, broader set of data for analysis from a 'resident-focused' perspective. Residents have still not been afforded the appropriate answers on the many points raised in the City's resolution. Maple Avenue is an established community of people, old and young, who live in stable, affordable, rent-stabilized housing close to shopping and public transportation. It is a safe community. Any MMPA development on Maple Avenue should bring MORE NOT FEWER benefits to this densely populated, established and cohesive community of Takoma Park residents!! This morning on NPR, it was revealed that Over 50% of renters can NOT afford to pay their Rent. Don't fix what ain't broke Thank you.