

To Whom It May Concern,

I strongly oppose the More Housing N.O.W. bill and ZTA 25-02. The de-zoning proposal in this legislation will not effectively increase affordable housing and poses significant risks to Montgomery County's communities, infrastructure, and overall quality of life.

Poorly Planned Increased Density Doesn't Address Housing Needs

Carving up established neighborhoods is not the best way to solve Montgomery County's housing crisis. Further, ZTA 25-02 lacks any concrete data demonstrating how many workforce housing units are needed. This bill is essentially an open-ended giveaway to developers, allowing them to build as many market-rate units as they want, regardless of the impact on infrastructure. This guise not only fails to accomplish the goal of increasing affordable housing but also destroys the fabric of single-family neighborhoods and the property values of existing homeowners – and taxpayers!

Failure to Address Infrastructure Strain

The County has not provided any clear plan for how existing infrastructure will handle the increased burden from this zoning change. Roads, water systems, emergency services, and public transit are already stretched thin. Many streets in Bethesda and Chevy Chase are already too narrow for fire trucks to pass safely, and additional street parking from increased housing density will only exacerbate the problem. Furthermore, many fire hydrants in the county operate at low pressure, raising serious questions about whether our water supply can support the population increases you are proposing. If increased density means emergency vehicles cannot reach homes in time, you will be jeopardizing lives—mine included.

Significant Overcrowding in Schools is Ignored

Montgomery County Public Schools (MCPS) already struggles with overcrowded classrooms, teacher shortages, and limited resources in local public schools, including my childrens' school. This bill does not include any analysis of how it will impact schools, nor does it propose any solutions for handling increased student populations. A responsible policy would forecast school enrollment impacts and determine the necessary investments before moving forward. This bill does neither.

Council Members Who Support This Bill Will LOSE MY VOTE

This bill is a deeply flawed and poorly conceived attempt at housing reform, and I will actively vote against any Council member who supports it. Montgomery County deserves thoughtful, data-driven policymaking, not rushed zoning changes that cater to developers at the community's expense.

Stop Wasting Taxpayer Dollars on Poorly-Conceived Plans

Montgomery County has a history of chasing theoretical policy solutions that do not work in practice—whether it be bike lanes, linear parks, or upzoning schemes that fail to deliver meaningful benefits. This bill is another example of the County Council 's failure to engage the community in a meaningful way regarding important legislation. Housing affordability is a

serious issue, but the solution is not unplanned density increases. Instead of passing ill-conceived bills, the Council should be working with communities on viable, well-planned solutions that actually meet residents' needs.

The More Housing N.O.W. bill and ZTA 25-02 are fundamentally flawed and fail to address Montgomery County's real housing challenges. Without proper planning, infrastructure investment, or clear impact analysis, this bill will create more problems than it solves. I urge the County Council to reject this ill-conceived legislation and work with residents to create a data-driven, sustainable plan for housing growth.

Sincerely,
Jessica Keeley

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Bethesda, MD 20816

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