

Dear County Council

It is incredibly distressing to learn that your recent proposal selects my home and three others (6800–6806 New Hampshire Avenue) for re-zoning and development for Workforce Housing. Please note that these four homes are not directly on NH Ave, but are located on a service road. These homes are privately owned by at least three minority families. Why have our particular properties in this lovely Takoma Park neighborhood been targeted? Another critical concern: what are the expected tax increases if zoning is changed?

Your current proposal is ominous to me and causes great concern for those who live here. Fundamentally, this proposal easily paves the way, through all its intricate phases, for MontCo to eventually “remove” us from our homes in order to implement your latest strategic vision designed to enhance economic development through cleverly obtained land parcels that support the Workforce Housing initiative. This is a potential land grab, isn’t it?

Since 1983, I’ve resided at 6802 NH and raised my family— 42 wonderful years. Now at 80 years old, I’m a vulnerable, home-bound, elderly senior with medical challenges whose deepest desire is to happily, peacefully live out my last days right here in my home— just as Mrs Mann, the previous owner, did.

I have an expectation that you, as thoughtful politicians, would want to protect and support an elderly, hardworking, low income, long-time homeowner like me whose life would be completely devastated by your strategies as currently proposed. Think about your decision as if I were your own elderly mother, your grandparents, aunts or other beloved family members. Moreover, consider how you would you feel if it were you and your family being impacted.

My humble request, therefore, is to please remove from consideration our four privately owned properties from the Workforce Optional Method in ZTA-25-02.

Make no mistake; I am an avid proponent of the Council/Committee’s goals to ensure vibrant, responsible economic development and new Workforce Housing throughout MontCo, but a further review will reveal that there are far more feasible locations than Hampshire Knolls.

Since there is no pending emergency that requires an urgent need to procure these four Hampshire Knoll properties, my recommendation is that you take another careful look around Takoma Park and/or the entire MontCo NH Ave corridor again for more viable Workforce Housing options. You will actually discover that there are far more suitable parcels that fit your desired criteria: for example, the old Allen Theater, the old office building next to Jiffy Lube, the expansive parking lots at both Mid Atlantic Seafood and Auto Zone, Washington McLaughlin and John Nevins Andrew Schools. Note also that on NH there are four shops that sell used tires located within less than a mile proximity.

Respectfully,  
Delores Simmons

  
Takoma Park