

**RESPONSE to the Montgomery County Executive**

**In re your remarks concerning**

**Zoning Text Amendment 19-01, Accessory Residential Uses – Accessory Apartments**

**Date: July 2, 2019**

Dear Mr. Elrich:

Here are some reasons why the League of Women Voters of Montgomery County is supporting additional accessory dwelling units (ADUs) (as evidenced in our February testimony to the County Council) and hopes that you will change your position opposing ZTA 19-01:

(1) While ADUs may serve few of the poorest county residents, there are many other low-income residents who would benefit from housing closer to their jobs -- maybe within walking distance, near good schools, and similar attributes.

ZTA 19-01 has the potential to help these households. Many people whose incomes are above the poverty level, are priced out of large sections of the County unfortunately.

(2) The League specifically supports removing the requirement that a unit may not have an ADU until the unit is at least five years old. Allowing them in newer housing has the potential for better planning. Parking challenges can be resolved when there are still many options. Locating them in the community can be thoughtfully done with planning input.

(3) While the League does not have a specific position on ADU size or number in the neighborhood, the League supports provisions to control the impact of ADUs. Adding a percentage per neighborhood might address neighborhood concerns and could be added as an amendment.

**For these reasons, the League would like to see the passage of ZTA 19-01, while believing that some amendments could be useful.**

Submitted by –

Diane Hibino and Kathy McGuire, co- Presidents;

Sally Roman, housing committee co-chair