

Item 6 - Correspondence

From: [Tony Byrne](#)
To: [MCP-Chair](#)
Subject: Growth and Infrastructure Policy update
Date: Thursday, May 30, 2024 1:40:35 PM

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Dear Chair Harris and members of the Planning Board,

I'm writing to express my support for the staff's recommendation to discount impact taxes for smaller homes, and eliminate them for three-bedroom apartments.

Montgomery County desperately needs to redress its long-term deficit in supply of starter and other modest homes. This is a personal issue for my wife and I, who would like to downsize in our community, and our adult child, who faces a dearth of affordable, family-suited housing opportunities in this county.

I'm grateful for the PD staff looking to expand the tools in the kit to address this issue, and encourage you to approve their recommendation.

Best wishes,

Tony Byrne
9110 Warren St.
Silver Spring, MD 20910

From: [Michael Dutka](#)
To: [MCP-Chair](#)
Subject: Support for new growth and infrastructure policy including a reduction to impact taxes
Date: Friday, May 31, 2024 12:46:17 PM

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Dear planning board chair and members of the planning board,
I'm writing to you today to express my strong support for a reduction to impact taxes on smaller homes and 3 bedroom apartments. Ideally we wouldn't levy impact taxes at all, and instead we would just set appropriate property and income taxes to pay for necessary services. Imposing up front costs to developers is worse for housing construction than levying taxes that occur over the entire lifecycle of a building.
-Michael Dutka

https://montgomeryplanningboard.org/wp-content/uploads/2024/05/Attachment-1-2024-GIP-Update-Public-Hearing-Draft_5-23-24.pdf#page=42

-Michael Dutka
713 Shetland St, Rockville, MD 20851

From: [Steven Kraft](#)
To: [MCP-Chair](#)
Subject: Fwd: In Support of Growth and Infrastructure Policy
Date: Monday, June 3, 2024 2:06:44 PM

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Good afternoon all,

My name is Steven and I am a long-time resident of Montgomery County who was raised here, and am now raising my own family here. I want to email the Planning Board in support of recent proposals aimed at affordable housing development, including:

1. An exemption from the county's development impact tax for three-bedroom and larger units in multi-family buildings.
2. A 50% discount on the development impact tax for single-family attached and detached dwellings that are 1,500 square feet or smaller (i.e., smaller homes, sometimes referred to as attainable housing)."

My family and I currently live in a beautiful townhome we have lived in since 2019 in Gaithersburg. It is modest in size, but was also (at the time) modest in price and perfect for our needs. I understand that in order to help alleviate the housing shortage, we must construct a variety of multifamily units that will be more affordable for the average renter and buyer. Not everyone needs or wants a larger single family home - many people, especially those without kids, or with smaller families (such as ours) prefer more affordable, smaller homes that are also easier to manage. We absolutely need more affordable multifamily housing in Montgomery County, and I support these proposals to help make that happen!

Thank you for your time,

-Steven Kraft

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Steven Kraft
240-899-9915
StevenKraft85@gmail.com
https://www.linkedin.com/profile/public-profile-settings?trk=prof-edit-edit-public_profile

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Steven Kraft
240-899-9915
StevenKraft85@gmail.com
https://www.linkedin.com/profile/public-profile-settings?trk=prof-edit-edit-public_profile

From: [Rogers, Elizabeth C.](#)
To: [MCP-Chair](#)
Cc: [Robins, Steven A.](#)
Subject: Arlington Partnership for Affordable Housing - Testimony on Growth and Infrastructure Policy
Date: Wednesday, June 5, 2024 11:59:48 AM
Attachments: [Ltr to Planning Board regarding APAH comments on GIP Update.pdf](#)

[EXTERNAL EMAIL] Exercise caution when opening attachments, clicking links, or responding.

Chair Harris and Members of the Planning Board,

On behalf of Arlington Partnership for Affordable Housing, please find attached testimony submitted on the transportation element of the Growth and Infrastructure Policy Update.

Thanks,
Liz Rogers
Steve Robins

Elizabeth C. Rogers, Attorney
Lerch, Early & Brewer, Chtd. rising to every challenge for over 70 years
7600 Wisconsin Ave | Suite 700 | Bethesda, MD 20814
T 301-841-3845 | F 301-347-1784 | Main 301-986-1300
ecrogers@lerchearly.com | [Bio](#)

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www.lerchearly.com

Steven A. Robins
301-657-0747
sarobins@lerchearly.com

Elizabeth C. Rogers
301-841-3845
ecrogers@lerchearly.com

June 5, 2024

Mr. Artie Harris, Chair
And Members of the Montgomery County Planning Board
2425 Reedy Drive, 14th Floor
Wheaton, Maryland 20902

Re: Affordable Housing and Growth and Infrastructure Policy 2024-2028 Update

Dear Chair Harris and Members of the Planning Board:

Our firm represents Arlington Partnership for Affordable Housing (“APAH”). APAH is a non-profit affordable housing developer, founded in 1989. APAH is the owner of the property located in the northeast quadrant of the intersection of 16th Street and East-West Highway (commonly referred to as “Falkland North”). On behalf of APAH we want to provide the following comments on the 2024-2028 Update to the Growth and Infrastructure Policy:

1. Recommendation 3.11 – LATR Exemption for Affordable Housing

The Public Hearing Draft of the Growth and Infrastructure Policy 2024-2028 (the “Public Hearing Draft”) recommends exempting affordable housing from the off-site proportionality cap for construction of off-site improvements. APAH commends Planning Staff for this recommendation and recognizing the unique constraints that affordable housing developments face. APAH fully supports this exemption but respectfully requests that the exemption be expanded to fully exempt Mixed-Income Housing Communities. **Specifically, we recommend that the affordable housing exemption: (1) as Staff recommends, exempt individual Moderately Priced Dwelling Units (“MPDUs”) and other government regulated affordable units from making off-site mitigation payments and contributing the proportionality cap for constructing off-site improvements; and (2) be expanded to fully exempt (a) projects that provide a minimum of 25% MPDUs or (b) are classified as “Mixed-Income Housing Community” developments under Section 3.3.4 of the Zoning ordinance, from having to make any off-site frontage improvements.**

The full exemption for projects providing 25% MPDUs and “Mixed Income Housing Community” developments is necessary to promote the County’s housing goals and is consistent with current County policy. For example, recognizing the importance of affordable housing, the Planning Board and County Council exempted developments that include at least 25% MPDUs from contributing to the Civic Improvement Fund for Downtown Silver Spring Density and from making a Park Impact Payment for Bethesda Overlay Zone density (See Zoning Ordinance, Sections 4.9.8.C.3.c and 4.9.2.C.3.c.iii); and have provided a Development Impact Tax reduction for projects that provide more than 25% MPDU (which results in a full exemption from development impact taxes for projects located in a Red Policy Area) (See County Code, Section 52-49(g)). These same policy incentives should be applied to off-site frontage improvement requirements.

We understand that the County has a laudable goal of treating affordable housing developments similar to market-rate developments, to ensure that all residents have access to the same high-quality housing and amenities. However, affordable housing developments face unique financing challenges that must be considered. These additional costs are likely to result in affordable housing developers needing to seek even more gap funding from the County, to cover these off-site costs. For example, APAH is considering using the Mixed Income Housing Community designation for Falkland North and these changes would reduce the project costs and County subsidy amounts significantly. For Falkland North, if the APF needs to be re-tested under the current rules, the off-site improvements could cost almost 12 million dollars for this Mixed-Income Community. Such costly off-site frontage improvements would unquestionably challenge the feasibility of desirable Mixed-Income Community projects.

The Growth and Infrastructure Policy is an important tool in the County’s tool belt for implementing important land use policies and objectives. This affordable housing exemption is necessary to further the County’s current housing goals, and is fully in-line with past County policy decisions aimed at achieving these important housing objectives.

We appreciate your time and consideration of our comments.

Sincerely,



Steven A. Robins



Elizabeth Rogers

Cc: Mr. David Anspacher
Ms. Darcy Buckley