

Like its neighbor, the District of Columbia government, Montgomery County is struggling with the provision of affordable housing which they could have begun to address seriously years ago. Both jurisdictions are supposedly lagging behind when it comes to the provision of affordable housing, so now Montgomery is resorting to an approach that they hope will force various forms of multi-family housing into spaces barely able to accommodate them.

A Planning Board member has stated that the need for affordable housing in the County is so great that any part of the County should be fair game. Does that include Bethesda? Chevy Chase? Potomac? Presumably it does, since Montgomery 2050 lists as one of its goals efforts to "increase the number of income restricted affordable housing units, especially in high income areas." It seems likely that increased numbers of affordable units would result in fewer campaign contributions from the communities previously cited since those residents may not be so enthused when affordable housing arrives in their neighborhoods.

I live next door to a one acre residential lot. I can't imagine that lot being able to contain the amount of housing being designated by this ZTA, let alone allowing for parking and a modest amount of open space. Do you, the Council, have any idea of the actual size of a one or two acre lot and what could reasonably be constructed there?

In the eastern part of the County what we could label "informal" affordable housing is single family housing inhabited by increasing numbers of unrelated adults or multiple families. The resulting noise, parking issues and trash generated by these housing "solutions" are something that neither I, nor, no doubt, many of my neighbors signed up for. An informal review of housing changing hands in the 20905 zip code, for instance, indicates that within 60 days of a home sale, most of these properties go from one or two cars per home, to five or six, with all the good things that too many people in too small a space bring with them.

As a property owner in the County, I'd like to offer a few of the issues I'd like to see addressed before this ZTA is pushed through the legislative process and the Council is not held accountable:

- In parts of the County with significant numbers of religious organizations (i.e. Route 650/New Hampshire Avenue) will there be any **restrictions as to how much housing can be constructed per church/synagogue/temple?**
- In the case of very large tracts of land, will there be a limit on **how much of a congregation's land can be used for affordable housing?**
- Will the **County be dealing most directly with congregations or with developers?**
- Will detailed **feasibility studies be done for each proposed location?**
- Will the **County be involved in providing funding for these affordable units?**
- Will the **County stand by the "within two miles of a Metro station" standard?**

- Who will **establish and maintain standards for maintaining the physical condition for any affordable housing that is built?**

Council members, the individuals or organizations supporting this ZTA obviously have your attention, for reasons the average citizen will probably never know. Other County residents deserve the same consideration when it comes to a discussion of the potential impact of these projects..