



Montgomery Planning | Countywide Planning & Policy



Introduction to Attainable Housing Strategies



Presentation Agenda

- Overview of Housing Initiatives
- About Attainable Housing Strategies
- What is Attainable Housing?
- The Need for Attainable Housing
- Q&A



Countywide Housing Initiatives

- 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 \(2021\)](#)
- MPDU Update (2018)
- Accessory Dwelling Unit ZTA 19-01 (2019)
- COG Housing Targets (2019)
- Growth and Infrastructure Policy (2020)
- WMATA PILOT Program (2020)
- HOC Production Fund (2021)
- Thrive Montgomery 2050 (2021)

Countywide Missing Middle Initiatives

- Missing Middle Housing Study (2018)
- Previous Master Plans
- Silver Spring Downtown & Adjacent Communities
 - Mini Missing Middle Market Study for Silver Spring
- Thrive Montgomery 2050
- CM Jawando's ZTA 20-07
- CM Riemer's Draft ZTA



About Attainable Housing Strategies

- Attainable Housing Strategies is an initiative the Planning Department will oversee through a planning process that will **evaluate and potentially refine various proposals to spur the development of more diverse types of housing**, including [Missing Middle Housing](#), in Montgomery County.
- The initiative is the result of a [County Council request](#) for the Planning Board to consider and recommend “zoning reforms that would allow greater opportunities for Missing Middle housing in Montgomery County.”

About Attainable Housing Strategies

- The Attainable Housing Strategies initiative aims to **identify viable options for existing and new residents to find homes at the right sizes, locations, and price points for their needs** and expand homeownership opportunities for the county's diverse populations.
- It also helps Montgomery County grow its housing supply even where space is a concern—a critical consideration as we anticipate population growth in the coming decades.

The Ask of Attainable Housing Strategies

- How can we diversify and expand housing options in Montgomery County?
- Will require that we reassess our longstanding patterns of residential development.
 - Will be looking at neighborhoods **zoned exclusively for single-family homes**.
 - Will review our ability to **densify our corridors** with more diverse infill housing.
- This will include reviewing existing single-family zone standards, including the usable area, size, setbacks, height, density, and parking requirements, as well as the process for development review and approval.

More Equitable and Inclusive Housing

- At the root of this effort is a desire to make housing in Montgomery County more equitable and more inclusive.
- To have more diverse housing options to meet the needs of an increasingly diverse county and to have neighborhoods with more racial, ethnic and economic diversity.

There will always be a market for detached homes and exclusively detached neighborhoods, but an inclusive housing policy must allow for diverse housing products within those neighborhoods, which will result in more diverse schools and communities.

- Tom Coale

[The Baltimore Sun Op-Ed](#)

March 22, 2021

Attainable Housing and Equity

- Deep disparities in wealth and homeownership were shaped by a legacy of discriminatory lending practices, restrictive covenants and single-family zoning and its impacts on neighborhoods still being felt today.
- Making homeownership more attainable is one step that can begin the process of addressing historical inequities to create more equitable, mixed-income neighborhoods.



What is Attainable Housing?

- Attainable Housing is **unsubsidized market rate housing that is appropriate and suitable for the households that live here.**
- Attainable housing is **not** income-restricted housing.
- Generally, will be **more affordable than the typical new detached single-family** home due to its smaller size and smaller lot sizes.
- Implicit in this idea of attainability is that a range of housing options (type, size, tenure, cost) exists in the local market for a range of household incomes and preferences.
- Attainable Housing includes, but is not limited to, Missing Middle Housing.



Multiplex on Schrider St in Silver Spring

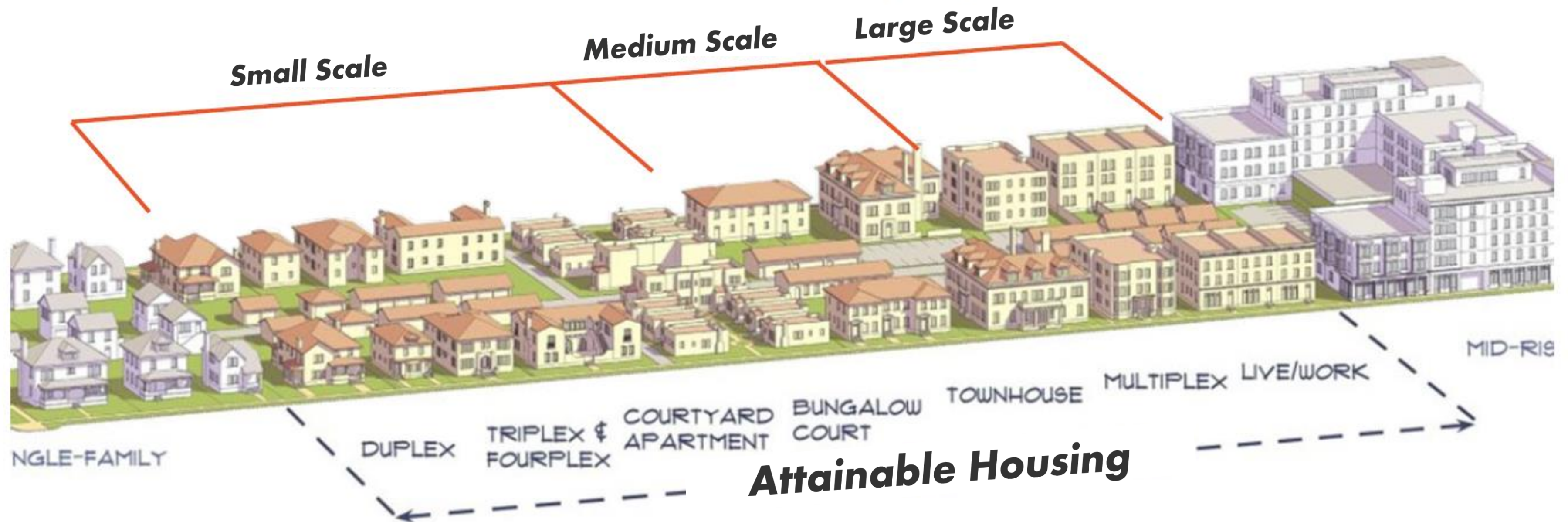
What is Missing Middle housing?

- “Missing Middle” housing refers to a range of building types that are **compatible in scale**, form and construction with single-family homes, **but include multiple housing units**.
- Typically, “house-scale” units like **smaller townhouses, duplexes, triplexes, quadraplexes, detached courtyard cottages, attached courtyard apartments, or smaller apartment buildings** that are typically in walkable, transit-accessible neighborhoods.



Multiplex on Bradford Ave in Silver Spring

Attainable Housing



Source: Opticos Design

Attainable Housing Strategies for a Range of Housing Types and Scales

- Small Scale
 - House-scale duplexes, triplexes, fourplexes, courtyard apartments, bungalow courts, and accessory dwelling units
 - 2-2.5 stories
- Medium Scale
 - Stacked flats apartment buildings (three stories), townhouses
 - 3-4 stories
- Large Scale
 - Mixed-use Live/work buildings, stacked flats apartment buildings (four stories)
 - 4-5 stories

Attainable Housing Strategies for a Range of Housing Types and Scales

- Small Scale



ADU in Kentlands



Triplex in Silver Spring

Attainable Housing Strategies for a Range of Housing Types and Scales

- Medium Scale



Park Potomac

2 over 2's in Kentlands

Attainable Housing Strategies for a Range of Housing Types and Scales

- Large Scale



Georgia Row at Walter Reed

Why do we need zoning changes?

- Generally speaking, **many of the existing Missing Middle housing structures could not be built under the current standards in single-family zones.**
- Many of the single-family zones in Montgomery County do allow for some types of Missing Middle housing, namely duplexes and townhouses, **but there are additional requirements to build Missing Middle types in the single-family zones.** These additional requirements include:
 - Process (site plan)
 - Affordable Housing Requirements (MDPUs)
 - Usable Area Requirements



Duplex on Maple Ave in Takoma Park

Why Attainable Housing is Important

- Diverse needs in terms of housing
- Accessible homeownership
- Housing shortage/Affordable Housing Crisis
- Environmental Benefits/Compact Form
- Legacy of single-family zoning

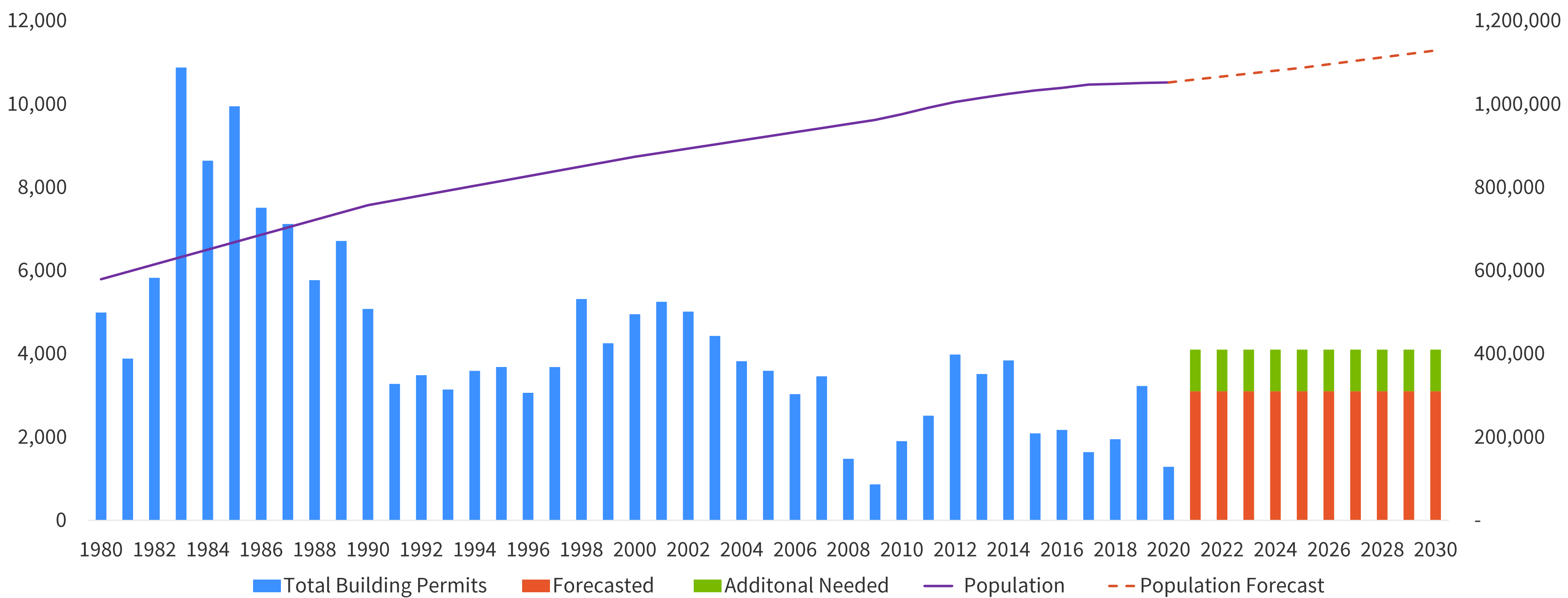
Updated Forecasts & New Housing Targets

	CURRENT PROJECTIONS (Thousands)				
	Total Households Forecast 2020	Total Households Forecast 2030	Household Growth Forecast 2020 to 2030	Jurisdictional Share (%) of Total Regional Household Growth Forecast 2020 to 2030	Additional 75k (Target 1) Households Allocated by Jurisdictional Share of Forecast Household Growth 2020 to 2030
Montgomery County	391	422	31	13%	10
City of Rockville*	29	34	5	2%	1
City of Gaithersburg*	26	29	3	1%	1
COG/TPB Region	2,133	2,375	242	100%	75

Source: Round 9.1 Cooperative Forecasts, COG calculations

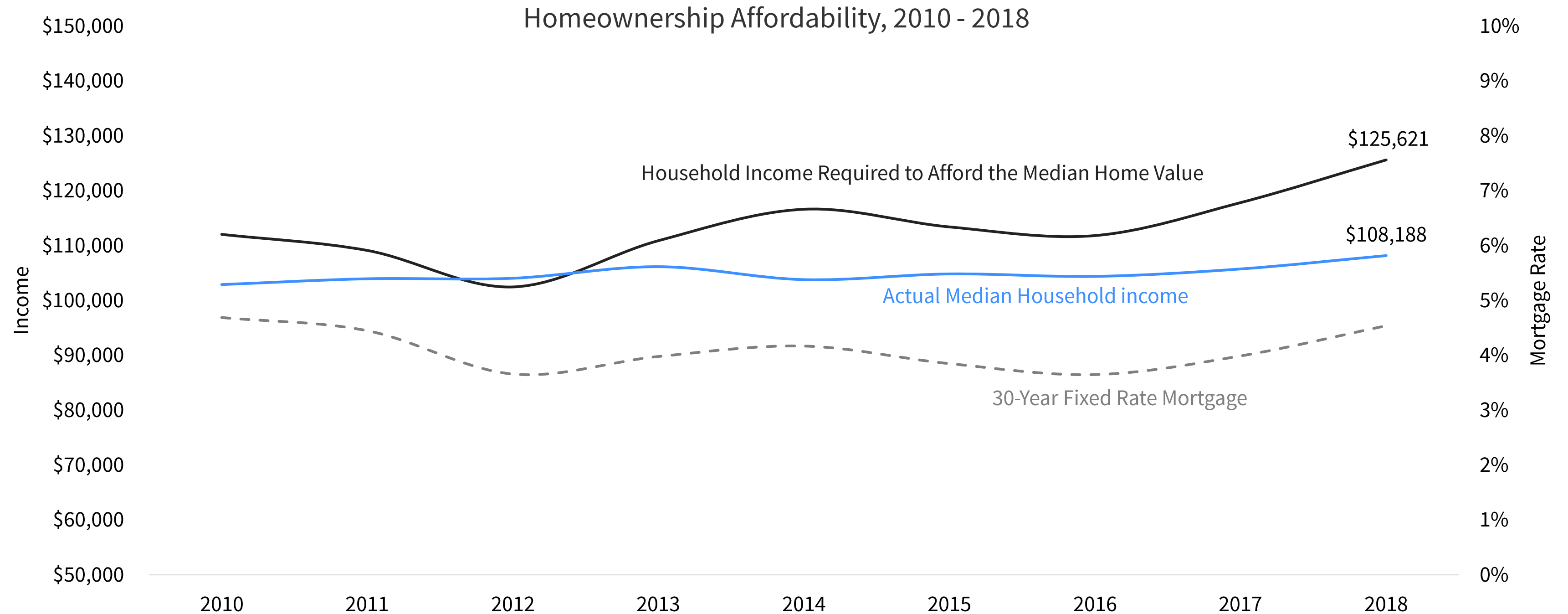
*Included in Montgomery County total

Housing Units Permitted, Forecasted and Additional Needed



Source: Census Bureau (data includes the municipalities of Rockville and Gaithersburg)

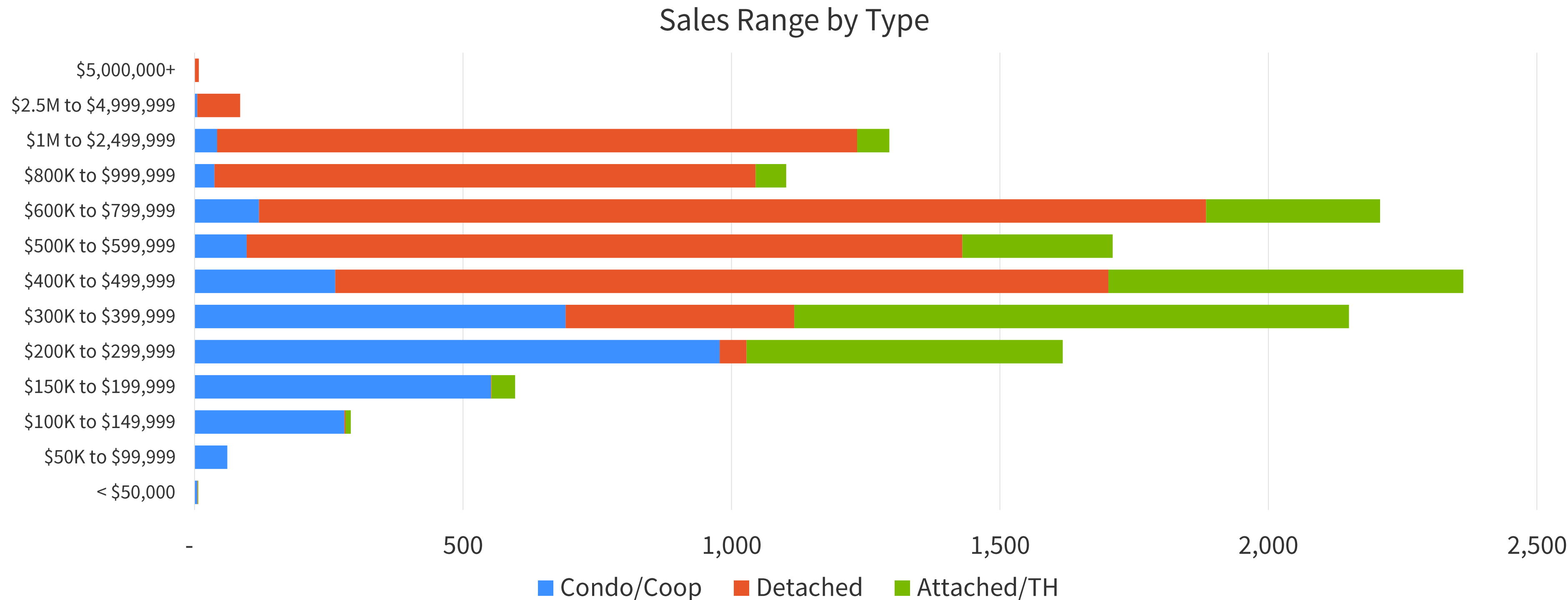
Homeownership one of the biggest ways to build wealth, but owning unaffordable to median HH



**2018 inflation-adjusted dollars*

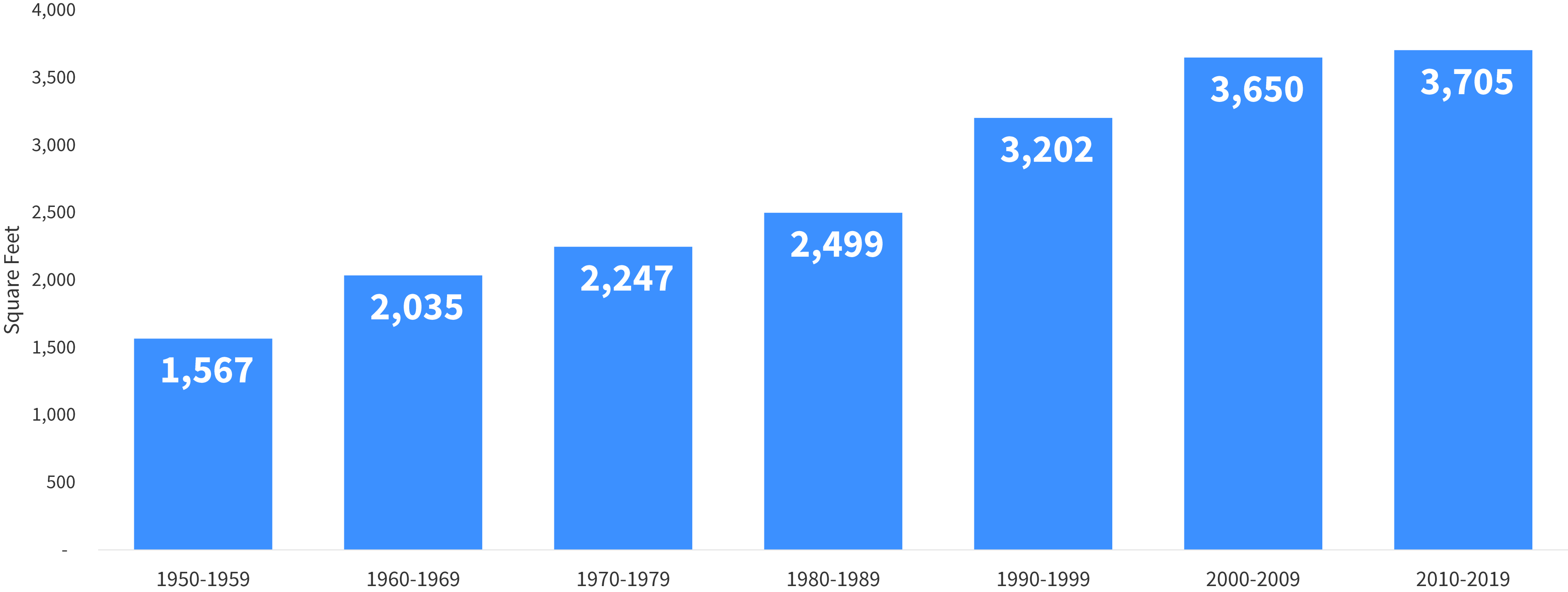
Source: Montgomery County Housing Needs Assessment, Zillow, Federal Reserve Economic Data

In 2020, the average detached home was sold for \$775,000 compared to \$370,000 for attached



New single-family housing units are getting larger

Single Family Detached Housing Units
Average Gross Floor Area by Year Built



■ Household size has decreased from 3.65 people/household in 1960 to 2.77 people/household in 2016

Source: SDAT

Attainable Housing Strategies Timeline

- [Official response](#) to the County Council committed to transmitting recommendations by the end of June.
- Sign up for our eLetter, Office Hours or the next community meeting on our [Attainable Housing Strategies website](#).

Major Events/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
May 3	Social Media Day
May 19	HEAT Meeting #3
May 24	Community Meeting #3
June 3	Virtual Office Hours
June 17	Planning Board Work Session #1
June 24	Planning Board Work Session #2 (if nec.)
June 28	Transmit Recommendations to Council

Possible Implementation Tools

- Zoning Text Amendments
 - To modify existing zones (Cm. Jawando's ZTA 20-07)
 - To create a new optional method of development (Cm. Riemer's draft ZTA)
 - To establish a new zone or overlay zone
- Rezoning
 - Master Plan Sectional Map Amendments
 - Local Map Amendments
- Other Catalyst Policies
 - Loan Fund
 - Allow subdivision of all lots over a certain sq. ft. to a minimum of 2000 sq. ft.

Stay Involved

- RSVP for office hours: April 27 (3-5 PM)
- RSVP to the next community meeting: April 21 (7 PM)
- Sign up for the housing eLetter
- RSVP and sign up on our AHS website:
<https://montgomeryplanning.org/planning/housing/attainable-housing-strategies-initiative/>
- Email with questions: Lisa.Govoni@montgomeryplanning.org or Jason.Sartori@montgomeryplanning.org