

I strongly encourage the Council to pass Zoning Text Amendment 25-02. We desperately need more housing of all types in the County. Our future depends on it. Montgomery County's economy has stalled largely due to its failure to allow the development of new housing at all price points, tenures, and forms.

This bill would expand moderate housing opportunities, leverage the value of major County arteries and transit infrastructure, and support homeownership. These are needed now. I have worked in housing for decades, including at the Housing Opportunities Commission, and I know why we have failed to meet our housing needs and which tools we need to address the crisis.

The Council needs to meet the moment and adopt this bill.

Sincerely,

Doug Ryan, Bethesda