



## UPCOUNTY CITIZENS ADVISORY BOARD

### Full UCAB Meeting AGENDA

March 17, 2025

#### **HYBRID MEETING**

- 7:02 p.m. **Call to Order and Welcome – Roll Call (see below)**
- 7:04 p.m. **Review/Approve minutes from 12.16.24 Meeting** Approved as noted 1<sup>st</sup>: Andrew Saundry 2<sup>nd</sup>: Paul Klee Brief minutes on M-83 letter on .01.06.25 Approved with grammatical changes: 1<sup>st</sup>: Paul Lauria 2<sup>nd</sup>: Paul Klee
- 7:06 p.m. **Police Report;** *Commander Dillman (D#6, Gaithersburg/MontgVllg), Commander Pallas (D#5, Germantown), Commander Satinsky (D#1, Rockville)*  
**Metric report was presented for Q4 of 2024.** *Overall crimes seem to be on a downward trend based on the data. Homicides seem to be on the decline in all districts. Overdoses are decreasing, especially with youth which could be attributed to the widely available Narcan drug. Many robberies and car jackings continue to include Juveniles.aged 12 years old, however it seems that more accountability with repeat offenders is working due to the new law put in place on November 1<sup>st</sup> where the Department of Juvenile Services must notify the State's Attorney's office within 30 days of being apprehended by police. Fatal accidents seem to be reducing most likely to the credit of officer's enforcement of speed limits. Burglaries are still high, but arrests are increasing so we might see a decrease as the year progresses. Shout outs to Officers who apprehended several individuals involved in robberies in D#5 & D#6. Car jackings are still high in our districts – advised community to lock their cars and don't keep them running. Noticed that firing ranges are popping up in backyards (Damascus was one area) and MCPD has been working to identify and desist such ranges. See the crime statistics report attached hereto.*
- 7:26 p.m. **Community Concerns –** None were brought forward
- 7:27 p.m. **Topic: More Housing N.O.W (New Options for Workers)**  
*We welcome our presenters: County Council Members: Dawn Luedtke, and Marilyn Balcombe.*  
**Why do we need this bill?** *Housing affordability and supply/demand issues 1/3 of Montgomery county residents are housing cost burdened. There is a decline in middle class in MoCo 15% decrease from 2005 to 2022. They are moving out of the county and out of the state. MoCo experienced 4.7% decrease in population over the past year. Master Plans are concepts – bills are required to act on those concepts – this bill gives a plan on how to achieve the concepts.*  
**What this bills does:** *Increases supply of workforce – which employers say they need in MoCo. Provides pathways to home ownership. Helps reduce the office vacancy problems MoCo is experiencing.*  
**How will this bill work?** *Residential zones R200, R90, R60, RR40 zones on Growth Corridors where property abuts specific types of roads (Blvd, Downtown Blvd, Downtown*

*Streets, controlled Major Hwy, Town Center Boulevards) ONLY can get variances to move from Single Family Home to Duplex/Quad/Small Apt Building or change Office Building into Apartments. No eminent domain. Only 15% need to be workforce housing (affordable housing), while 85% can be market place pricing. If more than 3 units one unit must be MDPU. Must be compliant in modeling a Single Family Home and be compliant with water and sewer specifications. Opportunity Fund of \$4M proposed as initial funding for support. 30% of workforce units available to those with 80% of AMI. Funding not included in current operating budget. While public properties are identified on the Planning Board map as areas for this type of building (that includes schools) this is not a correct reflection and won't be developed per M. Balcombe. PILOT program that incentivizes developers to take office buildings that have a current vacancy rate of 50% can apply for a 100% tax abatement for 25 years. Fiscal note will be offered. Additionally this bill includes an incentive to first time home buyers of \$25,000 to 160 applicants at a cost of \$4M, but increased to \$8M in FY2026. It is a balance between creating affordable housing and drawing employers to the area. The cost of the tax rebate would incentivize developers to change over office space to residential which is a costly proposition. The county acknowledges that transit is still an issue but this bill does not approach the subject of infrastructure as part of the bill, they also recognize that more housing requires more public services. No budget was given on how the proposed bill would work in any scenario. Planned work sessions start on Monday next week and will continue into May. See attached presentation*

- 8:42 p.m. **County Council Report – Glass** – to obtain affordable housing we need affordable housing products to build with. Gregg Road bridge in Olney is up for renovation. 6<sup>th</sup> district Police Department is almost finished being built that will service Montgomery Village and Gaithersburg – in June. **Luedtke** – Traffic safety to reduce fatal crashes is a priority. New safety bill is passing which include high penalties for aggressive driving as well as criminal penalty for bodily injury named after Officer Patrick Kepp who was struck down on 270 by an aggressive driver.
- 8:48 p.m. **Regional Director's Report** – County Executive community CAB meetings in March and April about FY27 CIP (Long term priorities) Upcounty May 1<sup>st</sup> 7-8:30pm. Having a job fair March 26 11-1pm at Double Tree in Gaithersburg. Leadership Montgomery – Navigating Today & Tomorrow (discussions around changes with Federal gov't) March 18 5:30-8pm @ Community Center.
- 8:52 p.m. **Appointment of Nomination Committee by Chair:** (Paul Klee, Dana Pauley and Matthew Woorman) and Election Process discussed (secret ballot). M-83 Follow-up will occur at Working session March 31<sup>st</sup> at 7pm. Place to be determined
- 8:55 p.m. **Zeina Davis – Germantown Chamber of Commerce** – gave an update on Germantown sector and placemaking. Solicited help from Board to gain ideas on how to brand Germantown in a cohesive community that shares in its diverse population.
- 9:04 p.m. **Adjournment.** Motion 1: Andrew Saundry Motion 2: Paul Klee

## UPCOUNTY CITIZENS ADVISORY BOARD MEETING ROLL CALL MARCH 17, 2025

(A) Absent (P) Present

### 2024-2025 Board Members and Committees

Name	Area	Committee
Matilda Adu (A)	Rockville	Quality of Life
Andrew Saundry (P)	Germantown	Land Use
Steve Augustino (P)	Gaithersburg	Quality of Life
Paul Klee (P)	Darnestown	Land Use
Christel Bivens (P)	Germantown	Land Use
Jay Guan (A)	Clarksburg	Quality of Life
Wayne Jacas (A)	Boysds	Land Use
Steve Robinson (Excused A)	Damascus	Land Use
Kraig Walsleben (A)	Damascus	Land Use
Lynn Arndt (P)	Boysds	Quality of Life
Michelle Ashafa (P)	Clarksburg	Quality of Life
Jason George (P)	Germantown	Land Use
Melane Hoffmann (P)	Clarksburg	Land Use
Mary Keane (Excused A)	North Potomac	Quality of Life
Paul Lauria (P)	Gaithersburg	Land Use
Dana Pauley (P)	Boysds	Quality of Life
Marc Robles (P)	Montgomery Village	Quality of Life
Sarah Stevens (P)	Damascus	Quality of Life
Teresa Watkins (A)	Clarksburg	Land Use
Matthew Woorman (P)	Germantown	Quality of Life

*Effective July 2024*