

Testimony to Montgomery County Council on More Housing N.O.W.

March 11, 2025

I would like to thank the County Council for listening to residents' concerns about AHSL.

1. The goals of the More Housing N.O.W. bill and ZTA 25-02 are praiseworthy, but the re-zoning proposal does not reach this goal. First the Council needs to establish what the needs of the county are. How many “workforce housing” units are needed, what type of housing unit are needed and where are they needed. Then identify areas where these units could be built. For example, the White Flint area is a prime location for a planned community.
2. As written, this bill is an open-ended give-away to developers, enabling them to develop as much market-rate housing as they want, regardless of the damage they do to existing infrastructure not to mention the clear cutting of old growth trees.
3. Duplexes have no workforce housing requirements. Why are they even included if they can be sold at market rates? This Makes ZTA 25-02 a windfall for developers. Duplexes do not produce any affordable housing according to this plan.
4. Why do triplexes and quadplexes include businesses like day care? This will increase traffic and parking problems in affected neighborhoods.
5. Why was the Little Falls library plot included in the plan. This is one of the attractions about living in this area. The library is used by students as well as adults. This is another example of how hastily this bill was written.
6. As far as I can tell no studies have been done to determine the impact on schools, roads, infrastructure, fire, rescue, and water/sewer. More density

would mean more street parking and more obstacles for fire and EMS equipment trying to get to homes needing those services.

7. There are over 30,000 unbuilt units that only need permits pulled. Why not investigate these unbuilt units before this badly constructed ZTA is considered. May be reconsidering the zoning of those developments to increase development.
8. Maryland is ranked 46th on the State Business Tax Climate Index. Virginia is ranked # 1. Maryland is not competitive. We are looking at more tax increases while Virginia is looking at cutting taxes. The payments in lieu of taxes for certain housing developments will only lead to more revenue loss for Montgomery County.
9. It is very evident that the Council is more concerned about trying to pass this re-zoning proposal than working with the communities to address the needs of affordable housing. This is a Trojan horse disguised as affordable housing.
10. I will not vote for any Council member that votes for this ZTA 25-02.

Thank you,

William J. Shakelton