

“Workforce Housing” public hearing, March 2025

I write in opposition to the “Workforce Housing” ZTA (25-02), a proposal that it is ambiguous and probably ill-timed. My comments draw on the detailed presentation delivered March 3 in Kensington, MD, by Council Members Andrew Friedson and Natali Fani-González.

The presentation, while earnest and extensive, lacked discussion about **traffic impacts**, traffic calming, or anything related to traffic congestion, which already is substantial along the “corridor” proposed along Connecticut Avenue in and near Kensington. That “corridor” is clogged with six lanes of traffic during weekdays, and the “Workforce” proposal surely will aggravate an already-miserable traffic condition. The Connecticut Avenue “corridor” in and near Kensington is not well-suited for additional higher-density housing. Except for bus service, the “corridor” lacks mass transit options.

Additionally, limited consideration seems to have been given about **effects** on public services, utilities, green space, tree cover, and on safety for pedestrians and bike-riders. Not much addressed are the **unwelcome consequences** on local residential neighborhoods of what could be sudden — even dramatic — population expansion.

The proposal, moreover, does not seem to consider context — specifically, the impacts of the probable **weakening housing market** in metropolitan Washington, DC. The weeks and months ahead may not be a propitious time for Montgomery County to intervene expeditiously in, or attempt to introduce major changes to, a housing market in a state of flux and uncertainty.

Also, there appears to be **no practical way** for owners to appeal should their parcels be included in zones where higher-density housing is envisioned under the proposal. The absence of an appeal option seems unfair and undemocratic.

A hint of arrogance attaches to the proposal, in that “workforce” buyers would be expected to accept housing in what were acknowledged as **less desirable** residential locations, along high-volume traffic corridors.

Thank you for your consideration.