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 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.”
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

- **SMALL SCALE**
  - House-scale duplexes, triplexes, fourplexes, courtyard apartments, bungalow courts, and accessory dwelling units
  - 2-2.5 stories

- **MEDIUM SCALE**
  - Stacked flats, small apartment buildings (three stories), townhouses
  - 3-4 stories

- **LARGE SCALE**
  - Mixed-use Live/work buildings, stacked flats, and apartment buildings (four stories)
  - 4-5 stories
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

• Rezonings
  • Master Plan Sectional Map Amendments
  • Local Map Amendments

• Other Catalyst Policies
  • Loan Fund
  • Expedited review for pre-approved structures
## Attainable Housing Strategies Timeline

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<th>Major Events/Milestones</th>
<th>Date</th>
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<tr>
<td>HEAT Meeting #1</td>
<td>March 24</td>
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<tr>
<td>Community Meeting #1</td>
<td>March 29</td>
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<tr>
<td>Virtual Office Hours</td>
<td>April 9</td>
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<tr>
<td>HEAT Meeting #2</td>
<td>April 14</td>
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<tr>
<td>Community Meeting #2</td>
<td>April 21</td>
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<td>Virtual Office Hours</td>
<td>April 27</td>
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<td>HEAT Meeting #3</td>
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<td>HEAT Meeting #4</td>
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<td>Virtual Office Hours</td>
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<td>Social Media Day</td>
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<td>Planning Board Work Session #1</td>
<td>June 17</td>
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<tr>
<td>Planning Board Work Session #2 (if nec.)</td>
<td>June 24</td>
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<tr>
<td>Transmit Recommendations to Council</td>
<td>June 28</td>
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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?
• 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?
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