

From: Lloyd Guerci <lgjreg@hotmail.com>

Sent: Monday, April 24, 2017 9:36 PM

To: Councilmember Berliner; Councilmember Riemer; Councilmember Floreen; Councilmember Leventhal; Councilmember Elrich; Councilmember Hucker; Councilmember Katz; Councilmember Navarro; Councilmember Rice

Cc: Marlene Michaelson; Cindy Gibson; Naomi Spinrad; Mary Flynn - CBAR

Subject: Citizens Coordinating Committee on Friendship Heights - support for Riemer/Michaelson proposal on preservation of market rate affordable housing in Bethesda Downtown Plan

Dear President Berliner and members of the Council:

The Citizens Coordinating Committee on Friendship Heights, consisting of 19 civic organizations, comprising over 7,000 households, in communities from the east and immediately south of Bethesda to further south and west of Bethesda supports the proposal by Councilmember Riemer and Senior Legislative Analyst Marlene Michaelson for the preservation of market rate housing in the Bethesda Downtown Plan. We agree that this has benefits, which are noted in an email by Naomi Spinrad on behalf of the Chevy Chase West Neighborhood Association, below.

Respectfully submitted,

Lloyd Guerci, Chair

Citizens Coordinating Committee on Friendship Heights

From: Naomi Spinrad <nspinrad@gmail.com>

Sent: Monday, April 24, 2017 3:49 PM

To: County.Council@MontgomeryCountyMD.gov; Councilmember Berliner's Office; councilmember Riemer's

Office;Councilmember.floreen@montgomerycountymd.gov Gov; Councilmember.leventhal@montgomerycountymd.gov Gov; councilmember.Elrich@montgomerycountymd.gov; councilmember.hucker@montgomerycountymd.gov; councilmember.katz@montgomerycountymd.gov; councilmember.navarro@montgomerycountymd.gov; councilmember.rice@montgomerycountymd.gov

Cc: Marlene Michaelson; Cindy Gibson; Silverman, Ken; Mary Flynn - CBAR; Anna Fierst; Andy Hasselwander; Peter Singelmann; Debrah Shaver; Lloyd Guerci; jln7909@gmail.com; Lynn Balzer-Martin

Subject: Chevy Chase West - support for Riemer/Michaelson proposal on preservation of market rate affordable housing

Dear President Berliner and members of the County Council:

I am writing on behalf of the Chevy Chase West Neighborhood Association to inform you of our support for the proposal put forth by Councilmember Riemer and Senior Legislative Analyst Marlene Michaelson for the preservation of market rate affordable housing.

It has been challenging to sort out how this would work and what its likely effect would be for both increasing the stock of affordable housing and retaining the diverse residential character of Battery Lane and South Bethesda, especially south of Bradley Boulevard with its mix of housing.

That said, CCW believes that the proposal to retain heights at current or close-to-current levels, while allowing limited increases up to the heights currently in the plan for affected properties if they retain a portion of the market rate affordable housing, on or off site, offers many benefits:

- Property owners would still be able to increase the number of units at higher rents (or sales prices if condos).
- There would likely be more market rate affordable units than there would be under the majority proposal.
- Property owners are not barred from redeveloping at the taller height but must provide some market rate affordable housing to do so, whereas relying on benefit points makes it optional.
- Overall, this meets the multiple goals of increasing affordable housing, supporting redevelopment and modernization as part of periodic revitalization, encouraging diversity of housing, and ensuring that both current and future residents are served by new development.

If we understand this correctly, the height-related proposal will function very much like a floating zone, although without the time and expense a floating zone would require for approval.

Thank you for all the effort you've devoted to this tough issue. We know you will give this proposal serious consideration and urge you to approve it, in light of its many benefits.

Sincerely,
Naomi Spinrad
Vice President, Chevy Chase West Neighborhood Association