

March 18. 2025

TESTIMONY IN SUPPORT OF BILL #5-25
Demolition Tax for Affordable Housing

TO: Council President Stewart, Council Vice President Jawando, and
Members of the County Council

My name is Deedee Jacobsohn and I am a resident of North Bethesda in District 4. I am writing in support of Bill 5-25, “Demolition Tax for Affordable Housing.”

There is a stark need for more housing in Montgomery County, especially affordable housing. When houses are torn down and replaced with larger houses, there is obviously no net increase to the housing stock. Moreover, since the new house will have a significantly higher cost, the demolition and rebuilding exacerbates the problem of housing being unattainable for an increasing number of residents.

The proposed tax on demolition permits will likely not change the number of houses that are torn down and replaced with larger, more expensive dwellings. Furthermore, the exemptions protect homeowners who must demolish their home or who desire to demolish and rebuild their primary dwelling.

However, by allocating the demolition tax to Montgomery County’s Housing Production Fund, the replacement of homes with larger, more expensive ones will have the positive effect of creating a bigger Housing Production Fund to finance mixed-income new developments.

What better way to offset the rising cost of single-family homes than by turning something that exacerbates the problem into something that contributes to the solution.

I respectfully urge the County Council to **Support Bill #5-25, Demolition Tax for Affordable Housing.**