



September 22, 2025

Montgomery County Council  
Council Office Building  
100 Maryland Avenue  
Rockville, Maryland 20850

Dear Council President Stewart and members of the County Council:

My name is Dan Reed and I serve as the Maryland Policy Director for [Greater Greater Washington](#), a nonprofit that works to advance better land use, transportation, and housing policies throughout Greater Washington. GGWash supports SRA 25-02 and urges its swift passage. We applaud the County Council for passing the companion ZTA 25-02 last summer, as it is a key step towards addressing our housing shortage, especially the lack of options for working- and middle-class households.

SRA 25-02 makes it possible to subdivide existing lots for housing types now allowed under the ZTA, such as duplexes and townhomes, increasing the likelihood that those homes can actually get built. Allowing lot splits means that a duplex (for example) can be sold fee-simple, giving owners the right to possess the house and the land it sits on. Under current law, a property owner would either have to own the entire building and rent the units out, or set it up as a two-unit condominium, which can be legally and logistically complicated. Allowing fee-simple development will promote the construction of more units and increase homeownership opportunities. Our one request is that the SRA not restrict lot consolidation to three lots, as allowing applicants to combine multiple lots into a larger property can provide additional flexibility in design and layout.

Thank you for your consideration of our comments, and we look forward to working with you to make this county a more accessible and affordable place for everyone.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dan Reed', with a stylized flourish at the end.

Dan Reed  
Regional Policy Director

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