

Montgomery County Civic Federation, Inc.  
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Montgomery County Council  
100 Maryland Avenue  
Rockville, MD 20850  
November 14, 2024

Dear Councilmembers:

The Montgomery County Civic Federation, Inc., (MCCF) has engaged in a months-long study of the Montgomery County Planning Board's proposal "Attainable Housing Strategies Initiative". This process included briefings from senior Planning staff, and a panel discussion with County Executive Marc Elrich, Dr. Glenn Orlin and Michelle Rosenfeld.

At our meeting on November 4, 2024, the MCCF delegates adopted the attached resolution. There is strong agreement that the Council should suspend consideration of this proposal. We find that the initiative will not provide help to those most challenged by housing costs and that it may, in fact, make matters worse. There are numerous potential unintended harms to communities, outlined in detail, including the loss of naturally occurring affordable housing; damage to the environment and tree canopy; increased stormwater runoff; and lack of appropriate infrastructure, school capacity, traffic mitigation and parking, among other issues.

There are significant questions about the reliability of data on housing needs, targets for new housing and populations to be served, as well as how much housing has been built in recent years. There are also significant questions about the current availability of zoned land for new housing, assumptions about transportation, questions about the housing pipeline, and lack of a Racial Equity and Social Justice review. These discrepancies and questions about the data must be resolved before solutions can be found.

The MCCF acknowledges the projected future growth in Montgomery County population, welcomes new residents, embraces diversity, and supports providing equitable housing opportunities (both home ownership and rental) to current and future generations of residents. The MCCF wishes to partner with the County to achieve these housing goals. We have several suggestions in the attached resolution and stand ready to work with the Council for a workable housing plan. Our membership includes over 40 associations with a reach of approximately 20,000 households.

Sincerely,

Cheryl Gannon, President  
Elizabeth Joyce, 2<sup>nd</sup> Vice President and Chair, Housing and Land Use Committee  
Ken Markison, Co-Chair, Housing and Land Use Committee