

**From:** Ellen Rader

**Sent:** Sunday, March 9, 2025

**To:** Councilmembers

**Subject:** More Housing N.O.W Testimony

Councilmembers,

I am in favor of legislation that will effectively promote more housing near public transportation hubs. I want to focus on the single lot areas shown on the map associated with the proposed More Housing N.O.W. with the following bullet points.

- Why are corner lots not included? Is there a way that they can opt in? What happens if a lot changes its address? I know of one corner lot that is excluded that has changed its address to the side street even though the front door faces a boulevard.
- The top of Leland Street at the intersection of Woodmont Ave has three driving lanes but that portion of a designated Downtown Street is excluded. Why?
- More focus should be on increasing density on single family lots very close to the Metro and Purple Line stations
- Has an economic analysis been completed that shows that this type of housing built on single family lots can be as profitable as a by right replacements with very large houses? Such an analysis must account for the time and money required to go through the optional method of development
- . • Home ownership should be encouraged for people to build generational wealth.

Thank you,

Ellen Rader