

ATTAINABLE HOUSING STRATEGIES: WORK SESSION #11 FINAL ATTAINABLE HOUSING STRATEGIES REPORT



Attainable Housing Strategies

Description

During Work Session #11, Planning Staff will walk through the Planning Board's changes to the Attainable Housing Strategies report and request transmittal of the final report to the District Council, in time for a briefing to the County Council's Planning, Housing, and Parks Committee on June 24, 2024.

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SUMMARY

- On March 4, 2021, the Montgomery County Council directed Montgomery Planning to review and analyze housing options in the county. 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.
- The Planning Board hosted a public listening session on March 21, 2024, to allow the public to provide comments on the draft AHS report.
- The final AHS report is a culmination of a three-year initiative, including 11 Planning Board work sessions and multiple forms of outreach with the community, to propose zoning changes that would implement attainable housing.

INFORMATION

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Session Date

June 13, 2024

Planning Division

Countywide Planning & Policy

Planning Board Information

Work session #11 – Final Report and Transmittal

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RECAP FROM WORK SESSION TEN

At the AHS work session #10 on May 30, 2024, the Board agreed to the following decisions:

- Expand the geography of the Attainable Housing Optional Method (AHOM) eligibility to include properties within 500 feet of a Growth Corridor identified in *Thrive Montgomery 2050*, plus development recommended for either AHOM development or a residential floating zone in a master plan.
- Remove the requirement for a minimum usable area for AHOM applications.
- Maintain AHOM density recommendations at 10 units/acre in the R-90, and 13 units/acre in the R-60, with a density bonus of 2% increase for each 1% decrease in average unit size, but clarify that density is calculated on the gross tract area.
- Expand the eligibility for triplexes and quadplexes within the Priority Housing District (PHD) to include the R-200 zone.
- Allow for the creation of lots without frontage for certain standard method developments for duplex and multiplex buildings, if the Building Site has frontage, and the plats reflect an ingress/egress and utility easement.
- Maintain the development standards for small scale housing based on analysis showing that attainable housing types can fit on most substandard sized lots.
- Agree to requiring a pattern book for small scale development, beginning in-house Planning Staff work while the ZTAs and SRAs for attainable housing are being drafted.
- Recommend Local Map Amendments (LMA) for Floating Zones as another large scale approach.
- Updating the process for Floating Zones to include new applicability requirements that allow applications that incentivize affordable and attainable housing, and increasing the density allowed to be requested for properties abutting the Growth Corridors.
- Allow residential developments that create new on-street parking to be able to credit those spaces toward the off-site parking requirements.
- Recommend AHS check-ins including a short process focused check-in within two years, and a larger policy focused check-in within four years.

REPORT OVERVIEW

The purpose of this report is to briefly summarize the process that has led to the final draft of the Attainable Housing Report, which is attached. This report is posted in track changes showing all the substantive changes that Planning Staff have made as a result of the guidance from the last four work sessions. Minor grammatical, spelling, and style changes that do not impact the content were made within the document that may not be reflected in the track changes.

BACKGROUND

In March 2021, the Montgomery County Council requested that the Montgomery County Planning Department undertake an effort to consider zoning reforms to allow opportunities for more diverse housing types in the county, to provide opportunities for public input, and to send recommended zoning modifications to the Council. Subsequently, through the Attainable Housing Strategies initiative (AHS), the Montgomery County Planning Department studied, reviewed, and refined various housing policy options. The draft report (**Attachment A**) represents the culmination of this effort by Montgomery Planning and a previous Planning Board in 2021. It provides the findings of the analyses and presents the recommendations of the Planning Board, which has also been informed by stakeholder feedback efforts.

As requested by the Council, the draft report identifies zoning reforms that will allow and encourage the creation of a more diverse range of housing typologies across the county. The recommendations are intended to provide a menu of options for the Council to consider, which can be implemented by introducing and adopting relevant portions of the corresponding zoning modifications.

The initiative was put on hold in 2022 to allow the Planning Department and Planning Board to focus on completing *Thrive Montgomery 2050*. The Planning Board was provided with a high-level briefing on the status of the AHS and the contents of the draft report on February 22, 2024, where the Board agreed to host a public listening session and to proceed with scheduled work sessions in the spring to refine the draft recommendations. The public listening session, held on both the afternoon and evening of March 21, 2024, generated substantial feedback. The Board then held four work sessions that walked through the contents of the draft AHS Report, affirming many of the recommendations made in 2021, modifying certain recommendations, and adding additional content to the report. The AHS Recommendation Matrix (**Attachment B**) shows all of the recommendations made by Planning Staff and the ultimate decision the Planning Board made.

Below is a table summarizing the various major engagement activities Planning Staff had for Attainable Housing, including public outreach and comment, stakeholder engagement, and the various work sessions with the Planning Board.

Major Engagement Events and Project Milestones	
March 24, 2021	HEAT Meeting #1
March 29, 2021	Community Meeting #1
April 9, 2021	Virtual Office Hours
April 14, 2021	HEAT Meeting #2
April 21, 2021	Community Meeting #2
April 27, 2021	Virtual Office Hours
April 28, 2021	HEAT Meeting #3
May 1, 2021	#MyMoCoHome Kickoff
May 13, 2021	Planning Board Update Briefing
May 19, 2021	HEAT Meeting #4

Major Engagement Events and Project Milestones	
June 2, 2021	Community Meeting #3
June 3, 2021	Virtual Office Hours
June 14, 2021	Social Media Day
June 24, 2021	Planning Board Briefing and Public Comments
July 8, 2021	Planning Board Work Session #1
July 22, 2021	Planning Board Work Session #2
September 9, 2021	Planning Board Work Session #3
October 7, 2021	Planning Board Work Session #4
November 4, 2021	Planning Board Work Session #5
December 9, 2021	Planning Board Work Session #6
December 13, 2021	Community Meeting #4
February 24, 2022	Planning Board Panel Discussion
February 22, 2024	Planning Board Briefing on AHS
March 21, 2024	Planning Board Listening Session
April 11, 2024	Planning Board Work Session #7
April 25, 2024	Planning Board Work Session #8
May 16, 2024	Planning Board Work Session #9
May 30, 2024	Planning Board Work Session #10
June 13, 2024	Planning Board Work Session #11: Planning Board review of draft of AHS Report, and transmittal to Council

ATTACHMENTS

Attachment A – Final Draft Attainable Housing Report – Track Changes

Attachment B – AHS Recommendation Matrix

Attachment C – AHS Comment Matrix