

TESTIMONY OF RICHARD PAVLIN
ZTA –25-02 WORK FORCE HOUSING
MONTGOMERY COUNTY COUNCIL
MARCH 11, 2025

INTRODUCTION

I AM RICHARD PAVLIN, MEMBER OF SAINT MARK PRESBYTERIAN CHURCH, AN AIM CONGREGATION, TESTIFYING IN SUPPORT OF ZONING TEXT AMENDMENT 25-02 ON WORK FORCE HOUSING

THANK YOU COUNCIL MEMBERS BALCOMBE, FRIEDSON, GONZALEZ, LUEDTKE, SAYLES & STEWART FOR CO-SPONSORING THIS IMPORTANT AMENDMENT

HOUSING & JOBS: ECONOMIC GROWTH DETERMINANTS

THE STATE DEPT OF HOUSING ANALYZED THE NEED FOR HOUSING IN ALL MARYLAND COUNTIES IN RELATION TO THE NUMBER OF JOBS IN EACH COUNTY. MONTGOMERY COUNTY HAS 741, 956 JOBS AND NEEDS 31,364 NEW HOUSING UNITS FOR CURRENT JOB HOLDERS WORKING HERE.

THE GAP BETWEEN THE NUMBER OF JOBS AND THE NUMBER OF HOUSING UNITS IS STIFLING ECONOMIC DEVELOPMENT IN BOTH THE COUNTY AND STATE. MARYLAND'S GDP GREW ONLY 1.6% FROM 2016 TO 2023. VIRGINIA'S GDP BY COMPARISON GREW 11.2%

YOUNGER WORK FORCE MEMBERS ARE LEAVING MARYLAND AT AN ALARMING RATE; NEARLY 40,000 YOUNGER WORKERS LEFT THE STATE IN 2022 TO WORK AND LIVE ELSEWHERE DUE TO THE COST OF HOUSING.

MY FAMILY'S STORY ECHOED BY MANY FAMILIES

THIS EXODUS FROM MARYLAND OF YOUNGER WORKERS IS MY FAMILY'S STORY. MY SON ANDREW LEFT MARYLAND AFTER WORKING HERE HIS 1ST YEAR OUT OF COLLEGE DUE TO THE COST OF LIVING, ESPECIALLY HOUSING. THE ONLY REASON MY DAUGHTER EMILY STAYED HERE IS BECAUSE WE HELPED PAY FOR A 1 BEDROOM APARTMENT SHE COULDN'T AFFORD ON HER OWN. SHE EARNS LESS THAN THE MEDIAN PER CAPITA INCOME FOR THE COUNTY.

GOVERNOR MOORE'S HOUSING FOR JOBS BILL

GOV. MOORE'S HOUSING FOR JOBS BILL ASKS COUNTIES TO BOOST NEW HOUSING PERMITS TO CLOSE THE GAP BETWEEN THE NUMBER OF JOBS AND THE NUMBER OF HOUSING UNITS. OUR COUNTY AVERAGES 2017 HOUSING PERMITS A YEAR. THE GAP IS OVER 31,000 HOUSING UNITS.

CHANGING OUR ZONING TO ALLOW MORE THAN ONLY SINGLE FAMILY HOMES TO BE BUILT ON LAND THAT ABUTTS GROWTH CORRIDORS WHERE DENSITY IS ALREADY PRESENT ALIGNS WITH THE GOVENOR'S FOCUS ON BUILDING MORE HOUSING TO RETAIN OUR WORKERS.

SUMMARY

A GREATER, GREATER WASHINGTON POLL OF 820 MARYLAND VOTERS TAKEN THIS WEEK FOUND 73% OF THEM BELIEVE BUILDING MORE HOUSING MAKES COMMUNITIES MORE ACCESSIBLE TO ALL TYPES OF FOLKS, NOT JUST THE RICH. OUR HOUSING CRISIS IS DEEPENING, WE'RE LOSING OUR YOUNGER WORKERS AND WE HAVE MEAGER ECONOMIC GROWTH. WE NEED TO APPROVE THIS ZTA.