

Whereas County Executive, Marc Elrich, has said that the level of deception in the AHSI proposal is “unprecedented” and that “the plan is fiscally and environmentally irresponsible.” Elrich has also issued a 14-page critique of the AHSI proposal after which he publicly labeled the plan “a fraud.” The current AHSI proposal throws 4 decades of Master Plans out the window and destroys virtually every single-family neighborhood in Montgomery County, 134,000 homes, without notice based on false pretenses. Some of these false pretenses include:

1. AHSI is based on pre-pandemic population growth projections that are no longer valid according to the latest Census data.
2. The County has more than enough zoned residential capacity to exceed even the most optimistic projections of future housing needs as verified by the County Executive using Planning staff documents.
3. The proposal does nothing to address affordable housing needs in the County.
4. The proposal does almost nothing to address the infrastructure issues that would be created by building multiplexes in existing single family neighborhoods built to accommodate that single family density.
5. Lastly and most importantly, it is a breach of trust to 134,000 homeowners who shopped for a home in a particular neighborhood in Montgomery County and invested their life’s saving in a home based on the zoning and covenants in place at the time of that purchase.

Given the points listed above as well as the County Executive’s extensive negative comments on the proposal, **be it hereby resolved** that the Greater Olney Civic Association opposes the AHSI proposal, especially the portion that would allow multiplexes by right in existing single family neighborhoods. Furthermore, we ask that our Council representatives halt any efforts to create a ZTA or otherwise rezone or change the meaning of the current zoning in our existing communities as there is no legitimate need to do that.

Instead, the Planning staff should be directed to incorporate their desired multiplexes into the development of existing parcels of land yet to be developed or redeveloped such as White Flint Mall, Lake Forest Mall, Burtonsville shopping center, Viva White Oak, GEICO headquarters, Discovery center, etc. In this manner, Planning could build their complete communities from the ground up with all the necessary infrastructure to show proof of concept before condemning all existing single family developments to a haphazard redevelopment plan built on old infrastructure not equipped to handle the increased density. As for affordable housing, Montgomery County has greater than 20% of its office space vacant. The County should follow the lead of the DC government and convert some of that vacant office space to affordable housing in addition to the affordable housing already in the September 2024 pipeline report.