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HB 1406 - SUPPORT MODEST HOME CHOICES ACT House Environment +  
Transportation Committee  
March 4, 2020

Dear Chair Barve and Members of the Environment + Transportation Committee:

My name is Liz Brent and I'm the broker and owner of Go Brent, a residential real estate brokerage with an office in downtown Silver Spring where I have lived for 25 years. I'm here to express my strong support for HB 1406, the Modest Home Choices Act.

**Yesterday I presented 6 offers on a detached home in East Silver Spring (subject to change)** that was converted to a 3 unit home decades ago. All but one of the offers were from homeowners who would occupy one of the apartments while renting the others. Multi families are rare in downtown Silver Spring, and my listing on Thayer Avenue, by its appearance a single family home and surrounded by detached homes, is extremely rare.

Yet East Silver Spring is just blocks to the library, 2 grocery stores, Metro, an upcoming Purple Line stop. It's one of the few neighborhoods in Silver Spring that you could live very easily without a car.

East Silver Spring, first platted in 1905, has larger lots and older homes, many of which are now functionally obsolete. The average price in downtown SS is up 13% from 2007. East Silver Spring is up 28% because it is now the most walkable neighborhood and it is also the neighborhood with the most potential for investors. We must release the market from the stranglehold of single family zoning in neighborhoods like East Silver Spring.

I urge you to support the Modest Home Choices Act.