

Montgomery County Council  
Council Office Building  
100 Maryland Avenue Rockville, Maryland 20850

Dear Council President Friedson and members of the County Council:

My name is David Schneider and I live in Silver Spring Maryland. I am writing to support the draft 2024-2028 Growth and Infrastructure Policy, which will make it easier to produce more housing options that reflect the needs of our county's diverse population. In particular, I'd like to focus on the recommendation to discount transportation and school impact taxes for three-bedroom apartments, office-to-residential conversions, and single-family attached and detached units less than 1,800 square feet.

Twenty one years ago, my wife and I purchased a 1,200 square foot bungalow in East Silver Spring that was built in 1924. Because it was a small home, it was within reach for two young public servants earning approximately \$85,000/year between us.

As you know, it's very rare for small homes to be constructed in our communities. The median new home in Montgomery County is 3,867 square feet, and the median price for a single-family home in 2023 was \$970,000. There is no way we would have been able to afford a home priced this high back in 2003 and, frankly, we wouldn't have needed all of that space.

Because we were able to find a small, affordable place to live, we've been able to make Montgomery County our home for over two decades and have contributed property, sales, and income taxes each year while we've built wealth as our home has appreciated in value. I'd like for other first-time homebuyers or anyone of modest means to have the same opportunities as we enjoyed.

Thank you for your consideration,

David Schneider