

Testimony in Support of ZTA 20-07: Missing Middle Housing

Thank you to Council President Hucker and councilmembers for the opportunity to submit testimony on this important issue. I am Daniel Marcin, an economist and millennial homeowner in beautiful Wheaton. I occasionally teach urban economics night classes to masters students at George Washington University. I'm writing to you in strong support of building more "missing middle" housing, such as duplexes, townhomes, and small apartment buildings, in Montgomery County.

I live in the kind of housing that this bill would allow. The Westchester townhouses, just off University & Reddie in zip code 20902, next to the WTOP tower, were built in the late 1980s and early 1990s. It is a wonderful neighborhood, with quality houses that are affordable to younger people like me. Many of my neighbors have one or two children. Some are the original owners of their townhouses. There is a bus stop just outside our common area for the C2 and C4, as well as RideOn 7 and 8. Some of us live a car-light lifestyle. We also enjoy close access to Sligo Creek and Wheaton Regional Park.

I am writing to you today, because I lucked into this arrangement. While generally affordable, a lot went right in my life just at the time that my wife and I bought this house. It is important to me that others who aren't riding an amazing streak of luck can have a safe and healthy place to live happily. For this to happen, this housing needs to be cheaper, and for that to happen, there needs to be more of this type of housing.



Westchester Townhouses, from Zillow



Upzone me! Reedie Drive, east of Amherst

On my walk to the Metro, I cross University and walk down Reddie Drive toward Georgia. I walk through a neighborhood with a pretty old and exclusively single-family housing stock. I would love to see this neighborhood make room for more people. ZTA 20-07 would do exactly that; this neighborhood is zoned R-60. Please expand opportunity and pass ZTA 20-07.



Daniel Marcin
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