



Mid-County Citizens Advisory Board (MCCAB) Meeting Summary

Mid-County Community Recreation Center, 2004 Queensguard Road, Silver Spring, MD

Call to Order:	Francisco Romero, Chair	Respectfully Submitted by: Oriole Saah, Secretary				
Date/Time:	November 20, 2017; 7:00 PM ET					
Attendees:	X	Adjogah, Mensah	X	Reed, Patrick	X	Shoenberg, Robert <small>(Parliamentarian)</small>
	X	Lynda Brooks	X	Romero, Francisco (Chair)		Solomon, Jobe
	X	Frank, Ron (Vice Chair)	X	Rowden, David	X	Tankersley, Judy
	X	Gelman, Michael	X	Saah, Oriole (Secretary)		Wright, Ursula
	X	Mozzano, Louis	X	Sapper, Masha	X	Partap Verma
Staff:	Luisa Montero, Director, Mid-County Regional Services Center					
Guests:	Steve Morrison Melissa McKenna Paul Geller Chris Gillis, Office of Councilmember George Leventhal Michael, Office of State Delegate Al Carr					

Call to Order: 7:00 PM by Francisco Romero, Chair

Introductions & Welcome to New Board Members

New member, Lynda Brooks, introduced herself.

Agenda – Approved unanimously

Minutes – Approved as amended

Community Concerns – Steve Morrison brought up several issues

- Concern about fraudulent Washington Post payment collection letter. Shared with Commander Yamada outside of the meeting.
- Expressed concerns about the effect of evictions, including loss of housing and loss of personal property, on our elderly residents.

Guest Speakers

Commander Marc Yamada introduced himself as the new District 4 Commander and shared his vision for the busiest district in the county.



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Councilmember George Leventhal

1. What ideas would you like to see implemented to preserve the current stock of affordable housing when new developments are being built out? For example, Glenmont Metrocenter is replacing current affordable housing.

RESPONSE: Glenmont Forest was preserved. Glenmont Metrocenter is under development. Other areas' zoning were not changed, some low-rise housing will be maintained. Glenmont needs attention. The Economic Development Corporation isn't the answer. We need a targeted approach to small business/development. Montgomery County government staff is not appropriately positioned to work on community development. To get more affordable housing, you need more housing. MPDU protects the number of units. The goal, per the Glenmont master plan, is mixed use & more housing in the shopping area rather than a big parking lot. Glenmont is the least incentivized metro regarding development.

2. We agree that the Glenmont Shopping Center needs improvement, yet we all have different ideas. What do you envision for the Glenmont Shopping center?

RESPONSE: Needs assemblage of parcels. Property owners need to agree to some form of partnership or to be bought out. County government needs a community development approach to Glenmont.

Q: What is the mechanism to generate more affordable housing?

A: 12.5% MPDU for moderate/low income housing and Federal and county subsidies are available to help with rent.

Q: MPDUs provide below market rental rates but people being displaced from the Glenmont area can't afford the housing replacing existing affordable housing. How will we provide housing for those who wish to remain in the area or in the county but can't afford the MPDU?

A: Affects an "economic class of individuals" rather than specific families. Rental units turn over every two years. If specific families in need are brought to his attention the county should help.

Q: Area housing is becoming more expensive. How do we make affordable housing a priority?

A: Best way to get more affordable housing is to get more housing.

Q: How is that going to happen? What carrots or sticks do we have to use in the Mid County area?

A: Increase lucrative investment opportunity adjacent to metro. Reluctant to enter campaign conversation. Need to beef up community development within county government. Leverage private/WMATA land. We are discussing a hypothetical future. Can't speak to what County Executive would do.

Q: Can developers "buy out" MPDU?

A: Opposed to buy-outs anywhere in the county. Glenmont is a great location for wide range of housing. Housing Opportunity Commission does build housing. Lowering the cost of



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investment leverages the private sector. We will never catch up with demand for MPDU. Who wouldn't want to live in Montgomery County for less than market value? MPDU requirement is now 15% in Bethesda. We have the highest impact taxes in Maryland. Can't compel new housing development and need to take this seriously. Glenmont is a high priority for Leventhal.

3. How do you envision the role of the Economic Development Corporation in relation to the potential rejuvenation of the Glenmont Shopping Center, downtown Wheaton along Georgia Ave., & other areas of mid-county?

RESPONSE: The Economic Development Corporation is not interested in under developed areas. They are interested in "big picture" / employer attraction / resource attraction. County Government needs to do the community development. Regional Services Centers are a good place for this conversation to happen. East County got a grocery store in a food desert (by the way, Mid County did that, too). Leggett is not doing new programs now.

Q: How should Montgomery County monitor the Economic Development Corp. and Worksource? What oversight should we have?

A: Montgomery County appropriates the budget for both. This is an opportunity to hold these agencies accountable. Leventhal regrets the creation of the Economic Development Corporation with Leggett influence and oversight of the Board. The Economic Development Corp. is just getting started. We've lost two years in the transition. The Economic Development Corp. did add a Small & Minority Business Development Specialist. Montgomery County does have a great story to tell. 35,000 jobs were created last year. The business climate is not that bad and businesses need to stop bad-mouthing the business climate. The next focus should be Burtonsville and Glenmont.

Q: What does success look like for the Economic Development Corp?

A: Continued generation of new private jobs and continued low unemployment so that business continue to find employees in Montgomery County.

4. There has been a drastic increase in the number of MCPS students not eligible for the traditional four-year universities or the workforce. What ideas do you have on combining STEM education in all schools with efforts of WorkSource Montgomery to more adequately prepare our students after graduation? Also, would it be possible to tie these efforts to what the Econ. Dev. Corp. envisions for the county?

RESPONSE: We need a second Edison High School, one is not enough. Also, need to address the needs of immigrants who are not college ready. Regarding the last, too many disparate entities are doing the same work. Need to "get married" around a common goal. We have a history of doing this: primary health care coalition. County scholarship money should be targeted to encourage service learning, strong emphasis on language, so students we educate stay in Montgomery County.



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5. Arts & Humanities in Wheaton -- Given that the RFP for the remaining space in the Wheaton Redevelopment Project and the feasibility study for the Wheaton Arts & Humanities project are moving at different paces, how do you see the Arts & Humanities project fitting into Wheaton? Does it fit into the mix with private development?

RESPONSE: Pointed to the Wheaton Arts Parade as a success. Learned during our conversation that Bozzuto financing efforts failed in September. Suggested the Wheaton Arts opportunity to Adventure Theater but they prefer the area where they are logged now.

6. Traffic is a constant issue. The combination of State and County roads add to the situation. How does MCCAB communicate with the County the need to improve communication and cooperation with the State?

RESPONSE: The Georgia/Randolph intersection construction will open traffic flow at the worst intersection in the county. Light synchronization will facilitate this after construction. His communication with the State Highway administration is good and productive.

Q: Regarding the aforementioned low unemployment due to Montgomery County adding jobs, we haven't seen a restoration of the administrative infrastructure that supports the regional services centers. Luisa is still part of a staff of 1 ½ people. Montgomery County needs to expand the resources of her office as well as others such as the Human Rights Office, which now is able to do ½ of what it used to do. Libraries are still reduced.

A: Libraries are back to pre-downturn levels. The Regional Services Centers are understaffed and can't do everything asked of them. Neighborhood actions and a team approach (once they get attention if the community has a voice) are needed. Education, libraries, transportation all supported by taxes.

Q: Partap Verna: Forest Glen – Finding Forest Glen – features eight acres in one location and four acres across the street at the Forest Glen metro. Development is always on the county priority list but nothing happens.

A: Many politicians are not supportive of urban development there. Forest Glen needs a tunnel for pedestrians to access Forest Glen Metro. Not as focused on Forest Glen as on Glenmont. Forest Glen Master Plan will not come before the County Council before his term ends.

Q: Economic Development needs a better message regarding transportation: congestion is a sign of the success of the area.

Q: Glenmont – attention seems to have shifted to White Oak, Forest Glen. How does the County Council prioritize areas of focus?

A: There is currently no consensus on the County Council on this question. The market is finite, development doesn't happen at the same time in every place. Glenmont and Burtonsville are a major focus for Leventhal. White Oak is already in motion. Leventhal voted against the minor master plan amendment for Aspen Hill because he felt it distracted from



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Glenmont (MCCAB wrote in favor of that amendment). Thanked Patrick for the observation that congestion indicates success.

Q: Montgomery County created 35,000 jobs – do we have a breakdown by industry and income for these jobs?

A: The information comes from the Bureau of Labor Statistics, from payroll reporting, which does not identify specific industries.

Q: Given that the Economic Development Corp is focused on big picture and larger businesses and given that many small businesses are thriving in the current Glenmont Shopping Center, what should the County Council do to preserve successful small businesses within Mid County and the County?

A: Asking about a distant, theoretical future. The key is community development – need to have this conversation when the problem (meaning development at Glenmont Shopping Center) exists.

Q: Wheaton Triangle – same question as above?

A: County project to help with economic loss due to development is under way. Seventeen businesses now eligible for support. County is encouraging shopping in the area, sending a parking information mailer to area residents. The construction is disruptive but local businesses will see a benefit if they can hang on. There is a similar situation with the Purple Line but that is a state project so the state is assisting affected businesses. Sympathetic to those who are uncertain about change.

Director Report

- Details posted separately.
- The flyer Leventhal mentioned is going to 9,000 residents in a 3-mile radius of the development
- Wheaton Library furniture survey – visit the temporary library at the fire station to test the furniture under consideration.

Committee Reports

Land Use, Transportation, & Zoning and Quality of Life met jointly to develop questions to ask Leventhal.

Liaison Reports

Permitting Services –

- At the September meeting the new website for permitting was discussed. Moving all interactions to the website with the goal of speeding up the process, make it more seamless.



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- Café standards – restaurant use of sidewalks under consideration. Some areas don't have enough space for pedestrians, how do you balance the restaurants wanting to use them as well?
- Next meeting is November.

Olney Town Center Advisory Committee – meets in December.

WUDAC –

- Retail study underway.
- Arts & Entertainment letter – will vote to send letter at December meeting. Would timing work for MCCAB to co-sign or write a supportive letter in the same time frame?

Old Business: None.

New Business:

- Navarro wants to speak at the December 19 meeting. We can use the same questions but add the one about funding the Regional Services Centers.
- Issues Committees should consider:
 - League of Women Voters conducted a study of rental housing in Montgomery County.
 - Ongoing transportation meeting
 - Impact of \$15 minimum wage
- The recreation department wants to update MCCAB on projects and programming.
- The Department of Environmental Protection wants to update MCCAB, as well. Group agreed to combine both at the February meeting.
- MCCAB would like to hear from the Economic Development Corp at the January meeting.

Partap Verma introduced himself.

Adjournment: Motion to adjourn meeting approved at 8:46 pm.