

My name is Kathryn Hopps. I live with my family on Greenacres Drive in Silver Spring. I am testifying to express my opposition to provisions of “More Housing N.O.W.” We *need* more affordable housing in Montgomery County, but there are major problems with the proposed Zoning Text Amendments and tax break. As a resident of the Hillandale neighborhood since 1997, these are my concerns:

- **Zoning Text Amendment ZTA 25-03:** We enjoy having retail and services within walking distance of our home. Children have been able to walk to 7-11 for snacks and adults to pick up a carton of milk, and we have been able to drive up to drop off our cleaning on our way to the office for years. We enjoy the convenience of having our cars serviced at the Hillandale Shell, walking home while a car is in the shop! The retail strip in which these businesses are located is classified “NR.” We don’t want to lose walkable retail. We want Hillandale to remain a walkable community for all its residents.
- **Bill 2-25** Allows a *full 25-year property tax abatement* for conversion projects **IF** a minimum of 15% Moderately Priced Dwelling Units (MPDUs) is provided. This provision was Not designed to benefit the overall county. **The Office of Legislative Oversight has found that Bill 2-25 would likely benefit landlords and residents who can afford market-rate housing more than residents in need of affordable housing and widen housing disparities.** Why aren’t MPDUs just required as per area Master Plans? A 25-year property tax abatement is fiscally irresponsible. With 80,000 federal workers residents of Montgomery County, three-quarters of whom are facing lay-offs, we know belt-tightening will be required. One of our Hillandale neighbors lost her federal job last week, two other Hillandale neighbors just put their house on the market in fear of their employment outlook. Our county cannot afford such an overly generous tax abatement!
- **ZTA 25-02** is alarming for many in the Hillandale neighborhood. If ZTA 25-02 applies to *service roadways* it would negatively impact our neighborhood. New Hampshire Avenue from Ruppert to McSeeNee would become a very congested roadway. This is just five blocks from Key Middle School and six blocks from Crethaven Elementary, an area frequented by many children.

Thank you for keeping in mind the needs of all your constituents.