Montgomery Planning Countywide Planning and Policy

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

<table>
<thead>
<tr>
<th>Dave Ager</th>
<th>Bill Kirwan</th>
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<tbody>
<tr>
<td>Liz Brent</td>
<td>Gerrit Knaap</td>
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<tr>
<td>Karen Cordry</td>
<td>Cary Lamari</td>
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<tr>
<td>Amanda Farber</td>
<td>Jane Lyons</td>
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<tr>
<td>David Flanagan</td>
<td>Damon Orobona</td>
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<td>Tracy Grisez</td>
<td>Sarah Reddinger</td>
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<td>Ryan Hardy</td>
<td>Xiaochen Zhang</td>
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[Attainable Housing Strategies – HEAT Meeting #2](#)
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)

<table>
<thead>
<tr>
<th></th>
<th>Total Households Forecast 2020</th>
<th>Total Households Forecast 2030</th>
<th>Household Growth Forecast 2020 to 2030</th>
<th>Jurisdictional Share (%) of Total Regional Household Growth Forecast 2020 to 2030</th>
<th>Additional 75k (Target 1) Households Allocated by Jurisdictional Share of Forecast Household Growth 2020 to 2030</th>
</tr>
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<tbody>
<tr>
<td>Montgomery County</td>
<td>391</td>
<td>422</td>
<td>31</td>
<td>13%</td>
<td>10</td>
</tr>
<tr>
<td>City of Rockville*</td>
<td>29</td>
<td>34</td>
<td>5</td>
<td>2%</td>
<td>1</td>
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<td>City of Gaithersburg*</td>
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<td>3</td>
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<tr>
<td>COG/TPB Region</td>
<td>2,133</td>
<td>2,375</td>
<td>242</td>
<td>100%</td>
<td>75</td>
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Source: Round 9.1 Cooperative Forecasts, COG calculations

*Included in Montgomery County total
Housing Needs Assessment Forecast

Household Forecasts, 2020-2040

<table>
<thead>
<tr>
<th></th>
<th>2020 to 2040</th>
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<tbody>
<tr>
<td>LSA Household Forecasts</td>
<td>63,031</td>
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<tr>
<td>MWCOG Rd. 9.1a</td>
<td>59,757</td>
</tr>
<tr>
<td>Diff (MWCOG – LSA)</td>
<td>-3,274</td>
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Population Forecasts

<table>
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<tr>
<th></th>
<th>2015</th>
<th>2045</th>
<th>2050*</th>
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<tbody>
<tr>
<td>MWCOG Rd. 9.1</td>
<td>1,015,300</td>
<td>1,223,300</td>
<td>1,240,000</td>
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<tr>
<td>Change from 2015</td>
<td>+208,000</td>
<td>+224,700</td>
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Catalysts and Other Policy Tools

Salient Questions

• What does success look like for Attainable Housing Strategies?
• What innovations should we be looking at to address the county’s attainable housing challenges?
• How should we approach conversations about attainability?
• What is a meaningful way to set attainable housing targets?
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

- Design
- Outreach
- Regulation
- Financing
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, \textit{(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?
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

Attainable Housing Strategies – HEAT Meeting #2
Centers are as proposed in Planning Board Draft of Thrive 2050 on Figure 29. This may not be final or exhaustive.
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?
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

- Design
- Regulation
- Outreach
- Financing
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?

<table>
<thead>
<tr>
<th>Major Events/Milestones</th>
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<td>March 24</td>
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<tr>
<td>March 29</td>
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<tr>
<td>April 9</td>
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<td>April 14</td>
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<td>April 27</td>
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<td>May 3</td>
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<td><strong>May 19</strong></td>
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<td>June 17</td>
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