

Thank you for allowing me to testify. My name is Patricia Johnson. I am a resident of Chevy Chase. I ask the Council to pull ZTA 25-02 until there is input from residents and explanations given its confusing content. This badly written plan was formulated with special interest groups. N.O.W. was written all, or in-part, by Carrie Kasicki, a paid manager for the Coalition for Smarter Growth. The voting public sees this as a conflict of interest and tremendous lack of transparency on the part of the Councilmembers who support this ZTA. We didn't have knowledge of this badly executed ZTA until a press release came out with a photo of supporting council members taken with those special interest groups front and center. Where was the democratic process here? The ZTA is hard to understand. There is no legal description of either the corridors that can be developed or the impacted lots. Properties can be chained. Can this linking of lots overtake a neighborhood? How do you reconcile height to lot coverage and set backs between different zoned properties assembled? Duplexes seem to be home free with no requirement of work force housing. All duplexes will be market rate. Also this ZTA specifies 85% at market rate. What happened to MPDU's which worked better for lower income families? Also, there are no parking requirements. How is infrastructure studied? We already have problems with water, sewage, and storm water management in general. We had 130 water main breaks in January. Residents were told to limit water use for at least 2 days. What environmental studies have been done thoroughly? County services are already stretched. Public schools are crowded and that great expense weighs on all taxpayers. Social equity will be vulnerable with 15% Work Force and 85% Market Rate. NOAH will be at risk. The actual need is for affordable housing, this ZTA does not address that. Affordable housing needs subsidies. The other question is actual numbers of units needed. There are over 30000 unbuilt units that only need permits pulled. There are another 65,000 units that can be realized in municipalities and master plans. Ms. Govoni, a supervisor with the MoCo Planning Dept. says that Planning "will do a deep dive into these 30,000 units and find out why they are not being built." She said: "Planning will implement strategies to accelerate the construction of the unbuilt pipeline." Why don't you do that before this badly constructed ZTA is passed? The Planning Department states that they have tried work force housing, and it hasn't been that successful. Because of the current administration, we are looking at a recession. Workers in the area are facing major layoffs, as many as 29000 have lost jobs, and counting. Real estate capacity will be affected. Developers don't hire locally, many are from out of state. Fundamentally, the housing supply is constrained because of excessive taxation. We are facing even more taxation with a 3 +billion dollar deficit a reality in the state. Anti-business policies drain our economy. Attracting employers will organically increase demand for housing as a better paid workforce grows. Maryland is ranked 46th on the State Business Tax Climate Index. Virginia is ranked # 1. Maryland is not competitive. We are looking at more tax increases. Virginia is looking at tax cuts. The middle income population is leaving because of lack of jobs. There was a loss of 23000 in population through 2023. The higher income population is leaving because of taxes. The 20 million dollar subsidy for the J.O.B.S. Act introduced 11 months ago produced a whopping 30 jobs. That is a failure. Drawing millions out of our thinning reserves for business subsidies is not sustainable. Spending time and taxpayer monies on this badly written and confusing ZTA adds to our growing deficit. Our central focus should be job creation and private income sector growth. We need competitive opportunity. You don't move to this county for a house, you move here for a good paying job. ZTA 25-02 won't solve this problem. When the biggest employer in the county IS the county and federal government, you have a poor economic model. Stop N.O.W.

Thank you, Patricia D. Johnson /KCA/CCCFH  
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