



Attainable Housing Strategies – Recommendations

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DESCRIPTION

On March 4, Montgomery County Council directed Montgomery Planning staff to review and analyze housing options in the county. In order to explore these housing options and to provide a comprehensive overview of housing options in the County, Montgomery Planning launched the [Attainable Housing Strategies \(AHS\)](#), an initiative aimed at evaluating and refining various proposals to spur the development of more diverse types of housing, including [Missing Middle Housing](#) in Montgomery County. In this report, Planning staff will provide the Planning Board an overview of its AHS recommendations and the Board will receive comments directly from the public on the effort.

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SUMMARY

Through the Attainable Housing Strategies initiative, Planning staff led an evaluation process over a three-month period in which various proposals were reviewed and refined in an effort to spur the development of more diverse types of housing in Montgomery, including Missing Middle Housing. This process also provided opportunities for public feedback which has been incorporated into staff's preliminary recommendations. This report provides the findings of the analysis and presents recommendations to the Planning Board on develop tools that can encourage the creation of a more diverse range of housing typologies.

Planning staff's initial high-level recommendations are targeted to the Corridor-Focused Growth (Figure 10) area from the Thrive Montgomery 2050 Growth Map. The recommendations include:

- In the R-40, R-60, R-90 and R-200 zones, allow house-scale duplexes and triplexes by-right and allow quadplexes by-right in areas closer to transit. In all cases, require conformance with a Planning Board-approved pattern book, which will give guidance on massing, scale, and design to ensure these housing types blend in among single-family homes.
- Create a new optional method of development to encourage consolidation and development of duplexes, cottage courts, townhouses, and small multiplexes and apartments near transit, along the Thrive Growth Corridors, and near the county's centers of activity.
- Support more corridor-focused master plans to identify locations ideal for large scale attainable housing, including townhouses, stacked flats, and apartments along select growth corridors.
- Modify parking standards for attainable housing units to right-size the parking demand and supply.
- Create a new minor subdivision type for the small scale attainable housing.

Today's Attainable Housing Strategies discussion will include the following:

- Staff will present general recommendations for the Attainable Housing Strategies initiative.
- The Planning Board will have an opportunity to hear directly from the public on the initiative and staff's recommendations.
- Staff will seek the Planning Board's high-level feedback on the direction of the initiative, with the understanding there will be more detailed discussion of the recommendations during work sessions in July.

DEFINITION AND SCALE

The term “attainable housing” is a broad umbrella term that encapsulates both house-scale Missing Middle, as well as a denser, larger-scale housing product that will assist in densifying Montgomery’s transit corridors.



Figure 1 Attainable Housing Spectrum

A critical element of attainable housing is the existence of housing units at a variety of scales. The graphic above depicts three distinct scales you can see three housing scales on a spectrum: small, medium, and large. On either end of the attainable housing spectrum, you find structures that are similar to those just beyond the spectrum. For small scale, these include traditional “missing middle” types, which are house-scale and include housing products like duplexes and other structures that are similar in scale to the single-family homes to the left. Likewise, on the right, the large scale looks very similar to some structures that are outside the attainable housing spectrum. The difference being that those outside the spectrum are large four-story townhouses, whereas the those classified as large scale attainable housing types, are stacked flats, with two-or-three units in each column.

Locationally, these scales fit in different neighborhood contexts in Montgomery County. The small scale housing typologies that are envisioned as house-scale, are ideal for the interior of single-family neighborhoods at heights of 2-2.5 stories. The medium to large scale housing typologies are envisioned to play an important role in densifying the county’s transit corridors, at 3-5 stories in height.

With these three distinct scales of attainable housing, comes three corresponding sets of recommendations that regulate different aspects of attainable housing, and provide a detailed strategy for how and where the recommendations will be implemented.

CONCURRENT AND RELATED EFFORTS

The Attainable Housing Strategies initiative is part of an ongoing, extensive, multi-year effort by the county and Planning Department to address the housing supply crisis in Montgomery County. This includes several studies listed below, as well as master plans, bills and zoning text amendments that were targeted in their evaluation and application to specific housing elements.

Zoning Text Amendments

Through Attainable Housing Strategies, Montgomery Planning is being asked to consider zoning reforms that would allow greater opportunities for Missing Middle housing. Planning staff has also been asked to consider concepts in [ZTA 20-07](#), which was introduced in December 2020 by Councilmember Will Jawando and would allow certain new housing types near Metrorail stations, and a [draft ZTA](#) circulated by Councilmember Hans Riemer that would allow certain new housing types along the county's bus rapid transit corridors. **ZTA 20-07 is currently on hold while the Attainable Housing Strategies process is underway.**

Silver Spring Downtown and Adjacent Communities Plan

In Spring of 2020, The Planning Board approved the [Silver Spring Downtown and Adjacent Communities Plan](#) boundary, which includes blocks adjacent to downtown and the Purple Line and will allow Planning staff to examine the potential for Missing Middle housing. Staff plans to use the solutions resulting from AHS as the basis for the "Missing Middle Housing" recommendations for the Plan, while potentially using available zoning tools to refine the recommendations so they are specific to the Plan area. The efforts on the Plan also included a [mini Missing Middle market study](#), which has helped to inform staff's work on the AHS initiative.

Thrive Montgomery 2050

In April, the Planning Board approved its draft of [Thrive Montgomery 2050](#), the county's most comprehensive update to the General Plan in more than 50 years. **As a General Plan, Thrive Montgomery 2050 is a long-range policy framework that does not change zoning**, but rather establishes the county's vision for the future. Thrive Montgomery 2050 aims to ensure that exclusively single-family zoning is not a barrier to development in many of the county's single-family neighborhoods. Thrive includes policies and actions that support the production of different types of housing, including in existing single-family zones. **Attainable Housing Strategies represents the county's first opportunity to implement elements of Thrive Montgomery 2050.**

There have been concerns raised about conducting the AHS initiative prior to the adoption of Thrive, which is why, in response to the introduction of ZTA 20-07, the Planning Board pushed to take this more comprehensive approach through a Thrive lens. Fortunately, the Council agreed. Ultimately, any ZTA the Council pursues (whether it's ZTA 20-07, the Board's recommended ZTA, Councilmember Riemer's ZTA, or some combination therein) will not be adopted until after Thrive is adopted. The two initiatives are moving in tandem and **the final outcome of Thrive will influence whatever ZTA the Council adopts.**

Other Recent Housing Initiatives and Studies

Staff's work on the AHS initiative has also been influenced by other recent housing initiatives within the county and studies conducted by Montgomery Planning:

- Montgomery Planning Housing Studies:
 - [Rental Housing Study \(2017\)](#)
 - [Housing for Older Adults Study \(2018\)](#)
 - [Missing Middle Housing Study \(2018\)](#)

- [Housing Needs Assessment \(2020\)](#)
- [Preservation of Affordable Housing Study \(2020\)](#)
- [Residential Development Capacity Analysis \(2021\)](#)
- Updates to the county's requirements for MPDU production (2018)
- Adoption of ZTA 19-01 modifying the rules and standards pertaining to Accessory Dwelling Units (2019)
- Establishment and county concurrence with regional housing targets (2019)
- Council adoption of a revamped [Growth and Infrastructure Policy \(2020\)](#)
- Council creation of a PILOT program for housing on WMATA sites (2020)
- Increased funding for the Housing Opportunities Commission Production Fund (2021)
- Recently adopted Master Plans with a focus on Missing Middle Housing:
 - [Veirs Mill Corridor Master Plan \(2018\)](#)
 - [Forest Glen Montgomery Hills Sector Plan \(2019\)](#)

RATIONALE

There are three main goals that have emerged for the AHS initiative based on our previous work, conversations with stakeholders and current planning best practices:

- Create more opportunities for homeownership for more households in more parts of the county
- Unravel the exclusionary aspects of the county's single-family residential zones and help to diversify the county's communities by diversifying the county's housing stock
- Work toward meeting the county's housing supply obligations and needs¹

Two concepts captured in these goals that provide a rationale for the AHS initiative are issues of equity and the declining affordability of housing across the county.

Equity

At the root of the AHS initiative is an effort to make communities more equitable and more inclusive by countering the historical exclusionary aspects of zoning. Zoning determines what can be built where and consequently limits housing options in certain neighborhoods. Limiting housing options also limits who has access to different neighborhoods, which has led to neighborhoods that are homogeneous racially, ethnically, and economically.

Discriminatory lending practices and restrictive covenants have also led to deep disparities in wealth and homeownership. Making homeownership more attainable – with more equitable, mixed-income neighborhoods – is one way that the county can work to reverse existing historical inequities.

Montgomery Planning recognizes and acknowledges the role that its plans and policies have played in creating and perpetuating racial inequity in Montgomery County. The Department has a long history of

¹ In 2019, the Montgomery County Council passed a resolution to support the Metropolitan Washington Council of Governments' (MWCOC) regional housing targets for Montgomery County. The county needs an additional 10,000 housing units by 2030 to meet future housing demand from population and job growth. This is beyond the existing 31,000 housing units already forecasted through the most recently completed MWCOC forecast process, Round 9.1.

land use decisions that created exclusionary neighborhoods and formed barriers to resources and opportunities for people of color and other disadvantaged persons. Given how deeply entrenched exclusionary development patterns are in suburban counties like Montgomery County, countering these spatial patterns is not an easy task. Critical to this task is reassessing the county's longstanding development pattern of exclusively single-family neighborhoods. Revisiting land use and zoning is also integral to implementing the county's 2019 Racial Equity and Social Justice Law and Montgomery Planning's resulting [Equity in Planning](#) effort.

Declining Affordability of Housing

Housing is become less affordable in all parts of Montgomery County. In 2020, the average detached home sales price was \$775,000 – an increase of over 8 percent from the 2019 average. This was not a one-year outlier, as year-to-date in 2021 (January through May) the average detached home sales price has increased by approximately \$100,000 to over \$875,000.²

While the COVID-19 pandemic has highlighted the growing demand for housing in Montgomery County, the decline in housing affordability has been occurring for decades. In all zip codes in Montgomery County, home prices have increased above the rate of inflation and outpaced income growth. After making a few assumptions,³ staff found that the typical house value in neighborhoods all across the county and the estimated incomes required to afford these homes has risen dramatically in the last 25 years. Neighborhoods that were once considered relatively affordable are now only affordable to household earning well above the median.

For example, in North Bethesda (20852) and Silver Spring (20910) if house values had increased at just the pace of inflation from 1996 to 2019, households earning 72 percent and 62 percent, respectively, of the county's median income could comfortably afford the typical home in those areas. Instead, In 2019, households had to earn 111 percent and 110 percent, respectively, of the county's median income to afford the typical home in those neighborhoods.⁴ In Chevy Chase (20815), had home values increased at the pace of inflation since 1996 the typical home would be affordable to households earning 126 percent of the county's median income in 2019, but instead was only affordable to households earning 210 percent of the median income. Had the typical home value in Chevy Chase increased at the pace of inflation from 1996 to 2019, a family earning \$140K could afford to live there; instead it now requires almost \$230K in income.

² Source: MRIS

³ Assumptions: 4% interest rate, 5% down payment, 30-year mortgage, escrow/insurance is 20% of primary principal/interest payment, debt cannot exceed 35% of income, borrower has no additional debt

⁴ Sources: Zillow Single-Family ZHVI Value, US Census

Housing Attainability in 2019 if Home Values Increased at the Rate of Inflation from 1996-2019

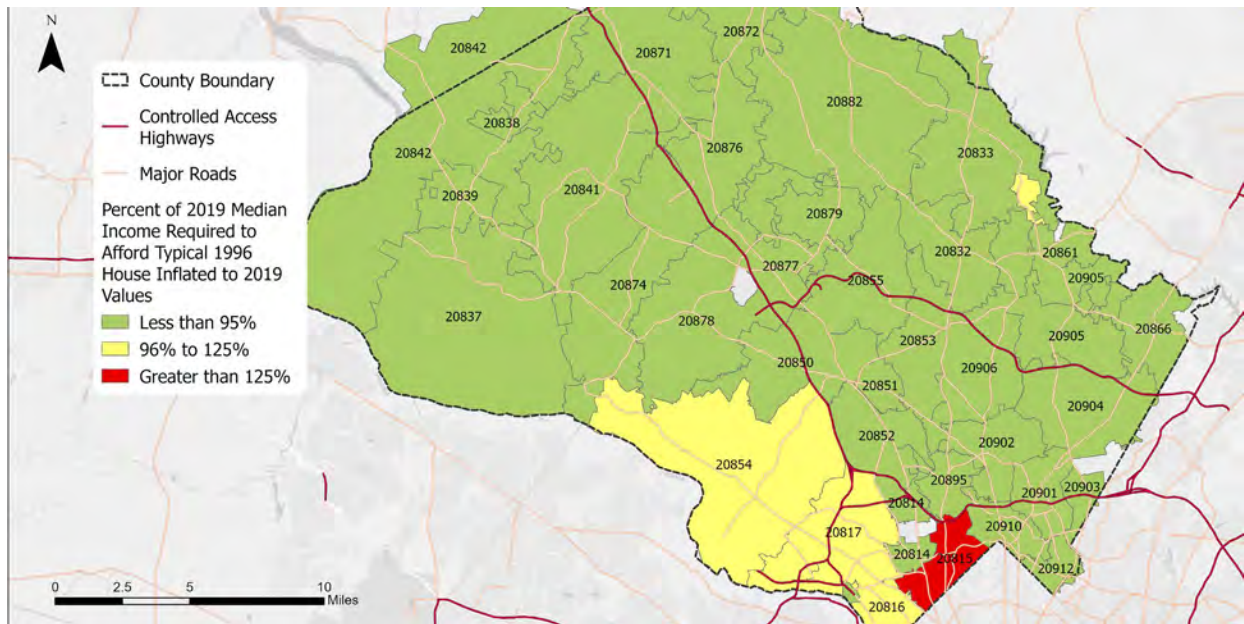


Figure 2 Ratio of countywide 2019 median income to income required to afford the typical valued typically valued house in each zip code if home values had increased from 1996 to 2019 at just the pace of inflation. Assumptions: 4% interest rate, 30 year fixed-rate mortgage, 5% down-payment, home buyer has no other debts, maximum mortgage to income ratio of 0.35, escrow 20% of principal payment. Data source: Zillow, Montgomery County Research and Strategic Projects

Actual Housing Attainability in 2019

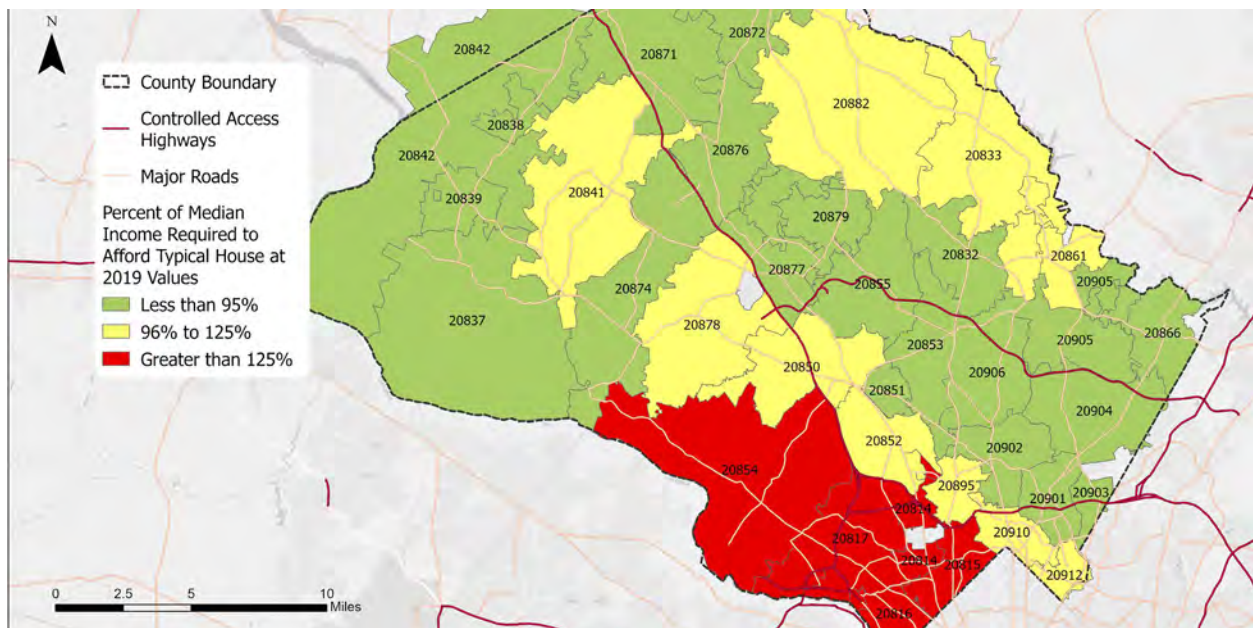


Figure 3 Ratio of countywide median income to income required to afford the typical valued home in each zip code in 2019. Assumptions: 4% interest rate, 30 year fixed-rate mortgage, 5% down-payment, home buyer has no other debts, maximum mortgage to income ratio of 0.35, escrow 20% of principal payment Data source: Zillow, Montgomery County Research and Strategic Projects

Housing Value Change 1996 – 2019 Compared to Change in Median Income

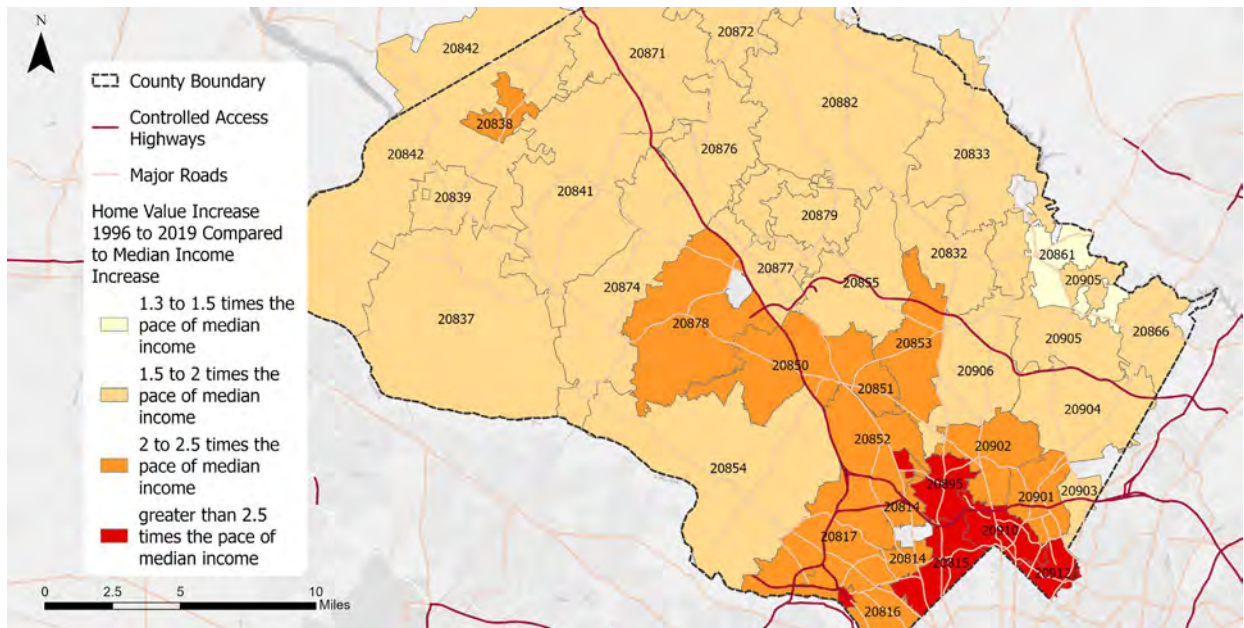


Figure 4 Ratio of the change from 1996 to 2019 of the typical house value in each zip code to the change in countywide median income for that same time period. Source: Zillow, Montgomery County Research and Strategic Projects

These trends provide tremendous benefits to current landowners who increase their wealth as home values surge, while also representing a correspondingly growing barrier for potential future homeowners. Montgomery County's single-family neighborhoods are becoming less and less attainable to households without high incomes or the privilege of generational wealth. If this is not addressed, the disparities between those who can and cannot afford to buy a home in the county will continue to grow. Given the historical inequities associated with homeownership, those disparities will continue to segregate Montgomery County communities along racial, ethnic and economic lines. Therefore, these trends highlight the imperative nature of taking action on Attainable Housing Strategies, as well as the wide-ranging policies of Thrive Montgomery 2050 that address many aspects of housing including general housing production, the production of Missing Middle Housing and income-restricted affordable housing, and housing preservation tactics.

ENGAGEMENT

The Attainable Housing Strategies initiative planned its major milestones and activities around gathering feedback from the community and other stakeholders with the goal of reaching as many members of the community as possible. Developing community engagement tools is an important part of guiding public education on the topic, building awareness, and garnering support for the initiative. Staff used several tools with the aim of reaching the largest audience possible with special attention paid to coordinating with other ongoing initiatives to remove redundancy and to create consistent, comprehensive messaging about attainable housing.

- **Project Webpage:** A [project website](#) was created to provide transparency, accessibility and information to users wanting to engage with AHS related content. The webpage includes easy

ways to contact staff, submit feedback and request meetings. It also includes links to presentations and recordings of community engagement and advisory team meetings.

- **Housing Equity Advisory Team (HEAT):** As part of the AHS initiative, a group of external stakeholders was convened to assess various aspects of AHS. The HEAT consisted of stakeholders that approach AHS from a range of industries and perspectives. It included developers (both for-profit and non-profit), a realtor, civic activists, housing advocates, an economist and a representative one from the banking industry. While the HEAT was not asked to come to a consensus or to make recommendations directly to the Planning Board, the members helped form staff's recommendations by providing an understanding of their different perspectives and knowledge about housing policy.

- The HEAT met four times in March, April and May, for two hours each meeting. To date, below are the view counts on each of the [HEAT meeting](#) recordings:

Date	Recording Views	Live Broadcast Observers
March 24	43	N/A
April 14	44	N/A
April 28	27	11
May 19		12

- **Public Meetings:** Planning staff hosted three virtual public meetings held over Microsoft Teams to share the project scope and completed project milestones, conduct small group discussions in breakout rooms, and answer questions from community members.

- Below are the participation counts, as well as the number of recording views, to date, for the [community meetings](#):

Date	Registered	Attendance	Recording Views
March 29	71	35	74
April 21	60	35	12 to 13*
June 2	170	85	47

* This meeting included breakout sessions that were each recorded and posted, thus the range of views.

- **Stakeholder Conversations:** Planning staff has held other targeted stakeholder meetings with a presentation and/or Q&A.
 - Montgomery Mayors (April 6)
 - Montgomery County Civic Federation (April 12)
 - Edgemoor Community Association (April 26)
 - Bethesda Implementation Advisory Committee (May 7)
 - Kensington Heights Civic Association (May 25)
 - Park Hills Civic Association (May 26)
 - Neighborhood Coalition (June 7)
 - Citizen's Coordinating Committee on Friendship Heights (June 16)
- **Office Hours:** Staff held three recurring virtual "office hours," offering community members personalized opportunities to meet with planning staff to provide their feedback and ask their questions about the AHS initiative.

- **Housing eLetter:** As part of AHS, a housing eLetter was created to help share project updates and milestones.

Date Sent	Open Rate	Click Rate
March 26	65%	21%
April 2	68%	31%
April 16	74%	40%
April 28	63%	26%
May 7	65%	41%
May 18	56%	30%
May 27	65%	35%
June 8	56%	16%
8 Newsletters	64% Average	30% Average

- **Educational Materials:** An [explainer](#) was created that helps clarify key terms and content. The materials were also translated into [Spanish](#).
- **Social media campaign:** Similar to the “Housing Day” hosted last year on Twitter for Thrive Montgomery 2050, there was a planned social campaign related to the initiative on June 14 to raise awareness and garner feedback on staff recommendations.
 - While there was some engagement on Facebook, most action occurred on Twitter (most of it overwhelmingly positive):
 - Montgomery Planning’s Twitter (@MontgomeryPlans) gained 5 new followers
 - 39,990 organic impressions on #HousingDay (meaning the number of times people saw Montgomery Planning’s tweets organically throughout the day in their Twitter feed). To put this in perspective, Montgomery Planning had 92,200 organic impressions total over the last 28 days.
 - 156 likes (compared to 303 total over the last 28 days)
 - 46 retweets without comments (compared to 116 total over the last 28 days)
 - 44 link clicks (compared to 210 total over the last 28 days)
 - 50 replies (compared to 57 total over the last 28 days)
 - 2.4 percent engagement rate (this is the ratio of the number of engagements to the number of impressions. Engagement includes any way someone interacts with a Tweet, including but not limited to, retweets, clicks and likes.) As a comparison Montgomery Planning had a 1.3 percent engagement rate on average for the past 28 days.
 - On Facebook:
 - 3 new followers
 - 623 people (up 332 percent from previous day)
 - 292 engagements with Montgomery Planning posts (up 3,144 percent from previous day)
 - 26 link clicks
 - 20 comments (this includes comments on shared posts that Montgomery Planning may not be able to see)
 - 10 shares
 - 75 reactions

- **#MyMoCoHome:** The [#MyMoCoHome](#) campaign crowdsourced stories from people throughout Montgomery County about their search for and struggles with finding appropriately sized and priced housing for themselves and their families. #MyMoCoHome stories will be used to inform the Attainable Housing Strategies initiative. Montgomery Planning has a lot of data and planning best practices, but wanted to better understand the human element of Montgomery County residents as many struggle with finding appropriate housing in an expensive market like Montgomery County.



Figure 5 MyMoCoHome

Major Engagement Events and Project Milestones	
March 24	HEAT Meeting #1
March 29	Community Meeting #1
April 9	Virtual Office Hours
April 14	HEAT Meeting #2
April 21	Community Meeting #2
April 27	Virtual Office Hours
April 28	HEAT Meeting #3
May 1	#MyMoCoHome Kickoff
May 13	Planning Board Update Briefing
May 19	HEAT Meeting #4
June 2	Community Meeting #3
June 3	Virtual Office Hours
June 14	Social Media Day
June 24	Planning Board Briefing and Public Comments
July 8	Planning Board Work Session #1
July 22	Planning Board Work Session #2
July 29	Transmit Recommendations to Council

STAKEHOLDER CONCERNS

While many people have expressed support for the AHS initiative and recommendations, several key themes have emerged from the community engagement sessions that highlight the community's concerns related to the project. Many of these concerns require further collaborative efforts with other agencies and development partners to address in future action. Below is a summary table of the concerns raised by community members, and the suggested planning response:

Concern	Staff Response
Demands on infrastructure (schools, water and sewer, stormwater, environmental, etc.)	Impacts of schools for the house-scaled products will be de minimis. However, these and the larger scale products recommended along corridors are all subject to existing impact taxes and any applicable Utilization Premium Payments to mitigate impacts on crowded schools. Demands on other infrastructure can be addressed through the 2024 Growth and Infrastructure Policy, where staff is contemplating a focus on water and sewer.
Compatibility concerns	Staff recommendations would allow the creation of duplexes, triplexes and quadplexes by-right only if they follow the contents of the pattern book. A pattern book gives guidance on building massing, placement, height, door placement, parking, and other building features. Furthermore, staff recommends establishing zoning development standards (setbacks, height, lot size, etc.) for structures with these new housing types that are consistent with the existing standards for single-family detached homes.
Architectural covenants	Legislative options may be limited, but staff plans to assess the extent to which architectural covenants and deed restrictions apply through the FY22 Redlining and Segregation Mapping project.
Geographic context – variation in sales price	Staff acknowledges that relative attainability and sales price vary by neighborhood, but this is part of the distinction between attainability and affordability. Allowing more housing options will make neighborhoods more attainable to more households than they are today.
Actual attainability of these units	<p>Staff has also heard concerns, especially in response to the Silver Spring Downtown and Adjacent Communities market study, that these units are not going to actually be attainable. Due to the high cost of land and high cost of construction new attainable housing may be more expensive than existing single-family detached units. However, it would be far smaller per unit and much less expensive than the new custom homes built throughout the county. If no action is taken, over time the currently attainable properties in the existing housing stock will be slowly transformed by-right under the existing zoning code and development standards into larger custom homes that are less affordable than existing and new attainable housing.</p> <p>Staff believes there are good reasons to undertake this project beyond the price point of the units. At the root of the AHS initiative is an effort to make the county’s communities more equitable and more inclusive by countering the historical exclusionary aspects of zoning.</p>

Concern	Staff Response
Parking Concerns	Staff believes that it is important to create policies today that promote the desired future of tomorrow. As envisioned in Thrive, the county's future is expected to be more multimodal and connected. Staff used guidance from Thrive, which prioritized decreased motor vehicle parking per unit of development and adoption of policies that reflect the economic and environmental costs of driving alone. Staff believes that reduced parking minimums are appropriate for walkable communities with access to points of interest and multiple modes of transportation and that creating housing in these areas with reduced parking will attract households with less of a reliance on personal automobiles.
Bold Recommendations	While a lot of concerns voiced were focused on mitigating impact of the recommendations, many did voice their concern that the recommendations are not bold enough. Many felt that given the exclusionary aspects of single-family zoning, staff recommendations should be bold in addressing the exclusionary history of single-family zoning (i.e. applying the recommendations everywhere).
Tight timeline for the project	There is also still plenty of effort still to come and ultimately, staff anticipates the Council adopting a ZTA near the end of the calendar year. This would mean that the entire process from the time Councilmember Jawando introduced ZTA 20-07 to the time of ZTA adoption would be more than 12 months. That is not an insignificant amount of time dedicated to tackling this issue. All of this effort also comes on the heels of years of studies and other efforts pointing us in this direction.
Tackling the effort during the pandemic	If anything, the pandemic has exacerbated the need for the county to take action on housing issues. There is a growing demand for homeownership in this suburban county, that is being met with a severe lack of supply. This is driving up the cost of housing on both the ownership and rental sides everywhere across the county. Those not fortunate enough to currently own property in the county are finding it less and less likely that they will ever be able to do so. The county can't wait to take action on this, and the waning pandemic is certainly no reason to ignore the county's housing woes.

MARKET FEASIBILITY

To support the development of the recommendations Montgomery Planning evaluated the market feasibility of constructing the attainable housing typologies proposed within established single-family neighborhoods. The following analysis builds upon and refines the findings from the market study for Missing Middle Housing that the staff presented in support of the Silver Spring Downtown and Adjacent Communities Plan.

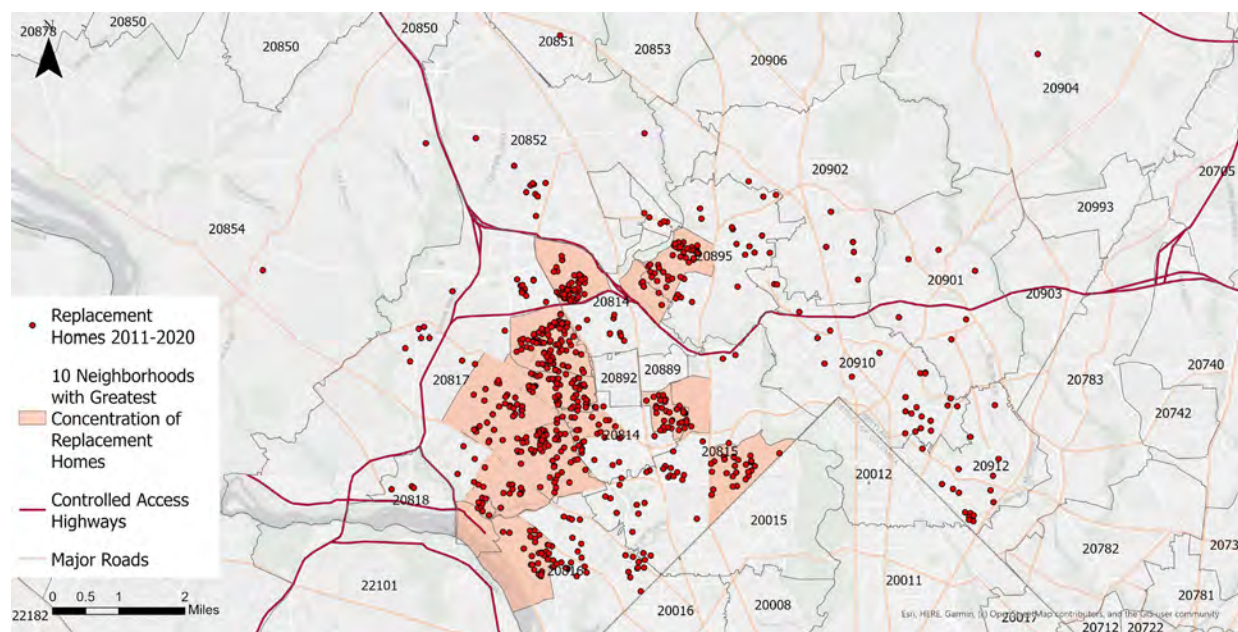
Replacement home builders are the only developers redeveloping existing single-family homes

Replacement homes are the purchase of an existing house by a builder, the demolition of that existing house, and the construction of a replacement home that is then sold at a profit. Replacement homes are substantially larger and more expensive than the prior home that was demolished. Montgomery Planning identified 683 replacement homes built since the year 2011. The original homes averaged 1,500 gross square feet, while the replacement home averaged 3,730 gross square feet.⁵ Builders bought the properties for an average of \$640,000, and then sold the subsequent replacement homes for an average of \$1,635,000. This product is currently the primary redevelopment occurring within established single-family neighborhoods in Montgomery County. In order for multi-unit attainable housing to be feasible, it must be financially competitive with the replacement home industry.

The replacement home industry targets the lower cost and most attainable properties in high demand neighborhoods and converts them into the highest cost properties

In each neighborhood the existing homes that are most attainable are ripe for replacement and there is an active industry replacing them. Under the current zoning and in the current market conditions the only option is to replace them with large single-family homes that are expensive and not attainable.

The replacement home industry centers on Chevy Chase, Bethesda, Kensington, and Silver Spring/Takoma Park (see below map).



The industry targets homes that are between 30 and 70 percent of the average sales price within a neighborhood and converts them into homes selling for more than 130 percent of the average price. Just 10 percent of all single-family properties within neighborhoods where replacement homes were built between 2017 and 2019 sold for between 30 and 70 percent of average sales price; just 13 percent of homes sold for greater than 130 percent of the average price. Replacement home builders were able to acquire 20 percent, or 169 of the 848 properties that sold in the 30 to 70 percent of average value range. This trend is shown graphically on the following chart.

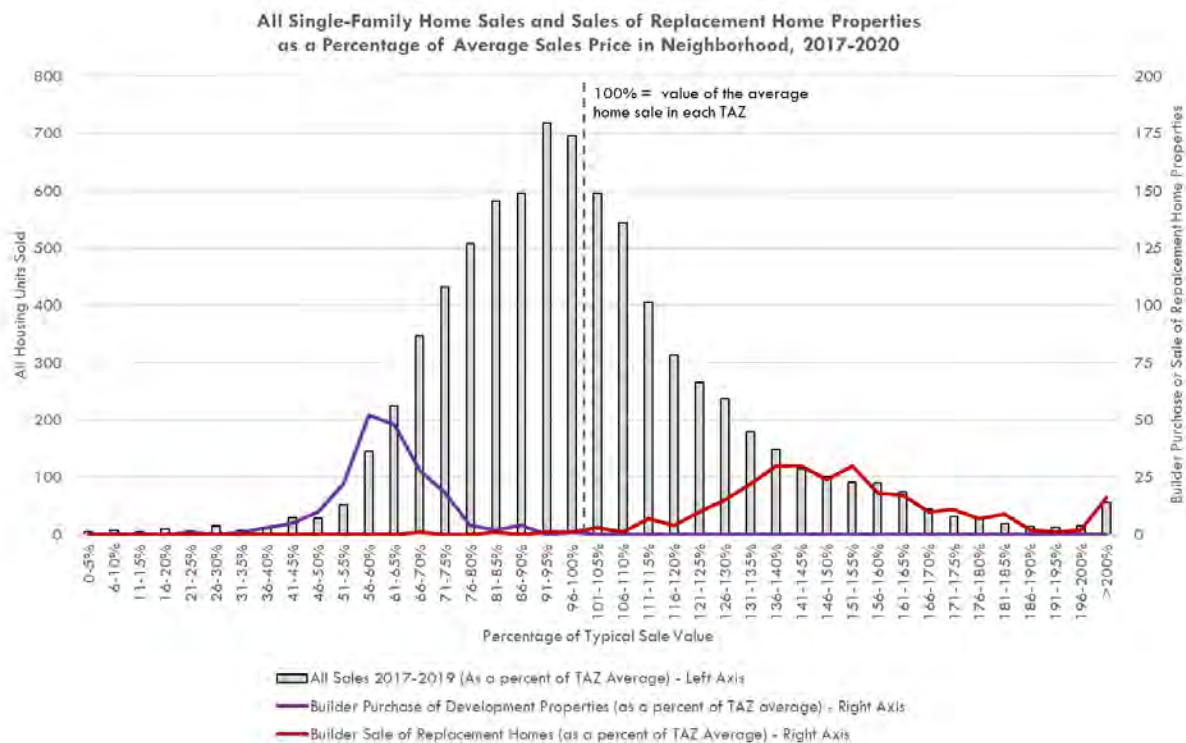


Figure 7 Chart of all single-family home sales as a percent of neighborhood average sales value in neighborhoods (TAZ zones) where new replacement homes were built between 2017 and 2019 (left axis). Builder purchases of properties for development and builder sales as a percent of average home value in each TAZ (right axis).

Within the 10 neighborhoods with the greatest concentration of replacement homes built since 2010, this trend is even more pronounced: replacement home builders acquired 35 percent or 121 of 349 properties that sold for between 30 and 70 percent of average sales price from 2017 to 2019. New replacement homes accounted for 42 percent or 153 of 367 properties that sold for greater than 130 percent of the average sales price in these neighborhoods between 2017 and 2019.

These data indicate that while the replacement home industry is relatively small in comparison to the entire number of housing units in Montgomery County, it is resulting in a significant and meaningful loss of the most attainable single-family properties.

Attainable housing development is feasible; growth will be incremental

The Montgomery County Planning Department finds that the production of attainable housing will be incremental, with what is likely a small number of units built each year. This finding aligns with the Missing Middle market study presented to the Planning Board on March 4 which found that development of smaller and/or less dense multi-unit properties would be unlikely to generate enough value to justify the purchase and redevelopment of homes of average value in many neighborhoods.

Some critics of attainable housing have seized on this finding to claim that it would be impossible to build such development and that therefore the effort is not worthwhile. However, unlikely is not the same as impossible.

More importantly, staff's subsequent analysis of the replacement home industry highlights that the industry does not target average value homes, but rather the few homes of substantially reduced value. The Missing Middle market study (March 2021) did find that house-sized attainable housing would generate enough value to potentially purchase and redevelop properties in the 30 to 70 percent of average value range meaning that some level of development would be feasible. However, as is noted above, there are not many properties that sell within this price range which means that attainable housing development, while feasible, will be incremental and a small portion of the county's housing supply.

Small increases in housing supply will not solve Montgomery County's housing crisis but are nonetheless important and necessary:

- Even one attainable unit built is a positive step in the right direction and is needed as part of Montgomery County's larger strategy to address the housing crisis;
- The development of attainable homes will be incremental, so efforts started today will build over time;
- Enabling development of smaller and more attainable units is essential from an equity perspective and to enable more people to access Montgomery County's highest-opportunity neighborhoods.

The impact of incremental attainable housing to the mix of housing types and infrastructure would be manageable

A benefit of incremental development is that the impact to the existing character and infrastructure of established single-family neighborhoods would be manageable. Montgomery Planning forecasts that the market for house-scale attainable housing will be a small portion of the existing market for replacement homes. It is impossible to estimate or model in advance the precise size of the attainable housing market because no builder in the region has redeveloped existing single-family homes into duplexes, triplexes, or quadplexes in many decades. As high-level benchmarks, staff considered a scenario in which 5 percent of replacement homes instead became multi-unit attainable housing properties, and a more ambitious scenario in which multi-unit attainable housing properties were 30 percent of the replacement home market. These modest scenarios align with input from members of the HEAT involved in real estate sales and development who stated that while this effort is important, they did not believe that many attainable properties would be built in the initial years after passage of the policy.

Examining closely one neighborhood with a notable concentration of replacement homes demonstrates the limited impact to the mix of housing types and infrastructure of allowing the development of multi-unit attainable properties. The neighborhood highlighted below is a portion of TAZ 679 in Kensington. While other neighborhoods in Bethesda and Chevy Chase are better known as the center of the replacement home market, TAZ 679 has one of the most dense concentrations of replacement homes built since 2011: there are 27 replacement homes in the 8 to 10 blocks shown on the below map and 50 built in the entire TAZ. The following graphic shows the replacement homes built since the year 2011, the price the builder received for the replacement home, and the cost they paid for the old house (in parentheses). Statistics for the replacement home industry and housing market for this neighborhood are shown to the right of the map.



Figure 8 Map of a portion of the Kensington neighborhood showing the new replacement homes built between 2011 and 2020, the price those homes sold for, and the price the builder originally acquired the property at (in parentheses). Statistics of the housing market and custom home market in this TAZ are on the right of the graphic.

If 5 percent of replacement homes built over 10 years had instead become multi-unit attainable housing properties, it would have resulted in one or two properties converting to multiple units in the entire 10-block area shown. At 30 percent it would result in 8 properties converting, which is still less than one multi-unit attainable property per block over a 10-year period. Within the map in Figure 5, the stars symbolizing attainable multi-unit properties have been placed randomly over replacement homes to give a sense of the potential scale.

$$5\% \text{ of } 27 = 1 - 2 = \text{★} \quad 30\% = 8 = \text{★} + \text{★}$$



Figure 9 Map of a portion of the Kensington neighborhood showing a hypothetical scenario in which 5% of the 27 replacement homes built between 2011 and 2020, 1 to 2 properties, were instead multi-unit attainable housing properties, and a scenario in which 30%, 8 properties, were instead multi-unit attainable housing.⁶

THRIVE MONTGOMERY 2050 GROWTH MAP

The [Planning Board Draft of Thrive Montgomery 2050](#) proposes a recommitment to concentrating growth in downtowns, town centers, rural villages and developed centers of activity, or nodes, along major transportation corridors to maximize the efficient use of land and create Complete Communities. Correspondingly, Figure 29 in the draft Plan (shown here as Figure 10) includes a map (hereafter referred to as the Thrive Growth Map) that depicts three growth concepts:

- The **Corridor-Focused Growth** area is envisioned as where future growth will be concentrated through compact, infill development and redevelopment. Staff's AHS recommendations are focused in this area.
- The **Limited Growth** area is envisioned as a location for limited, organic growth to meet localized needs for services as well as an opportunity to provide a balanced and diverse range of housing choices to increase racial and socioeconomic integration and achieve Complete Communities in all parts of the county.

⁶ Montgomery Planning presented a different version of this graphic at the third AHS community meeting on 6/2/2021 that included data from 2000 to 2021. As Planning staff detailed at the meeting and on those slides, that presentation was missing data from 2002 to 2004, 2014, and 2016 which depressed the total number of identified new replacement homes. Planning staff was able to fix the data error for 2014 and 2016 and decided to adjust the time period of analysis to 2011 to 2020. This resulted in a slight adjustment to the number of new replacement homes and as a result the number of multi-unit attainable housing properties in the 5% and 30% scenarios.

- The **Rural Areas and Agricultural Reserve** is envisioned for the preservation of land for recreation, agriculture and environmental management for the benefit of the entire county.

The major transportation corridors shown in the Thrive Growth Map include several corridors with existing or planned Bus Rapid Transit (BRT) routes, as identified in the 2013 Countywide Transit Corridors Functional Master Plan. These include Georgia Avenue, MD 355, New Hampshire Avenue, Old Georgetown Road, Randolph Road, University Boulevard, US 29 and Veirs Mill Road. In addition to the BRT corridors, Thrive Montgomery 2050 also identifies two major highways – Connecticut Avenue and River Road – as Growth Corridors.

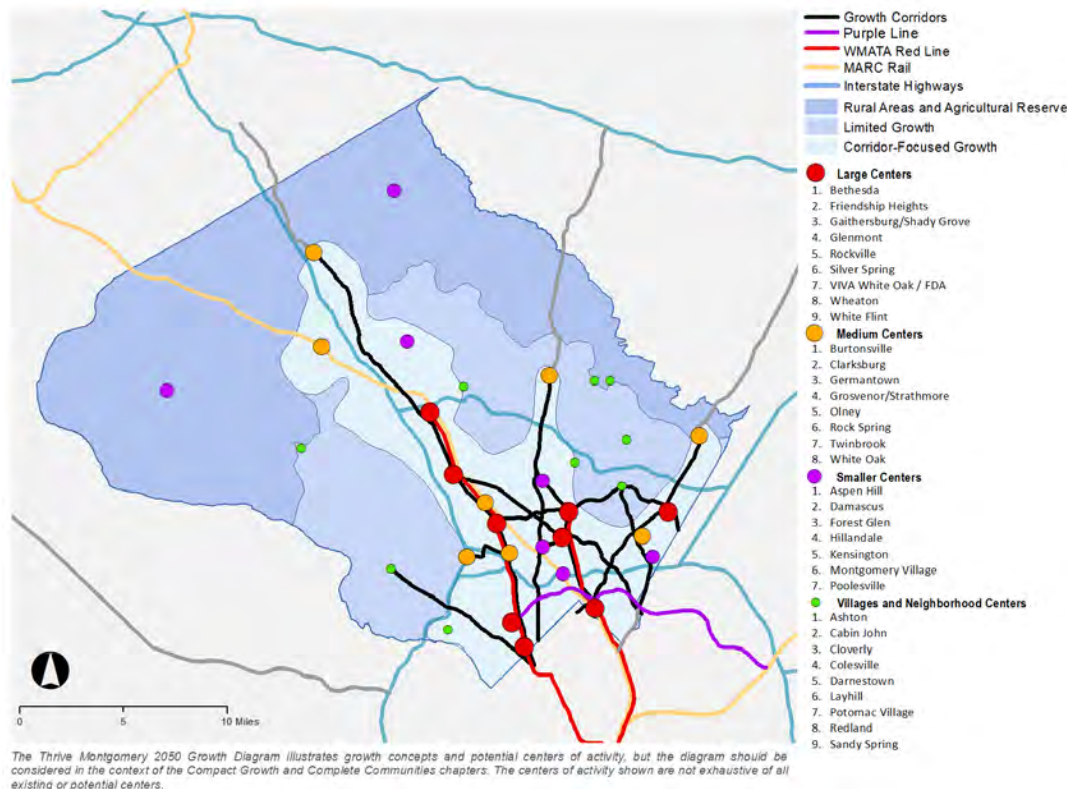


Figure 10 Thrive Montgomery 2050 Growth Map

During recommendation development, staff considered alternatives to this more Corridor-Focused Growth area approach, including allowing the recommendations to apply countywide, limiting the focus to areas within the existing or planned water and sewer service areas, applying recommendations to both the Corridor-Focused Growth and the Limited Growth areas in the Thrive Growth Map, or only applying recommendations narrowly to areas closest to transit and activity centers. Ultimately focusing this effort on the Corridor-Focused Growth area struck a balance in creating a reasonable sized geography with adequate opportunities to integrate new housing typologies to existing neighborhoods. There are opportunities around some of the more rural activity centers or in select areas of the Limited Growth tier in the growth map, but these should be the focus of master plan efforts since growth is not intended to be focused as much in these areas.

PRELIMINARY RECOMMENDATIONS

Staff's preliminary recommendations have been developed with the three primary goals of the AHS initiative (see the [Rationale section](#) of this report) and the three scales of attainable housing (see the [Definition and Scale](#) section of this report) in mind. Continuing the connection to Thrive Montgomery 2050, staff proposes that the following recommendations be targeted to the Corridor-Focused Growth area identified in the Thrive Growth Map:

- In the R-40, R-60, R-90 and R-200 zones, allow house-scale duplexes and triplexes by-right and allow quadplexes by-right in areas closer to transit. In all cases, require conformance with a Planning Board-approved pattern book, which will give guidance on massing, scale, and design to ensure these housing types blend in among single-family homes.
- Create a new optional method of development to encourage consolidation and development of duplexes, cottage courts, townhouses, and small multiplexes and apartments near transit, along the Thrive Growth Corridors, and near the county's centers of activity.
- Support more corridor-focused master plans to identify locations ideal for large scale attainable housing, including townhouses, stacked flats, and apartments along select growth corridors.
- Modify parking standards for attainable housing units to right-size the parking demand and supply.
- Create a new minor subdivision type for the small scale attainable housing.

Additional details on these recommendations are provided in the sections that follow. The first section defines new terminology that forms the framework of staff's efforts. This is followed by recommendations specific to each of the three attainable housing scales and then additional recommendations that may apply to all of the scales.

New Terminology

Multiplex

Staff recommends creating a new building type called a Multiplex, defined as a building that contains three or four units of multi-unit living. Creating a new building type for these living arrangements simplifies the conversation around how to make the small scale attainable housing compatible with existing detached dwellings. As such, the definition for Apartment Building should be amended to include 5 or more units (rather than 4 or more) and the definition for Townhouse Building should be amended to include 4 or more dwellings (rather than 3) that are arranged linearly.

Cottage Courtyard Housing



Figure 11 Example of Cottage Court Housing – Ross Chapin Architects

Staff recommends a new Cottage Courtyard Housing typology available to developers through a new optional method of development. This is a unique type of development where small, individual cottage sized houses are clustered around a central quasi-public open space or courtyard. The building type is a detached house, but the type of living is unique in controlling the size of the dwelling and the arrangement of multiple dwellings that may share a lot, or be on lots without frontage to a public or private street.

Priority Housing District

Staff recommends the delineation of a Priority Housing District as a sub-geography within the Corridor-Focused Growth area. The Priority Housing District should be defined as all of the Corridor-Focused Growth area that falls within a mile of a Metrorail or light rail station, a half mile of a MARC station, or 500 feet of the centerline of a Growth Corridor identified in the Thrive Montgomery 2050 Growth Map. The Priority Housing District is where staff recommends more intensive change, including allowing house-scale quadplexes by-right and allowing the greatest parking reductions.

Staff has currently defined proximity to transit stations and to the Thrive Growth Corridors as straight lines but is considering using distance based on walkshed as a more realistic alternative.

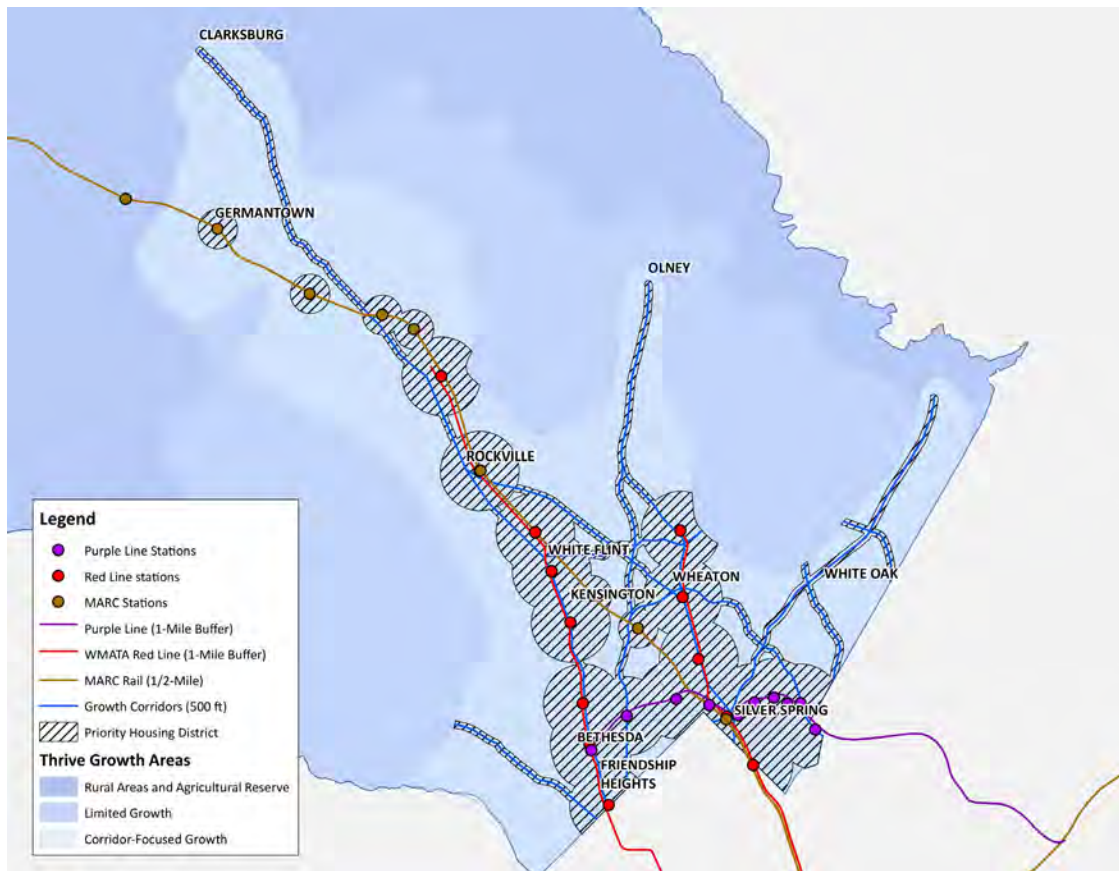


Figure 12 Priority Housing District

Pattern Book

Staff's recommendations to allow duplexes, triplexes and quadplexes by-right in certain geographies rely on new housing conforming to a pattern book. Pattern books are used by many jurisdictions to control architecture or form-based development standards. The AHS pattern book is envisioned to be a complementary document to the development standards within the Zoning Ordinance and would serve as both an extra layer of design control and as an inspiration to property owners considering building attainable housing. The book would provide visuals showing different layouts for duplex and multiplex buildings that conform to the development standards, on a range of different lot sizes and shapes. The exact details of the pattern book are still being worked out, but likely will identify options for the placement of exterior doors, provide parking configuration options, and require some design elements such as rooflines and consistency in façade. The intent is to provide enough detail to ensure new buildings remain house-scale, while providing enough flexibility for buildings to be personalized and varied in style. The pattern book has not been developed yet, but a future Planning Department work program item is scheduled for FY22 that would focus on developing a pattern book. **Staff recommends that this pattern book be completed, approved by the Planning Board following an opportunity for public comment, and available for use by the Department of Permitting Services before allowing any duplex, triplex or quadplex by-right.**

Small Scale Attainable Housing

In the R-40, R-60, R-90 and R-200 zones, allow house-scale duplexes and triplexes by-right and allow quadplexes by-right in the Priority Housing District. In all cases, require conformance with a Planning Board-approved pattern book, to ensure these housing types blend in among single-family homes.

This recommendation forms the foundation of how staff anticipates the smaller scale, residential infill development occurring. Currently, only the R-40 zone has a process for allowing anything other than single-family detached houses as a by-right option (it allows duplexes by-right), although all of the zones allow duplexes and townhouses as part of an optional method MPDU development and/or an optional method Cluster development. While many newer developments, particularly in the upper half of the county have taken advantage of these optional methods of development, much of the lower part of the county built in the post-war era is standard method, and is predominantly one-family detached housing. Allowing duplexes and triplexes by-right, and quadplexes by-right in the Priority Housing District, is a huge step in diversifying the housing options and creating housing opportunities in swaths of the county that have been subject to some of the highest increases in housing prices and have become increasingly unattainable.

Allowing duplexes and multiplexes by-right is an important consideration if the goal is to incentivize the construction of these building types. Any use that is permitted by-right in the Zoning Ordinance is not subject to a layer of review by the Planning Board. Currently many of the county's residential neighborhoods are slowly having their existing housing units replaced with new, much larger homes as a matter of by-right development. Single-family homes are the only allowed residential use, and all a property owner needs to do is secure the correct permits from the Department of Permitting Services to either tear down and rebuild or do substantial renovations and additions to existing houses. The resulting homes are often much larger, increasing, on average, from about 1,500 square feet to larger than 3,700 square feet. It's important to have a process that is almost as easy for creating duplex and multiplex buildings as it is these new large detached buildings if the county is to create a viable alternative to the detached house.

While looking into the practicalities of small scale attainable housing in existing residential neighborhoods, staff developed a number of massing models that laid out possible arrangements of duplex, triplex and quadplex units including on-site parking. Below are a couple of those examples, with the rest available in Attachment 2.

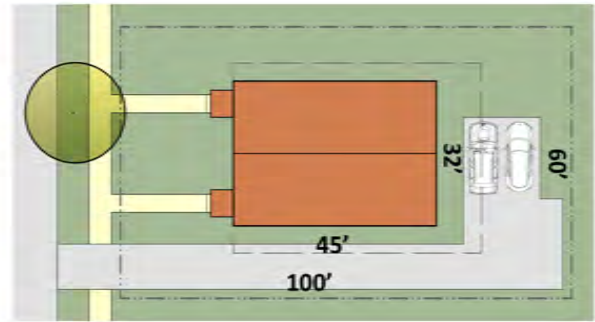
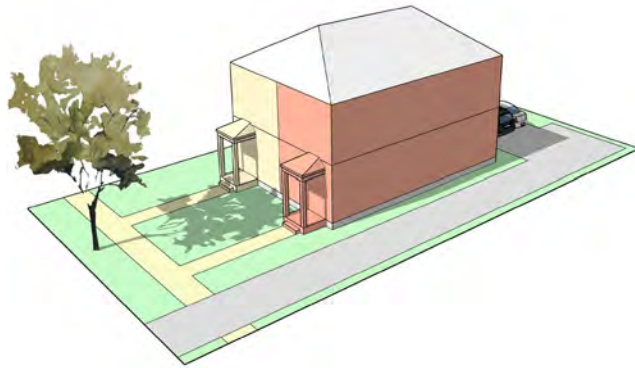


Figure 13 Example of a side-by-side duplex on a typical R-60 lot

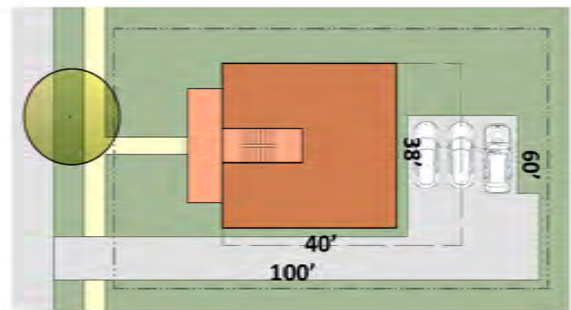
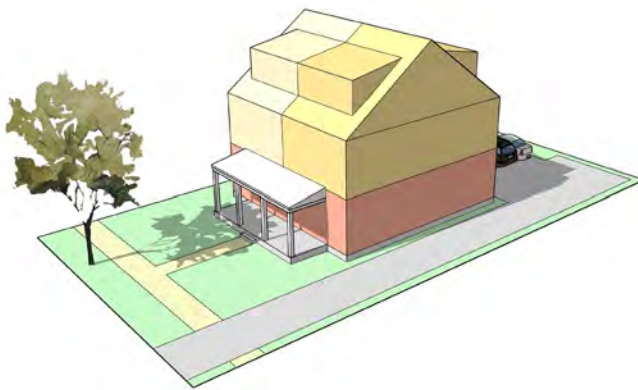


Figure 14 Example of a triplex on a typical R-60 lot.

Staff is recommending limiting quadplexes to the Priority Housing District because it aligns with the Thrive Montgomery 2050 ideas of focusing growth along growth corridors and toward activity centers and limiting growth in more suburban locations. Quadplexes generate the most units and therefore the greatest demand on infrastructure and need for transportation and it is along the corridors and at the activity centers that this need is best met.

Ensuring compatibility of these new duplexes and multiplexes with the existing neighborhoods is an important consideration. To meet this, **staff recommends 1) not reducing the primary development standards for siting a building on a lot, and 2) having a requirement that new duplex and multiplex construction conform to a pattern book.** These are both critical to enabling the by-right permitting of these new dwellings. Each of the residential zones has existing standards that dictate where a detached house can be placed on a lot, and how big it can be. These includes front, side and rear setbacks, lot coverage, and building height. Staff does not recommend making adjustments to these standards when expanding the allowed uses to duplexes or multiplexes. As is evident by the increasing size of detached homes being located on the existing residential lots, the existing standards provide ample buildable

space to construct a building that can comfortably accommodate two or more dwelling units. Additionally, the development standards should be updated to include a new building size maximum standard to limit just how large a structure can be built.

In addition to keeping the development standards the same, requiring conformance to a pattern book would further help keep the scale and form of the new dwellings in character with the existing houses. As described earlier, the pattern book would provide additional details to how a new building must be built that are not regulated by zoning such as where to locate the doors and parking, how to mass the units within the building, and façade considerations to keep the building looking like one large house rather than two or more separate dwellings.

Medium Scale Attainable Housing

Create a new optional method of development for medium scale attainable housing, including multiplexes, small townhouses and stacked flats up to 3 stories tall, along the Thrive-identified Growth Corridors and adjacent to the medium and large Thrive centers of activity.

In looking for strategies to increase the supply of attainable housing consistent with the vision of Thrive Montgomery 2050, staff has identified the Thrive growth corridors as locations to focus more intense levels of growth than is appropriate for the interior of existing neighborhoods. Many of the Thrive Growth Corridors are fronted with existing single-family detached houses, often with front yards and driveways directly accessing the major roads. **Staff recommends creating a new optional method of development to provide opportunities to assemble lots and construct medium scale attainable housing (including townhouses, stacked flats and multiplexes three stories or less in height) on properties fronting the main Growth Corridor roadways.** These new dwellings would be subject to Planning Board review through Preliminary and Site Plans.

The new optional method of development, called the Attainable Housing optional method (AHOM), would work much the same way as the existing optional methods, MPDU and Cluster, work today. Once a minimum tract area is met, property owners have the option to use this optional method, which provides review and standards flexibility in exchange for a Site Plan and a benefit to the public and county. With the MPDU option that benefit is more than the minimum required number of MPDUs and with the Cluster option it's an increase in open space and environmental protection. The Attainable Housing option would require development to provide units that are size limited as a means of ensuring the development is more price attainable than it may otherwise have been.

The AHOM would be similar in its construct to the MPDU option and would allow cottage courts, duplexes, multiplexes, townhouses and smaller apartments. Lot sizes, setbacks, coverage and building heights would be similar to those allowed by the MPDU optional method today. Staff is specifically not including standard detached houses as an option because the intent along these Growth Corridors is to focus on development of the recommended attainable housing typologies. The AHOM would start with a base density set higher than the underlying zone and would provide a further density bonus for projects that have an average dwelling size smaller than the maximum. The average unit size maximum is staff's recommended way of providing an attainability target. The average unit size maximum would be calculated across all unit types provided in a project and is designed to allow some units to be larger

to respond to market complexities and to provide more family sized units that are counterbalanced with smaller units.

Geographically, staff recommends the AHOM only be applicable to tracts that directly front one of the Thrive Growth Corridor roadways or that are adjacent to the medium and large Thrive centers of activity, as identified in Thrive. This allows the medium scale housing options to serve as a transition between the corridors and centers of activity, and the interior neighborhoods and small scale housing. At a future work session, staff will present the Planning Board with options for determining adjacency to a center of activity, including distance from a key intersection, proximity to properties in a commercial/residential zone, and/or residential properties located within the county's Central Business Districts.

Large Scale Attainable Housing

Focus future master plan efforts on corridors to target areas for large scale attainable housing using existing Commercial/Residential zones.

Part of staff's analysis looked at the opportunity for residentially zoned land on the Thrive Growth Corridors to support even larger scale housing (up to 4 stories and longer structures) than is available through the proposed medium scale AHOM. This scale of building is most appropriate after the full analysis undertaken during a local master plan process, which may recommend rezoning particular parcels.

Other Code Changes to Support Attainable Housing

Apply new parking standards to duplexes and multiplexes that are built by-right within the residential zones, and to the Attainable Housing optional method of development.

Currently, the Zoning Ordinance requires off-street parking for two cars for each detached or attached dwelling unit in the residential zones. While requiring this amount of parking may be necessary for some families, especially in areas with limited access to transit, it is not needed everywhere or for everyone. During the last update to the accessory dwelling unit standards, Motor Vehicle Administration car registration data showed an average of 1.9 cars registered to residents of single-family detached units within a 1-mile transmit buffer of the red line and purple line stations and the R-60, R-90, and R-200 zones. Furthermore, 11 percent of households had no cars registered and 26 percent had one car registered. Since all of the new dwelling types considered through the AHS initiative are attached unit types, and are focused in the more connected parts of the county, **staff recommends reducing the minimum parking standard for duplex and multiplex units built by-right within the residential zones to one space per unit.** As a minimum, more parking may be provided if the owner or builder considers that necessary. Similarly, new development approved through the AHOM should also be eligible to provide only one space per dwelling unit, because of the unit types and sizes anticipated. Parking takes up valuable space, creates additional impervious surfaces and costs money to build, so right-sizing the requirements to the need is a major benefit.

Allow reductions in required parking for development near transit and the Thrive Growth Corridors.

In addition to setting a new lower baseline of parking for new duplex and multiplex units, and new development under the AHOM, **staff recommends further reducing parking minimums by 50 percent**

for any new projects within the Priority Housing District. These areas either have or are planned to have higher frequency transit service and have the best access to amenities and infrastructure that support walking and biking. This would be a voluntary reduction but may provide opportunities for attainable housing on smaller constrained lots, or near major transit.

Create a new type of minor-subdivision to support the small scale attainable housing.

While there has been a lot of emphasis placed on creating new, efficient zoning standards to allow the small scale attainable housing options in existing neighborhoods, the existing subdivision process should also be evaluated for potential efficiencies. It has been made clear through numerous public correspondence and through the HEAT workgroup that streamlining the development process is imperative to making attainable housing a reality.

Minor subdivisions, under Division 50.7 of the County Code, do not require the submission and review of a preliminary plan or administrative subdivision plan prior to platting. Currently, under Section 50.7.1, there are nine circumstances that permit a minor subdivision process. These situations all share similar situations around either modifications to existing recorded land, or special provisions for unique historic situations. **Staff recommends creating a new minor subdivision process for the creation of certain residential lots for duplex and multiplex buildings.** Staff's zoning recommendations remain silent on whether subdivision is required for a duplex or multiplex, leaving that decision up to each property owner to decide. If subdivision is desired for total ownership of both a dwelling and the land, this minor subdivision should be an option. The provisions would apply only to one existing platted lot or the consolidation and subdivision of no more than two adjacent platted lots into new smaller lots for duplex or multiplex units. In such a small subdivision there is little the preliminary or administrative processes would benefit the county since the land is already identified on a plat and is already in residential use. Any appropriate impact taxes or fees would still be collected at the time of building permit and if dedication was deemed necessary it could still be reviewed and reflected on the resulting plat(s).

CATALYST POLICIES AND PROGRAMS

Apart from changes to zoning mentioned above, **staff recommends consideration of other catalyst policies** and programs that will:

1. Encourage and advance the production of attainable housing.
2. Build on the advantages of attainable housing for communities and neighborhoods.

These policies and programs can be categorized broadly as, homeowner-focused and community-focused. Homeowner-focused policies will assist homeowners who would like to convert their properties into duplexes or multiplexes. The community-focused policies will provide incentives and benefits to areas where a transition to duplexes or multiplexes has occurred.

Formulating and implementing these policies and program will require a countywide effort and robust interagency coordination. It is also important to have private entities such as community organizations and non-profits deeply involved with implementation.

Homeowner-Focused Catalyst Policies and Programs

Homeowners in single-family neighborhoods can play an important role in alleviating the attainability crisis in the county. According to the Planning Board draft of Thrive Montgomery 2050, “80,000 owner households or 32 percent of owner households, are over-housed” (2 more bedrooms than there are people). Similarly, the [2018 Housing for Older Adults Study](#) found up to 22,955 “overhoused” older adult households in the county, many of whom own their homes free and clear. This represents an opportunity that can serve both current and future residents of the county in a meaningful way.

Homeowner-focused policies and programs should accomplish the following goals:

1. Create opportunities for seniors to age in place while addressing the issue of overhousing and housing-related cost burdens.
2. Provide necessary support to current homeowners interested in modifying their primary residence. This support may be both financial and technical.
3. Encourage current homeowners to continue to live in their neighborhood of choice while meaningfully adding to the housing stock in the county.
4. Streamline the processes associated with attainable housing production on single-family lots to an extent that homeowner participation in conversion of single-family homes is high.
5. Ensure that high-equity low income residents have multiple opportunities to participate in attainable housing production and use.
6. Create favorable conditions for existing and new homeowners and renters to enjoy the new attainable housing typologies.

Community-Focused Catalyst Policies and Programs

The goal of community-focused catalyst policies and programs is to provide geographically targeted support to communities that see a meaningful increase in attainable housing typologies. While staff believes that the impact of additional housing production is positive and can be managed through existing mechanisms, growing communities need additional resources and focus.

Community-focused policies and programs should accomplish the following goals:

1. Follow geographies that see growth in attainable housing typologies and respond to real and perceived challenges as they arise.
2. Provide workforce and financial resources to growing communities.
3. Coordinate investments in attainable housing with other community focused investments.
4. Support neighborhood level resources such as parks, community centers etc. based on the growth in attainable housing in the service area.
5. Address environmental and amenity stress concerns by providing support as needed.

CONCLUSION AND NEXT STEPS

Staff is recommending making changes to the Zoning Ordinance to allow the development of more diverse types of housing in Montgomery County. With Planning Board agreement, the next steps would be to conduct work sessions with the Board to finalize the details of recommendations to be sent to the County Council. These work sessions are tentatively scheduled for July 8 and July 22.

While staff believes these zoning changes are important steps in addressing the housing crisis and meeting the county's equity goals, staff also recognizes that it's not enough to make zoning changes. There are other pieces involved – from financing, permitting, and subdivision that need to work hand in hand and involve other agencies in meeting the challenge of building attainable housing. The Attainable Housing Strategies initiative is one part of a coordinated, multi-agency, multi-partner initiative aimed at building more types of housing.

ATTACHMENTS

- 1.) Letter from the County Council
- 2.) Modeling of attainable housing types



MONTGOMERY COUNTY COUNCIL

ROCKVILLE, MARYLAND

Casey Anderson, Chair
Montgomery County Planning Board
Gwen Wright, Director
Montgomery County Planning Department
2425 Reedie Drive, 14th Floor
Wheaton, MD 20902

March 4, 2021

Dear Chair Anderson and Director Wright:

On behalf of the Council, we write to request that the Planning Board consider zoning reforms that would allow greater opportunities for Missing Middle housing in Montgomery County, provide opportunity for public input, and transmit to us a Zoning Text Amendment with your recommendations. This process was suggested by PHED Chair Riemer in the attached memo to colleagues and a majority of Councilmembers have agreed. Councilmember Riemer attached a draft ZTA and fact sheet for your consideration, and we hope you will consider the concepts in ZTA 20-07, introduced by Councilmember Jawando.

If we can receive your recommendations shortly after we receive the Thrive 2050 plan, we could hear from the community and complete our work by the end of the year.

We look forward to engaging in this important discussion.

Regards,

A handwritten signature in black ink, appearing to read "Tom Hucker".

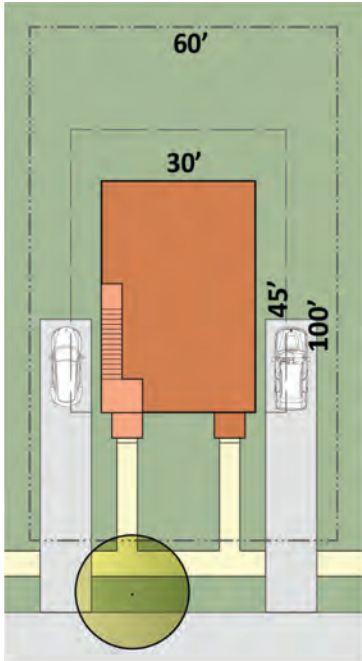
Tom Hucker
Council President

A handwritten signature in black ink, appearing to read "Hans Riemer".

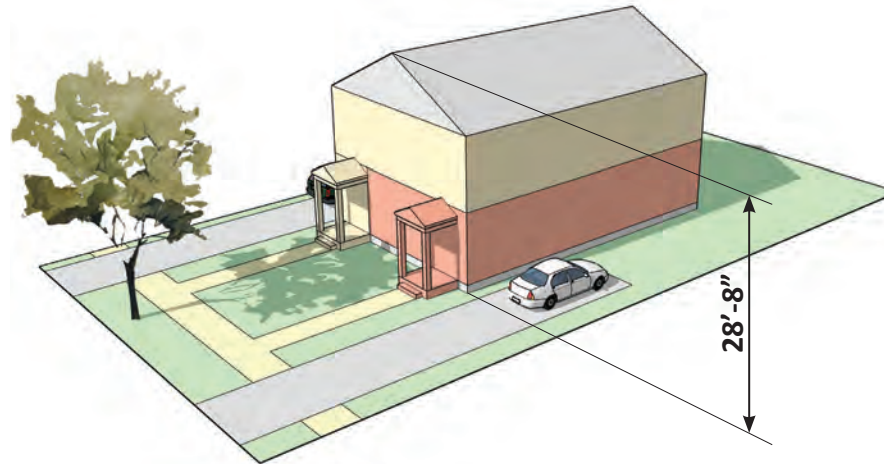
Hans Riemer
Chair
Planning, Housing and Economic Development Committee

ATTACHMENT 2

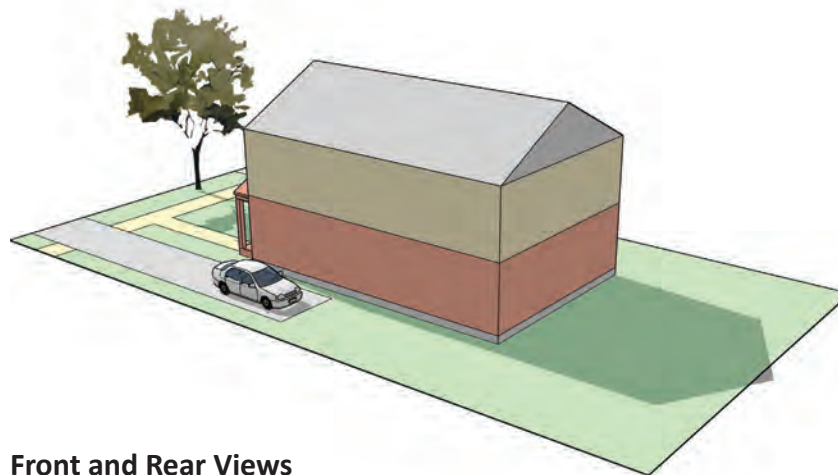
While looking into the practicalities of small scale attainable housing in existing residential neighborhoods, staff developed a number of massing models that laid out possible arrangements of duplex, triplex and quadplex units including on-site parking. Attached are examples.



Site Plan

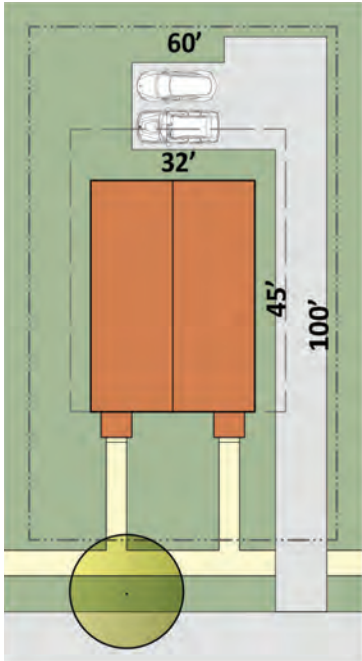


Front and Rear Views

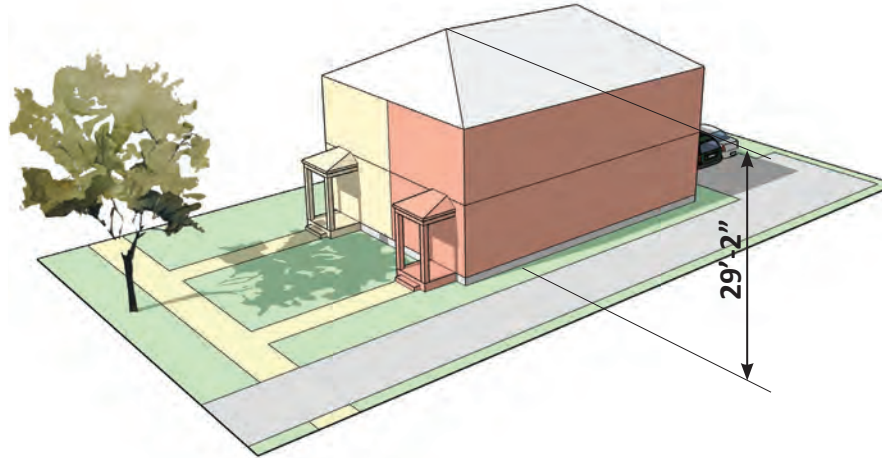


Duplex (Stacked Flats)

Lot Size:	6,000 sf
Building Footprint:	1,350 sf
Lot Coverage:	22.5%
Unit Size:	1,225 sf each
Parking:	1.0 space per unit

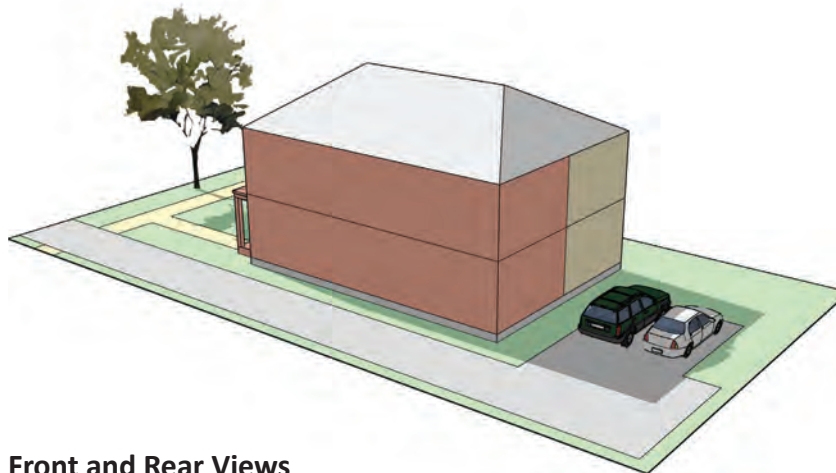


Site Plan

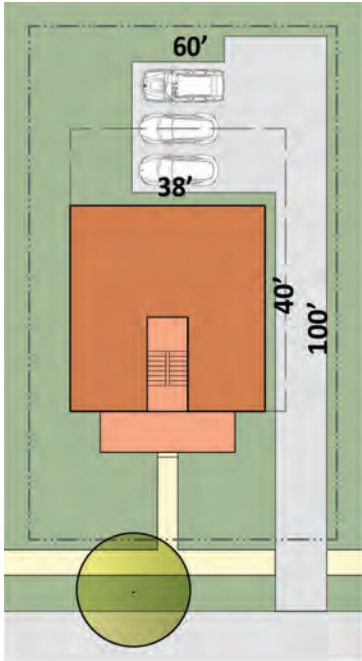


Duplex (Side by Side)

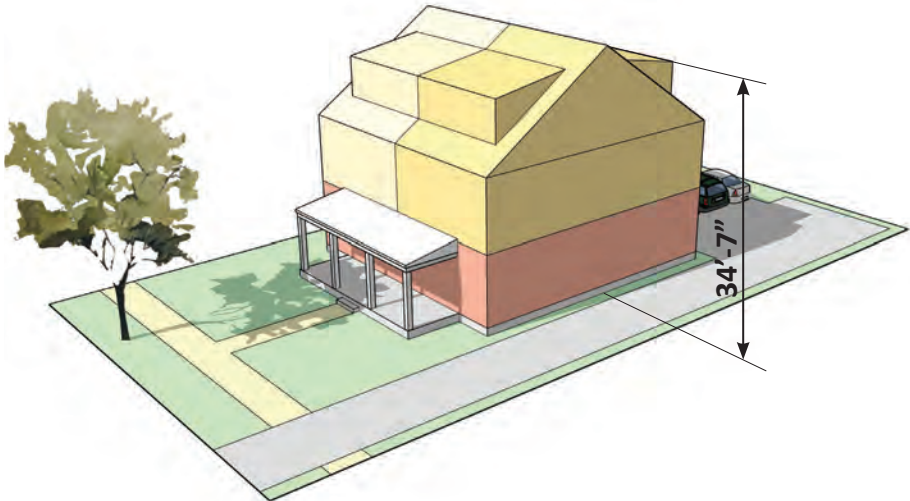
Lot Size:	6,000 sf
Building Footprint:	1,440 sf
Lot Coverage:	24%
Unit Size:	1,440 sf each
Parking:	1.0 space per unit



Front and Rear Views

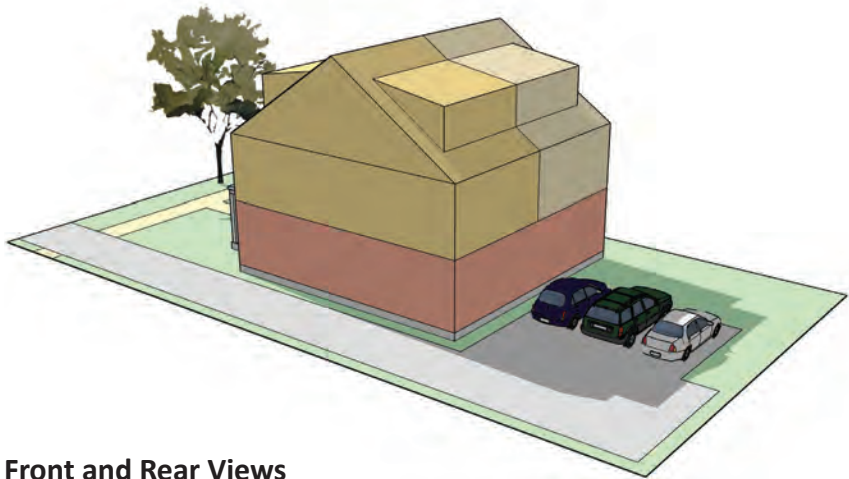


Site Plan

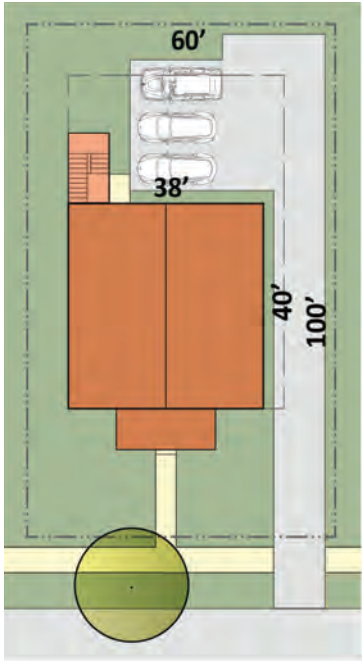


**Triplex (Flat Below/
Side by Side Above)**

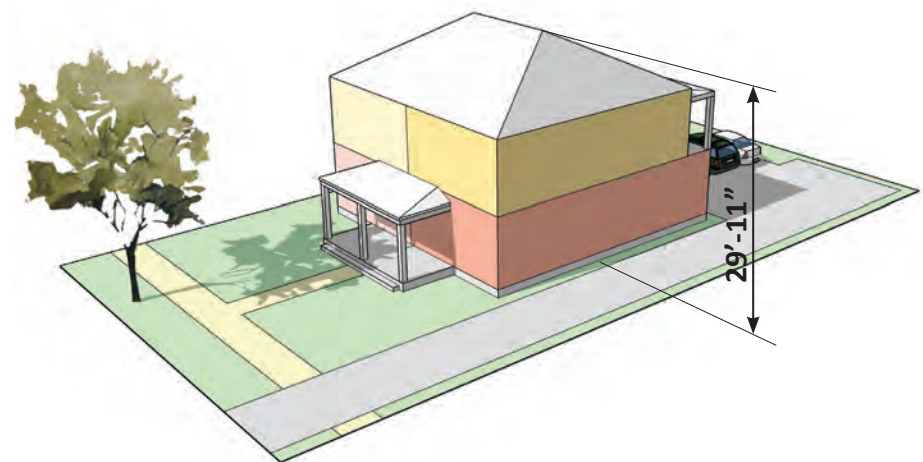
Lot Size:	6,000 sf
Building Footprint:	1,520 sf
Lot Coverage:	25.33%
Unit Size:	1,374 sf (1st fl.) 1,265 sf (2nd/3rd fl.)
Parking:	1.0 space per unit



Front and Rear Views



Site Plan

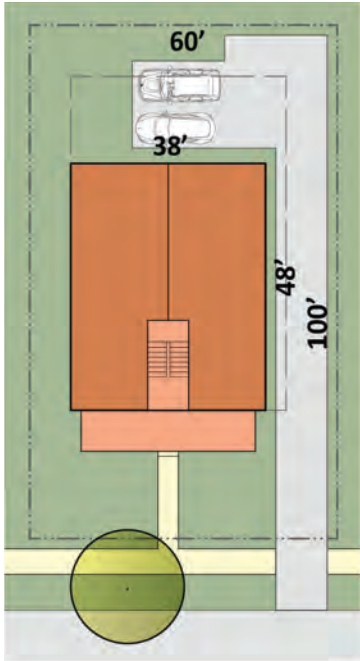


Quadplex (External Staircase)

Lot Size:	6,000 sf
Building Footprint:	1,596 sf
Lot Coverage:	26.6%
Unit Size:	760 sf each (1st fl.) 665 sf each (2nd fl.)
Parking:	0.75 space per unit



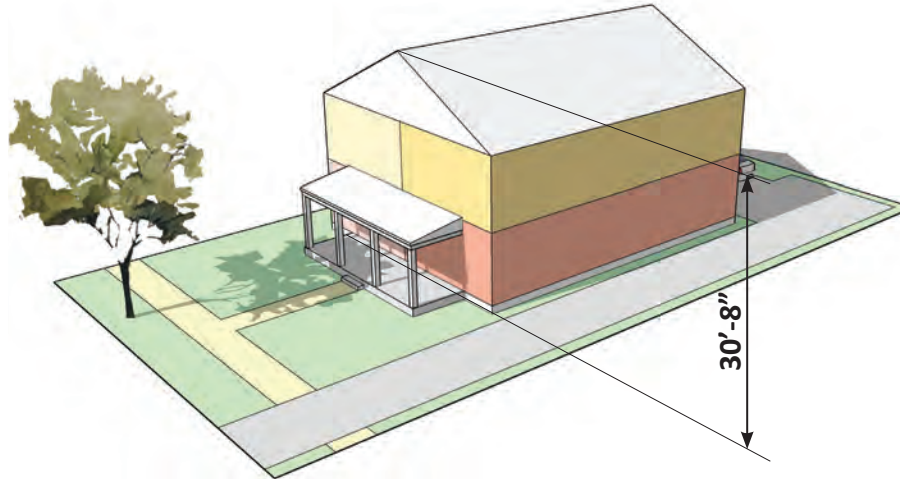
Front and Rear Views



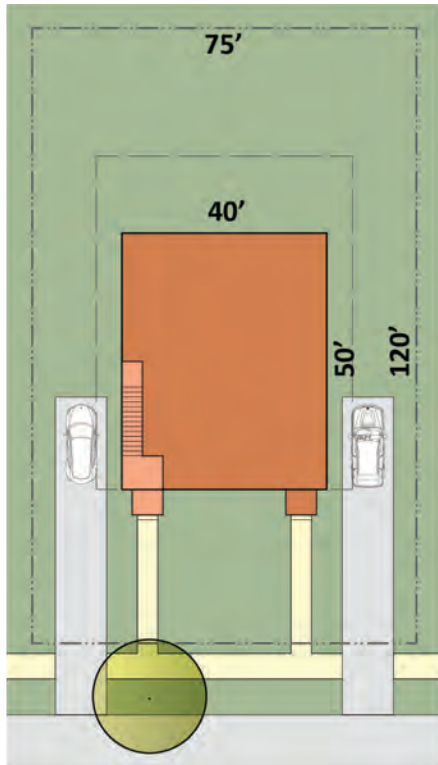
Site Plan

Quadplex (Internal Staircase)

Lot Size:	6,000 sf
Building Footprint:	1,824 sf
Lot Coverage:	30.4%
Unit Size:	842 sf each
Parking:	0.50 space per unit



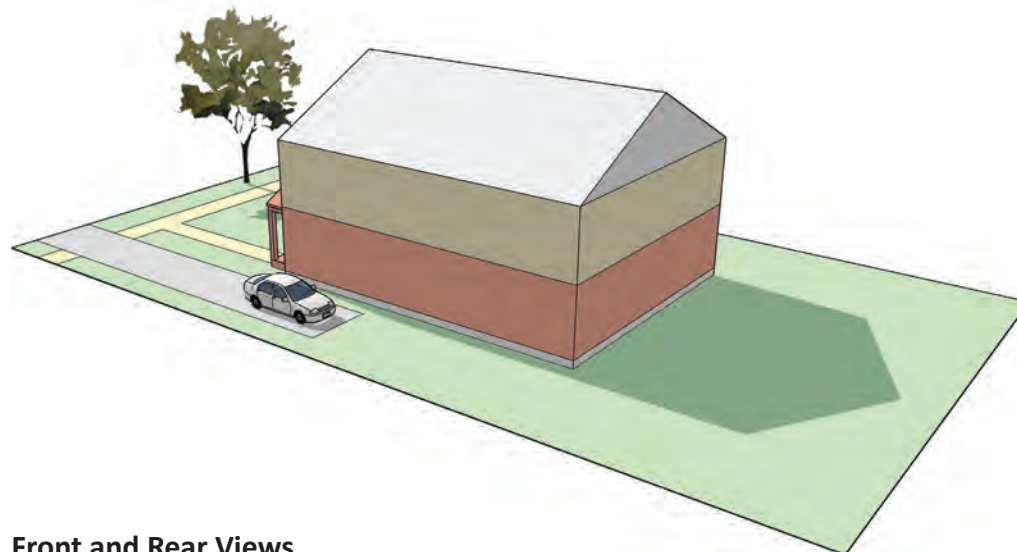
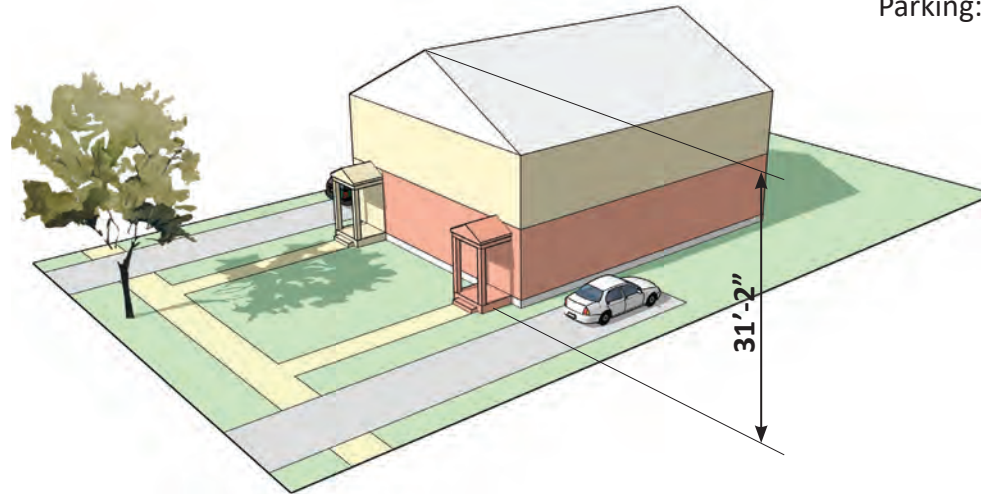
Front and Rear Views



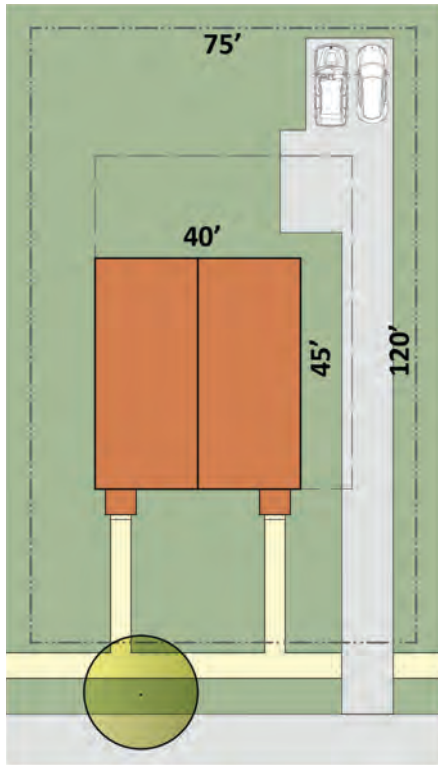
Site Plan

Duplex (Stacked Flats)

Lot Size:	9,000 sf
Building Footprint:	2,000 sf
Lot Coverage:	22.22%
Unit Size:	1,874 sf each
Parking:	1.0 space per unit



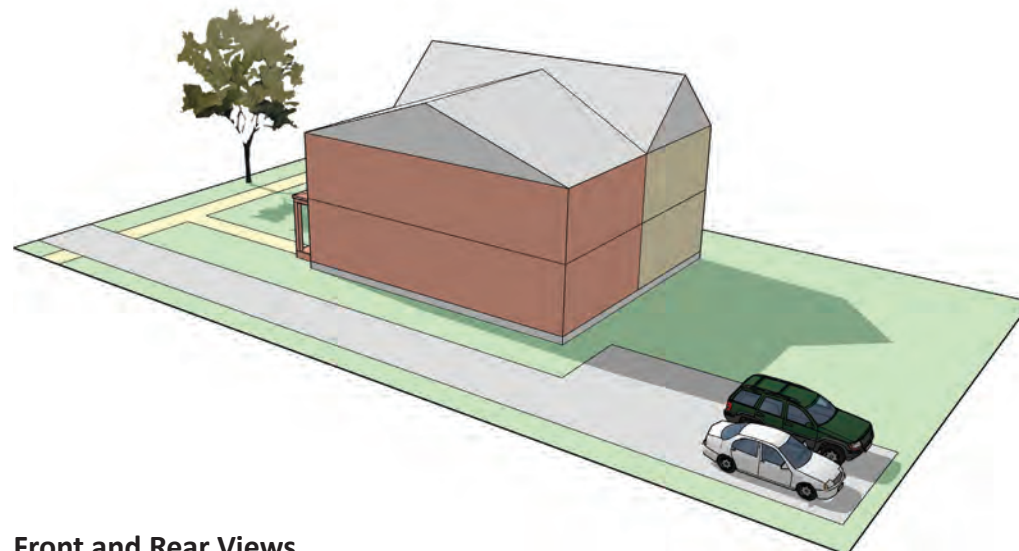
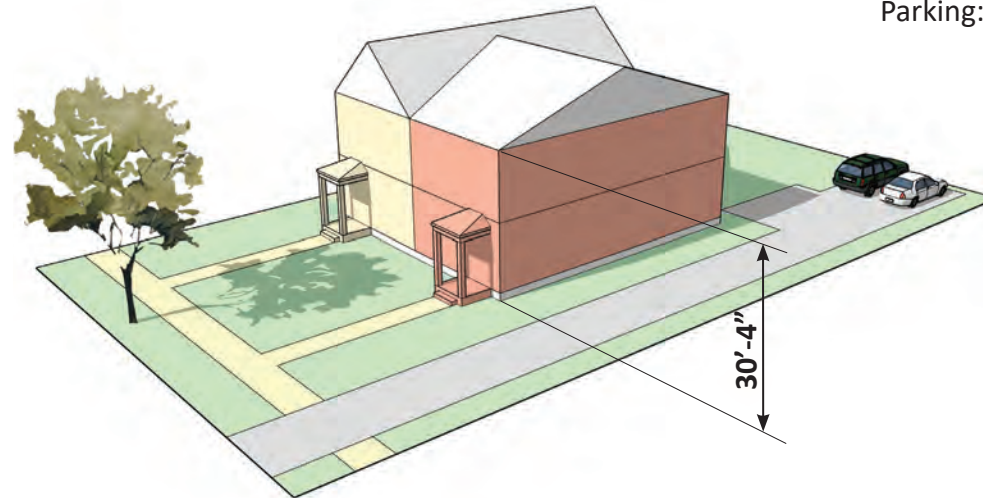
Front and Rear Views



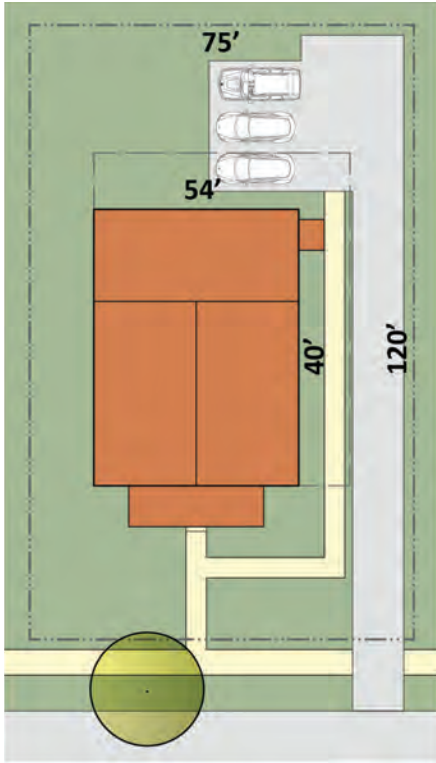
Site Plan

Duplex (Side by Side)

Lot Size:	9,000 sf
Building Footprint:	1,800 sf
Lot Coverage:	20%
Unit Size:	1,800 sf each
Parking:	1.0 space per unit



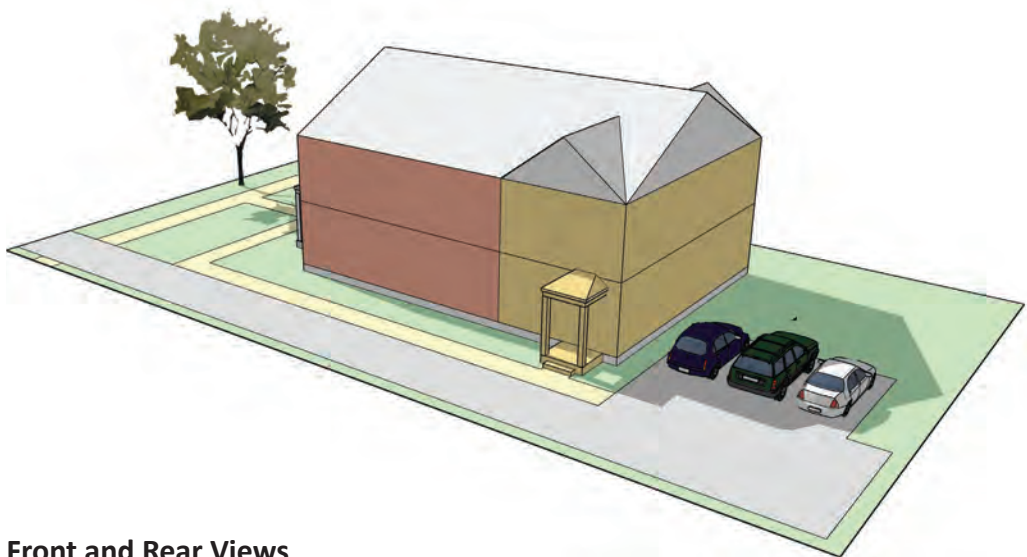
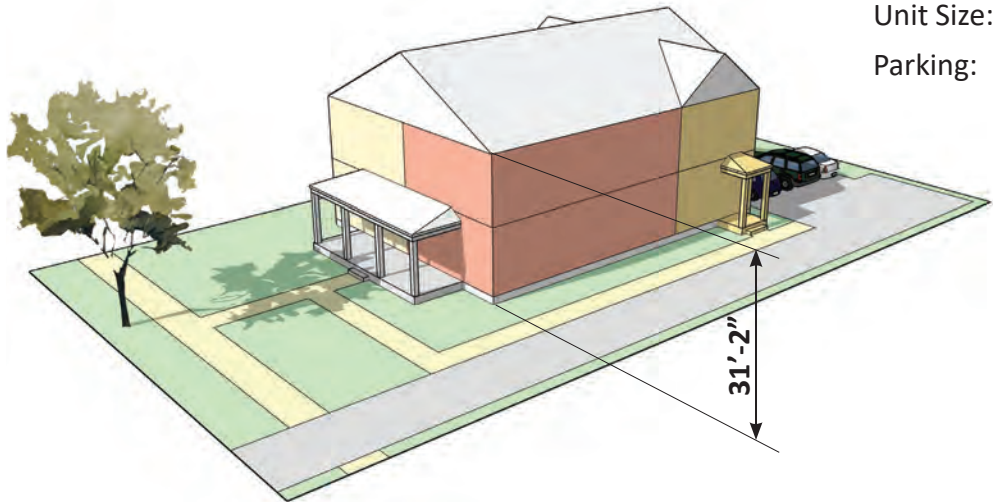
Front and Rear Views



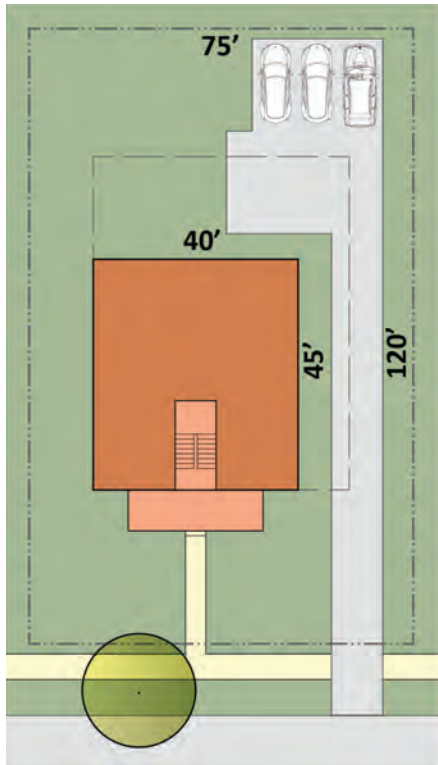
Site Plan

**Triplex (Side by Side on Front/
Unit in Back)**

Lot Size:	9,000 sf
Building Footprint:	2,160 sf
Lot Coverage:	24%
Unit Size:	1,400 sf each
Parking:	1.0 space per unit



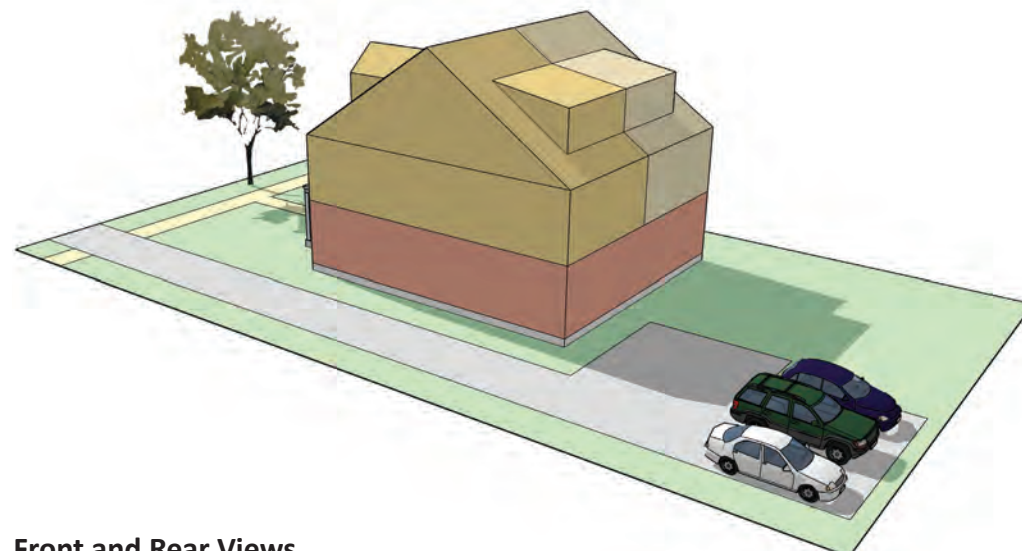
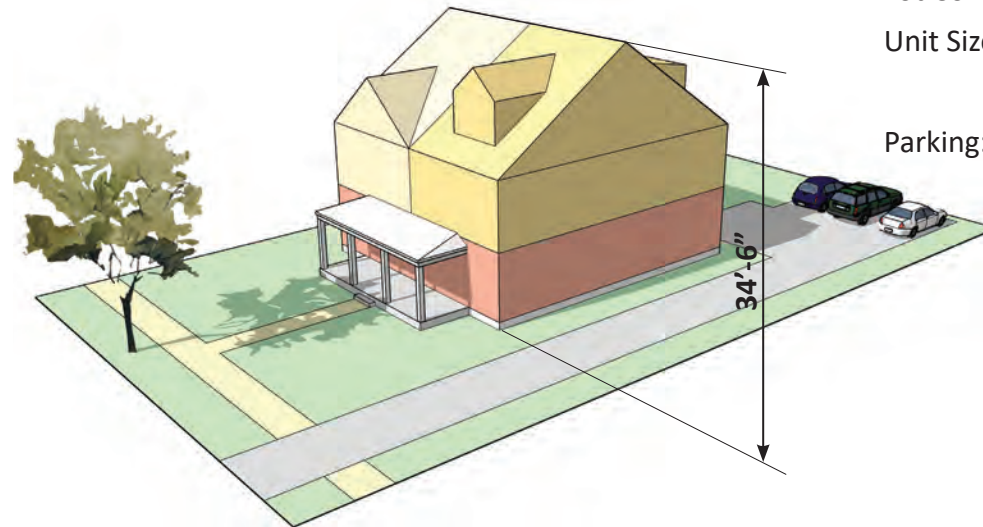
Front and Rear Views



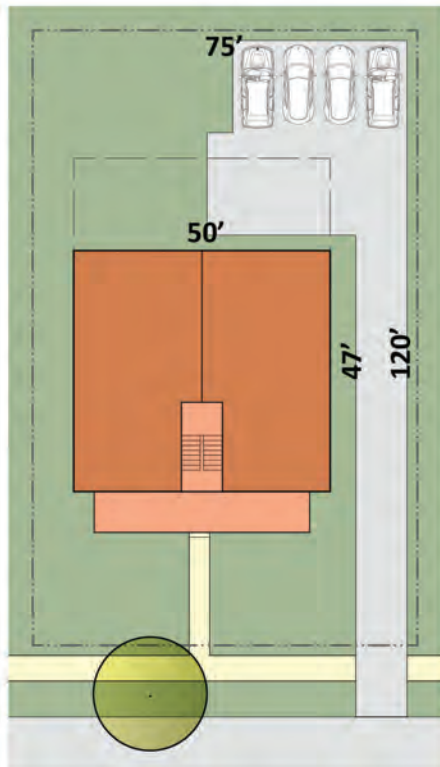
Site Plan

Triplex (Flat Below/ Side by Side Above)

Lot Size:	9,000 sf
Building Footprint:	1,800 sf
Lot Coverage:	20%
Unit Size:	1,660 sf (1st fl.) 1,540 sf (2nd/3rd fl.)
Parking:	1.0 space per unit



Front and Rear Views



Site Plan

Quadplex (Internal Staircase)

Lot Size:	9,000 sf
Building Footprint:	2,350 sf
Lot Coverage:	26.11%
Unit Size:	1,105 sf each
Parking:	1.0 space per unit



Front and Rear Views