#6

COMPLETE

█████

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Q1

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Page 2: Housing Production

Q2

Gaithersburg is expected to add about 7,000 households by 2045 according to the City's Department of Planning and Code Administration, requiring at least that many homes for new and existing residents alike. Where in the City do you think density should be increased to accommodate the construction of new housing? Select all of the options that apply. If you don't think density should be increased in Gaithersburg, please select "I do not think density should be increased anywhere in Gaithersburg."

New housing should be concentrated within a close distance of the City's three MARC stations, Washington Grove, Gaithersburg, and Metropolitan Grove.

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New housing should be concentrated in one of the City's "Activity Centers" as identified by the Metropolitan Washington Council of Governments: Metropolitan Grove, Kentlands, Central (Old Town), and Life Sciences Center/Crown

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New housing should be built on the site of aging commercial properties, like the former Lakeforest Mall.

Q3

How many additional homes (including the aforementioned 7,000) do you think should be built here by 2045?

Between 7,000 and 10,000

Q4

In 1999, Gaithersburg adopted a policy that 50% of all homes in a new development be single-family detached, with some exceptions. The City's current Draft Housing Element recommends replacing that with "limits on single-family detached construction and a minimum percentage of 'Gap Housing units'," which are defined as "stacked townhouses, quadplexes, and triplexes, as well as duplexes and bungalow courts under a certain size."Would you vote to pursue these recommendations as written?

No

Q5

The Mayor and Council have a variety of tools at their disposal to increase housing production. Please rank the following policies that would increase housing production in the order you would request the relevant City agencies pursue them, if elected. If you would not request that City agencies pursue a specific policy, please select N/A. (This list is purposefully not inclusive of affordability policies, which are addressed in subsequent questions.)

Legalizing two-unit buildings citywide	**6**
Legalizing four-unit buildings citywide	**5**
Increasing the percentage of affordable housing required in new development	**3**
Incentivizing the conversion of older office buildings, shopping centers, etc. to residential properties	**2**
Reducing parking requirements in new construction	**4**
Legalizing and incentivizing housing above public facilities, such as recreation centers	**1**

Page 3: Affordable Housing

Q6

I consider affordable housing to be (check all that, in your opinion, apply):

Means-tested or income-restricted,

Built by the government,

Subsidized,

Rent-controlled,

Costing no more than 30 percent of one's household income

Q7

I consider market-rate housing to be (check all that, in your opinion, apply):

Not means-tested or income-restricted,

Unsubsidized,

Not rent-controlled

Q8

The Moderately Priced Dwelling Unit (MPDU) program requires that 12.5% of homes in a new residential development with at least 50 homes be set aside as affordable homes. The cost of doing so is paid by a project's developer, who in turn is allowed to build a larger, denser project. Because the number of MPDUs is tied to the number of total units, the larger a development is, the more MPDUs will be built. Conversely, if the initial density proposed by a developer is reduced during the approvals process, rather than maintained or increased, fewer MPDUs will be built. The Mayor and Council are likely to hear from some constituents concerned by any given project's potential impact—real or assumed—on traffic, parking, views, and property values and rents, and whether it fits the character of the neighborhood. If a development with MPDUs came before you, what would you do, given the likelihood of at least some pushback?

I would encourage developers to maximize the height and density of the project.

Q9

Montgomery County spends (with assistance from taxpayers in Gaithersburg) an estimated $217,000 ($16,697 per pupil, per year) to educate a public school student from kindergarten through 12th grade. However, many children who grow up in Gaithersburg cannot afford to live there as adults. Should it be a priority for the city to ensure that a child on whose education it has invested can afford to live here as an adult?

Yes

Page 4: Affordable Housing

Q10

If you selected yes, which policies to make housing more affordable do you think the county should pursue? Select all that apply.

Zoning for denser housing,

Expanding GHALP, the City's down payment or closing cost assistance program

,

Higher Moderately Priced Dwelling Unit (MPDU) requirements

,

Creating a fund for affordable housing production similar to Rockville's Housing Opportunity Fund

,

Social housing

Page 5: Affordable Housing

Q11

How will you ensure that Gaithersburg produces housing for residents who make between 50% AMI ($49,850 for a household of one) and 80% AMI ($79,760 for a household of one)?

The city can reach that goal by supporting development projects that utilize Low Income Housing Tax Credits (LIHTC)- in exchange for credits, developers will target these incomes.

Q12

How will you ensure that Gaithersburg produces housing for residents who make between 80% AMI ($79,760 for a household of one) and 120% AMI ($119,640)?

80% to 120% residents can be served by non-subsidized rental buildings, and by increasing down-payment assistance, so that they can purchase a condo/townhouse or a house. Some LIHTC buildings include market rate units (not many, but some).

Page 6: Transportation

Q13

Do you think there are not enough cars, enough cars, or too many cars in Gaithersburg?

Enough cars

Q14

Gaithersburg's 2009 Environmental Master Plan includes recommendations to "promote and implement multi-modal transportation improvements" and "explore methods to increase non-automobile mode share," which means reducing the number of private vehicle trips. 61% of commuters drove to work alone in 2021, according to the American Community Survey. Do you agree that incenting residents and visitors to drive less should be an explicit policy goal of the City?

Yes

Q15

Internal data for WMATA estimates that bus delays cost the system about $14 million per year. This includes delays in Gaithersburg, which occur within the Metrobus and Ride On systems that serve the city. Buses are primarily delayed by sitting in single-occupancy vehicle traffic. Bus riders are more frequently Black and brown, and less affluent, than rail riders and drivers. There are several roads in Gaithersburg identified for bus lanes, including Frederick Avenue (Route 355). Would you support removing single-occupancy vehicle parking and travel lanes for dedicated bus lanes, which make bus service faster and more reliable?

Yes

Page 7: Transportation

Q16

If yes, how do you think the City and the Maryland State Highway Administration (SHA) should prioritize repurposing street space to create dedicated bus lanes?

They should prioritize repurposing existing parking lanes.

Page 8: Transportation

Q17

A 12-year study, published in 2019, found that protected bike lanes drastically lowered fatal crash rates *for all road users* in Seattle (-60.6%), San Francisco (-49.3%), Denver (-40.3%) and Chicago (-38.2%), among others. Would you support removing single-occupancy vehicle parking and travel lanes for protected bike lanes?

Yes

Page 9: Transportation

Q18

If yes, how do you think the City and the Maryland State Highway Administration (SHA) should prioritize repurposing street space to create protected bike lanes?

They should repurpose whichever lane their staff believe is best on any given street.

Page 10: Transportation

Q19

Preventing drivers from killing and injuring people will require not just incentives for people to drive less and nudges to make them drive better. It will also require policies that actively reshape the City's transportation systems and its landscape to decrease single-occupancy vehicle trips, and to slow down the speed of those trips when people do make them. Please rank the following policies in the order that you would pursue them. If you would not pursue a specific policy, please select N/A.

Installing red light cameras in more locations	**6**
Installing speed cameras	**4**
Removing minimum parking requirements in new developments near transit	**5**
Implementing road diets on arterial streets	**2**
Making some streets, especially residential streets, car-free	**3**
Building more housing and affordable housing in the City near transit and job centers	**1**

Q20

The 2009 Environmental Master Plan recommendations to "address local effects of climate change" and "strive to improve local and regional air quality" require part of the reduction of its transportation emissions to come from residents turning existing single-occupancy vehicle trips into transit, walking, and biking trips. Please describe at least one trip you currently take by car (even if you, yourself, are not driving) that you can commit to taking on foot, by bus, by train, via a mobility device, or by bike instead.

I usually drive along Longdraft Rd to get to Kentlands, for shopping/dining/recreation. That trip I can make on foot, or bike. The road does need wider bike lanes to be safe.

Q21   **Add toll lanes**

Governor Wes Moore's administration will move forward
with plans to add four high-occupancy toll (HOT) lanes to I-
270, though it is unclear how much the tolls will cost.
Please select which of the following configurations you
would support for I-270:

Page 11: Community Input

Q22

Gaithersburg, like other area jurisdictions, has started to expand its toolbox of outreach methods in order to hear from a broader variety of community members, in addition to traditional outreach formats. The following is a list of potential sources of feedback for a hypothetical development proposal coming before the Mayor and Council. Rank how important each of these sources would be to your decision-making process. If this source would not be important to you, please select N/A.

Comments from residents at a county staff presentation to a civic association	1
Door-knocking in an apartment complex	4
Online survey of 500 residents	3
Pop-up event at a community festival	5
Booth at a farmer's market	6
Letters, emails, and calls from neighbors adjacent to the site	2

Q23

In your own words, could you describe what this data means for the City as it makes decisions in the future?

It is clear that we will need more housing in the future, and most people support it. However, people's concerns about traffic, schools capacity, loss of parks/open space needs to be addressed by thoughtful development process and by seeking input from community members.