

## ATTAINABLE HOUSING STRATEGIES PANEL DISCUSSION

### LESSONS LEARNED: A CONVERSATION ON EXPANDING HOUSING TYPES FROM ACROSS THE COUNTRY

#### Lessons learned: A conversation on expanding housing types from across the country



**Lisa Bender**  
Former Minneapolis  
City Council President



**Regina C. Gray**  
Director of the Division of Affordable  
Housing Research and Technology  
Division, U.S. Department of Housing  
and Urban Development



**Erin Dey**  
Real Estate Director, DevNW



**Kellie Brown**  
Comprehensive Planning Section  
Supervisor, Department of  
Community Planning, Housing and  
Development, Arlington County, VA

[montgomeryplanning.org/housing](https://montgomeryplanning.org/housing)



Attainable Housing Strategies

Montgomery Planning

#### Description

The Planning Board will participate in a panel discussion with representatives and practitioners from other jurisdictions and HUD on lessons learned and best practices for adding more diverse housing options in our single-family neighborhoods.

ymg	Lisa Govoni, Planner IV, Countywide Planning & Policy, <a href="mailto:lisa.govoni@montgomeryplanning.org">lisa.govoni@montgomeryplanning.org</a> , 301-650-5624
BB	Benjamin Berbert, Planner III, Countywide Planning & Policy, <a href="mailto:benjamin.berbert@montgomeryplanning.org">benjamin.berbert@montgomeryplanning.org</a> , 301-495-4644
ZA	Zubin Adrianvala, Planner III, Mid-County Planning, <a href="mailto:zubin.adrianvala@montgomeryplanning.org">zubin.adrianvala@montgomeryplanning.org</a> , 301-495-4732
JS	Jason Sartori, Chief, Countywide Planning & Policy, <a href="mailto:jason.sartori@montgomeryplanning.org">jason.sartori@montgomeryplanning.org</a> , 301-495-2172

## SUMMARY

- The Montgomery Planning Board is holding a virtual event on expanding housing types during the Planning Board’s February 24 meeting from 6 to 7:30 p.m. This special event, “*Lessons learned: A conversation on expanding housing types from across the country,*” will take place during the regularly scheduled Planning Board meeting and will be streamed live on the [Planning Board’s website](#) and will later be available to watch on demand. It will feature an esteemed panel of housing experts who will discuss lessons learned through efforts to broaden housing types in their region, such as house-scale duplexes, triplexes, and quadplexes. Registration is not required.

EVENT INFORMATION

Event Type

Panel Discussion

Date

2/24/2022 – 6:00 p.m. -7:30 p.m.

Lead Planner

Lisa Govoni

Planning Division

Countywide Planning & Policy

Staff Contact

[lisa.govoni@montgomeryplanning.org](mailto:lisa.govoni@montgomeryplanning.org),  
301-650-5624

Planning Board Information

MCPB  
Item No. 9

## DESCRIPTION

On March 4, Montgomery County Council directed Montgomery Planning staff to “consider zoning reforms that would allow greater opportunities for Missing Middle Housing in Montgomery County.” To explore these housing options and to provide a comprehensive overview of housing options in the county, Montgomery Planning launched 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. Planning Staff has had multiple work sessions with the Planning Board to discuss their AHS recommendations to the County Council. At the sixth work session on December 9, 2021, the Planning Board directed staff to pull together a panel of housing experts to have a broader discussion about the benefits and challenges of expanding housing opportunity. This report provides more information on the panel discussion with the Board where Planning staff will moderate a discussion between the Planning Board and esteemed housing experts.

The Planning Board will use this event to examine how states such as Oregon, cities like Minneapolis, and, more locally, Virginia’s Arlington County are navigating changes to implement more housing choice. The Board will engage in a discussion with the panel to see how the panelists’ experiences and best practices can be applied to Montgomery County and the [Attainable Housing Strategies initiative](#). Introductions to the event will be provided by Councilmember Will Jawando, an at-large member of the Montgomery County Council.

Community members are invited to submit questions for the panel discussion until February 23 on Twitter, Facebook, and Instagram by using #MoCoHousingPanel. They may also submit questions by using the “Connect” form towards the bottom of the [Attainable Housing Strategies webpage](#).

Following this virtual event, the Planning Board will hold its seventh Attainable Housing Strategies work session in early Spring. The work session will focus on the specific zoning modifications that would implement the recommendations identified in the Attainable Housing Strategies final report. The recommended zoning modifications will be included as an additional appendix to the report. Planning staff will also provide an appendix outlining how other jurisdictions have addressed similar housing initiatives before the report is finalized. The final report will be transmitted to the Montgomery County Council following final County Council action on [Thrive Montgomery 2050](#). Any potential changes to policy or zoning that result from the Attainable Housing Strategies initiative will be the result of County Council action. The County Council has the final say on any amendments to the county’s zoning ordinance.

---

## PANELISTS

Panelists currently include:

**Lisa Bender, former President of the Minneapolis City Council (MN)** - Lisa Bender is the former



President and member of the Minneapolis City Council who has championed creating more attainable housing options through single-family zoning reform. She was President when the City Council voted to eliminate single-family zoning throughout Minneapolis in 2018, which accounted for up to 70 percent of its total land area at that time. In addition to housing policy, Lisa has supported racial equity and climate resilience efforts by leading the adoption of the Minneapolis 2040 Plan and the city's \$400 million investment in complete streets and Vision Zero. Prior to taking office, she had over a decade of experience working in planning in the areas of

transportation and land use policies. Lisa has a Master's Degree in City and Regional Planning from UC Berkeley.



**Kellie Brown, Comprehensive Planning Section Supervisor, Department of Community Planning, Housing and Development, Arlington County, VA**—Kellie is a Comprehensive

Planning Supervisor in the Arlington County Planning Division. She has over 15 years of experience as a planner in both the public and private sectors. Her current work focuses on leading a team of planners conducting long-range planning studies, small area plans, and expanding housing choice initiatives including Arlington County's Missing Middle Housing Study scheduled to be completed in late 2022. Kellie's career has included positions with Arlington's

Comprehensive Planning Team, the county's Neighborhood Conservation Section, and consulting work for real estate and economic development clients. She holds a Bachelor of Science degree from Georgetown University, and a Master of Community Planning degree from the University of Maryland.

**Erin Dey, Real Estate Director, DevNW**—Erin is currently the Real Estate Director at DevNW, a community-based economic development corporation located in Western Oregon. As the Real Estate Director, Erin both strategically manages DevNW's existing asset portfolio as well as drives its real estate development pipeline. DevNW's Real Estate Development team is not only spear-heading the affordable home-ownership development effort in Oregon but has also successfully integrated a variety of Missing Middle Housing typologies into DevNW's portfolio to increase housing access for Oregonians at all income levels. Erin earned her MS in Real Estate from Georgetown University and is also currently a Licensed Independent Clinical Social Worker in the State of Oregon. She serves on several land-use committees across the state and is an elected member of the Executive Committee for her local Neighborhood Association in SW Eugene.



**Regina C. Gray, Director of the Division of Affordable Housing Research and Technology Division in the Office of Policy Development and Research, U.S Department of Housing and Urban Development (HUD)**

—Since joining HUD in 2000, Regina’s research activities have ranged from sustainable development, urban design and land use planning, transit-oriented development to energy and green building practices, environmental justice, and affordable housing preservation. She was the project manager for several Departmental initiatives related to affordable housing and transportation coordinated planning; the market diffusion of energy efficient technologies; establishing benchmarks for reducing energy usage in public housing developments; and methodologies for siting affordable housing developments in high-opportunity communities. Regina has written articles on regulatory barriers to affordable housing and co-authored articles with the American Association for Retired Persons (AARP) and the U.S. EPA on aging in place strategies. Currently, she is engaging with others to implement HUD’s Climate Action Plan and developing a strategy for addressing capital needs in HUD’s public housing portfolio. Regina earned a Bachelor of Arts in Political Science from Emory University in Atlanta, Georgia, a Master of Arts from the George Washington University in Washington, D.C. in Political Science and Public Policy, and a doctorate from the University of Maryland, College Park in Political Science and Policy Studies.

