

Come to the MCCF Annual Awards Celebration on Thursday, June 13, in Silver Spring

| Reception details | **P. 4**

| Purchase tickets | **P. 5**

Award Winners Announced!

Read details about each of the winners before the celebration | **P. 6**

May Program: Proposed Planning Changes | Proposed ZTA 19-01 on Accessory Apartments and Upcoming General Plan Update Process | **P. 3**

Something to Talk About? |

Join us at 7:00 p.m. | **P. 3**

County's 70% Waste Reduction Goal has a 2020 Deadline | But food waste composting is a practical solution | **P. 7**

MoCo Taxpayers League Lists Stewardship Priorities for the County | MCTL requests input on its draft article | **P. 11**

Call for Nominations | Time for MCCF Officer nominations for 2019–2020 | **P. 13**

Need a Speaker? | MCCF ExCom members can speak to your civic assn. on a variety of topics | **P. 13**

ZTA 19-01 | Revisions are proposed for accessory dwelling unit (ADU) apartments | **P. 14**

of note

Next MCCF Meeting

Monday, May 13, 2019, 7:45 p.m. @ the Executive Office Building in Rockville.
“Proposed Planning Changes”

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Meeting Minutes

April 8 Meeting #903 *Unavailable*
April 18 Executive Committee **P. 18**

It's time to get involved! MCCF needs a secretary (or two co-secretaries) to take meeting minutes. See Bailey.

Membership Application

Join or Renew Now **SEE FORM**

TO PRINT, USE PRINT VERSION

Federation Meeting #904

Monday, May 13, 2019

7:45 p.m.

Lobby Level Auditorium

Executive Office Building

101 Monroe Street
Rockville, Maryland

AGENDA

- 7:00 Social Time for Members
- 7:45 Call to Order/Introductions
- 7:50 Approval of Agenda
- 7:51 Announcements
- 7:55 Approval of Minutes, April
18 ExCom Meeting **P.18**
- 7:56 Treasurer's Report
- 8:00 Program: "Proposed Plan-
ning Changes" **P.3**
- 9:25 Committee Reports
- 9:35 Old and New Business
- 9:45 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, at 7:45 p.m.

The May meeting will be held in the **Lobby Level Auditorium of the Executive Office Building at 101 Monroe Street, Rockville, Maryland.**

Walkers can enter by buzzing security at the door. You can park for free either in the lot at East Jefferson and Monroe Streets or in the lowest level of the EOB. Drive onto the ramp in the front of the building (ignore "permit parking only" sign), turn left at the second, lower level; use the intercom at the gate to the parking garage and at the door to the elevators to inform security you're attending the MCCF Meeting. ■

mccf

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 20**

May Program: Proposed Planning Changes

At the May 13th General Meeting, the program will feature a two-part discussion: first, proposed revisions to the Zoning Ordinance on Accessory Apartments, followed by a discussion on the Planning Department's Trends Report in preparation for revisions to the County's General Plan.

PROPOSED ZTA 19-01 ON ACCESSORY APARTMENTS

ZTA 19-01, sponsored by Councilmember Hans Riemer, proposes major revisions to the Accessory Apartments section of the Zoning Ordinance. This would be the fourth time in four years that changes would be made to this section of the Ordinance, including most recently in November 2018.

Guest speakers include Council Staff Zoning Attorney Jeff Zyontz, who will provide an update on the proposal, as well as Claire Iseli, Special Assistant to County Executive Elrich, who will discuss how the proposed changes would affect the implementing agencies.

The ZTA would make many changes, including permitting a second detached dwelling by right in the smaller lot residential zones. Accessory detached residential units are currently permitted on lots of at least one acre. The units are proposed to be up to 1,200 square feet, which is large enough for a three-bedroom home. See [additional article on ZTA 19-01 on page 14](#) for more details.

MORE

SOMETHING TO TALK ABOUT?

*Need to share
a community concern?*

*Want to know how to do
something for your own
civic association?*

*Would like to meet
your fellow civic activists?*

Come early to the May 13th meeting. From 7:00 to 7:45 p.m., members of the MCCF Executive Committee will be available to talk in the EOB Auditorium. Light refreshments will keep you from going hungry. Be social, be a part of the civic movement, and be here.

May Program, cont.

UPCOMING GENERAL PLAN UPDATE PROCESS

We'll also discuss the Planning Department's recent **Montgomery County Trends Report** with Caroline McCarthy, Research and Special Projects Chief for the Montgomery County Planning Department.

The Montgomery County General Plan is the long-term planning guide that establishes an overall vision and set of values about how the county should grow over decades. This guidance is carried out through master plans, zoning, infrastructure projects, private development, and other mechanisms.

The General Plan was first adopted in 1964 and last refined in 1993. In preparation to update the General Plan in 2019, the Montgomery Planning Department's Research and



Special Projects Division completed this report to document key changes to the county's demographics, housing stock, and employment sector, primarily since the 1993 refinement. The goal of this report is to provide a baseline of key trends over time to highlight how the county has changed over the past 25-plus years. This information will inform needs assessments and policy discussions during the General Plan update.

Be sure to attend this meeting to learn more about these proposed plans. ■

Annual Awards Celebration is Thursday, June 13

Mark your calendar for MCCF's 2019 Awards Reception on Thursday June 13th, 6:30–9:00 p.m. at the Cissel-Saxon American Legion Post 41, 8110 Fenton Street in Silver Spring, 20910. Convenient public parking lot and garage are adjacent to the building. Tickets are \$20 per person and will include substantial appetizers, soft drinks, and cash bar.

MCCF presents three awards annually honoring deserving residents of Montgomery County: The Sentinel Award, The Wayne Goldstein Award, and The Star Cup. This year's awardees are listed on [page 6](#).

Please send your registration to us soon so we can plan ahead. Use the registration form on [page 5](#) (or [on the MCCF website](#)) to make your reservations.

Reserve Your Tickets Now for Montgomery County Civic Federation's 2019 ANNUAL AWARDS CELEBRATION

THURSDAY, JUNE 13, 2019

Awards Reception

6:30 to 9:00 p.m.

Awards Presentations

7:15 to 8:15 p.m.

CISSEL-SAXON

AMERICAN LEGION POST

Entrance at 8110 Fenton Street
Silver Spring, Maryland 20910
Convenient Public Parking
Next to Building

*Reception Includes Appetizers,
Soft Drinks, and Cash Bar*

SPACE IS LIMITED

PLEASE RESERVE ASAP

Questions? Contact Alan Bowser,
veep1 AT montgomerycivic DOT org

MCCF Annual Awards Reception

I/We will attend the Awards Celebration on Thursday, June 13, 2019:

Price is \$20 per person

Amount Enclosed \$ _____

Number Attending _____

Name(s):

Association or Organization (as applicable):

Contact Information: Phone _____

Email _____

Please print or cut off and fill in this form with check payable to:

*Montgomery County Civic Federation, Inc., and mail to Montgomery County
Civic Federation, Awards Celebration, P.O. Box 1123, Bethesda, MD 20827-1123*

Montgomery County Civic Federation 2019 Annual Award Winners

THE STAR CUP

The Star Cup was presented by *The Washington Star* newspaper to the Montgomery County Civic Federation on March 14, 1927, to be awarded by the Civic Federation to the committee or delegate performing the most outstanding public service on behalf of Montgomery County.

Recipient | *Alan Bowser, MCCF First Vice President*

Recognition | *For his many years of service and civic leadership throughout Montgomery County*

THE SENTINEL AWARD

This award, sponsored by The Montgomery Sentinel newspaper, is given annually by the Civic Federation to an individual or group, typically outside government, for a “significant contribution to good government at the local level.”

Recipient | *Kristy Daphnis, Chair of the Montgomery County Pedestrian, Bicycle, and Traffic Safety Advisory Committee*

Recognition | *For her leadership and collaborative work on county-wide pedestrian and bicycle safety issues*

THE WAYNE GOLDSTEIN AWARD

This award recognizes outstanding public service contributions by an individual or group in Montgomery County. Instituted in 1984 by *The Journal*, it was called “The Journal Cup” until 1998, when *The Gazette* newspaper assumed sponsorship. In 2010, it was renamed in honor of MCCF Past President Wayne Goldstein, who passed away in 2009.

Recipients | *Talbot Avenue Bridge Centennial Committee*

Recognition | *For their work for racial reconciliation and preservation of elements of this historic bridge to educate future generations about segregation in Montgomery County’s history*

Food Waste Compost Expansion has Practical Solution

Montgomery County's 70 Percent Waste Reduction Goal Has 2020 Deadline

By Bailey Condrey, President

The **Montgomery County Food Council** and the Environmental Impact Working Group hosted a recent tour of the Prince George's County organics composting facility. This 52-acre site produces two products made from county yard waste and food scraps. One is "Leafgro," the high humus soil amendment, and the other is "Leafgro GOLD," the organic compost made from county yard waste and regional food scraps. Both are marketed by **Maryland Environmental Services**.

Steven Birchfield, the MES Field Operations Supervisor, walked the property with the group and explained how the raw ingredients—leaves, brush, wood and food waste—are turned into soil amendment and

soil. According to Mr. Birchfield, "PG's Leafgro GOLD is such a hot commodity they don't even have to bag it. They sell their entire production in bulk to regional companies."

Remember where you read this first: "As the physical forces set in motion by climate change become worse, soil will become a very hot commodity." Wait until Wall Street figures out how to monetize bacteria, fungus, and mycelium.

The PGCo facility prevents thousands of tons of carbon and nitrogen from entering the region's waste stream annually. The best part of all lies in the operation's excess capacity, which sits around 50 percent. This is great news for Montgomery County, which could begin large-scale food waste collection by con-

tracting with the existing PGCo facility to receive more food waste, while it finalizes plans for its own facility or signs documents with PG County to create a regional organics processing facility. By working out a near-term agreement with PGCo, Mont. Co.'s existing residential/commercial food waste collection operations are given the security they need to expand, knowing they have a dedicated facility. MoCo wastes little time working to reach its 70 percent waste reduction goal.

MoCo has a Leafgro production facility of its own in Dickerson, but siting a composting operation so close to the Potomac River may be fraught with environmental regulations, and rightfully so, but this will

County Composting, cont.

add to the time and cost of building an operation of this type there. With the push to close the Dickerson incinerator, the need to divert food waste to useful ends becomes paramount. With the need to reduce carbon emissions, the logic in returning the products of soil to soil becomes Vulcan in its clarity. Dickerson is roughly 22 miles from the seat of county government. Upper Marlboro, PGCo, is 36 miles from Rockville. Any lifecycle analysis would find that the benefits for MoCo going to PGCo in the near-term are justified. Longer-term would need analysis.

Food waste is roughly 17 percent of the municipal solid waste stream, but Americans waste roughly 40 percent of the food that is purchased. Diverting what remains edible to



Source: PG DEP

those less fortunate becomes the first step. What cannot be eaten gets composted. As Mr. Birchfield succinctly stated, “Feed people. If we can’t feed people, feed animals. If you can’t feed animals, feed plants... compost!”

The PG Composting Facility (shown above) was inspiring. It’s clean, it’s robust, it’s free of pests and malodorous scents, and, according to Mr. Birchfield, “creates almost zero waste.” For an operation of its

County Composting, cont.

size, that's impressive. MoCo already contracts with MES in Dickerson for its Leafgro production. Why not extend the contract to partner with PGC Co as Falls Church, Alexandria, and the Smithsonian have done already? The Garden of Eden was built on "Leafgro GOLD," but that occurred before modern marketing.

For those of you whom would like more details about the facility, the following was taken from the [Prince George's County Composting Facility website](#).

PROCESSING

Over 50,000 tons of material is processed annually at the Prince George's County Organics Composting Facility. Yard trim is ground up and moved into long narrow piles known as windrows. In the fall,

windrows are comprised primarily of leaves. In the spring, grass is added. The active composting phase requires both leaves and grass. Windrow composting is most effective when the carbon to nitrogen ratio is 25 parts carbon to 1 part nitrogen, the temperature ranges between 130° to 140°F., the moisture is 45–55 percent, and the oxygen is less than five percent.

WINDROW COMPOSTING

Windrows are turned using a **Scarab windrow turner** to accelerate the composting process. Frequency of turning depends on environmental conditions. In general, windrows are turned more frequently during the spring and summer (approximately two turns per week). Depending on the weather, the rows of yard waste may require manual watering. Normally, our area receives

enough rainfall and temperatures are moderate enough to avoid manual watering. However, in drought conditions or extremely hot weather, watering becomes necessary. The windrow composting process takes approximately nine months to complete.

The material is then moved to a curing pile where it will continue to decompose for approximately three months. Once this process is complete, the compost is spread in a thin layer on the pad to dry. Next, the material is screened to remove all particles larger than 3/8 inch.

LEAFGRO

The final product is a dark humus-like material, which is marketed as Leafgro by MES. It is produced in accordance with the Maryland Department of Agriculture regulations

County Composting, cont.

and is a great soil amendment. A network of retailers sells the Leafgro. Revenue from the sale of this material is returned to the county to offset the cost of the composting operation.

FOOD SCRAP COMPOSTING

Prince George's County piloted food scrap composting during 2013 utilizing the **Gore Cover technology**, which is an in-vessel aerated pile system with oxygen and temperature monitoring devices. This technology is designed to create ideal composting conditions within the pile while efficiently trapping odors and other emissions such as dust and volatile organic compounds (VOCs). This system allows for the processing of a greater volume of yard trim and the inclusion of food scraps on a smaller footprint of area with little energy



consumption and creates finished compost within 30 days. Utilizing the Gore covered system enables the County to divert food scraps from the landfill, increasing the overall recycling rate within the County.

The final product from this process is known as Leafgro GOLD, a nutrient-rich, dark, humus-like

material, marketed by the County's contractor, the Maryland Environmental Service (MES). The compost is produced in accordance with the Maryland Department of Agriculture regulations and is a top quality soil amendment. A network of retailers, found on MES's website, sells the Leafgro GOLD. Revenue from the sale of this material is returned to the County to offset the cost of the composting operation.

During 2014, the County increased the Gore Cover system from a three-heap pilot project to a four-heap continuous process. The composting of food scraps and yard trim mixed together in the Gore System has been so successful, another expansion to an eight-heap system is in process. Food scraps are accepted from pre- and post-consumer entities, including residential, commercial, and institutional sectors. ■

Montgomery County Taxpayers League Stewardship Priorities for the County [Draft]

[The following article was submitted by the MoCo Taxpayers' League, a member of MCCF, and represents the views of the MCTL. This is a draft version, and the MCTL would appreciate feedback. Comments should be sent to Gordie Brenne at brenne.gordon AT gmail DOT com.]

The Taxpayers League advocates and promotes good government because we believe the bedrock principles of efficiency and effectiveness improve the lives of our residents. The County has adopted and published 65 good government policies in Chapter 4 of the budget submission. We have distilled those financial, operations, and compliance management policies into nine priorities below for improving County performance.

1. Make budgets strategic.

Develop outcome-oriented strategies and performance measures for all departments and agencies, and tie these into each of their budgets so the public can see the cost-effectiveness of strategies, and the costs of nonstrategic activities and overhead. Provide trend data to compare results to prior years.

2. Get what you pay for.

Eliminate strategies that don't work. Don't pay more than other jurisdictions in the region for outcomes. Outsource nonstrategic activities and overhead to realize cost savings. Present the results in the budget.

3. Eliminate duplication. Isolate shared strategies and activities in the budget and justify assigning a strat-

egy or activity to two or more departments and agencies. Same for strategies and activities that overlap with the State and Federal government. Consolidate overhead functions. Present the results in the budget.

4. Analyze the whole budget.

Go beyond analyses of just the incremental budget changes and analyze how base spending contributes to strategic priorities, covering the entire budget on a rotating basis every three years. Take a hard look at balance sheet liabilities every year to arrive at deferred costs funding. Review asset utilization in the operating and capital budgets every year to get the best return, and change asset custodians or sell under used assets. Present the results in the budget.

MCTL Priorities, cont.

5. Trust but verify. Establish OIGs that cover every department and agency and get an independent opinion about the effectiveness of internal controls over policy and operations. Conduct self-assessments for continuous monitoring. Report findings to the public and the results of corrective actions in the annual financial report.

6. Govern all County activities to deliver value to the taxpayers. Assure that planning and execution for County departments and agencies—plus WSSC, MCPS, Mont. College, MNCPPC, and the Revenue Authority—are consistent with County policies, and efficiently and effectively improve the lives of our residents. Remove barriers to increase competition by nongovern-

ment service providers by realizing that all monopolies—including those in government—are, in the words of Article 41 of the State Constitution, “odious and contrary to the spirit of a free government and the principles of commerce, and ought not to be suffered.”

7. Strengthen County enterprise balance sheets to avoid taxpayer bailouts. Annual updates to a five-year forecast should be independently reviewed for reasonableness of assumptions for service delivery, capital project priorities based on return on investment, customer rates and fees that are affordable and market-based, and quality and service levels that compare favorably to industry benchmarks. Restructure or privatize those enterprises that have a high risk of insolvency or persis-

tently fall short. Present the results in the budget.

8. Raise revenues equitably and project them fairly. Match taxes to the benefits received. Eliminate or fix those that discriminate because they don’t correlate with local government services (e.g., homeowner improvements assessed below market, energy taxes, impact taxes on businesses that do not contribute to school overcrowding, and storm water taxes in non-urban areas where there are no government-provided sidewalks or parking subsidies). Reduce dependence on volatile income taxes. Increase fee-for-service revenues to replace reliance on general tax sources. Project revenues with better forecasting techniques to avoid mid-year savings plans, and conduct stress test fore-

MCTL Priorities, cont.

casts for economic slowdowns.

9. Make salaries, wages, and benefits market-based, and reflect productivity increases.

No one should be guaranteed a pay raise or benefit increase unless they are paid less than the average salary, wage, or benefit among other government units in the region for their specialty. Pay raises should reflect increased productivity to assure that government services are not reduced by hiring reductions caused by excessive employee costs. Director and management salaries and benefits should be market-based and reflect performance. Directors should be at-risk employees, and only retained if they achieve performance targets in their strategic plans. ■

Call for 2019–2020 MCCF Officer Nominations

Since the MCCF Awards Reception will be in June, we will be scheduling our annual meeting for September 9th in Rockville and the election of MCCF Officers for the next fiscal year will be held at the September 9th meeting. If you have suggestions for nominations for President, First Vice President, Second Vice President, Treasurer, or Secretary, please contact one of the MCCF officers or the Nominations Committee at *mcciviced AT gmail DOT com*.

Nominees must be Delegates from MCCF Member civic associations. Nominations from the floor may also be made at the May 13th regular meeting, but must be seconded by Delegates from three different Member associations. ■

CIVIC FED TONIGHT!

SEEKING POSSIBLE SPEAKERS FOR YOUR CIVIC ASSOCIATION MEETINGS?

Members of the MCCF Executive Committee have extensive experience in issues such as transportation, land use and zoning, schools, parks, environmental concerns, taxes, and public spending. Plus, they have a community-oriented perspective on these matters. If you would like an executive committee member to speak at a meeting, contact President Bailey Condrey at *president at montgomerycivic dot org*. Include topics/possible dates.

ZTA 19-01 Revisions are Proposed for Accessory Dwelling Unit (ADU) Apartments

By Harriet Quinn

The first Zoning Text Amendment (ZTA) proposed by the new County Council proposes substantial changes and elimination of standards for Accessory Apartment approval. This would be the fourth amendment in four years deregulating this section of the Code in addition to the changes that created short term rentals (STR) in residential zones as an accessory residential use. The most recent amendment to accessory apartments was in fall 2018, which eliminated the possibility of applying for a special exception for those applications that do not meet the objective standards for administrative approval.

BACKGROUND

An accessory apartment (or ac-

cessory dwelling unit, ADU) is an independent rental living unit with separate cooking and bath facilities either within the principal dwelling or a separate external building.

Since 1983, Montgomery County has permitted by special exception (now known as conditional use) accessory apartment approvals within the primary dwelling in all detached residential zones. The purpose of the special exception hearing was to provide an opportunity to consider unique circumstances of the property and apply conditions or waivers of requirements depending on the circumstance. In cases where the unit was occupied by a relative or caregiver and no rent was charged, the unit was licensed as a registered living unit (RLU) and did not require a special exception.

Over 90 percent of the special exception applications were approved. No lawyers, engineers, or experts were ever required to appear at the special exception hearing. Some Councilmembers who never attended a hearing said the process was too burdensome and falsely claimed it required expensive lawyers and engineers so, therefore, the rules must be changed and some have proposed changes almost annually since 2014. In 2014, the use was changed to “limited use,” allowing administrative approval if the application met certain conditions. This change cut the processing time in half because it eliminated the reviews of the planning department, hearing examiner, and Board of Appeals. At the time of the changes

ZTA 19-01 on ADUs, cont.

in 2014, the County had more than 1,500 approved and inspected accessory apartment and registered living units. So what has happened since?

Since the changes, the County has an undetermined number of units. Various reports from Councilmembers ranged from 133 units to 468 units. What happened to all of the other previously approved units? Since the approval time and application fees have been cut in half, why have over half the units previously approved been lost?

PROPOSED ZTA 19-01 CHANGES

During this new Council's first meeting, on January 15, 2019, **Councilmember Hans Riemer** proposed ZTA 19-01, which would eliminate certain provisions for

accessory apartment approval, and create more of a one-size-fits-all regulatory scheme regardless of the characteristics of the lot. Riemer, now Chair of the Planning Housing and Economic Development Committee (PHED), stated that his changes will help solve affordable housing deficits and that the previous changes were not producing enough units. In fact, analysis of the number of units since approval changed from special exception to limited use approval, shows the number of units has declined significantly, not increased. So is the solution to increasing the number of licensed units to continue to change the rules or are there other factors to consider? So far, the PHED Committee members have not demonstrated an interest in any analysis of what is actually going on. They appear to be in a rush to pass pre-

mature changes before a Director of the Housing Department is in place and has an opportunity to review the County's policies to see where improvements could be made.

A public hearing on the ZTA was held in February and there were many concerns expressed about the ZTA, including the resources that are and would be needed at DHCA, DPS, and HHS to interpret and enforce compliance with the respective parts of the County Code.

Included in the numerous proposed amendments are provisions to allow, by right without a hearing, a second detached dwelling unit up to 1,200 square feet, with a setback of five to 12 feet from the rear lot line, in all detached residential zones. These zones include the small lot zones R-60, R-90, and R-200, where detached units are

ZTA 19-01 on ADUs, cont.

not currently permitted. In addition, the considerable amendments propose to eliminate the requirement that a unit cannot be located within 300 feet of another unit. The distance provision was provided in order to prevent overconcentration of units in a certain area, which the hearing examiner used to evaluate on a case-by-case basis. Previously, applicants could request a waiver of the distance requirement, which allowed for a hearing to evaluate the application waiver.

With regard to parking requirements in the proposed ZTA, the PHED Committee voted to eliminate any parking requirements for accessory apartments that are within a one-mile radius of a Metro or Purple Line station.

The combination of a second de-

tached unit by right in all detached residential zones, and elimination of the distance requirement, essentially rezones the area and allows doubling the density in these zones without going through the subdivision approval process that evaluates adequacy of public facilities (APF) for new development. The APF Ordinance, evaluates whether capacity for water, sewer, electricity, stormwater management, tree canopy, transportation, health services, schools, roads, and access to transit is sufficient to accommodate the additional density and, if not, what infrastructure would be needed. Most of the accessory units are currently located in the older downcounty neighborhoods with the oldest infrastructure and some nonconforming street widths where parking can be challenging.

REGULATIONS IN NEIGHBORING JURISDICTIONS

While Montgomery County has approved accessory apartments for over 35 years, an evaluation of code requirements of surrounding jurisdictions shows:

■ **Alexandria** does not permit accessory apartments.

■ **Arlington** has 20 units, limits unit size to 750 sf.

■ **D.C.** allows administrative approval in some zones and special exception in other zones. The unit must have direct path to street or 24 foot alley.

■ **Fairfax County** allows units by special exception for seniors and disabled only.

■ **Howard County** allows units by special exception for seniors and disabled only.

■ **Prince George's County** does

ZTA 19-01 on ADUs, cont.

not permit accessory apartments.

ROLE OF SHORT-TERM RENTALS ON AVAILABILITY OF LONG-TERM UNITS

While the goal of increasing the stock of affordable units is very laudable, there is concern that ZTA 19-01 will not achieve that and may, in fact, result in increased rents. There is no requirement that the units be rented at affordable rates. Indeed, the data demonstrate that all the changes that occurred with regard to the accessory apartment code in the last four years did not achieve that goal and that conflicting policies may be contributing to a decline in the number of accessory units available for long-term rent.

In 2017, the Council adopted regulations to permit short-term

nightly rentals (e.g., Airbnb) in residential zones. The number of Airbnbs established in the brief time since adoption of the regulations is more than 1,400, although less than 200 are licensed with the County. Even if a short-term lodging unit is not licensed, the online platform company is required to collect the occupancy tax for the County. The tax revenue from the short-term units has increased by over 40 percent in the past year, while revenues from regular hotels have declined during that same period. So, while after 30 years the County had ~1,500 ADUs in 2014, and now in 2019 has less than 750, within two years, there are more than 1,400 short-term rentals in Montgomery County.

If the County makes it more attractive to rent out units short-term rather than long-term, what is the incentive for an owner of a unit to

provide an affordable unit to a long-term tenant rather than to a transient visitor on the lucrative short-term market?

Do short-term rentals affect rental prices? By taking up stock in the housing market, short-term rentals may be affecting rental prices and the cost of living. A recent study conducted by David Wachsmuth of McGill University found that the presence of Airbnb raised long-term rents by 1.4 percent during the last three years in New York City.

In the District of Columbia, the City Council recently adopted much more restrictive standards for short term rental approval because City leaders recognized the effect the short-term rental market was having on availability of longer-term rental units. They also recently proposed funding 17 new positions to enforce

ZTA 19-01 on ADUs, cont.

the new short-term rentals law. In Montgomery County, HHS has one position for processing short-term rentals and the position was frozen last year.

So far, the Council has failed to analyze the effect of the short-term lodging units on the loss of affordable units for long-term leasing, and the effect of these nightly rentals for visitors on the long-term rental market and housing prices. The Council has also failed to provide realistic provisions in this ZTA that would prohibit the detached accessory dwelling units from being used as short-term nightly rentals. Shouldn't the priority be affordable quality housing over short-term lodging? If so, it's time for the Council to take a closer look at these policies. ■

April 18, 2019, Executive Committee Meeting Minutes

By Bailey Condrey and Harriet Quinn

Call to Order: Meeting called to order at 7:51 p.m. via teleconference. *Present:* Alan Bowser, Karen Cordry, Bailey Condrey, Harriet Quinn, Tim Willard, Jim Zepp, and Jerry Garson; Carole Ann Barth joined the call later.

Adoption of Meeting Agenda: Bailey called for and received unanimous approval of the proposed agenda.

ISSUES DISCUSSED

■ A robust discussion covered details for the upcoming Awards Ceremony, Thursday, June 13th, 6:30–9:00 p.m. at the American Legion Post in Silver Spring. Entry

fee of \$20 to \$25. Both the May and June newsletters will carry articles on the event and the call for officer nominations. At this time the, additional details being examined.

■ Constant Contact discussion regarding allowing people to opt-out; compare whether Constant Contact vs. Next Door delivers more hits.

■ *Sentinel* Newspaper and Podcast: Those recognized at the Annual Awards ceremony

■ May Program will cover topics related to Planning and Land Use. First will be a discussion of proposed ZTA 19-01, changes to accessory apartment regulations. Second will be a discussion with the Planning Department on its recent Trends Report on population, employment, and housing. This Report is inform-

April ExCom Minutes, cont.

ing their future work on Amendments to the County's General Plan. See [article on page 3](#) (May program).

Treasurer's Report: Some groups have not yet sent dues. Notices should be sent. Bank balance exceeds \$10,000.

COMMITTEE REPORTS

Planning and Land Use

■ Items discussed: ZTA 19-01 (see [page 14](#)), May program, and future General Plan.

Transportation

■ After passing the House of Delegates, the [495/270 Bill HB 1091](#), that would have required the State to conduct a financial analysis of the P3 and also finish EIS prior to signing contracts, was blocked from a vote

in the Senate Budget and Finance Committee by Chair Nancy King of Montgomery County.

■ Jerry was interviewed by Channel 9 and WTOP on the State Managed Lanes Study.

Environment

■ The Clean Energy Jobs Act passed.

■ None of the three synthetic turf bills passed.

Education

■ The Kirwan Commission "Blueprint for Maryland's Future" legislation passed and will bring some money to the County. The measure calls for allocating \$725 million through fiscal 2022 and requires an additional \$130 million to be spent if the legislature identifies a way to pay for it. The bill also calls for the creation of an Office of the Inspec-

tor General, which would investigate complaints of waste, fraud, and abuse in public schools as well as in private schools that receive state funds.

OLD BUSINESS

■ Alan has been speaking with Olney groups about costs and repurposing yard signs for pedestrian safety.

NEW BUSINESS

■ Need to obtain high-res logo for creating yard signs and other MCCF business.

■ MCCF elections will be postponed to September since our June meeting will be the awards reception.

■ Sentinel column and Jon Foreman podcast on the awards ceremony will be done.

April ExCom Minutes, cont.

■ FB and Twitter will be used to promote the May meeting and June awards ceremony.

■ Jim will work with Jon Foreman on ideas about expanding contact lists.

■ Jerry will work with Jacquie to complete PayPal registration.

■ Newsletter Deadline: April 26th

Adjournment: The meeting was adjourned at 9:53 p.m. Next Executive Committee meeting will be held May 16th, 7:45 p.m. at the downtown Silver Spring Cissel-Saxon American Legion Post. ■

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

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