



January 16, 2024

Montgomery County Council  
100 Maryland Avenue  
Rockville, Maryland 20910

Dear Council President Friedson and members of the Montgomery County Council:

My name is Dan Reed and I serve as the Regional Policy Director for [Greater Greater Washington](#), a nonprofit that works to advance racial, economic, and environmental justice in land use, transportation, and housing throughout Greater Washington. We strongly support ZTA 23-10, which would allow the construction of new homes without parking in areas within a half-mile of Metro and Purple Line stations, and within a quarter-mile of Bus Rapid Transit stations.

Parking is expensive, costing tens of thousands of dollars per space to build. Parking also consumes a lot of space, and together, the cost and physical constraints can make new housing developments difficult to build at best and infeasible at worst. By allowing property owners to build only the parking they need, this bill makes it easier to build new homes at lower cost in places near shopping, job centers, and transit—the areas where homes are more expensive due to high demand, and where people are least likely to have or use a car. This also addresses our climate goals, because it allows people to reduce their carbon footprint while reducing suburban sprawl.

The Maryland Housing Needs Assessment finds that Maryland is short over 130,000 homes<sup>1</sup>. Montgomery County must make it easier to build more homes, and build homes more affordably, in the places where people want to live. We appreciate the council's unanimous support of this bill and urge you to pass it.

Sincerely,

A handwritten signature in black ink that reads 'Dan Reed'.

Dan Reed  
Regional Policy Director

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<sup>1</sup> There are a variety of estimates with different methodologies; we refer to this one most frequently.  
<https://mdplanningblog.com/2022/01/27/housing-needs-in-maryland-an-introduction-to-the-maryland-housing-needs-assessment-and-10-year-strategic-plan/>

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