



Montgomery Planning | Countywide Planning & Policy

Attainable Housing Strategies Community Meeting #2



Meeting Agenda

- About Attainable Housing Strategies
- What is Attainable Housing?
- Breakout Rooms

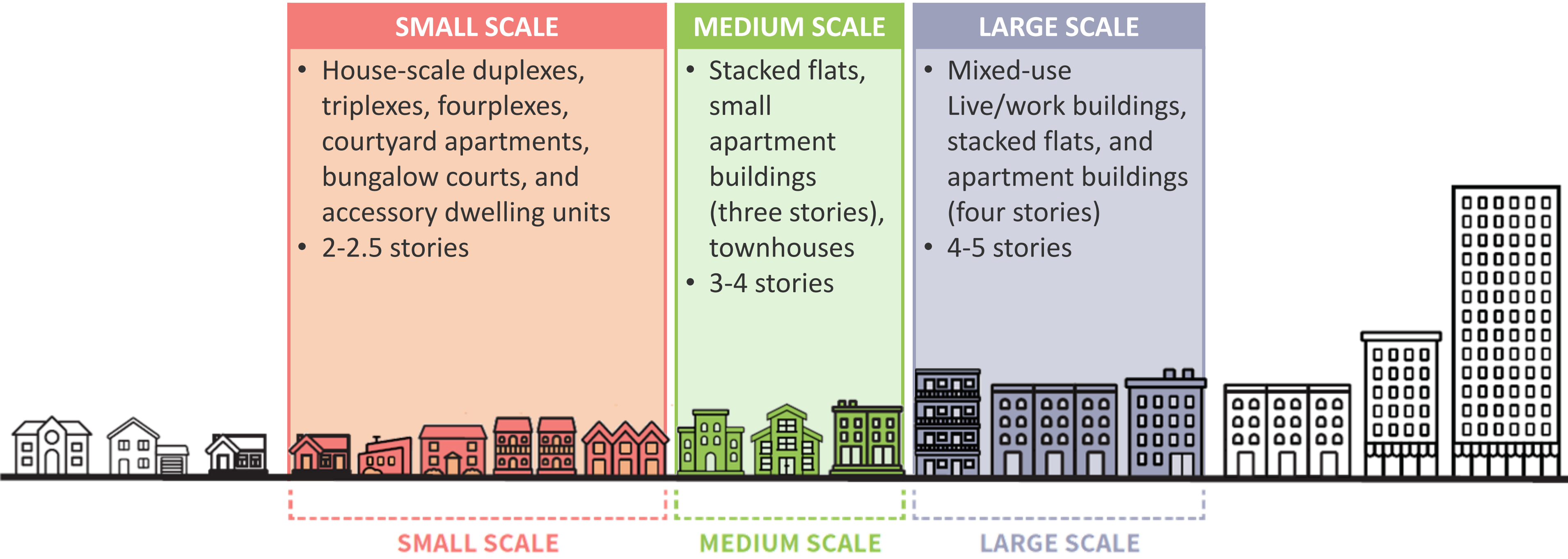
About Attainable Housing Strategies

- [Attainable Housing Strategies](#) is an initiative at the Planning Department **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.”

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.

Attainable Housing Strategies for a Range of Housing Types and Scales



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
 - Expedited review for pre-approved structures

Attainable Housing Strategies Timeline

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
April 28	HEAT Meeting #3
May 19	HEAT Meeting #4
May 24	Community Meeting #3
June 3	Virtual Office Hours
June 14	Social Media Day (rescheduled from May 3)
June 17	Planning Board Work Session #1
June 24	Planning Board Work Session #2 (if nec.)
June 28	Transmit Recommendations to Council

Stay Involved

- RSVP for office hours: April 27 (3-5 PM)
- RSVP to the next community meeting: May 24 (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

Breakout Focus

- Constructive, solutions-oriented discussion
- What will work where and how?
- Focus on increasing the diversity of our housing stock to make more neighborhoods more attainable to more households.

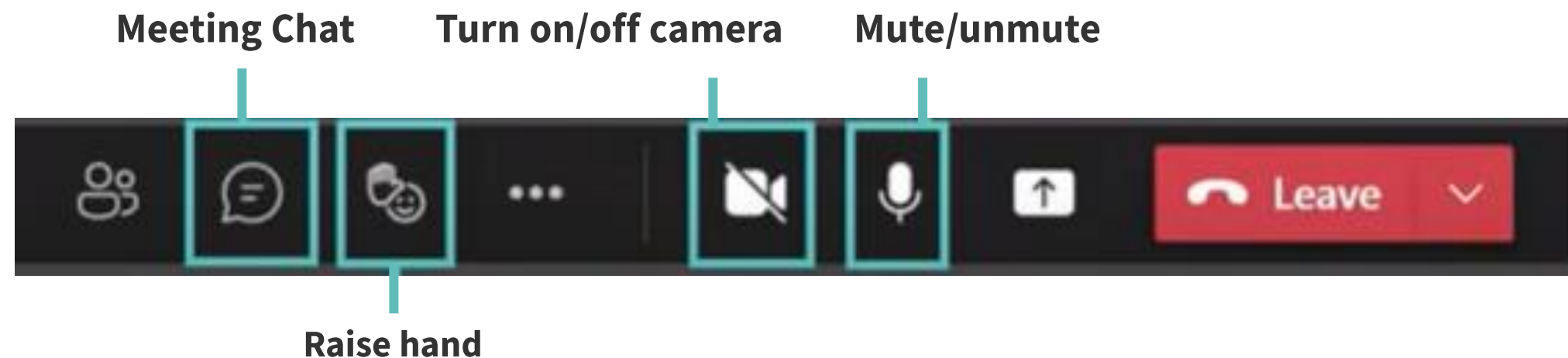
Breakout Rooms

- Stay in this session, you will be divided into groups automatically. One group stays here, two groups will be sent to breakout rooms.
- If you get kicked out of the call somehow, return to the main room via your original link and we can get you back into your room.

Breakout Rooms

Breakout Rooms

- **Recording** - This meeting will be recorded and posted on our website.
- **Mute** – Please mute yourselves when you are not speaking.
- **Contributing** – During the discussion, please use the “raise/lower hand” button to indicate you’d like to speak.



Introductions



- Think back to the different stages of your life. Where did you want to live at those different points? In what type of housing?
- Or think forward to the future. Will you always want to live where you live now?
- What were some of the obstacles you faced in obtaining housing? What obstacles do you anticipate in the future?

- Which of these small-scale/house-scale 2-, 3-, or 4-unit types would be appropriate in the interior blocks of single-family neighborhoods?
- Which would not be appropriate? Are there other housing types that you can imagine working here? Why or why not?



DUPLEX (2 UNITS)



TRIPLEX (3 UNITS)



QUAD (4 UNITS)

- In what locations are the medium-scale unit types appropriate? Example: edges of commercial centers or BRT corridors
- What implementation tools should we look to use to build medium-scale attainable housing? Examples: Changes to existing zone? Creating a new zone? Through Master Plan recommendations?



- What locations are the large-scale unit types appropriate for? Examples: BRT corridors, near Purple Line stations
- What implementation tools should we look to use to build large-scale attainable housing? Examples: Changes to existing zone? Creating a new zone? Through Master Plan recommendations?



Any other questions you have?



Stay Involved

- RSVP for office hours: April 27 (3-5 PM)
- RSVP to the next community meeting: May 24 (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