Subject: Concerns Regarding the More Housing N.O.W. Bill and ZTA 25-02

To Whom It May Concern:,

I hope this message finds you well. I am writing to express my concerns regarding the More Housing N.O.W. bill and ZTA 25-02. While I commend the goals of increasing affordable housing in Montgomery County, I believe that the proposed de-zoning approach will not effectively achieve these objectives.

1. Carving out established neighborhoods may not be the best way to address our housing needs. Instead, we should explore "greenfield" opportunities for properly planned developments, such as those available in White Flint and the Geico campus, which could support workforce housing while ensuring adequate infrastructure.
2. The current proposal lacks sufficient data to support the need for workforce housing units. Without clear metrics for success, it risks becoming an open-ended giveaway to developers, enabling excessive market-rate housing without regard for existing infrastructure. We must ensure these measures genuinely benefit our community and not merely serve developer interests.
3. I have spoken with local fire personnel who expressed concerns about increased densification leading to safety risks, as narrow streets and inadequate fire hydrants can hinder emergency services. It is imperative to consider these critical safety issues as we discuss increased density.
4. Including duplexes without minimum workforce housing requirements raises questions about the actual benefits of ZTA 25-02. This appears to favor developers rather than addressing the genuine need for affordable housing in our community.
5. Allowing triplexes and quadplexes to include businesses, such as day care services, can exacerbate traffic and parking issues that affect current residents. This aspect of the bill seems to detract from its focus on workforce housing.
6. ZTA 25-02 fails to adequately address the pressures on existing infrastructure and the costs of necessary expansions. We should ensure that the infrastructure can support a growing population before proceeding with such substantial housing changes.
7. Collaboration with the Montgomery County Public Schools is essential to assess the impact of new housing on school crowding. We must prioritize the well-being of students in any housing initiative.
8. The Council's process for introducing the More Housing N.O.W. bill has not been as transparent or inclusive as it should be. More engagement with the community is needed to give voice to alternative proposals that align with residents' concerns.
9. As a concerned citizen, I must state that I will not support any candidate who endorses this bill in its current form.

10. I urge the Council to consider more viable, data-supported alternatives that address the challenges of affordable housing without compromising our community's integrity.
11. We need a collaborative approach that prioritizes community input over the interests of special groups. I believe many residents have valuable ideas that could help shape more effective solutions.
12. As Montgomery County faces potential economic challenges, it may not be the best time to pursue drastic zoning changes without fully understanding their implications.
13. Lastly, I chose to live in a single-family zoned neighborhood, contributing to the community through taxes. It's vital to address how property values and taxes will be affected by these proposed changes.
14. Ultimately, attracting high-quality jobs will be key to improving affordability and retaining residents in Montgomery County.

Thank you for considering my concerns on these important issues. I genuinely hope to see thoughtful, community-driven solutions that serve all residents of Montgomery County.

Sincerely,
Frank McNutt
[redacted]
Bethesda, MD 20816