



Don & Tina Slater

To: County Council
Date: September 9, 2024
Subject: Support for the 2024-2028 Growth and Infrastructure Policy

Dear Council President Friedson and members of the County Council:

I'd like to focus in particular 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. These types of housing are in short supply.

Currently, 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. While most moderate-income households cannot afford these prices, most households (low or moderate-income) simply don't want or need a house that large!!!

In addition, if we were to allow up to four homes on a single-family zoned lot (as per the Attainable Housing Strategies recommendations), this would reduce the cost of land per family unit, and provide housing that residents need.

Any loss in revenue from discounting impact taxes could be offset by increased housing production. Plus, we'd expand our tax base as more people can find the housing they need at prices they can afford!

Sincerely,

Tina Slater