

Montgomery Planning Countywide Planning and Policy

04/14/2021

HEAT Meeting #2

Attainable Housing Strategies



HEAT Meeting Agenda

- I. Introductions (Jason)
- II. Circle Back (Lisa)
- III. Policy Discussion: Zoning and Other Policy Tools (Ben and Zubin)
- IV. Final Thoughts (Jason)



Planning Staff

Lisa Govoni

Ben Berbert

Zubin Adrianvala

Todd Fawley-King

Jason Sartori

Tanya Stern

HEAT Members

Dave Ager

Liz Brent

Karen Cordry

Amanda Farber

David Flanagan

Tracy Grisez

Ryan Hardy

Bill Kirwan

Gerrit Knaap

Cary Lamari

Jane Lyons

Damon Orobona

Sarah Reddinger

Xiaochen Zhang

HEAT Meeting Rules

1. Lean in. Lean out.
2. Raise your hand to speak.
3. Be thoughtful, creative, and open-minded.
4. Apply your expert knowledge and experiences, provide opinions, and listen to other people's opinions and perspectives and react to them.
5. Listen to understand. Suspend your beliefs to hear someone else's experience.
6. Speak for yourself, not a group, and use "I" statements.
7. **Consider everything we show as a prompt for discussion.**

Updated Forecasts & New Housing Targets

	CURRENT PROJECTIONS (Thousands)				Additional 75k (Target 1) Households Allocated by Jurisdictional Share of Forecast Household Growth 2020 to 2030
	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	
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 Needs Assessment Forecast

Household Forecasts, 2020-2040

	2020 to 2040
LSA Household Forecasts	63,031
MWCOG Rd. 9.1a	59,757
Diff (MWCOG – LSA)	-3,274

Population Forecasts

	2015	2045	2050*
MWCOG Rd. 9.1	1,015,300	1,223,300	1,240,000
Change from 2015		+208,000	+224,700

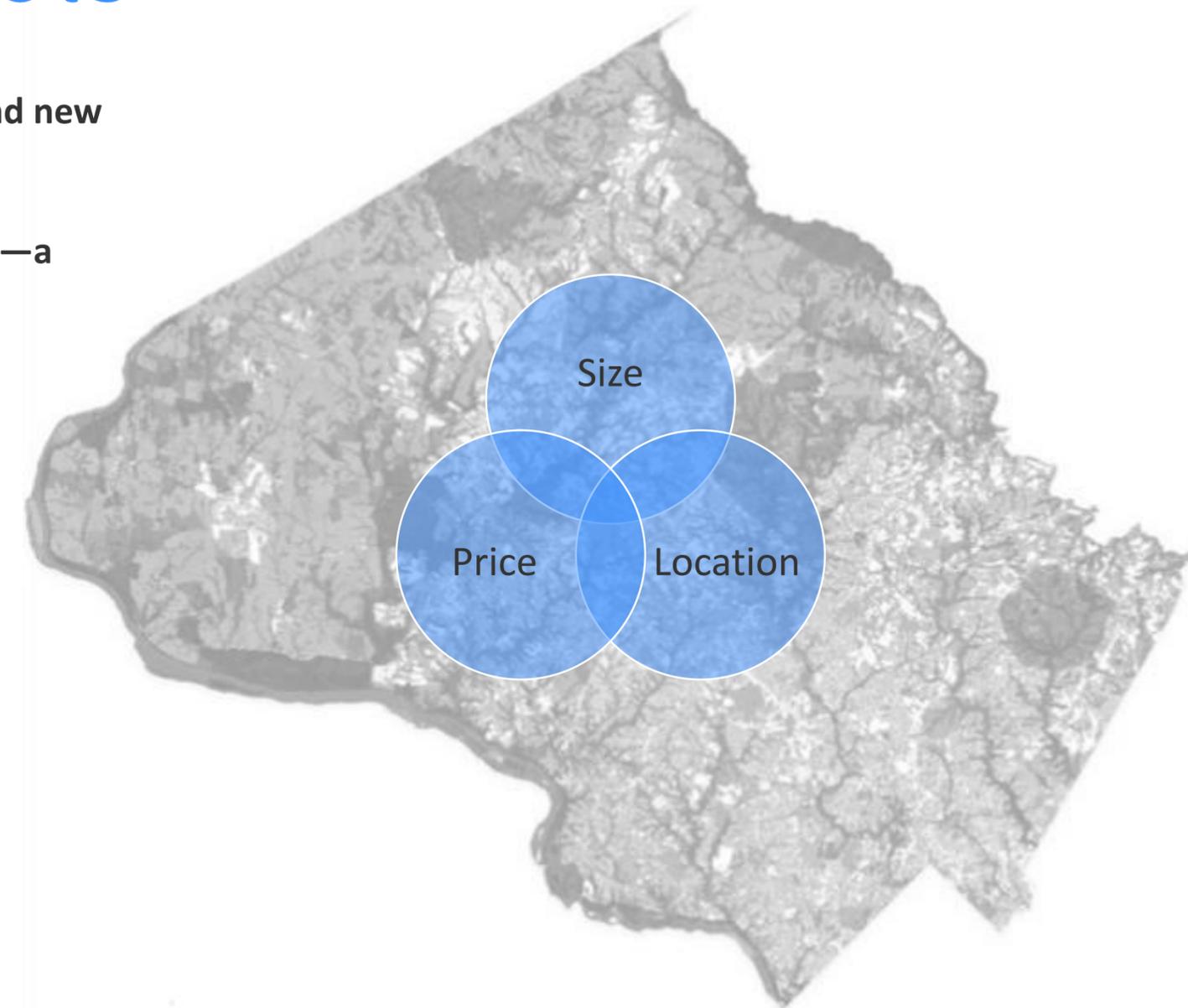
Source: LSA, Woods & Poole, U.S. Census Bureau, U.S. Bureau of Labor Statistics, MWCOG, dataMontgomery – Residential Building Permits

Catalysts and Other Policy Tools

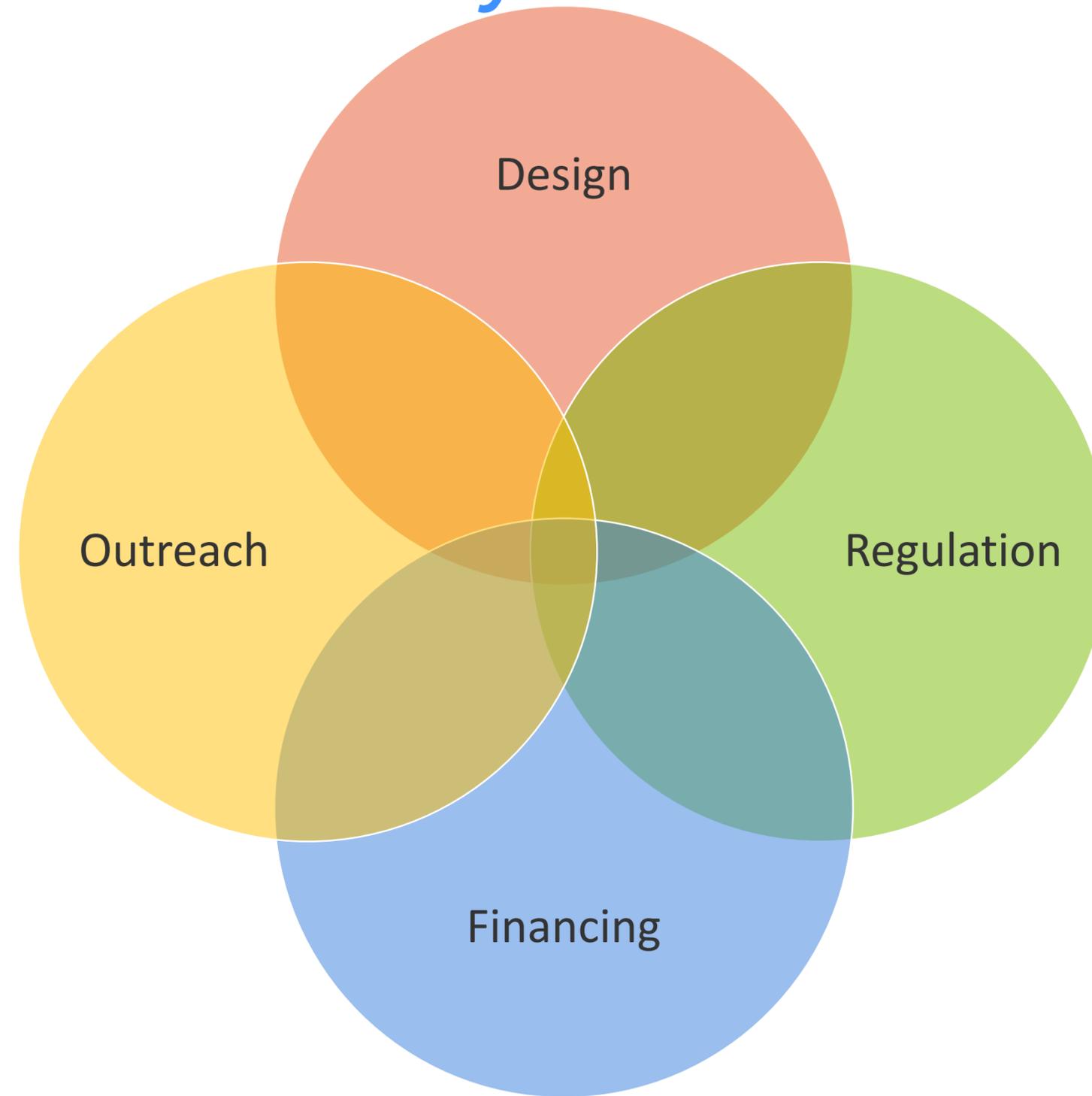
The Attainable Housing Strategies initiative aims to identify viable options for existing and new residents to find homes at the right sizes, locations, and price points for their needs and expand homeownership opportunities for the county's diverse populations. It also helps Montgomery County grow its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

Framing the Challenges:

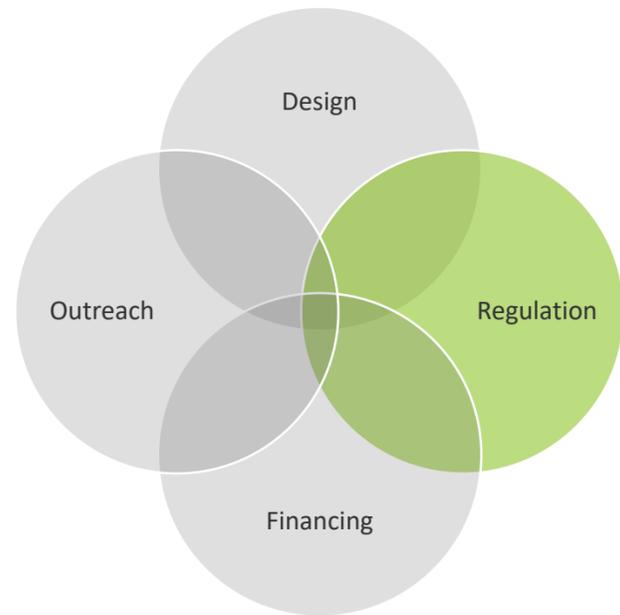
- **Viability**
- **Diversity: Size/Location/Price**
- **Home Ownership**
 - **Wealth Building**
 - **Community Building**
- **Increase Supply**
- **Population Growth/Demographic Changes**
 - **Forward Thinking**
 - **Creating Space : Literal and Figurative**
 - **County's Overall Growth**



Catalysts and Other Policy Tools

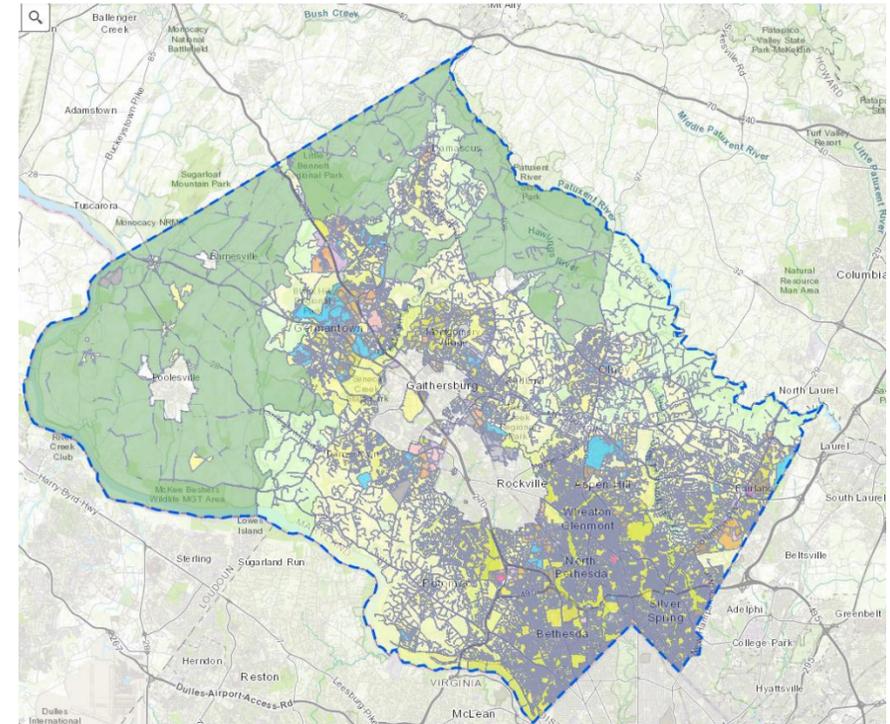


Catalysts for Attainability



Regulations as a Tool for Attainability

- **Broader range of development types leading to more diverse housing types**
- **Appropriate zoning standards**
- **Broad geography**
- **Relaxed Subdivision Process**
- **Expedited reviews**
- Small developer participation in the market
- Other County regulations that contribute to higher development costs
- Right of first refusal



Development Type - Infill

Infill within Residential Zones

- **Appropriate dwelling types**
 - Duplex, Triplex, (*insert number here*) plex?
 - Bungalow or cottage courtyards?
 - Are 'Small' apartments appropriate?
 - Townhouses – different from a triplex? Is the side-by-side design compatible?
- **Does keeping projects 'house scale' matter?**
- **Compatibility – what does it look like?**



Appropriate Standards - Infill

Infill within Residential Zones

- **Presumption – No Site Plan**
- **By-right?**
 - Permitted use
 - Minimal standards (setback, height, coverage, lot size) through the development standards table ?
 - Pre-approved designs?
- **Limited standards?**
 - Set Standards that permit uses under certain circumstances
 - Limit applications based on location?
 - Set minimum/maximum size of properties?
 - Additional design, massing or landscape criteria?
 - Development standards table still exists for heights, setbacks, coverage, lot size.

Development Types – Larger Scale

Larger Projects around Transportation Corridors and Activity Centers

- All dwelling types allowed in infill developments?
 - Duplex, Triplex, Townhouse?
- Stacked units
 - Stacked flats (3+ units), 2 over 2 (or some variation)?
- Apartments/condos?
 - Do we care how big/how many units?



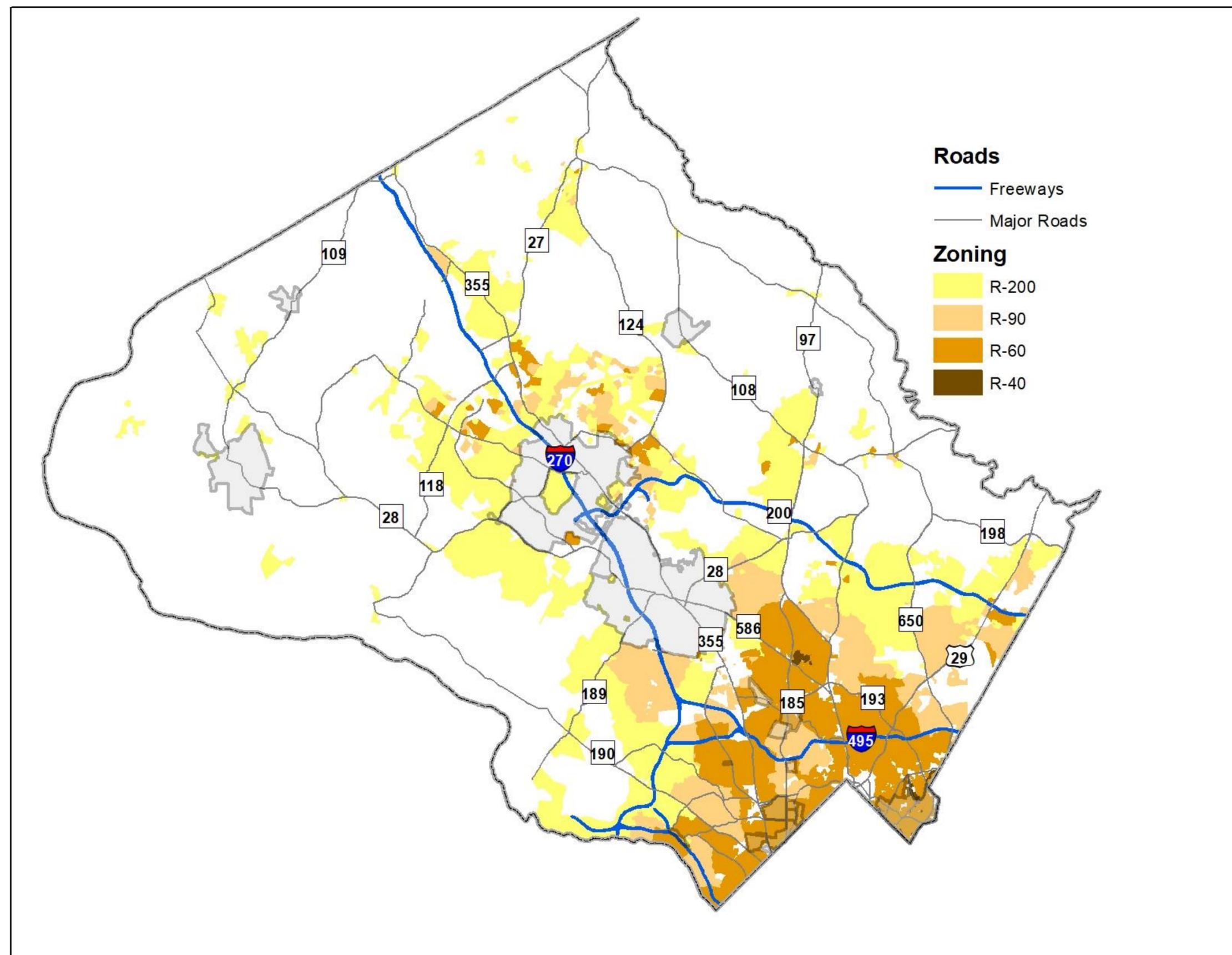
Georgia Row, Georgia Avenue Washington DC.

Appropriate Standards – Larger Scale

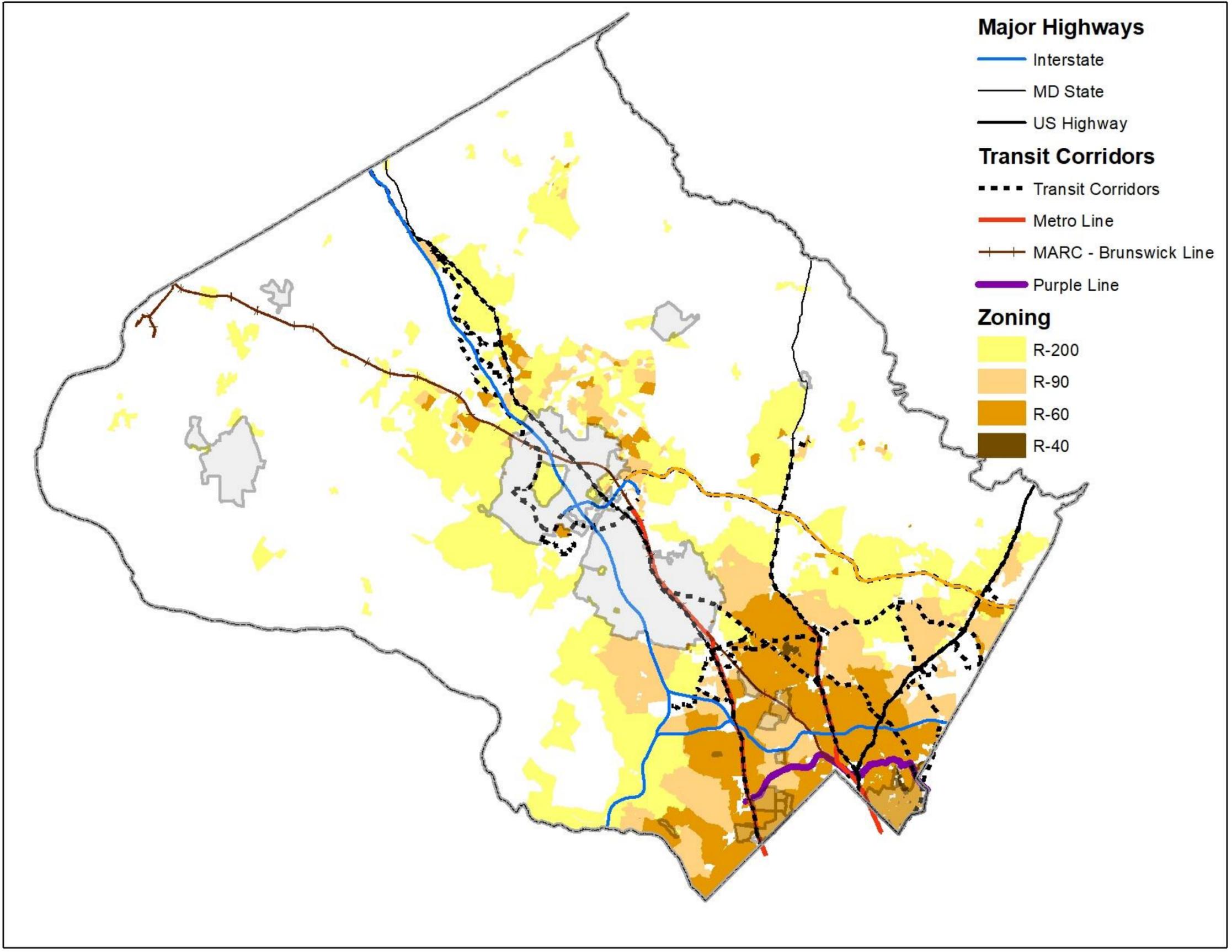
Larger Projects around Transportation Corridors and Activity Centers

- **By-Right?**
 - Permitted use
 - Similar to infill – would set minimum requirements in development standards table, would apply to wider range of unit types
- **Optional Method?**
 - Based on a certain tract area or desired density?
 - Incentivize ‘attainability’
 - Density bonus from underlying zone for providing smaller/price conscious units?
 - Utilize flexible standards similar to MPDU Optional?
 - Site Plan

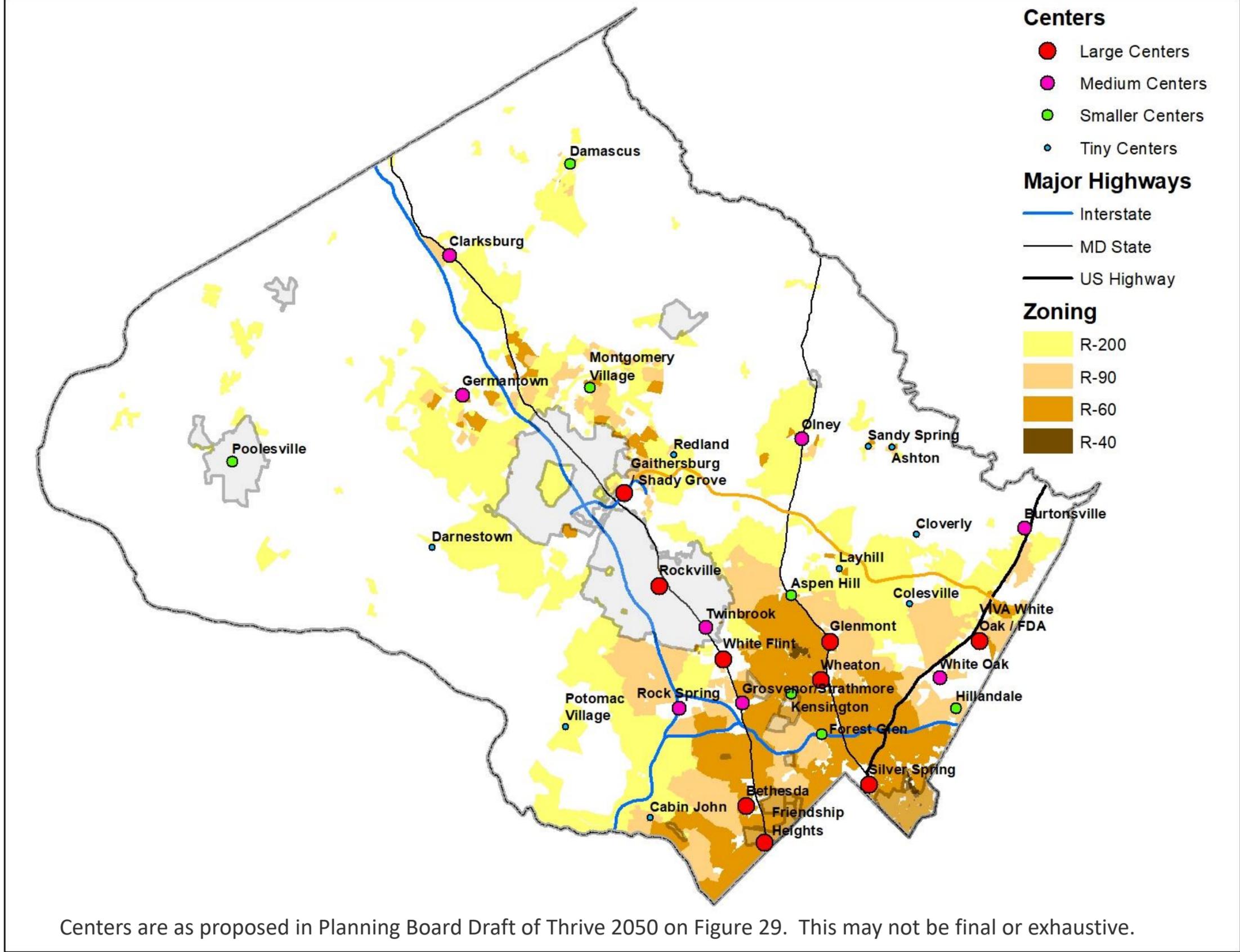
Residential Zoning and major roads



Residential Zoning and Corridors



Residential Zoning and Activity Centers



Appropriate Geography

Infill within Residential Zones

- **Everywhere in R-40, R-60, R-90, R-200?**
 - Missing a zone or included too many zones?
- **Limited in geography?**
 - Proximity to transit stops, adjacency to 'corridors', adjacency to 'activity centers', only apply inside the beltway?
 - How much of a buffer?
 - Larger around major transit stops (metro, purple line), smaller along corridors or more remote activity centers?



Appropriate Geography

Larger Projects around Transportation Corridors and Activity Centers

- **Existing R-40, R-60, R-90, R-200 zones**
 - Proximity to transit stops, adjacency to 'corridors', adjacency to 'activity centers', only apply inside the beltway?
 - How much of a buffer?
 - Minimum or maximum tract area?
- **Townhouse and CR Zones?**
 - As an optional method?

Other Means for Development

Amend existing zones/optional methods

- Any new dwelling types (ex: triplex) or Optional Method to be added to existing zones/optional method tables as appropriate
 - Add triplex to MPDU and Cluster options?
 - Add 'attainable' optional method to townhouse and CR zones?

Local Map Amendment

- Rezoning to appropriate zone to utilize new process/standards?
- Rezoning to a newly created zone or overlay zone?

Master Plans

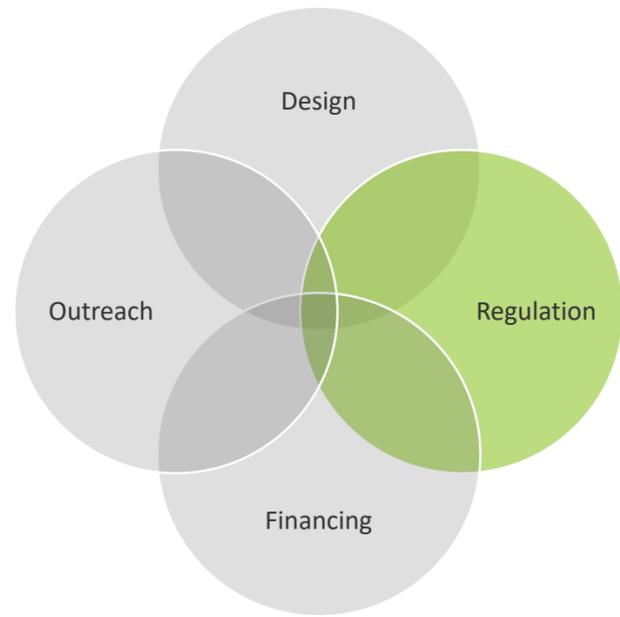
- Recommend new zones/overlay zones through a Sectional Map Amendment?
- Identify properties for future LMAs?

Subdivision

Some level of subdivision review necessary if creating separate fee simple lots

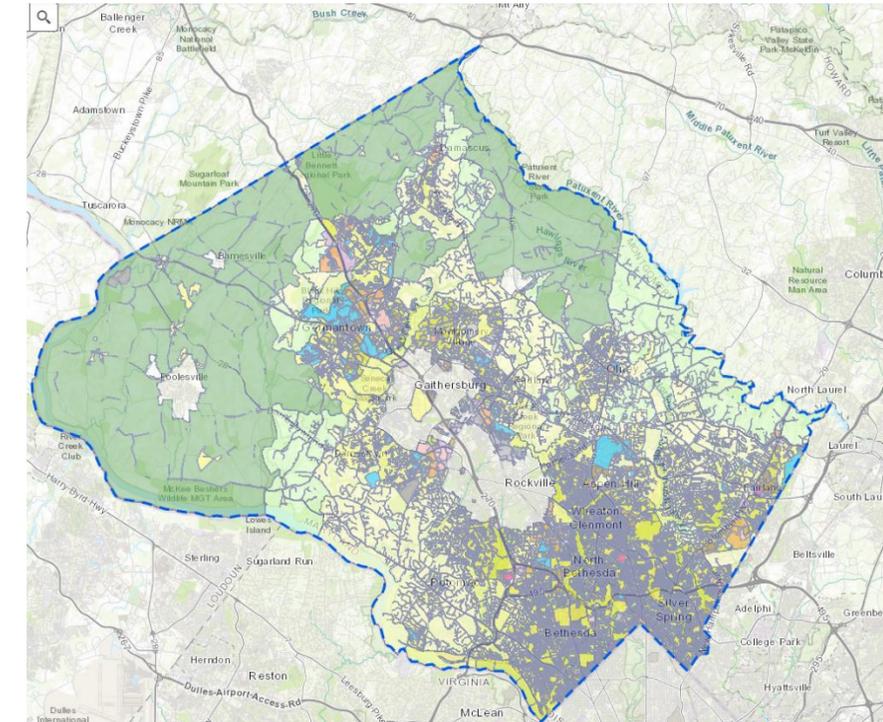
- **Land/unit ownership a major goal? Is rental ok too?**
- **Preliminary Plan**
 - Just for larger projects
 - would apply to anything optional method/larger than 3 lots?
- **Administrative Subdivision**
 - Currently for creating 3 or fewer lots
 - amend to include any attainable housing type even if optional method or for multi-family housing?
- **Minor Subdivision**
 - Could create a new Minor Sub type for the residential infill projects?
 - Only can get record plat and dedication, no clear way to improve infrastructure or test APF

Catalysts for Attainability



Regulations as a Tool for Attainability

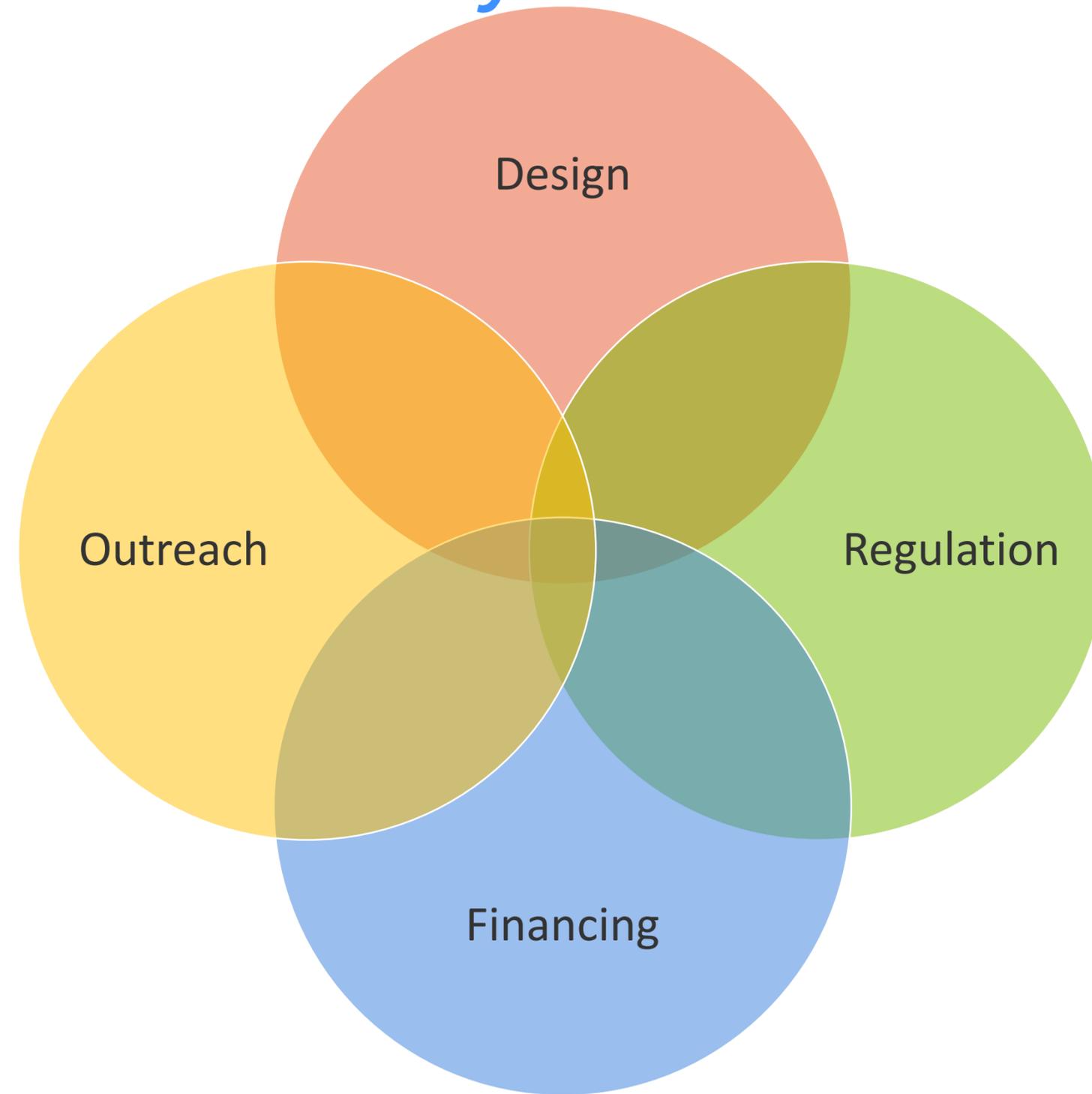
- Broader range of development types leading to more diverse housing types
- Appropriate zoning standards
- Broad geography
- Relaxed Subdivision Process
- Expedited reviews
- **Small developer participation in the market**
- **Other County regulations that contribute to higher development costs**
- **Right of first refusal**



Questions:

- **Are there other regulations that add to cost and hinder the production of attainable housing?**
 - Would there be buy-in to address these regulations? If not, how can we create it?
- **How do we encourage small developer participation?**

Catalysts and Other Policy Tools



AHS Next Steps

Next HEAT Meeting:

- Scheduled for Wednesday, May 19 at 7:00 PM
 - Market feasibility and potentially draft recommendations
- Maybe meet again sooner to complete this conversation?

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