



Mid-County Citizens Advisory Board (MCCAB) Meeting Summary

Mid-County Regional Services Center, 2424 Reddie Drive, Wheaton, MD

Call to Order:	Francisco Romero, Chair			Respectfully Submitted by: Oriole Saah, Secretary		
Date/Time:	May 17, 2017; 7:00 PM ET					
Attendees:	<input checked="" type="checkbox"/>	Adjogah, Mensah	<input checked="" type="checkbox"/>	Mozzano, Louis	<input checked="" type="checkbox"/>	Rowden, David
		Bonilla, Luis	<input checked="" type="checkbox"/>	Neuringer, Jason	<input checked="" type="checkbox"/>	Saah, Oriole (Secretary)
		vacant	<input checked="" type="checkbox"/>	Newman, Rick (Vice Chair)	<input checked="" type="checkbox"/>	Shoenberg, Robert (Parliamentarian)
	<input checked="" type="checkbox"/>	Frank, Ron		Reed, Patrick	<input checked="" type="checkbox"/>	Tankersley, Judy
	<input checked="" type="checkbox"/>	Mansori, Hasan	<input checked="" type="checkbox"/>	Romero, Francisco (Chair)		vacant
Staff:	Luisa Montero, Director, Mid-County Regional Services Center					
Guests:	Bertha Flores, Office of Councilmember Navarro Casey Anderson, Chair, Maryland-National Capital Park and Planning Commission Molly Scott, resident Sheldon Fishman, resident					

Please note: This is a draft until approved by the MCAAB

Call to Order: 7:03 PM by Francisco Romero

Agenda – approved unanimously

Minutes – Approved unanimously

Update from Fire Chief Goldstein (delivered by Luisa Montero)

- Budget items reported at the last meeting remain unchanged at the FY18 Operating Budget goes for final approval.
- Fire & Rescue will launch the ***Safety In Our Neighborhood*** program and ***After the Fire*** initiatives this summer, focusing on efforts related to specific and relevant hazards like pool safety, BBQ grill safety, cooking safety, senior safety initiatives and others. The goal of our ***“Summer of Safety”*** campaign is to more aggressively prevent the 9-1-1 call and maintain residents' focus on overall community safety.

Community Council Report: Bertha Flores, Office of Councilmember Navarro

- Navarro added funds to the budget for three additional officers for MPD District 4, on reconciliation list. Public Safety Task Force now active.
- Safe Spaces – added funding for programs for at-risk youth in Wheaton and Montgomery Village, also on the reconciliation list.
- Bill 917 – amendment to the fuel energy tax, creates an exemption for community solar energy producers which incentivizes production and purchase of renewable energy.



Mid-County Citizens Advisory Board (MCCAB) Meeting Summary

Mid-County Regional Services Center, 2424 Reddie Drive, Wheaton, MD

PEPCO added an amendment to delay start to July 2018 to be able to set up billing system.

- Q: How would apartment renters benefit from this tax reduction?
- A: Tax benefit would go to property owners who purchase renewable energy who could then pass savings on to tenants.
- Small Business Assistance – added funding and a manager position to assist business with applications. Using economic development funding and position from County Executive’s supplemental.
- Question: How can residents access enforcement of recently passed requirements that banks maintain foreclosed properties? Answer: Enforced through DHCA. Call 311 and complaint will be directed to DHCA. Can also follow-up with Navarro’s office.
- Other issues on the horizon: assistance for ten Title I schools and child care assistance.

Guest Speaker: Casey Anderson, Cahir, Maryland-National Capital Park and Planning Commission

(See presentation on MCCAB website)

Can’t discuss details of pending development applications. Spoke to question of over-saturation of multifamily rental units in Montgomery County. Noted that builders need to feel confidence that they can lease units. Most require that a two bedroom apartment rent for between \$1,800 and \$2,000 in this area. Underbuilding leads to a shortage of affordable housing for low income residents and well as to a shortage of higher cost units for renters who can afford them. The shortage of higher cost units leads to a “squeeze” of availability for middle income families who could afford the moderate, perhaps larger units in lower priced areas, consumed by higher income resident who could afford a higher priced unit if it were available.

Recommended use of development atlas (<http://mcatlas.org/devfinder/>).

Also recommended <http://montgomeryplanning.org/bikeplan>

For reference: aggregated Average Median Income (AMI) equals \$100,000 for a four person household.

Q: MCCAB drafting a letter commenting on upcoming Bike plan for Glenmont/Wheaton/Silver Spring area. MCCAB advises the County Council and County Executive. What is the best method for sharing comments with MNCPP?

A: Write to Rodger Berliner and CC MNCPP. Or to Nancy Navarro.

Q: There are many multifamily units in the Wheaton area currently and many more under construction. What is the current occupancy rate? And there is no evidence of development of



Mid-County Citizens Advisory Board (MCCAB) Meeting Summary

Mid-County Regional Services Center, 2424 Reddie Drive, Wheaton, MD

amenities or services in walking distance of these units. How will amenities and services commensurate with the high rents commanded by these residences, meaning restaurants and shopping, be developed?

A: Developers are aware of what they can lease and what other developments in the area are doing. Often, approved requests “sit on the shelf” waiting for the best conditions to build and rent. Doesn’t know occupancy rate but knows it is healthy. Luisa added that the average for larger (1 and 2 bedroom) is 7%, same as the county average, but smaller studio units have a vacancy rate as high as 20-25%

Q: Residential but not social, nightlife, infrastructure development taking place. The County Council is pushing growth near metros and tax credits/incentives with no need to be concerned about earning income from rents.

A: Developers rely on an expectation of renting.

Q: What are the issues with Bozzuto’s funding?

A: Increased percent of regulated, affordable units so more public funding is needed, so financing is a different issue. No one builds “as a vanity.” Silver Spring and Wheaton have been seen as “unhip” until recently. People have been priced out of DC are now coming to Silver Spring. Attracting residents to an area will support restaurants and other development.

Q: How were benchmark numbers in presentation derived?

A: Based on development, but compared to what? The peak was the late 90’s (96 to 2015) but lower in the past 10 years. How much development is necessary or desirable? Tools project 5,000 units per year are needed over the next 10 years. Low supply leads to affordability issues. Rent is still high after the recession.

Q: Citing a Frontline report that showed Federal money for affordable housing going overseas, what safeguards are in place to keep Montgomery County money in the county?

A: HIF is the county’s affordable housing fund under DHCA. MNCPP deals with MPDU law requiring 12.5% in each new development. The current administration allows virtually no buy-outs of MPDU and rarely approves off-site MPDU. MPDU are expensive to build so developers need to be judicious, there is a loss to developers who may choose not to develop if the loss is too great.

Q: Redevelopment displaces people who can’t afford MPDU, pointing to Metro at Glenmont.

A: Recommended 60 to 80% AI, more affordable than if there was no development. The issue is overall growth versus displacement.



Mid-County Citizens Advisory Board (MCCAB) Meeting Summary

Mid-County Regional Services Center, 2424 Reddie Drive, Wheaton, MD

Q: How are “single driver” trips determined? How are single driver trips to Metro parking lots categorized?

A: Using the COG (Council of Governments) survey – question asks for primary mode of transportation for commuting, or mode used most often, so trips to Metro may not be included.

Q: How can Montgomery County or MNCPP encourage 20,000 MCPS employees (largest employer in the county) who make suburb to suburb or extra-county to suburb trips, and do not have easy access to public transportation, to use a mode other than single occupant car trips?

A: Cited situation where MCPS will not give up six parking spaces at Silver Spring International Middle School to accommodate Purple Line development (doesn’t address the other 19,994 employees). Agencies need to look at affordable housing to keep teachers and other county employees in the county. Encourage teachers to live closer to work.

Community Concerns – Mr. Fishman raised an issue regarding artificial versus natural turf for MCPS fields and MNCPP fields used by MCPS. Question addressed to Mr. Anderson regarding Blair football fields, do you have any regrets about not being more proactive on the turf question and what words of wisdom do you have going forward?

A: Material used now is not the same as was available then. MNCPP may take action on warning issues.

Mr. Fishman invited MCCAB members to attend Turf Days at Blair and asked MNCPP to make a different decision going forward.

This is not a community concern MCCAB can address because the Board does not directly advise the parties involved: MCPS and MNCPP.

Director Report

- Westfield -- \$2.5 million garage improvement now underway. Will move around the property in stages.
- North Wheaton Community – short-term traffic engineering now done. Working on one-way streets and speed bumps. Consultant report is due out in June and a follow up meeting with the community.
- Open space next to Glenmont Fire Station planned once SHA vacates the property.
- June subcommittee meeting will feature a Ride On dialogue and Judie Lai from MNCPPC to discuss Wheaton Regional Park improvements. Luisa passed out a document and went through the improvements that are to be made.



Mid-County Citizens Advisory Board (MCCAB) Meeting Summary

Mid-County Regional Services Center, 2424 Reddie Drive, Wheaton, MD

- Gandhi Brigade working on a history of Wheaton, looking to do interviews with residents. Funding from a Wheaton Cultural grant.
- Where do we park for June meeting (check parking mitigation plan).

Committee Reports

Land Use, Transpiration, & Zoning

Glenmont to Silver Spring bikeway – original letter modified, directed to Leggett with CC to MNCPP. Approved unanimously as amended.

Quality of Life COMBINED meeting

Early installation of the new MCCPTA (Montgomery County Council of PTAs) is forcing Oriole to miss June meeting. Louis will act as Chair.

Liaison Reports

Permitting Services – May meeting moved to June.

Olney Town Center Advisory Committee

May 20, 10:30 to 4:30, Olney Town Commons Planning Forum at Olney Library. All are welcome.

WUDAC

DOT presented an update. Some parking will be available in front of stores. Barricades will be placed five feet out, not six. Businesses requested better communications from DOT.

Ground breaking June 4 at Taste of Wheaton. Construction starts June 5. WUDAC wrote a letter requesting a meeting with new DOT staff. Space will be tight at the Triangle.

- DOT creating a new URL with ongoing calendar.
- Creating Google Groups for
 - Wider community
 - Businesses only
- Suggestion that DOT use Nextdoor Wheaton (and include wider neighborhoods) to communicate with the public.

Parking – free after 6:00 PM in all county lots but not in WMATA. Montgomery County is working with WMATA to improve access to their lot.

Old Business: None

New Business:



Mid-County Citizens Advisory Board (MCCAB) Meeting Summary

Mid-County Regional Services Center, 2424 Reddie Drive, Wheaton, MD

Need to elect new officers for next year. Please be prepared to make nominations at the June meeting and vote in July.

Terms for Rick Newman and Luis Bonilla ending. Names from recent interviews will be forwarded to cover current vacancies as well as both concluding terms.

Adjournment: Motion to adjourn meeting approved at 8:56 pm.