

October Program: Introduction of an Executive Committee Resolution on the Attainable Housing Strategies Initiative | A member discussion | **P. 3**

Increasing the Supply of Naturally Occurring Affordable Housing Units | An idea for additional NOAHs in the County from Jerry Garson | **P. 3**

A Letter from the President | The MCCF President, that is: Cheryl Gannon | **P. 4**

Remembering Dr. Charlotte A. Coffield | An extraordinary woman is remembered | **P. 5**

Update on Pepco's Shared Use Path | There's been some progress on the 'Powerline Trail' | **P. 8**

Metro Ridership Data | The numbers tell the story | **P. 9**

Saving Our Street Trees from Killer Vines | Peggy Dennis reports | **P. 10**

TO PRINT, USE **PRINT VERSION**

of note

Next MCCF Meeting #956

Monday, October 14, 2024, 7:00 p.m. *online via Zoom*. Topic: "Introduction of Executive Committee Resolution on Attainable Housing Strategies Initiative/Member Discussion."

! [Join the Zoom Meeting Here](#)

[See further instructions on page 2. No password is required.]

AGENDA, P. 2 • PROGRAM, P. 3

September Meeting Minutes

General Meeting #955 **P. 11**

Executive Committee Meeting **P. 12**

Membership Application

JOIN ONLINE | MAIL-IN FORM

**Like MCCF's Facebook Page
and follow us on Twitter.**

Federation Meeting #956

Monday, October 14, 2024
7:00 p.m. | Virtual Meeting

AGENDA

1. Call to Order/Introductions
2. Approval of Agenda
3. Approval of Minutes: September General Meeting **P.11**
4. Treasurer's Report
5. Announcements
6. September Community Hero Award: **Janis Sartucci**
7. October Program: AHSI Resolution/Discussion **P.3**
8. Committee Reports
9. Old Business
10. New Business
11. Adjournment

About MCCF Meetings

All monthly MCCF meetings are open to the public. They are held on the second Monday of each month, September through June.

The October meeting will be held online via Zoom (see page 3 for program) at 7:00 p.m.:

■ To be part of the video conference, first **visit the Zoom website** to download the program for your phone or computer.

■ **Date and Time:** Monday, October 14, 2024, 7:00 p.m. Eastern Time.

■ **To join the Zoom meeting from your browser, use this link.**

■ **To participate by phone (audio only), call 301.715.8592.** The meeting ID is 838 7937 4717. No password is required.

We hope you will join us! ■



The **Montgomery County Civic Federation, Inc.**, is a county-wide nonprofit educational and advocacy organization founded in 1925 to serve the public interest. Monthly MCCF meetings are open to the public (agenda and details at left).

The *Civic Federation News* is published monthly except July and August. It is emailed to delegates, associate members, news media, and local, state, and federal officials. **Recipients are encouraged to forward the *Civic Federation News* to all association members, friends, and neighbors.** Permission is granted to reproduce any article, provided that proper credit is given to the "*Civic Federation News* of the Montgomery County (Md.) Civic Federation."

Civic Federation News

civicednews AT montgomerycivic.org

TO SUBMIT AN ARTICLE, SEE PAGE 13

More on the Agenda

We have received many inquiries about the recent Arlington court decision regarding upzoning. In response, we have arranged the following for our members. Michele Rosenfeld, Esq., will review the 60+ page Complaint and other legal filings in the Arlington County case to determine what may be learned from the legal theories and the material facts from the public record offered by the plaintiffs in support of their claims. A written Court decision is expected on October 25, which will offer more insight into the basis for the Court's decision. In the meantime, Michele will provide a brief written summary of the Arlington case to MCCF members and be available at the October 14 meeting to answer questions.

This is an effort to provide ad-

ditional education to our members. It should not be construed as a recommendation or move toward litigation.

It is important to remember that Virginia has different statutes and legal precedents than Maryland. ■

An Idea for Increasing the Supply of Naturally Occurring Affordable Housing Units in Montgomery County

By Jerry Garson, Treasurer

If the County Government is interested in increasing the supply of Naturally Occurring Affordable Housing (NOAH) units, there is a solution.

The County could give first preference for occupancy in new or existing available Moderately Priced Dwelling Units (MPDUs) to residents collecting Social Security and meeting the income requirements or have incomes below the income limits.

The seniors would have to own a single family house for at least

10 years (or a different number of years) and who would then sell their Naturally Occurring Affordable Housing house to individuals and not to developers. This would add to the supply of Naturally Occurring Affordable Housing units. Developers would usually demolish a house and build larger houses.

There are many older residents of Montgomery County who do not need a larger house since their children are no longer going to school in the County or living at home.

This can be done by setting the

Increasing NOAHs, cont.

parameters for single residents or married couples who are both collecting Social Security with a minimum age of 62 and would like to move to less expensive housing.

You could also require that they have been primary residents of Montgomery County.

If the residents do not meet the minimum income levels, they would have the additional funds to pay rent from the proceeds of the sale of the house.

This would be a win-win for the County and the older residents. With COVID still occurring, many older residents are no longer interested in moving to senior housing, which they did in the past, but would be interested in moving into Moderately Priced Dwelling Units since their housing costs would decrease. ■

A Letter from the President

Dear MCCF delegates and members:

I wanted to take this opportunity to update our members on our activities since the June election, as well as our plans for the year. But first, I want to thank all of you who voted, and have reached out with ideas and recommendations for the upcoming months.

On Sept. 5, we sponsored a very successful symposium on the Attainable Housing Strategies Initiative. The event featured County Executive Marc Elrich, land use attorney Michele Rosenfeld, and Dr. Glenn Orlin, an expert on Growth and Infrastructure Policy. The event was attended by 315 residents and the video has been viewed nearly 700 times since then. If you couldn't attend, you can still [view the video here](#).

Education is a key part of the MCCF mission, and we continue our efforts to provide the most up-to-date information and expert speakers so that our delegates are well informed resources in their communities. This month, we will hear from Michele Rosenfeld on how to understand the recent Arlington, Va., court decision on upzoning.

Mark your calendars for the November meeting. We have a date change due to Veteran's Day and will meet on *Thursday*, Nov. 14, at 7 p.m. We will focus on the upcoming state legislative session and will hear an overview of what to expect this session from our invited guests Senator Jeff Waldstreicher, Delegate Marc Korman, and Delegate Julie Palakovich Carr.

In December, we will focus on schools, and we will arrange for

President's Letter, cont.

knowledgeable speakers in leadership to hear about school system challenges and plans. If you've got questions or suggestions about MCPS, mark your calendar for Dec. 9 and be sure to attend.

Our by-laws committee is working diligently to review and update our by-laws for membership consideration later this year.

The strength of our association and advocacy efforts comes from our membership. If you haven't renewed yet, please consider renewing your membership now. If you'd like to help us with membership recruitment, please let me know. We are always looking for volunteers.

Please feel free to get in touch anytime with questions or concerns. My email is president@montgomerycivic.org. —Cheryl Gannon ■

Remembering Dr. Charlotte A. Coffield

By Alan Bowser, Secretary

Montgomery County has lost one of its most accomplished and celebrated community activists, Dr. Charlotte A. Coffield, who passed away on September 11, 2024, in Silver Spring. Dr. Coffield was the President of the Lyttonsville Community Civic Association, and a member of the Montgomery County Civic Federation, Inc., and the Presidents' Council of Silver Spring Civic Associations (PREZCO).

Dr. Coffield was a very effective advocate for neighborhoods and community engagement in Montgomery County. She played a major role in the Silver Spring Citizens Advisory Board in the early 2000s, and was a leader of the Talbot Avenue Bridge Centennial Committee, which works to foster racial recon-

ciliation and understanding among the east Silver Spring communities of Lyttonsville, Rosemary Hills, and North Woodside. She also led her community's engagement in the development of the Lyttonsville Sector Plan and the planning and construction of the Purple Line.

Born on Juneteenth in 1933, Charlotte, the second of three children, was educated in a segregated two-room schoolhouse in Lyttonsville, Maryland. There, one teacher and one principal taught dozens of students using outdated books, while well-funded schools for white children were less than a mile away. Lyttonsville lacked paved roads and running water until the mid-1960s, forcing residents to cross the Talbot Avenue Bridge to access resources in

Coffield, cont.

white neighborhoods.

Despite facing systemic barriers, Charlotte—known as Annieperry—thrived in her close-knit community. Neighbors looked out for one another, sharing work, play, and worship at Pilgrim Baptist Church.

Charlotte's education continued in Washington, D.C., as she was unable to attend Montgomery County's Lincoln High School due to its distance. She attended Banneker Junior High and Cardozo High School, graduating before spending a year at the Marshall Professional and Social School in D.C.

After graduating, Charlotte began her career as a stenographer at the former U.S. Department of Health, Education and Welfare (HEW). Working in the Office of Deafness, she taught herself finger



spelling to communicate with her Deaf supervisor, Boyce Williams, and later learned sign language at Gallaudet College and California State University, Northridge.

Over her 43-year federal career,

Charlotte witnessed significant societal transformations, including civil rights and disability rights legislation. Often the only woman and African American in policy discussions, she made impactful contributions, such as arranging the first transatlantic call for deaf individuals between HEW and a Deaf member of Parliament in London. She established a nationwide network of sign language contractors, ensuring deaf voices were included in policymaking.

Charlotte proudly attended the signing of the Americans with Disabilities Act in the White House Rose Garden in 1990. She rose from a Grade 3 stenographer to Acting Chief of her office before retiring in 1994, receiving an Honorary Doctorate of Laws from Gallaudet University for her advocacy and support of

Coffield, cont.

disability rights.

Despite her busy career, Charlotte remained devoted to her Lyttonsville community. She actively supported the local school and church, leading the Lyttonsville Community Civic Association to navigate critical issues like transportation, housing, and historic preservation.

Her dedication has earned her numerous accolades, including recognition for the Talbot Avenue Bridge Centennial Project, the Montgomery County Community Hero Award, Jamie Raskin's Hometown Hero Recognition, induction into the Montgomery County Hall of Fame of Civil Rights, and

the prestigious Roscoe R. Nix Distinguished Community Leadership

Award from County Executive Marc Elrich. ■



Update on Pepco's Shared Use Path 'Powerline Trail'

By Peggy Dennis, Past President

The Montgomery County Civic Federation initiated the drive to get a shared use path for walkers, runners, and bicyclists along the Pepco transmission line from Westlake Drive in Bethesda out to the SoccerPlex in the western part of the county. This was a request that we were initially told would “never happen.” The western trail has been open for several years now, but it is a “natural path” (mown grass) that is good mainly for mountain bikers but not for families or bike commuters.

Michael Zelaski from the Parks Department gives us this update: “We started with the trailheads because they are on Parks’ property and were the quickest to get to construction. Work within Pepco property incurs an additional level of

review by Pepco beyond the typical government agency reviews.

“The north trailhead [which is within Cabin John Regional Park, near the dog park, off Westlake] is



designed, permits are in hand, and the bid documents are being prepared to provide to contractors for bidding. I anticipate this happening in September.

“The south trailhead, near Field 3, is in design and the permit process is in progress. Once permits are in hand, bid documents will be provided to contractors for bidding. This could also happen this year, but if we miss the paving season it may be pushed to after winter.

“The trail on Pepco property is under design and permitting from Westlake to Seven Locks. Several major hurdles must be negotiated within this area: crossing Cabin John Creek, crossing the associated floodplain, negotiating the very steep slopes between the creek and Seven Locks, and finding the best, accessible route through the wooded area near Seven Locks.” ■

Metro Ridership Data

The Montgomery County Planning Department wants a large number of new high-rise apartment buildings near WMATA rail stations. The table below shows current ridership at WMATA stations in Montgomery County.

RED LINE METRO RAIL ENTRY APRIL-AUG 2024

Md. Stations	Station Entries from Opening to 9:30 a.m.				
	April	May	June	July	Aug
Bethesda	1,666	1,630	1,752	1,597	1,151
Forest Glen	818	823			
Friendship Hts	1,397	1,378	1,479	1,361	1,147
Glenmont	2,128	2,100			
Grosvenor	1,395	1,405	1,643	1,448	1,348
Medical Center	454	468	523	478	448
North Bethesda	830	847	983	916	833
Rockville	1,138	1,141	1,315	1,206	1,132
Shady Grove	3,652	3,709	4,014	3,698	3,542
Silver Spring	2,655	2,684			
Twinbrook	1,130	1,145	1,422	1,290	1,220
Wheaton	1,006	963			
MoCo Totals	18,269	18,293	13,131	11,994	10,821

Several stations of the Red Line were closed due to maintenance from June to August, hence the zero ridership.

METRO PARKING NUMBERS APRIL-AUG 2024

Parking Lot	Apr-24	May-24	Jun-24	Jul-24	Aug-24
Forest Glen	396	377	2	2	2
Glenmont	1,042	1,073	16	14	9
Grosvenor	916	869	988	780	822
North Bethesda	204	197	254	230	223
Rockville	311	303	357	334	318
Shady Grove	1,792	1,909	2,020	1,766	1,825
Twinbrook	397	410	541	446	452
Wheaton	128	121	6	1	8
MoCo Totals	5,185	5,290	4,181	3,525	3,650

The parking lot numbers indicate that over twenty percent of the riders are not walking to the stations.

—Jerry Garson ■

Saving Our Street Trees from Killer Vines

By Peggy Dennis, Transportation Committee Member

One year ago I presented our County Executive; his Chief of Staff, Dale Tibbitts; Christopher Conklin, Director of the Department of Transportation; and Brett Linkletter, office of DOT's Tree Management Program with the following presentation:

Save Our Street Trees.

My concern was reinforced by **a three-minute piece on National Public Radio in January.**

The NPR report also mentions the overpopulation of deer as a major contributor to a related problem: lack of forest regeneration. This is an issue that the Civic Federation has been working on for some years now. Working with our Annapolis delegation, we have gotten the laws on bow-and-arrow hunting in sub-

urban neighborhoods greatly liberalized, allowing licensed archery hunters to cull the herds in many areas of the County.

Here's the good news. DOT has now established a working group to create a volunteer program to cut vines that are slowly but surely killing the trees in the public rights-of-way along our roads. It will take some time to hammer out a program that will attract enough volunteers to make a difference, but we're on the road to getting there.

In the meantime, a citizen-initiated group is already going after killer vines. "Tree Friends United" started a year ago with several people noticing how many trees were imperiled in Glen Echo Park. The Park readily agreed to having volunteers cut the vines, and the C&O



Robin Loube

Canal National Historic Park also agreed to let the volunteers do the same in the land between MacArthur Boulevard and the Canal. The group has grown to more than 140 volunteers, and progress is rapid with groups meeting every two weeks.

Tree Friends United is also participating in the DOT working group, giving much needed advice based on their first-hand experience. **Learn more about this group on their website.** ■

Minutes, MCCF General Meeting #955, September 9, 2024, 7 pm, via Zoom

By Alan Bowser, Secretary

[[A video of the meeting is online here.](#)]

1. Call to Order. The meeting was called to order at 7:05 p.m.

2. Approval of the Agenda. The meeting agenda was approved.

3. Approval of Minutes. The minutes of the June 10, 2024, meeting were approved.

4. Treasurer's Report. Treasurer Jerry Garson reported a MCCF bank balance of \$6,688.00.

5. Announcements. MCCF President Cheryl Gannon—

a. recommended the establishment of a special committee on

bylaws. A motion to establish the special committee was approved.

b. announced the appointment of Alan Bowser as MCCF's representative to the Committee for Montgomery.

c. recommended the appointment of Ken Markison to be co-chair of the land use and planning committee; and Alan Bowser to be chair of the Environment Committee. A motion to approve these appointments was carried.

d. invited volunteers to serve as: (1) members of a MCCF 100th anniversary committee; (2) Database manager; (3) Communications manager; (4) Members of the 2025 Awards Committee; and (5) Chairs for the MCCF Committees on Education, Public Safety; Public Finance, and Utilities.

e. noted upcoming County Council listening sessions on the Attainable Housing Strategies Initiative.

f. asked delegates to renew their association memberships on and to check the emails of their association delegates for accuracy. [[Website is here.](#)]

6. September Program: Attainable Housing Strategies Initiative.

a. Review of the MCCF White Paper on Housing. Liz Joyce shared a powerpoint presentation reviewing the MCCF White Paper on Montgomery County housing issues.

b. Housing Issues in Montgomery County. Matt Paccinelli shared a powerpoint presentation on Mont-

September Minutes, cont.

gomery County housing issues.

c. Discussion. Members asked a range of questions about the presentations and the Planning Board's Attainable Housing Strategies Initiative Final Report. Among the concerns raised and questions asked were—

- i. Need for additional information for residents.
- ii. Possibility of a pilot project.
- iii. Need to emphasize both attainable and affordable housing.
- iv. Need to research unintended consequences of increased density, particularly as it concerns schools, environmental sustainability, and adequate infrastructure and services.
- v. How does this initiative affect homeowners associations?
- vi. Need to slow down the process.

vii. How is attainable housing defined?

viii. Need for comparative studies from other jurisdictions.

ix. What are the metrics for success?

x. How does this affect the master planning process?

xi. Concerns about demand for transit.

xii. A Pattern Book should be defined before approval.

xiii. How does this affect new homeownership?

7. Committee Reports. There were no committee reports.

8. Adjournment. The meeting was adjourned at 9:05 p.m. ■

Minutes, Executive Committee, September 19, 2024, 7 p.m., Via Zoom

By Alan Bowser, Secretary

1. Call to Order. The meeting was called to order by Cheryl Gannon, President, at 7:05 p.m. Members present: Cheryl Gannon, Joyce Gwadz, Elizabeth Joyce, Jerry Garson, Jacquie Bokow, Brenda Freeman, Ken Markison, Dan Meijer, Alan Bowser.

2. October 2024 Meeting. There will be follow up discussion of the Attainable Housing Strategies Initiative, after the Federation Housing Symposium and the September General Meeting. A draft Resolution on the Initiative will be circulated to the Executive Committee for com-

Sept. ExCom Minutes, cont.

ment and approval, before presentation to the membership at the October meeting for discussion and possible approval. There was discussion about inviting a representative from the Montgomery County Charter Review Commission to discuss a County ballot initiative on changing term limits. There will be a Community Hero presentation to Janis Sartucci of the Parents Coalition.

3. November 2024 Meeting.

Members discussed program options for the November meeting. It was noted that the regularly scheduled meeting would fall on Veterans Day, and members expressed a preference to either hold the meeting on the next Monday or to schedule a different date. The recommended program was a briefing by State

legislators on the upcoming General Assembly session. There will be an update from the Bylaws Committee at the November meeting.

4. 2024-25 Programming.

Members suggested topics for the remaining General Meetings in the 2024-25 membership year.

5. Montgomery County Thanksgiving Parade. Members supported MCCF's participation in the 2024 County Thanksgiving Parade.

6. 100th Anniversary Celebration. Members discussed options for the 100th Anniversary Celebration of the Civic Federation.

7. Newsletter. Newsletter articles are due to the editor by September 28, 2024. ■

cfn

The *Civic Federation News* is published monthly except July and August by the Montgomery County Civic Federation, Inc. It is emailed to delegates, associate members, news media, and local, state, and federal officials. Recipients are encouraged to forward the *Civic Federation News* to all association members, friends, and neighbors. Permission is granted to reproduce any article, provided that proper credit is given to the "*Civic Federation News* of the Montgomery County (Md.) Civic Federation."

Submit contributions for the next issue by the 26th of the current month. Send to CFN at [civicfednews AT montgomerycivic.org](mailto:civicfednews@montgomerycivic.org).

Send all address corrections to membership AT montgomerycivic.org.

VIEW PAST ISSUES ONLINE [HERE](#)