

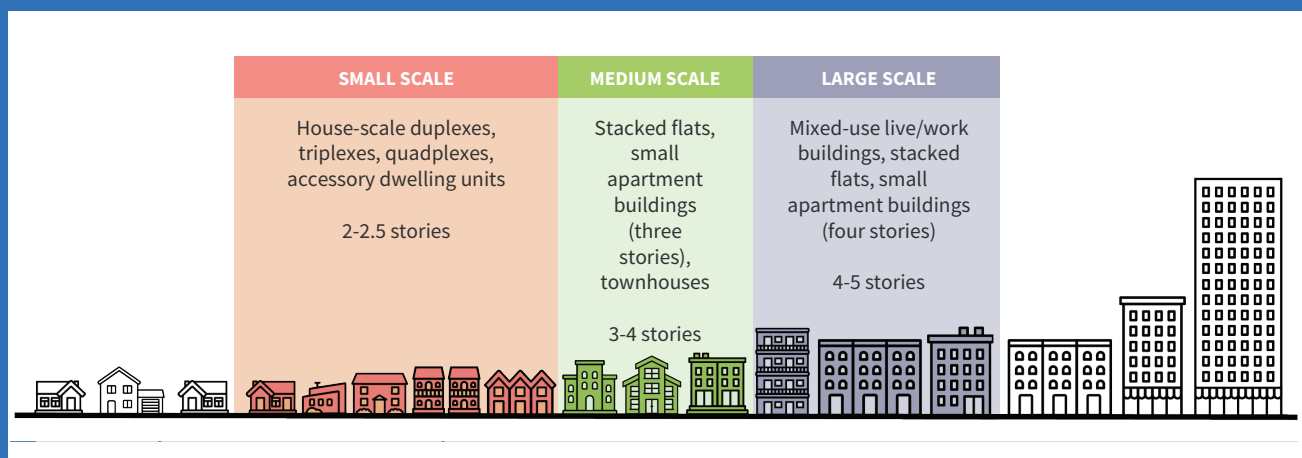
Attainable Housing Strategies in Montgomery County

Planning for 2050 and Beyond

What is Attainable Housing?

Attainable housing enables households of various incomes to obtain homes suitable for their needs in terms of size, location, and price point. It's market-rate housing that makes living in Montgomery County's residential neighborhoods attainable to more households.

In Montgomery County, expanding attainable housing options means enabling the construction or renovation of diverse housing types beyond the typical detached single-family home to create more units that are smaller and more affordable.



About the Strategies

Attainable Housing Strategies is an initiative led by the Planning Department to identify how the county can allow more types of housing, so that residents have more choices when it comes to finding homes that are the right sizes, locations, and price points for their needs.

Built on a County Council request and informing several other Montgomery Planning projects, this initiative helps Montgomery County grow its housing supply in existing residential areas, meet projected population growth, and expand homeownership opportunities for our increasingly diverse population.

Initiative Goals

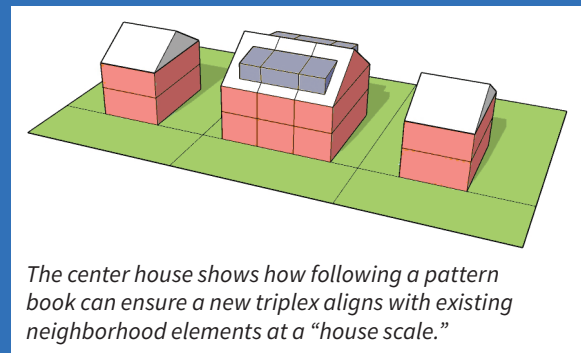
The initiative's overarching purpose is to increase the diversity of housing options across more of Montgomery County. The Planning Board has identified three specific goals for this initiative:

- Increase opportunities to meet the county's diverse housing supply needs and obligations, as well as the county's economic development objectives
- Unravel the exclusionary aspects of the county's single-family residential zones to diversify the county's communities by diversifying its housing stock
- Create more opportunities for homeownership for more households in more parts of the county

Neighborhood Scale

The Planning Board's recommendations include the creation of a pattern book, which will ensure future attainable homes are constructed at "house scale."

Apart from providing clear direction on development standards, the pattern book will also include guidance on optimal building placement, massing, frontage design, on-site parking, and other details that promote the creation of neighborly homes in safe and inclusive communities.



The center house shows how following a pattern book can ensure a new triplex aligns with existing neighborhood elements at a "house scale."

This initiative also removes arbitrary terms like "character" and "compatibility." These concepts have sometimes been used in decision-making to deny opportunities to provide more variety in housing types, contributing to historical inequities and de facto discrimination.

Preliminary Recommendations

The Planning Board's complete recommendations are available on the Montgomery Planning website, but some of the most important ones are:

- Allowing the creation of duplexes and triplexes in many neighborhoods that currently only allow single-family detached units by-right.
- Establishing a Priority Housing District surrounding key transit stations and corridors, which allows reduced parking requirements and the construction of quadplexes in more walkable neighborhoods.
- Creating a new Attainable Housing optional method of development to spark medium density and more diverse types of buildings like small apartment buildings and stacked flats in residential areas along corridors.
- Leveraging the Master Plan process to identify opportunities for rezoning properties along the county's primary corridors to allow higher density residential development.
- Supporting property owners and communities in pursuing new attainable housing types and encouraging increased production.

To learn more, visit montgomeryplanning.org/housing