



Montgomery Planning | Countywide Planning & Policy

12/9/2021



Attainable Housing Strategies

Work Session #6



Attainable Housing Strategies

Today's Agenda

- Staff will circle back on outstanding topics to discuss with the Board.
- Staff would like to discuss and seek Planning Board agreement or direction on the Attainable Housing Strategies report.
 - Staff will walk through how the report is structured and ask the Board to confirm the contents of the report.



Residential Infill Compatibility Standards

- Residential infill compatibility standards apply to
 - Lots recorded by Plat before 1978 (or resubdivision of lots that were created before 1978)
 - R-200, R-90, R-60 and R-40 zones
 - Lots smaller than 25,000 SF
 - Construction of a new detached house, a demolition and reconstruction of more than 50% of the floor area of an existing detached house; or the addition of more than 50% of the floor area of the detached area.
- Infill development standards decrease the maximum allowed lot coverage.
- **Should residential infill compatibility standards apply to attainable housing typologies?**
- Staff is recommending residential infill compatibility standards only apply to detached houses.



Other Zoning – TDRs

Planning Staff recommends adding the term multiplex to Section 4.9.17
Transferrable Development Rights Overlay Zone

ii. Each single TDR purchased allows the construction of the following number of units up to the TDR density designation:

(a) In a Metro Station Policy Area:

- (1) 2 detached houses;
- (2) 2 units in a duplex building type;
- (3) 2 units in a multiplex building type;
- ~~(34)~~ 2 units in a townhouse building type; or
- ~~(45)~~ 3 units in an apartment building type.

(b) In a Non-Metro Station Policy Area:

- (1) one detached house unit;
- (2) one unit in a duplex building type;
- (3) one unit in a multiplex building type;
- ~~(34)~~ one unit in a townhouse building type; or
- ~~(45)~~ 2 units in an apartment building type.



Other Zoning – Floating Zones

Planning Staff recommends adding multiplex as a building type allowed in a residential floating zone, to be consistent with where the duplex type is allowed currently

	Detached House or a Building for a Cultural Institution, Religious Assembly, Public Use or conditional use allowed in the zone	Duplex	<u>Multiplex</u>	Townhouse	Apartment Building	Multi Use Building	General Building
Zone							
RDF	A	A	<u>A</u>			S	S
TF	A	A	<u>A</u>	A		S	S
AF	A	A	<u>A</u>	A	A	S	S



Report Introduction

- Executive Summary
- Introduction
- Initiative timeline
 - Major milestones and activities
- Research and Analysis
 - Research and analysis conducted by Planning Staff to inform and support the AHS recommendations.



Concurrent and Related Efforts

- Montgomery Planning Housing Studies
- Thrive Montgomery 2050
- ZTA 20-07
- Silver Spring Downtown & Adjacent Communities Plan



Goals, Definition of Attainable Housing and Scale

- Attainable Housing Definition
 - The Planning Board supports a definition of attainable housing that focuses on providing more diverse housing options
- Attainable Housing Scales
 - Three scales of attainable housing: small, medium and large
- AHS Initiative Goals
 - Planning Board supports three specific goals for the initiative



Priority Housing District

- Planning Board recommends establishing a Priority Housing District
 - Quadplexes would be allowed and parking requirements would be further reduced
 - The Priority Housing District is defined as within a straight-line buffer of 1-mile from Red line, Purple Line, and MARC rail stations, plus 500 feet from a BRT Corridor, River Road (inside the Beltway) and Connecticut Avenue.



Small Scale Attainable Housing

- The Planning Board recommends allowing the addition of small-scale attainable housing types (duplexes, triplexes, and quadplexes) within the zoning blocks of R 40, R 60, R 90, and R 200, as follows:
 - Duplexes in all R 60, R 90, and R 200 zoning blocks across the county;
 - Duplexes are an existing permitted use in the R-40 zone
 - Triplexes in all R 40, R 60, and R 90 zoning blocks across the county; and
 - Quadplexes in the R 40, R 60, and R 90 zoning blocks within the Priority Housing District.



Pattern Book

- The Planning Board recommends requiring that certain new house-scale attainable housing created by-right in the R 40, R 60, R 90 and R 200 zones comply with the elements of a pattern book.
- The pattern book will be a complementary document to the development standards in the zoning ordinance. The Planning Board recommends using a pattern book as part of the building permit process as a tool to ensure clear and objective form-based standards.
- The pattern book would apply to new construction, which follows the same definition used for the applicability of residential infill compatibility in Section 4.4.1.B of the zoning code.



Medium Scale Attainable Housing

- The Planning Board recommends creating a new optional method of development, called the Attainable Housing optional method (AHOM), to provide opportunities for medium scale attainable housing on certain properties in the R 90 and R 60 zones.
- The AHOM is intended to allow for higher densities and more diverse building types than is typically allowed in the county's residential zones.
- The Board believes the AHOM should apply to sites within the R 90 and R 60 zones that abut a corridor planned for Bus Rapid Transit (BRT) through the 2013 Countywide Transit Corridors Functional Master Plan, or are recommended for a floating zone in a Master Plan



Large Scale Attainable Housing

- The Planning Board recommends using the master plan process to identify opportunities to rezone properties along the county's primary growth corridors for higher intensity residential development.



Subdivision

- The Board believes there are opportunities through the Administrative Subdivision Plans, Minor Subdivisions, or both, to establish a more streamlined process to subdivide property for the purposes of creating attainable housing.
- These changes could be prepared through a future subdivision regulation amendment (SRA) that would complement any zoning text amendments resulting from the AHS initiative.



Parking

- The Board is recommending that baseline parking minimums for duplexes and multiplexes in the R 40, R 60, R 90 and R 200 zones, may be reduced by multiplying the baseline minimum by an adjustment factor of 0.50 under certain circumstances.
- The Board further recommends that baseline parking minimums be reduced by multiplying the baseline minimum by an adjustment factor of 0.25 under certain circumstances.
- The Board also acknowledges there are additional ways to reduce parking including basing parking on the width of site frontage, or on the number of bedrooms.
- May need to make minor modifications to tandem parking allowing it with duplexes and multiplexes if the units are part of the same building



Catalyst Policies

- The Board believes certain catalyst policies may assist the development of these attainable housing types.
- The Board has identified several policies for the Council to consider.
- These policies are broadly divided into two types, catalysts for Owners Occupied Conversions and Community-level Incentive Programs.



Other Topics

- Collection of Impact Taxes
- Role of HOAs
- Role of Municipalities



Appendices

- County Council letter
- Engagement
- Stakeholder Concerns
 - Summary
 - Affordability
 - Gentrification and Displacement
 - Property Assessment and Taxes
 - Trees
- Adequate Public Facilities
- Market feasibility
- Other Jurisdictions Research
- Letter from SDAT
- Attainable Housing Typologies Modeling
- Change in Attainability by Zip Code
- Draft Zoning Modifications



Next Steps

- Next work session is on January 27.
 - We will discuss potential Zoning Modifications to implement the recommendations in the report.
- Community meeting #4 will be held next Monday, December 13.

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 13	Planning Board Briefing
May 19	HEAT Meeting #4
June 2	Community Meeting #3
June 3	Virtual Office Hours
June 14	#HousingDay on Twitter
June 24	Planning Board Briefing and Public Comments
July 8	Planning Board Work Session #1
July 22	Planning Board Work Session #2
September 9	Planning Board Work Session #3
October 7	Planning Board Work Session #4
November 4	Planning Board Work Session #5
December 9	Planning Board Work Session #6
December 13	Community Meeting #4
January 27	Planning Board Work Session #7



Zoning Modifications

Staff will return to the Board in January to present a draft of the zoning modifications that would implement the elements of Attainable Housing discussed by this final report

- We intend to walk through the zoning modifications at a high level
 - Highlight each section that is changing and reminding the Board why.
 - Walking through some but not all of the standards tables (one example from each type of table), explaining the rationale for the standard values.
 - Being prepared to discuss specifics from any section or standard table as requested.

