



# Civic Federation News

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## November Program on Housing Affordability By Jim Humphrey, Planning & Land Use Chairman

The program for our November 10 meeting will focus on efforts by the Executive Branch, County Council and the Planning Department to promote greater affordability of housing in the county. Richard Nelson, the Director of the Department of Housing and Community Affairs, Linda McMillan, the Council's Senior Legislative Analyst, and Sharon Suarez, Housing Coordinator for the Planning Department, will be our panelists.

The first half of the program will consist of presentations by the panelists on topics including plans to implement the recommendations of the County Executive's Affordable Housing Task Force, participation by county employers in the State's "House Keys for Employees" Program, the "Housing First" initiative which provides individuals and families with a variety of services, the County Executive's legislative proposal to allow accessory apartments by right with conditions, and the rewrite of the housing element of the General Plan (the county's master plan for development). Following their presentations, we expect a lively question and answer session between audience and panelists. As always, the public is invited and encouraged to attend and participate.

### Accompanying motion

Following the program, delegates will be asked to consider and vote on a motion to support the recommendations contained in the MCCF Planning and Land Use Committee's "Housing Affordability Report", which was released on June 9 this year. The motion reads:

"The Montgomery County Civic Federation supports the following recommendations of its Planning and Land Use Committee regarding housing affordability-- 1) calculate the scale of the problem, 2) preserve and maintain existing affordably priced housing, 3) use Community Land Trust to create affordably priced housing on public owned land, 4) offer employer-assisted housing for County government and MCPS employees, 5) create a new small lot single-family detached home zone category, 6) impose affordable housing tax on all development not required to provide affordable units, 7) do not provide additional developer bonuses in exchange for MPDUs and workforce units, and 8) do not change the accessory apartment approval process."

The full text of the PLU Committee Housing Affordability Report can be accessed on the Federation website, [www.montgomerycivic.org](http://www.montgomerycivic.org), by means of a link halfway down the homepage.

### President's Message by Arnold Gordon, President

#### Seminar Program

The new "civic season" kicked off with a bang on Saturday, October 18th as 23 members and others sat in on the first of our Saturday morning seminars. The subject was "Zoning" and all those who participated rated the content and presentation very highly. We are indebted to our past president, Dick Kauffman, Norman Knopf of Knopf and Brown Esqs., and Jim Humphrey for delivering the subject so clearly. We are also indebted to the County Executive for affording us the Lobby Auditorium of the County Executive Office Building for this meeting.

We are shooting for a second seminar in December and the subject will be a hot one: "Understanding Your Property Tax Assessment Process and How to Appeal your Assessment". . . Panelists will include a representative from the Maryland State Department of Assessments and Taxation and yours truly. In response to requests, Saturday morning seminars in 2009 will be

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on "Understanding Special Exceptions" and "The Legal Liabilities, Responsibilities and Rights of Civic Associations and Their Board Members"

### **MC 919-09 - A Bill to Provide Special Tax Exemptions and Credits for County Employees**

On October 22, the MCCF Executive Committee voted unanimously to oppose a bill (MC 919-09) introduced for adoption by the County's delegation in Annapolis. This bill would allow the County Council to grant credits against property taxes for the first five years after purchase of a home in the county by a county employee and excuse the related recordation taxes.

It would apply to all county employees including employees of MCPS, Montgomery College, MNCPPC, WSSC, and the HOC regardless of the employee's income level. It would apply to these employees regardless of whether they are purchasing a first home, a second home, an investment/rental home or even a vacation home as long as that home is in the county. It is especially ironic that employees of the MNCPPC are to be treated for purposes of this statute as if they are county employees when the MNCPPC has resisted being classed as a county agency for all other purposes, especially oversight and internal audit by the County government. If passed, this bill would allow for the creation of a special new set of credits and exemptions just for these employees.

The Executive Committee opposes this bill for the following reasons:

- It goes way beyond the language we are used to hearing about the lack of affordable housing for teachers, police and firefighter in the county;
- This bill is patently unnecessary because the county has no lack of applicants for all manner of public sector jobs;
- The bill would create an extravagant "gift" to county employees without gaining any quid pro quo through the employee compensation bargaining process;
- At a time of budgetary crisis, this bill would further diminish a major source of revenue for the county and place added pressure on elected officials to increase property taxes on all other taxpayers;
- This bill would constitute discriminatory class legislation and create an unwarranted and injudicious precedent which would be sought by other public employees in other counties, and perhaps by all state employees.

For these reasons, we will introduce the following resolution at the November meeting: "Be it resolved that the MCCF strongly opposes State Bill MC 919-09

and urges our state delegation to withdraw it from further consideration."

### **Committee Chairpersons Needed**

We are in urgent need of talent to both chair and serve on the following committees: Transportation; Public Safety, Annual Awards, and MCCF Nominations. If you are interested in helping in any of these areas, please call me at 301-570-0481 or email me at nmcaprexy@aol.com .

### **Please Vote**

Lastly let me remind you to vote on Election Day. It is your duty as a citizen and a right which our sons and daughters have died to protect.

## **Bus Rapid Transit for Montgomery County**

### **By Councilmember Marc Elrich**

In Montgomery County, Maryland there is little opportunity to add additional roadway capacity, especially in the denser, more urban areas. If the Washington Council of Governments (COG) population projects are accurate, COG predicts that Montgomery County will grow by about a third by 2050. If congestion is bad now, how will we get around 10, 20, 50 years from now?

With the inability to expand the roadway system and an increasing population, alternative transportation methods need to be considered. Ideally, we would like to add more rail lines but bus rapid transit (BRT) is less expensive, more flexible and allows for more routes.

What is BRT? Think of a rail system with dedicated right of ways, station stops, high quality vehicles, frequent reliable fast service, but the vehicle has rubber tires instead of steel wheels.

BRT can be implemented over time on an extended schedule but the benefits of the completed segments can be realized immediately. Because the buses operate in "guideways", the lanes are narrow with minimal right of way requirements. BRT routes can be converted to light rail (LRT) if demand warrants in the future. BRT, LRT and local bus service can work together to create a complete public transportation system.

One, maybe the only, advantage of the sprawl pattern of development is that traffic travels predominantly one way during the peak hour. Therefore, if we add one dedicated BRT lane, it can be used for rapid travel in the morning and the buses can return on the regular roadway in the non-peak direction. The process is reversed in the evening. This significantly reduces the capital expenditure necessary to create the network.

To start, current buses can cost-effectively be outfitted with equipment to use the guideways, but as new stock is added, it can be upgraded to make the BRT experience even better. Buses can drive into existing stations without elaborate modifications.

Finally, if we are to meet our CO2 reduction targets, we need to reduce vehicle miles traveled (VMT) in Montgomery County by about 8% to get back to 2002 levels and somewhere between 15-20% to get back to 1990 levels. 8%, 15%, 20% are doable numbers. Not everyone has to get out of their car. To the extent that there are 8% to 15% fewer vehicles on the road, then the intersections begin to clear up, the street network begins to work better for those still driving and for the buses still in regular traffic.

BRT is a transportation solution for Montgomery County in the 21st century. The BRT network concept will be presented for more complete discussion and your questions & answers at the November Civic Federation meeting.

## **Environment Committee Report By Caren Madsen, Environment Committee Chair**

Effective stormwater management and forest conservation go hand-in-hand. This autumn, county advocates are joining forces to support a more protective Forest Conservation Law and implementation and funding of a draft county stormwater permit delivered by the Maryland Department of Natural Resources. Support from MCCF and all its member organizations is needed to help these two important measures succeed.

The Montgomery Stormwater Partners Coalition of 25 member organizations, including MCCF, is calling on County Executive Leggett and the Council to support the amendments to Bill No. 37-07 which have been negotiated by At-large Councilmember Marc Elrich. He has worked with Councilmember Roger Berliner (Dist. 1) on a set of revisions to his original proposal which will focus more on actual mitigation to replace trees lost and thereby ultimately adding more tree cover.

“I believe what is being worked now in detail is a better bill than what we started with,” said Elrich. “There have been concerns raised about the economic impact a stronger FCL will have on homeowners and the business community. But we need to look at trees and their economic value in stormwater management. Failing to recognize that our forest cover provides multiple economic benefits as well as aesthetic and environmental benefits will take a financial toll on our county in the future.”

The forest canopy in Maryland is estimated to provide \$430 million a year in stormwater management services. The draft MS4 stormwater permit released by the State recently requires the County to achieve clear and stringent stormwater pollution goals. Loss of remaining forest will drastically increase the cost to the County of meeting these goals by increasing the quantity of stormwater runoff and thus the need for expensive mitigation.

The next Council Transportation and Environment Committee work session on Bill No. 37-07 and the Elrich Amendments is tentatively scheduled for 9:30 a.m., Nov. 24, 5th Floor Conference Room, County Council Building. Please contact Adrienne Lewis with Councilmember Elrich's staff at [Adrienne.Lewis@montgomerycountymd.gov](mailto:Adrienne.Lewis@montgomerycountymd.gov) to confirm the date. Letters and e-mail to support the Elrich approach to forest conservation should go to: [Council.County@montgomerycountymd.gov](mailto:Council.County@montgomerycountymd.gov).

Councilmember Berliner has arranged for the Council's Transportation and Environment Committee to hold a one-hour work session on the draft stormwater permit on Monday, Nov. 3rd, at 10:45 a.m. Department of Environmental Protection Director Bob Hoyt and Diane Cameron from the Stormwater Partners Coalition will brief the Committee. To review a copy of the stormwater permit, please go to: [www.stormwaterpartners.org](http://www.stormwaterpartners.org).

The Maryland Department of the Environment has agreed to hold a public hearing about the draft MS4 permit. The hearing will take place on Wednesday, Nov. 19th at 7:00 p.m. in the County Council Office Building Auditorium, 100 Maryland Avenue, Rockville, Maryland 20850. The deadline to make a written statement about the draft permit to the MDE is Nov. 28th. Written comments should be addressed to the Maryland Department of the Environment, Water Management Administration, 1800 Washington Blvd, Ste. 440, Baltimore, Maryland 21230, Attn: Mr. Brian Clevenger.

## **Time to Renew Membership By Sandy Vogelgesang, Membership Chairman**

We ask that the organizations and individual members shown below renew their membership and pay their dues for the 2008-2009 year as soon as possible. Delegates are asked to fill in the Membership Renewal Form from page 11 or download it from our website and give it to your organization's treasurer so that it can be mailed in with the dues check.

Bannockburn Civic Association  
Bradley Boulevard Citizen Association

Carderock Springs Citizens Association, Inc.  
 Chevy Chase Valley Citizens Association  
 Clarksburg Civic Association  
 Edgemoor Citizens Association  
 Forest Estates Community Assn  
 Glen Echo Heights Citizens Association  
 Greater Olney Civic Association  
 Hillandale Citizens Association  
 Huntington Terrace Citizens' Assn  
 Indian Spring Citizens Association  
 Kensington View Civic Association  
 North Hills of Sligo Civic Association  
 North White Oak Civic Association  
 Parkwood Residents Association  
 Potomac Pond Homeowner's Association  
 Sonoma Citizens Association  
 South Four Corners Citizens Assn.  
 Springbrook Forest Citizens Association  
 Tulip Hill Citizens Association  
 Woodmoor Pinecrest Citizens Assn  
 Woodside Park Civic Association

Arlene Bruhn; French Caldwell;  
 Julie Davis; Blair Ewing;  
 Bernard Fiskens; Chuck Floyd;  
 Wilbur Friedman; William Neil;  
 Ben Petree; Bette Petrides;  
 Stuart Rochester

## **“CountyStat” Program Seeks Your Input**

**by Jennifer Hughes, Special Assistant to the County Executive**

CountyStat is a new program to address one of the County Executive Leggett's priority objectives: a more “Responsive and Accountable County Government”. The main objective of CountyStat is to improve the efficiency and responsiveness of government by using up-to-date data as the ongoing focus for day-to-day management and long-term policy making.

The best way to learn about CountyStat is to visit the website at

<http://www.montgomerycountymd.gov/countystat> .

CountyStat welcomes the feedback of Montgomery County residents and the public. If you have any questions, comments, or suggestions about an upcoming meeting topic, or if you would like to attend an upcoming meeting to see CountyStat in action, please contact us at

<http://montgomerycountymd.gov/apps/EXEC/stat/questions.asp> or call me at 240-777-2512.

## **Planners Seek Public Input on Growth Strategies**

**By the Montgomery County Planning Department, MNCPPC**

As Montgomery County planners start to develop recommendations for a countywide growth strategy, they are seeking to learn what residents value most about their communities. Armed with that input, planners will craft the 2009-2011 Growth Policy, which guides development for two years. The biennial process is required by the County Council to synchronize future development with essential public facilities.

Planners invite residents to four community meetings throughout November and early December to participate in focused discussions on what should be part of the next Growth Policy. A Growth Policy survey posted online at [www.GrowingSmarterMontgomery.org](http://www.GrowingSmarterMontgomery.org) provides another opportunity for residents to voice an opinion.

In the 2009-2011 Growth Policy, planners are looking to broaden their traditional scope beyond traffic relief and adequate school capacity to include other public values, such as air and water quality. The next Growth Policy will build upon the 2007-2009 version that, for the first time, highlighted environmental sustainability and design of public spaces as important contributors to our quality of life. Understanding that the county will see an increase in population and jobs, planners are looking to devise measures that will help ensure our communities feature what is most valued by residents.

At the meetings, participants will rotate among stations to discuss what they would like to see within four topic areas: connections, environment, design and diversity."

In order to encourage greater participation by county residents the meetings will be held on four dates, each one in a different community:

- Mon., Nov. 3, 7-10 p.m., Marilyn J. Praisner Library, Burtonsville
- Sat., Nov. 8, 2-4 p.m., Germantown Library, Germantown
- Mon., Nov. 10, 7-10 p.m., Quince Orchard Library, Gaithersburg
- Sat., Dec. 6, 10 a.m.-Noon, Park and Planning Headquarters, Silver Spring



## Montgomery County Amends Weapons Law To Provide More Flexibility for Deer Hunting

By Patrick Lacefield, Director, Montgomery County Office of Public Information

Deer over-population in Montgomery County is causing significant problems, not only to the agricultural community, but the increase in deer is also contributing to more and more automobile collisions and the spread of Lyme disease.

In an effort to address this problem, the Montgomery County Council enacted a law that went into effect in March 2008 that provides more flexibility for deer hunting under controlled circumstances. The new law gives the County additional tools for addressing the problem while protecting the public's safety.

Hunting season in Montgomery County began on October 16 and runs through January 10, 2009. Under the new law, deer hunting under controlled circumstances will be permitted on parcels of land that are 50 acres or larger in the urban area. The urban area covers approximately two-thirds of the county, from the southern border with the District of Columbia, as far north as Black Hills Regional Park in Germantown. A map that specifically outlines the boundaries of the urban area can be found through a link on the County's website at [www.montgomerycountymd.gov](http://www.montgomerycountymd.gov). If the property is at least 50 acres in size hunters no longer need to obtain a deer damage control permit under the law from the Maryland Department of Natural Resources or approval from the Montgomery County Police Department.

On parcels smaller than 50 acres, a person may still discharge a gun in the urban area if approved by the Chief of Police, under a deer damage control permit issued by the Maryland Department of Natural Resources, subject to the same restrictions as the discharge of a gun outside the urban area. Guns may also be discharged on property owned by the Maryland-National Capital Park and Planning Commission as a part of a deer management program conducted by the commission that complies with safety requirements approved by the Chief of Police.

County Executive Isiah Leggett has formulated regulations which require signs to be posted along the perimeter of each applicable property at least 15 days before any gun is discharged on the property. Temporary regulations can also be found through a link on the County's homepage.

Additional changes to the County law include:

Up to five owners of contiguous parcels of property may aggregate their property to meet the 50-acre requirement.

- Modifying the current "safety zone" to prohibit the discharge of a gun into or within 150 yards (reduced from 200 yards) of a building or camp.
- Repealing language that prohibits the discharge of a gun or bow within 100 yards of a public road. The new law prohibits the discharge of a gun onto, across, or within 50 yards of a public road.
- Repealing language that requires the Chief of Police to approve the discharge of a gun outside the urban area in connection with a deer damage control permit, issued by the Maryland Department of Natural Resources.

Questions about the new, or existing, law should be directed to the Montgomery County Police Department at 240-773-5030.

## Minutes of the Regular Monthly Meeting – October 13, 2008

By Sandy Vogelgesang, Acting Recording Secretary

The October meeting of the Civic Federation was called to order by President Arnie Gordon at 7:45 PM. Introductions were made all around.

**Announcements:** Arnie Gordon reminded everyone about the program on "Successful Participation in the Rezoning Game" to be held on October 18, 9-11:30 AM, at the County Executive Office Building. He urged every civic association to send at least one representative to this informative session featuring speakers Norman Knopf, Jim Humphrey and Dick Kauffunger. Arnie also noted the call from County Executive Ike Leggett for candidates to serve on various County advisory committees. He reported that State Senators Dyson and Conway had acknowledged MCCF concern about the need for a paper trail to help ensure fair elections and expressed commitment to that goal in their letter to him of September 16, 2008.

**Agenda:** President Gordon called for and received adoption of the agenda, including a motion proposed by Dan Wilhelm expressing MCCF opposition to Ballot Question B on the November 4, 2008 ballot.

**Treasurer's Report:** Bill Schrader, Treasurer, provided a copy of the latest treasurer's report including the number of civic associations, umbrella organizations and individuals that have paid their dues for the current year.

**Approval of Minutes** for September 8, 2008 Regular Meeting, as printed in October 2008 *Civic Federation News*. Approved unanimously.

**Program:** Luella Mast, wearing both her Civic Federation and League of Women Voters hats, opened the program. After outlining the role of both organizations since their beginnings in the 1920's, she introduced Nancy Soreng from the League. Ms. Soreng explained that the two main activities of the League (education and advocacy) are handled by two separately constituted organizations; the former is a 501c4 and the latter is a 501c3. She underscored how important it will be for voters to be well informed about ballot questions before going to the polls this fall -- both on their merits and in order to help cut down on the expected long lines. She urged everyone to get the League's "Voters' Guide," available at local libraries, the League website ([www.lwvmd.org/mont](http://www.lwvmd.org/mont)) and elsewhere. Finally, she provided background, including pros and cons on the four local questions that will be on the November 2008 ballot, and then addressed questions in the ensuing discussion period. The four questions addressed were:

- Question 1: Constitutional Amendment authorizing the Maryland General Assembly to enable early voting and "no excuse" absentee voting.
- Question 2: Constitutional Amendment authorizing the State of Maryland to issue licenses for slot machines.
- Question A: Charter Amendment by Act of County Council repealing Charter coverage of three items that have no legal force and do not affect the operation of County government.
- Question B: Charter Amendment by petition requiring a unanimous vote of the County Council to exceed the property tax limit.

**Motions on Ballot Questions:** Dan Wilhelm introduced a motion stating that the Civic Federation opposes County Question B requiring a unanimous Council vote to exceed the property tax limit. A motion to table that motion, presented by Dick Kauffunger, failed (8 for, 9 opposed, 1 abstaining). The vote on the motion to oppose the position reflected by Question B failed (6 for, 8 opposed, 3 abstaining). Wayne Goldstein then introduced a motion stating that the Civic Federation opposes Question 2, the Constitutional Amendment authorizing slot machines. That motion passed (12 for, 3 opposed, 2 abstaining).

## Reports on Committee Activity and Other Substantive Issues:

**Planning & Land Use Committee.** Jim Humphrey, chair, called delegates' attention to the Housing Affordability Report issued in June 2008 and available on the Federation website because that topic will be the subject of the November MCCF meeting. He noted various articles he has written recently for the "Federation Corner" in the *Sentinel*. Those include material on pending Master Plan revisions (Twinbrook, White Flint, Germantown, and Gaithersburg West) all of which include increased density along the Route 355/I-270 corridor and the recommendation that properties with affordably priced housing and commercial space not be rezoned to increased allowed density, which encourages redevelopment and higher rents and sale prices. He noted further that the County Council will vote on October 14 on a resolution to eliminate Development Districts for the Clarksburg area, which will determine whether developers, Clarksburg residents and retailers or County taxpayers pay for infrastructure. Jim noted that efforts to end the Alternative Review Committee (ARC) for Moderately Priced Dwelling Units (MPDUs) may be close to success. Finally, he noted the October 13 worksession of the Council's Planning, Housing and Economic Development Committee (PHED) on new standards for residential infill projects and related that ZTA 08-01 to clarify definition of "green area" is being held up in the PHED.

**Education:** Wayne Goldstein, chair, noted some growing concern about possible ethical abuses by school staff in the use of student activity funds.

**Historical Preservation:** Wayne Goldstein expressed concern about the lack of County Council understanding of the 1979 law governing historical preservation.

**Transportation:** Wayne Goldstein said that he had submitted comments on the Road Code in support of the position taken by Park and Planning (versus that of the Transportation Department). Dan Wilhelm spoke about the possible utility of backing out of the middle section of the Inter-County Connector (ICC). It was agreed that this and several other transportation issues should be referred to the Executive Committee.

**Old and New Business:** None.

**Motion to Adjourn:** Offered and passed unanimously at 9:50 PM.

## Minutes Of The October 22 Executive Committee Meeting By Luella Mast, Recording Secretary

**Attendance** President Arnie Gordon, Peggy Dennis, Wayne Goldstein, Jim Humphrey, Dick Kauffunger, Chuck Lapinski, Luella Mast, Bill Schrader, Virginia Sheard, Lee Shipman, Sandy Vogelgesang, Dan Wilhelm. Guest: Councilmember Mark Elrich, who left after the presentation on BRT.

**Call to Order, Secretary and Treasurer's Reports** Mr. Gordon called the meeting to order at 7:50 PM at Mr. Wilhelm's home. The September 17 Executive Committee meeting minutes were approved on a voice vote. Mr. Schrader presented the mid-October Treasurer's Report. Income: \$2,090; Expenses: \$435.84; Balance: \$11,502.95.

**Bus Rapid Transit (BRT) Network** Councilmember Mark Elrich has been studying possible solutions to the intertwined problems of transportation grid-lock, greenhouse gas CO-2 emissions and the continuing pressure for additional growth and development in the county. He said with no change in current growth and transportation scenarios the Council of Governments (COG) projects there will be a 48% increase in CO-2 levels by 2030 though the stated goal has been to reduce emissions to 1990 levels by that year. An 8.3% reduction in Vehicle Miles Traveled (VMT) would allow us to bring our CO-2 levels to back down to the 2002 level and does not require everyone to give up their cars. It would also have the benefit of reducing congestion at intersections and improving the commute of cars and buses still on the road. A 15-20% reduction in VMT would get us back to 1990 CO-2 levels and further improve the functioning of the road network. Mr. Elrich investigated light rail transit (LRT) and BRT transportation solutions. He concluded that BRT is affordable and rapidly deployable. Mr. Elrich combined possible BRT lines with the grid system for buses developed by Mr. Wilhelm. Working with GIS maps he has outlined a cost effective 100 mile BRT network that can be implemented relatively quickly and with minimal infrastructure. The system would connect with WMATA Washington Metropolitan Area Transit Authority (WMATA) Metrorail and Metrobus lines as well as the county's Ride-On bus system. Executive Committee members were enthusiastic about the proposal and agreed that Mr. Elrich should make a 1/2 hour presentation to the MCCF membership at the November meeting. Mr. Wilhelm moved that the Executive Committee send a message to Mr. Leggett expressing our support for the BRT network concept and that a steering committee be formed to further flesh out the proposals. MCCF would like to have

representation on that committee. The motion passed: 8 yes, 1 no, 1 abstain.

**President's Report: Mr. Gordon** Seminar Series: Mr. Kauffunger reported that 23 people attended the "Successful Participation in the Rezoning Game" seminar. A \$5.00 charge covered costs for handout materials and refreshments with \$13 remaining to be applied to future seminars. The Executive Office Building first floor auditorium works very well. The next seminar will be either the first or second Saturday in December, titled "How to Understand Your Property Tax Assessment and the Assessment Appeals Process;" place to be arranged. Panelists will include a representative from the Maryland State Department of Assessments and Taxation and Mr. Gordon. In response to requests, two more seminars in 2009 will cover "Understanding Special Exceptions" and "Legal Liabilities, Rights and Responsibilities of Civic Associations and their Board Members". We will generate an expanded email list using Mr. Wilhelm's data base and the contact addresses for those who attended the first seminar. Mr. Wilhelm will send out reminder notices several weeks before the date of each seminar. Mr. Humphrey will provide the names of reporters who can be added to Mr. Wilhelm's data base.

### **1st Vice President's Report: Ms. Dennis**

*November program:* A one hour program on "Housing Affordability" will be organized and led by Mr. Humphrey with Rick Nelson, Director, Montgomery County Department of Housing and Community Affairs (DHCA); Linda McMillan, Council Planning, Housing and Economic Development (PHED) Committee staff member; and Sharon Suarez, Planning Department Housing Coordinator on the panel. The program will include a vote on recommendations in the MCCF Affordable Housing report. Councilmember Elrich will then have 1/2 hour for his presentation on his proposed BRT network. Written program descriptions should go to both Ms. Dennis for the newsletter and Ms. Vogelgesang for publicity.

*December program:* "Legislative Issues for the 2009 Session." Mr. Wilhelm and Ms. Dennis will coordinate.

*January & February programs:* Mr. Goldstein will plan a program for January explaining the role of the Historic Preservation Commission, the process by which resources are designated as "historic", and a presentation on some of the historic resources in Montgomery County. Mr. Lapinski is organizing a program, "Utilities at the State Level" for the February meeting

**2nd Vice President's Report** Ms. Vogelgesang reported we have 35 association members and 14 individual members. Members in danger of dropped membership due to non-payment of dues will be listed in the November newsletter.

### Committee Reports

**Historic Preservation** Mr. Goldstein reported that problems continue with the process used to designate historic resources. In several areas of the county, such as Damascus-Goshen with about 25 properties moving forward through the designation process, Silver Spring with the Watson House, Perpetual Bank Building and Falkland Apartments; and Wild Acres/Grosvenor Mansion in Bethesda procedures for designation of some properties are meeting philosophical, not legal, roadblocks. In order to be designated historic a resource only must meet one or more of nine local criteria, which originate from established federal or state criteria. Issues such as owner opposition, financial cost, property rights, and competing public policies are not part of the designation process. However, financial costs and competing public policies are very relevant and also mandatory for the Historic Preservation Commission to consider in making decisions about properties after they have been designated.

**Planning and Land Use** Mr. Humphrey reported that the process of eliminating the 3-member Alternative Review Committee (ARC) from its role in development is proceeding. On October 21, Council approved two of three pieces of legislation, a Zoning Text Amendment (ZTA) and Subdivision Regulation Amendment (SRA) which eliminate the ARC but allow additional height and density above master plan recommended limits up to the full amount allowed by the zone, in order to accommodate Moderately Priced Dwelling Units (MPDUs) on site in projects. No change has yet been made in the role of the ARC in regulations found in County Code Chapter 25.

Mr. Goldstein will participate before the Hearing Examiner on the request by Suburban Hospital to force abandonment of a road in the Huntington Terrace community against the wishes of the community.

Mr. Goldstein is attending meetings of the County Executive's Senior Summit and participating in the Zoning and Housing subgroup. Mr. Leggett plans to announce to the Summit his support for allowing accessory apartments by right.

Mr. Humphrey and Mr. Goldstein attended the Semi-Annual Report of the Planning Board to the Council held at Cabin John Ice Rink where no facilities are in place for televising the session. Citizens' complaints resulted in video taping with a single TV camera and

microphone. The expected result will be a meeting record that is incomplete and not always clear. The Council members said that they want Park and Planning to continue to focus on the four master plans: White Flint, Twinbrook, Gaithersburg West, and Germantown. Due to fiscal concerns the Council decided to eliminate all pending proposals for a second budgeted limited master plan amendment this fiscal year similar to the Wheaton master plan limited amendment now under consideration.

**Education** Mr. Goldstein is continuing to follow what appears to be the improper use of student activity fee funds first uncovered by the Parents Coalition. Of note is the different standard The Washington Post seems to have when covering financial irregularities in the Montgomery County and the District of Columbia schools.

**Sentinel Column** Mr. Goldstein has done a third column on "slots."

**Transportation** Ms. Gordon announced a Maryland State Highway Administration (SHA) "open house" (no formal presentation will be made) on proposed road changes in the Route 28/198 corridor to be held at James Hubert Blake HS on Thursday, November 6, from 5:30 - 8:00 PM. Members briefly discussed Councilmember Floreen's proposal to raise parking fees as a way to encourage the use of mass transit.

**Public Relations - Website** As yet there has been no action, and hence no change, in our attempt to find a paid web administrator. Mr. Gordon will be soliciting firms or persons to take on this role.

**Legislation** Mr. Wilhelm and Mr. Gordon will attend the Committee for Montgomery Legislative Breakfast on behalf of MCCF. Ms. Dennis will also attend. We will not sponsor a table, but instead plan to sit at different tables to increase our community contacts.

Mr. Wilhelm asked for comments on his draft list of priorities for the Montgomery County Delegation Legislative Hearing on November 20. Mr. Humphrey explained Bill MC 919-09 which would allow credit for recordation and transfer taxes and up to five years of property taxes for Montgomery County employees who buy a house in Montgomery County. The bill places no limit on the employee salary, total household income, or the cost of the property and also covers employees of Park and Planning and WSSC, both of which are State agencies. We do not know who is sponsoring the bill. Members agreed that this is a bad bill: it does not have income limits; in a time of tight finances it removes significant potential property from county tax rolls; it includes non-county employees; it sends the wrong message to the rest of the counties in



that it appears to ask for special treatment for Montgomery County only; it is poorly worded; it does not specify that the program is for first time homeowners. Mr. Humphrey said the Council has appropriated funds for Montgomery County's participation in the House Keys for Employees program that matches employer contributions to closing costs for employee first-time homebuyers, up to \$5,000, though Mr. Leggett has not implemented that program apparently because he is formulating a comprehensive package of housing assistance for county employees. Mr. Wilhelm moved that the MCCF Executive Committee oppose Bill MC 919-09 as a bad idea, but if passed then changes are required to set household income limits and specify that it is for first time home buyers only. The motion failed: 5 yes; 7 no; 1 abstain. Mr. Gordon moved that the MCCF Executive Committee oppose Bill MC 919-09 without reservation. The motion passed unanimously.

**Public Utilities** Mr. Lapinski said there is currently no public utility related legislation proposed for the new legislative session. We need to keep an eye on the paths electric transmission lines might take. We need to be aware of alternative energy sources, benefits and drawbacks. What changes may be expected with the sale of Constellation Energy?

**November newsletter** Ms. Dennis reviewed newsletter assignments.

**Old Business** Ms. Mast reminded members we need to appoint an Awards Committee. The October Community Hero award will be given at a future date. Mr. Schrader presented the regular meeting calendar for 2009-2010. The Executive Committee approved it as presented.

**New Business:** Mr. Lacefield in the County Executive's office sent a press release regarding regulations promulgated to implement changes to the weapons law made under the deer damage control permit procedures. Among other changes the new regulations allow weapons on property of 50 acres in urban areas and allow five contiguous property owners to aggregate their land to meet the minimum 50 acre requirement. We will run the announced changes in the newsletter, abridging sections as needed, to fit within space limitations.

**Adjourn** The motion to adjourn was made and passed at 10:20 PM. The November meeting will be at Mr. Gordon's home - 7 Minuteman Court, Rockville, MD 20853. Mr. Gordon will send directions with the agenda before the meeting.

## Submitting an Article for the MCCF Newsletter

By Bob Dennis, Newsletter Formatter

It will make my job of formatting the newsletter easier and quicker if you follow a few rules.

**Ornamentation.** Please don't use font sizes, font styles, bold, capital letters or exclamation points to make your arguments. Generally, we're going to take them out. Keep your text to "Normal" format (i.e. don't change anything). Exceptions are for such things as forms and bylaws revisions, where font changes increase clarity.

**Subheads.** If you need one level of subheads, they should be bolded running heads flush left, in the same font size as the text. If you need two levels of subheads (very unusual), just choose a format that makes clear what you want and we'll reformat it if necessary.

**Paragraphs.** Do not indent the first line. Microsoft Word experts: Set the spacing after a paragraph at 6 points, and don't use a line space. Everyone else: separate paragraphs by blank lines.

**Bullets.** Please use small round dots and let the tab default. (Larger, fancier bullets take up too much space and look unbalanced with a small font size and 2-column format.) Also, if you can, set the paragraph spacing at 0 for the bullets (only relevant for Microsoft Word experts).

**Tables.** Please do not use the space bar to align columns in tables. Tables are best done in Excel or using tabs in your word processor.

Thanks very much.

## MCCF Officers

Position	Name	Home Phone	Office Phone	Email
<b>Elected</b>				
President	Arnold Gordon	301-570-0481	Same	nmcaprexy@aol.com
1st Vice President	Peggy Dennis	301-983-9738	same	hotyakker@comcast.net
2nd Vice President	Sandy Vogelgesang	301-365-2347	same	everest.associates@erols.com
District 14 VP	<i>Vacant</i>			
District 15 VP	<i>Vacant</i>			
District 16 VP	Lee Shipman	301-229-2005	same	plannerlee52@gmail.com
District 17 VP	Virginia Sheard	301-949-3372		boots3303@aol.com
District 18 VP	Richard Zierdt	301-881-0283	703-464-1617	richard.zierdt@asg.com
District 19 VP	<i>Vacant</i>			
District 20 VP	Dan Wallace	301-593-3120	202-651-5661	daniel.wallace@gallaudet.edu
District 39 VP	<i>Vacant</i>			
Treasurer	Bill Schrader	301-946-6545	same	schraderw@erols.com
Recording Secretary: - Exec Comm Meetings - Membership Meetings	Luella Mast <i>Vacant</i>	301-384-4178	same	luellam@comcast.net
<b>Appointed</b>				
Historian	Charles Wolff	301-585-9744	301-286-8185	wolff99@starpower.net
Public Relations Officer	<i>Vacant</i>			
Newsletter Editor	Peggy Dennis	301-983-9738	same	hotyakker@comcast.net
Database	Dan Wilhelm	301-384-2698	703-983-6847	djwilhelm@verizon.net
Past President	Wayne Goldstein	301-942-8079	Same	waynemgoldstein@hotmail.com
<b>Committees</b>				
<u>Education</u>	Wayne Goldstein	301-942-8079	Same	waynemgoldstein@hotmail.com
Environment	Caren Madsen	240-793-4603	240-793-4603	carenmadsen@msn.com
Legislation/Committee for Montgomery	Dan Wilhelm	301-384-2698	703-983-6847	djwilhelm@verizon.net
Planning Land Use & Housing	Jim Humphrey	301-652-6359	same	theelms518@earthlink.net
Utilities	Chuck Lapinski	301-384-0392	703-506-4600	charlesslapinski@gmail.com
Public Finance	Marvin Weinman	301-946-3799	same	weinmanm@msn.com
Public Safety	<i>Vacant</i>			
Transportation	<i>Vacant</i>			
Parks and Recreation	Carole Ann Barth	301-593-7863		cbarth@mindspring.com
Historical Preservation	Wayne Goldstein	301-942-8079	same	waynemgoldstein@hotmail.com

**MONTGOMERY COUNTY CIVIC FEDERATION**  
*Serving the County since 1925*  
**MEMBERSHIP APPLICATION OR RENEWAL**

July 1, 2008 through June 30, 2009

Mail to: William Schrader (Treasurer)                      Inquiries: Sandy Vogelgesang (2<sup>nd</sup> VP/Membership)  
 12824 Middlevale Lane, Silver Spring,                      9009 Charred Oak Dr, Bethesda, MD  
 MD 20906    20817  
 301-946-6545    301-365-2347;  
 schraderw@erols.com    everest.associates@erols.com

Name of Organization/Individual \_\_\_\_\_ Date \_\_\_\_\_

Number of Households (Approx) \_\_\_\_\_ Annual Dues (see below) \$ \_\_\_\_\_  
 (Make checks payable to **Montgomery County Civic Federation**)

Membership Type	Number of Households	PLEASE CHECK	DUES	Max Number of Reps.	Voting Privileges
<b>Local Association</b> (civic, community, homeowner or municipality. Must represent at least 30 households - not paid members. Cannot be a single local issue group.)	10 to 50		\$25*	1	Yes
	51 to 300		\$45*	2	
	301 to 600		\$65*	3	
	601+		\$85*	4	
<b>Umbrella Association</b> (Two or more local associations. Cannot be single local issue group.)	60 to 500		\$45*	2	Yes
	501 to 1000		\$65*	3	
	1001+		\$85*	4	
<b>Regional or County-Wide Organization</b> (environmental, transportation, or other civic/community).	50+ memberships, not households		\$45*	2	Yes
<b>Individual Associate</b>	(not applicable)		\$20*	1	No
<b>Associate Group</b> (Gov't agency, business, or other organization)	(not applicable)		\$85*	2	No

**\*A \$5 discount may be taken for each person who elects to receive the newsletter via email – please check email box below.** You can also select less than the allowed number of members and pay according to that number. Please provide all the information below no matter the newsletter delivery method. We are planning to produce a membership directory. Please identify whether you want your email address included.

1.	<b>Name</b> (President+)		Phone (H/W)	
	Street		E-mail Address	<input type="checkbox"/>
	City, State, Zip		Put email address in directory: Yes <input type="checkbox"/> No <input type="checkbox"/>	
2.	<b>Name</b>		Phone (H/W)	
	Street		E-mail Address	<input type="checkbox"/>
	City, State, Zip		Put email address in directory: Yes <input type="checkbox"/> No <input type="checkbox"/>	
3.	<b>Name</b>		Phone (H/W)	
	Street		E-mail Address	<input type="checkbox"/>
	City, State, Zip		Put email address in directory: Yes <input type="checkbox"/> No <input type="checkbox"/>	
4.	<b>Name</b>		Phone (H/W)	
	Street		E-mail Address	<input type="checkbox"/>
	City, State, Zip		Put email address in directory: Yes <input type="checkbox"/> No <input type="checkbox"/>	

+President of applying organization or permanent substitute designated by the president.

### **Federation Meeting**

Monday, November 10, 2008  
7:45 1st Floor Auditorium  
County Council Office Building.  
100 Maryland Avenue  
Rockville, MD

#### Agenda:

7:45 Call to Order  
7:46 Introductions and Announcements  
7:50 Adoption of Meeting Agenda  
7:55-Treasurer's Report  
8:00 Program: Housing Affordability in M.C.  
9:00 Councilmember Elrich on Bus Rapid Transit  
9:30 Resolution on Housing Affordability  
recommendations  
9:45 Resolution on Bill MC-919-09  
9:50 Committee Reports  
10:00 Old Business  
10:05 New Business  
10:10 Adjournment

The **Montgomery County Civic Federation** is a county-wide nonprofit educational and advocacy organization. It was founded in 1925 to serve the public interest. Its monthly Federation meetings are open to the public and are held on the second Monday of each month September through June at 7:45 p.m. in the First Floor Auditorium, County Office Building, Rockville, MD.

The **Civic Federation News** is published monthly. It is mailed to Delegates; associate members; news media, and local, state, and federal officials. Permission is granted to reprint any article provided proper credit is given to the "**Civic Federation News of the Montgomery County Civic Federation.**"

Submit contributions for the next issue by: **Midnight, Saturday, November 22.** Prepare submission as an MS Word, Word Perfect or text-only document, **attach** it to an e-mail, and send it to: **hotyakker@comcast.net**

Please send all **address corrections** to Dan Wilhelm, 904 Cannon Road, Silver Spring, MD 20904, 301-384-2698, or [djwilhelm@verizon.net](mailto:djwilhelm@verizon.net).

### **NEXT EXECUTIVE COMMITTEE MEETING**

Wednesday, November 19, 7:45 p.m.

**At the home of Arnie Gordon**

7 Minuteman Court  
Rockville (almost Olney) 20853



**Official Publication of the  
Montgomery County Civic Federation**

First Class Mail

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*Address service requested*