

STATEMENT OF ISSUES/QUESTIONS/CONCERNS ABOUT N.O.W.

This statement is submitted on behalf of the Parkwood Residents Association, the Byforde-Rock Creek Highlands Citizens Association, and the Kensington Estates Civic Association.

Three associations of county residents collectively representing approximately 1700 households have formed a joint committee on housing to study and advise their members on the proposed legislative package *More Housing N.O.W.* While we appreciate the efforts of the Council to address the housing challenges that confront county residents, our committee has identified a number of issues, questions, and concerns regarding the legislation and summarized these items in this document.

CLARIFICATION OF IMPORTANT DETAILS: *More specific facts need to be provided on several of these proposals.*

- Which specific boulevards, avenues, roads, and streets, identified by name and section, will be classified as corridors eligible for duplexes, triplexes, townhouses, and apartment buildings in the R-40, R-60, R-90, and R-200 zones?
- Will the number of designated corridors be allowed to increase over time? If so, by whose authority and by what process of consultation with residents?
- Are there current plans to introduce or develop ZTAs that would expand upzoning beyond the corridors and into residential neighborhoods?
- Which incorporated jurisdictions are exempt from the proposed ZTAs? Do any incorporated jurisdictions that are not exempt still retain some control over zoning regulations?
- Will the Ag Reserve be exempt?

IMPACT ON INFRASTRUCTURE and PUBLIC SERVICES: *How will the Council ensure that the County's infrastructure and public services are adequate to meet the demands created by more housing?*

- ZTA 25-02 states that to approve an expedited approval plan, "...the Planning Board must find that... the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities."
- Given the poor physical condition and overcrowding of many of our schools, the shortage of police officers, the lack of effective stormwater management in many communities, particularly downcounty, and the condition and congestion on many of our roads, residents are concerned that the infrastructure and public services will not be adequate to meet the demands created by increased housing units.
- Shouldn't additional housing and improvements to our infrastructure therefore be required to move forward together?
- Is the current Growth and Infrastructure Policy sufficient to create an adequate infrastructure? And if not, what measures will the Council take to guarantee that it is, and how will the Planning Board ensure its effective implementation?

ENVIRONMENTAL PROTECTIONS: *How will protection of the environment be ensured?*

- ZTA25-02 requires for approval “...environmental documentation or exemption for an approved Natural Resources Inventory/Forest Stand Delineation; a Stormwater Management Concept Application or, if required, a Water Quality Plan Application; and a final Forest Conservation Plan application.”
- How will the standards set out by these documents be enforced?
- How will the proposed ZTAs address the need for new housing units to be sustainable, environmentally sound, and of sufficient quality of materials and construction to ensure longevity?
- How will the proposed ZTAs also ensure that new housing is attractively designed and provides for integrated green spaces, replacement of trees removed, and enhanced streetscapes emphasizing pedestrian experience and safety?
- Will there be any form of guidance, recommendations, or requirements that will govern how workforce housing should be designed and constructed.

EQUITY: *Will these policies result in more affordable housing for all residents at all income levels?*

- What provisions are being made not only to produce *more* housing, but also to ensure an adequate supply of *affordable* housing?
- Will senior citizens on fixed incomes have any priority for housing built under the proposed ZTAs?

DETERMINING THE SUCCESS OF THESE POLICIES: *What metrics and assessment tools will the Council use to determine the success of these policies in meeting the housing needs of the County’s residents and how will the results be reported to the public?*

- How many additional units do these proposals assume will be needed in the next 10 years to meet demand?
- How many housing units at what approximate price level does the Council anticipate these policies will generate?
- How will the Council consider amending the ZTAs if residents’ housing needs are not being met?
- Alternatively, if population and job growth stall, and the pipeline of housing approvals proves sufficient, will the Council repeal these ZTAs?

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