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February 5, 2009

Ms. Joyce Starks, Chair
 Washington Suburban Sanitary Commission
 14501 Sweitzer Lane
 Laurel, MD 20707-5902

Re: Written Comments to February 5, 2009 Public Hearing on WSSC Preliminary Budget for Fiscal Year 2010

Dear Chairperson Starks:

The Maryland-National Capital Building Industry Association (MNCBIA) represents builders and developers in Montgomery and Prince George's County. Since Steve Spano, Chair of the WSSC Liaison Committee of the MNCBIA, testified at the November 2008 Commission hearing regarding the proposed House Connection Charge increases, the financial state of the building industry in the Washington Metropolitan Area has worsened, and the bottom is not in sight. Home sales are off over 40%, real estate values have declined over 35% and foreclosures are in every neighborhood. All of our member builders and developers have laid off valued employees. We are worried about our ability to stay in business. It is clear to us that this economic conundrum is not expected to stabilize until mid 2010 and the recovery that will commence will not likely have any significant rising prices for quite some time thereafter.

In view of this extraordinary negative situation, we are asking for your assistance to help the survival of our members who have invested in Montgomery and Prince George's Counties.

Specifically, we ask the Commission to postpone any fiscal action on new fees and proposed increases that affect the building industry. All increases and new fees in these tumultuous times can only be viewed as substantial in nature, given the changes in the cost dynamics and the decline in real estate values associated with today's housing market.

We respectfully request a twenty-four (24) month delay in these increases until such time as the housing market has shown indications of recovery. This action will facilitate the ability of builders to hold costs, have home product to offer and allow us to continue to provide housing in the Montgomery and Prince George's County marketplace.

Thank you for your attention to this matter and please feel free to contact me with any further questions you may have on this issue.

Sincerely yours,
 MARYLAND-NATIONAL CAPITAL BUILDING INDUSTRY ASSOCIATION

Thomas M. Farasy, President

cc: Mr. Gene W. Counihan, Vice-Chair
 Other WSSC Commissioners

BUILDING HOMES, CREATING NEIGHBORHOODS