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My name is Brian Anleu, and I'm testifying as a realtor with The Haus Group at LPT Realty. I strongly support the Housing N.O.W. package, but want to focus this testimony on Zoning Text Amendment (ZTA) 25-02, Workforce Housing - Development Standards. As a local agent, I have witnessed firsthand how the lack of housing options affects buyers.

Last summer, I represented a young MCPS teacher hoping to purchase her first home in the county with her elderly mother and younger sister. Despite submitting offers at or slightly above the listing price on three homes, she was consistently outbid by buyers with more cash, who were offering \$15,000 to \$25,000 over the asking price. Frustrated by the process, she ultimately suspended her search and renewed her lease. Without more housing options, we risk losing lifelong county residents like her to places like Frederick.

The county simply does not have enough housing to meet demand. I urge the Council to amend ZTA 25-02 by reducing the width of the master-planned right-of-way width from greater than 100 feet to 80 feet. This small change would allow me to build multi-unit workforce housing at my childhood home in Silver Spring.

This property sits on a one-third acre lot along a four lane boulevard, about half a mile from a transit corridor. The existing 1950's era split-level ranch is functionally obsolete and in serious disrepair. Its small bedrooms, closets, and bathrooms do not meet modern standards, and the basement's 6.5-foot ceiling height makes the space cramped for most uses and unusable as an accessory dwelling unit.

In its present state, the home is valued at approximately \$400,000—well below the \$700,000 market value of nearby renovated homes. Without changes to the ZTA, my only option would be to invest \$200,000 to fully gut the house and bring it up to market value. However, amending ZTA 25-02, would allow me to redevelop the property into three units valued around \$500,000 each. This is far more affordable than other homes in the area and much more accessible to buyers like my MCPS client.

I urge the Council to enact ZTA 25-02 with amendments.