



February 27, 2024

Montgomery County Council
100 Maryland Avenue
Rockville, Maryland 20850

Dear Council President Friedson and members of the County Council:

My name is Dan Reed and I serve as the Regional Policy Director for [Greater Greater Washington](#), a nonprofit that works to advance racial, economic, and environmental justice in land use, transportation, and housing throughout Greater Washington. We enthusiastically support ZTA 24-01, the FAITH ZTA, which would make 100% affordable housing developments a conditional use on properties owned by faith communities.


As written, this bill would unlock over 600 properties owned by faith communities across Montgomery County, many of which are well-located near major roads, transit, shopping areas, job centers, and sought-after schools. We recommend that this bill be amended to require a site plan review instead, which would give more predictability to the organizations who own these properties while providing an opportunity for limited public input.

This zoning text amendment has a personal connection for two reasons. My mother was a pastor of a small, financially-strapped United Methodist church in Prince George's County, and I saw firsthand how that community's one asset—its property—was able to keep them afloat. I also happen to live next to one of the properties this ZTA would apply to, and am proud to say that I welcome more homes, and more affordable homes, in my literal backyard. We appreciate the County Council's consideration of our comments, and look forward to working with you to make Montgomery County a more affordable, equitable, and sustainable place to live.

Sincerely,

A handwritten signature in black ink that reads 'Dan Reed'.

Dan Reed
Regional Policy Director

The Washington, DC region is great  and it can be greater.