

**March Program:** A Conversation with CAO Rich Madaleno | Ask questions of our County’s Chief Administrative Officer about the County Executive’s Budget | [P. 3](#)

**President’s Letter** | Cheryl Gannon explains what’s what | [P. 4](#)

**Summary of Issues/Questions/Concerns About N.O.W.** | Three collaborating civic associations list the questions raised by the proposed ‘More Housing N.O.W.’ ZTAs | [P. 5](#)

**Changing the MCCF Bylaws** | The ‘redlined’ version shows all the proposed changes; the ‘revised’ bylaws is a clean copy of the final with changes | [VIEW HERE](#)

**MARK YOUR CALENDARS: SPECIAL MEETING WITH COUNCILMEMBER WILL JAWANDO, MARCH 4 AT 7 PM BY ZOOM. ALL DELEGATES AND MEMBERS HAVE BEEN EMAILED A ZOOM LINK. COUNCILMEMBER JAWANDO IS VICE PRESIDENT OF THE COUNCIL AND A MEMBER OF THE PLANNING, HOUSING AND PARKS COMMITTEE. WE HAVE INVITED HIM AS PART OF THE CIVIC FEDERATION’S EDUCATION AND ADVOCACY FUNCTION TO DISCUSS THE CURRENT MORE HOUSING NOW PROPOSAL AND HOUSING NEEDS IN THE COUNTY.**

**TO PRINT, USE [PRINT VERSION](#)**

## of note

**Special Meeting—Will Jawando**  
March 4, 2025, 7:00 p.m. *online via Zoom.* Topic: “More Housing NOW.”  
| [Join the Zoom Meeting Here](#)

**Next MCCF Meeting #961**  
March 10, 2025, 7:00 p.m. *online via Zoom.* Topic: “A Conversation with CAO Rich Madaleno.”  
| [Join the Zoom Meeting Here](#)  
[AGENDA, P. 2](#) • [PROGRAM, P. 3](#)

**February Meeting Minutes**  
General Meeting #960 [P. 7](#)  
Executive Committee Meeting [P. 9](#)

**Membership Application**  
[JOIN ONLINE](#) | [MAIL-IN FORM](#)

- Federation Meeting #961**  
Monday, March 10, 2025  
7:00 p.m. | Online Meeting
- AGENDA**
1. Call to Order/Introductions
  2. Approval of Agenda
  3. Approval of Minutes: February General Meeting [P.7](#)
  4. Treasurer’s Report
  5. Announcements
  6. March Program: CAO Rich Madaleno [P.3](#)
  7. Committee Reports
  8. Old Business
  9. New Business: Presentation of Proposed Bylaws Revisions by Joe Harkins, Chair of Bylaws Committee
  10. 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 March 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, March 10, 2025, 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 862 5836 2290. 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 10](#)**

## March Program: A Conversation with Chief Administrative Officer Richard Madaleno

The guest speaker at our March meeting will be Montgomery County Chief Administrative Officer Richard Madaleno. We encourage you to attend and to come prepared with your questions for our CAO.

Rich Madaleno was appointed CAO, the second highest ranking executive branch position after the County Executive, in 2020. As CAO, he is responsible for overseeing over 30 executive branch departments with a \$5.5 billion operating budget, the \$5.1 billion six-year Capital Improvement Program, and our 10,000-person workforce. He serves as advisor to the County Executive on all administrative, legislative, financial, and operational matters, as a lead liaison between the County Executive and County Council, as a liaison to



organized labor representatives of the County government workforce, and as the head of the County's \$6 billion employee investment board

and retirement system.

Prior to serving as CAO, Rich Madaleno was the Director of the County's Office of Management and Budget (OMB), carrying out the department's mission of providing budget information that is transparent, comprehensible, and easily accessible for all. As Director of OMB, he worked with the County Executive to address an inherited \$90 million deficit in his first budget cycle and the onset of the pandemic the following year.

A lifelong Montgomery County resident, Rich Madaleno spent 16 years serving constituents as an elected representative for the County in the Maryland General Assembly. He served in the Maryland House of Delegates from 2003

MORE

## March Program, cont.

to 2007 and in the State Senate representing District 18 from 2007 to 2019. While in the Senate, he was the Vice Chair of the Senate Budget and Taxation Committee, where he was known for his ability to find solutions to some of the most challenging budget problems facing the State. Prior to his time as an elected official, he served for 11 years as a legislative aide and lobbyist for Montgomery County's Office of Intergovernmental Relations and as a budget analyst for the State of Maryland.

Rich Madaleno holds a Master of Public Administration degree and a Bachelor of Arts in History and Russian Studies degree from Syracuse University. He lives in Kensington. ■

## President's Letter

Dear Delegates and Members,

Our March meeting will feature the County's Chief Administrative Officer Rich Madaleno on the Executive's budget. The County budget touches every aspect of our lives here, and I hope you will attend this important presentation.

Following that, we will have a presentation by the Chair of our Bylaws Committee explaining the proposed revisions to the bylaws. I want to thank the Committee for their hard work on this: Chair Joe Harkins of Parkwood Civic Association; Alan Bowser, MCCF Secretary; Joyce Gwadz, 1st Vice President; and Jeff Slavin, Mayor of Somerset. The Committee revamped the bylaws with an eye to modernizing them and making them consistent with best practices and the mission

of MCCF. They did an excellent job, and the revisions are being offered with a favorable recommendation from the Executive Committee for adoption by the membership. At this meeting, we will take a presentation from the Committee and have an opportunity to ask questions. Voting on adoption, including any amendments will be considered in the second half of the April meeting. A redline version and a clean copy of the proposed changes can be [viewed on our website here](#). (The link is also on page 1.)

As a reminder, if you would like to testify at the March 11 Council hearing on the More Housing NOW proposal you can [sign up for the Corridors bill here](#).

And you can sign up for the Of-

MORE

## President's Letter, cont.

vice to Residential Conversion bill [here](#).

And sign up for the 25 year tax holiday for conversion or demolition of commercial properties for residential construction [here](#).

As always, thank you for all you do for your communities.

*Cheryl Gannon  
President*

## Summary of Issues/Questions/Concerns About N.O.W.

*This summary is submitted on behalf of the Parkwood Residents Association, the Byforde-Rock Creek Highlands Citizens Association, and the Kensington Estates Civic Association.*

### TIMING AND SCHEDULE

*Residents need additional time to study the potential impact of the proposed ZTAs.*

■ Both homeowners and renters need more time to assess these proposals given their significant and long-lasting effects on housing in the County.

■ The Council had the time from the end of the listening sessions until the end of January to have staff prepare the draft ZTAs. Residents need at least as much time both to study the proposals and to be able

to consult with experts, such as the Planning Department staff, in order to receive additional comments and analyses.

### CLARIFICATION OF IMPORTANT DETAILS

*More specific facts need to be provided on several of these proposals.*

■ Which specific boulevards, avenues, roads, and streets, identified by name and section, will be classified as corridors eligible for duplexes, triplexes, townhouses, and apartment buildings in the R-40, R-60, R-90, and R-200 zones?

■ Will the number of designated corridors be allowed to increase over time? If so, by whose authority and by what process of consultation with residents?

MORE

## N.O.W. Concerns, cont.

### IMPACT ON INFRASTRUCTURE AND PUBLIC SERVICES

*How will the Council ensure that the County's infrastructure and public services are adequate to meet the demands created by more housing?*

■ ZTA 25-02 states that to approve an expedited approval plan, "...the Planning Board must find that... the proposed development will be served by adequate public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public facilities."

■ Given the poor physical condition and overcrowding of many of our schools, the shortage of police officers, the lack of effective stormwater management in many communities, particularly downcounty, and the condition and congestion

on many of our roads, residents are concerned that the infrastructure and public services will not be adequate to meet the demands created by increased housing units.

■ Shouldn't additional housing and improvements to our infrastructure therefore be required to move forward together?

■ Is the current Growth and Infrastructure Policy sufficient to create an adequate infrastructure? And if not, what measures will the Council take to guarantee that it is, and how will the Planning Board ensure its effective implementation?

### ENVIRONMENTAL PROTECTIONS

*How will protection of the environment be ensured?*

■ ZTA25-02 requires for approval "...environmental documentation or exemption for an approved Natural

Resources Inventory/Forest Stand Delineation; a Stormwater Management Concept Application or, if required, a Water Quality Plan Application; and a final Forest Conservation Plan application."

■ How will the standards set out by these documents be enforced?

■ How will the proposed ZTAs address the need for new housing units to be sustainable, environmentally sound, and of sufficient quality of materials and construction to ensure longevity?

■ How will the proposed ZTAs also ensure that new housing is attractively designed and provides for integrated green spaces?

### EQUITY

*Will these policies result in more affordable housing for all residents at all income levels?*

MORE

## N.O.W. Concerns, cont.

■ What provisions are being made not to only produce more housing, but also to ensure an adequate supply of affordable housing?

■ Why are some areas of the County exempt from these proposed ZTAs?

### DETERMINING THE SUCCESS OF THESE POLICIES

*What metrics and assessment tools will the Council use to determine the success of these policies in meeting the housing needs of the County's residents?*

■ How many additional units do these proposals assume will be needed in the next 10 years to meet demand?

■ How many housing units at what approximate price level does the Council anticipate these policies will

generate?

■ How will the Council consider amending the ZTAs if residents' housing needs are not being met?

■ Alternatively, if population and job growth stall, and the pipeline of housing approvals proves sufficient, will the Council repeal these ZTAs?

*[Submitted by Jeffrey Griffith, Chair of the Joint Committee on Housing, on Behalf of:*

■ *Byforde-Rock Creek Highlands Citizens Association [BRCHCA], Eileen Sarsfield, Past President*

■ *Kensington Estates Civic Association [KECA], Joan McDermott, President*

■ *Parkwood Residents Association [PRA], Kira Lueders, President* ■

[Read Planning Staff Analysis of "More Housing NOW" Here](#)

## MCCF February General Meeting Minutes

*By Alan Bowser, Secretary*

**1. Approval of the February 10, 2025, Meeting Agenda.** The agenda was approved.

**2. Approval of the Minutes.** The minutes of the January 13, 2025, General Meeting were approved.

**3. Treasurer's Report.** Treasurer Jerry Garson reported a bank balance of \$6,671.00.

### 4. Announcements

a. President Cheryl Gannon welcomed new individual and association members of the Civic Federation.

b. The 2025 MCPS Budget-

**MORE**

## February Minutes, cont.

palooza will take place virtually via Zoom on Thursday, February 27, 2025, at 7 p.m. The program is sponsored by the Civic Federation, the Montgomery County Taxpayers League, and the Parents' Coalition of Montgomery County. For more details, see the January MCCF newsletter.

c. Cheryl Gannon called on MCCF members to sign up to testify at the upcoming March 11, 2025, public hearing on the new County Council housing plan, More Housing N.O.W.

**5. February Program: Montgomery County Police Chief Marc Yamada.** (A video of the program is [online here.](#))

a. Chief Yamada highlighted his Montgomery County roots and

his long service in the Montgomery County Police Department.

b. He said that his MCPD priorities are: reducing juvenile crime, increasing officer wellness, and increasing the use of technology in public safety. He discussed in some detail the important use of several types of technology, including the drone as first responder program, the mococonnect.com camera program, new speed cameras, and the use of artificial intelligence to assist analysis of body worn camera video.

c. Chief Yamada answered a number of Delegate questions, including

■ The extent of MCPD cooperation with federal immigration officials.

■ Gun safety in Montgomery County.

■ The prevalence and legality of panhandling activities.

■ Disaster preparedness.

■ Antisemitism and racism.

■ The persistent theft of catalytic converters.

■ Residential housing for MCPD officers

■ Cooperation with mental health professionals in service calls

■ The Downtown Silver Spring Safety Plan.

### 6. Old Business

a. MCCF has asked for the March 11, 2025, Public Hearing on the More Housing N.O.W. ZTA to be postponed, due to the lack of information provided by the County Council on the proposal.

b. Many delegates asked questions about the proposed ZTA. Several members said that Councilmembers and staff had not been

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## February Minutes, cont.

responsive to their requests for information.

c. Members considered changing the subject of the March meeting to further consider information about the ZTA. Delegates with suggestions about speakers and issues were encouraged to contact Cheryl Gannon at [president@montgomerycivic.org](mailto:president@montgomerycivic.org).

### 7. Streaming Bill

a. Gannon updated the membership about developments regarding the legislation regarding the streaming of M-NCPPC meetings.

### 8. Adjournment

The meeting was adjourned at 8:50 p.m. ■

## MCCF Executive Committee February 20, 2025, Minutes

By Alan Bowser, Secretary

**1. Members Present:** Dan Meijer, Alan Bowser, Cheryl Gannon, Joyce Gwadz, Joe Harkins, Jacquie Bokow, Elizabeth Joyce.

**2. More Housing N.O.W.** President Gannon discussed recent conversations about the proposed ZTA that would incentivize housing along corridors in Montgomery County. She noted that there were major concerns about the process that brought the ZTA to Council consideration, and the inability of residents to get more information about the legislation before a March public hearing. She said that our testimony should focus on the process, the substantive issues, the probability of displacement and long-term tax

abatement. She added that some listening sessions had been scheduled for public engagement, including a large one on March 3, sponsored by the Town of Kensington. She stated that information would be disseminated to notify MCCF delegates of the opportunity to testify and how to sign up.

**3. Solar Siting Letter Sign On.** The Environment Committee recommended that MCCF sign on to a letter proposed by the Montgomery Countryside Alliance to oppose State Bill SB 9313/HB 1036, that would permit the roll out of solar arrays throughout the State of Maryland with no guardrails, reducing protection for farms, forest and water resources. Upon motion, the action

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## Feb. ExCom Minutes, cont.

was approved.

**4. March Meeting.** Montgomery County Chief Administrative Officer Rich Madaleno will discuss the recommended FY26 budget. Also, the Bylaws Committee will report on their recommended revisions at the second half of the March meeting, with voting to be conducted at the April meeting.

**5. 100th Anniversary.** President Gannon said that planning is underway for the MCCF 100th Anniversary Celebration in June 2025.

**6. Nominations Committee.** The President will appoint a nominations committee for upcoming elections.

**7. Awards Committee.** Cheryl Gannon said that, in the absence of volunteers from the membership, the Executive Committee would form the Awards Committee. She asked Committee members to make recommendations for the several Federation Awards to be presented at the June meeting.

**8.** Cheryl Gannon reported that HLB 1064, streaming of Montgomery Planning meetings will likely be adopted in the House and she plans to ask for help from Senators in amending it consistent with MCCF testimony.

**9. Newsletter.** Newsletter submissions are due February 26.

**10. Adjournment.** The meeting was adjourned at 8 p.m. ■

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

**Send all address corrections to membership AT [montgomerycivic.org](mailto:montgomerycivic.org).**

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