



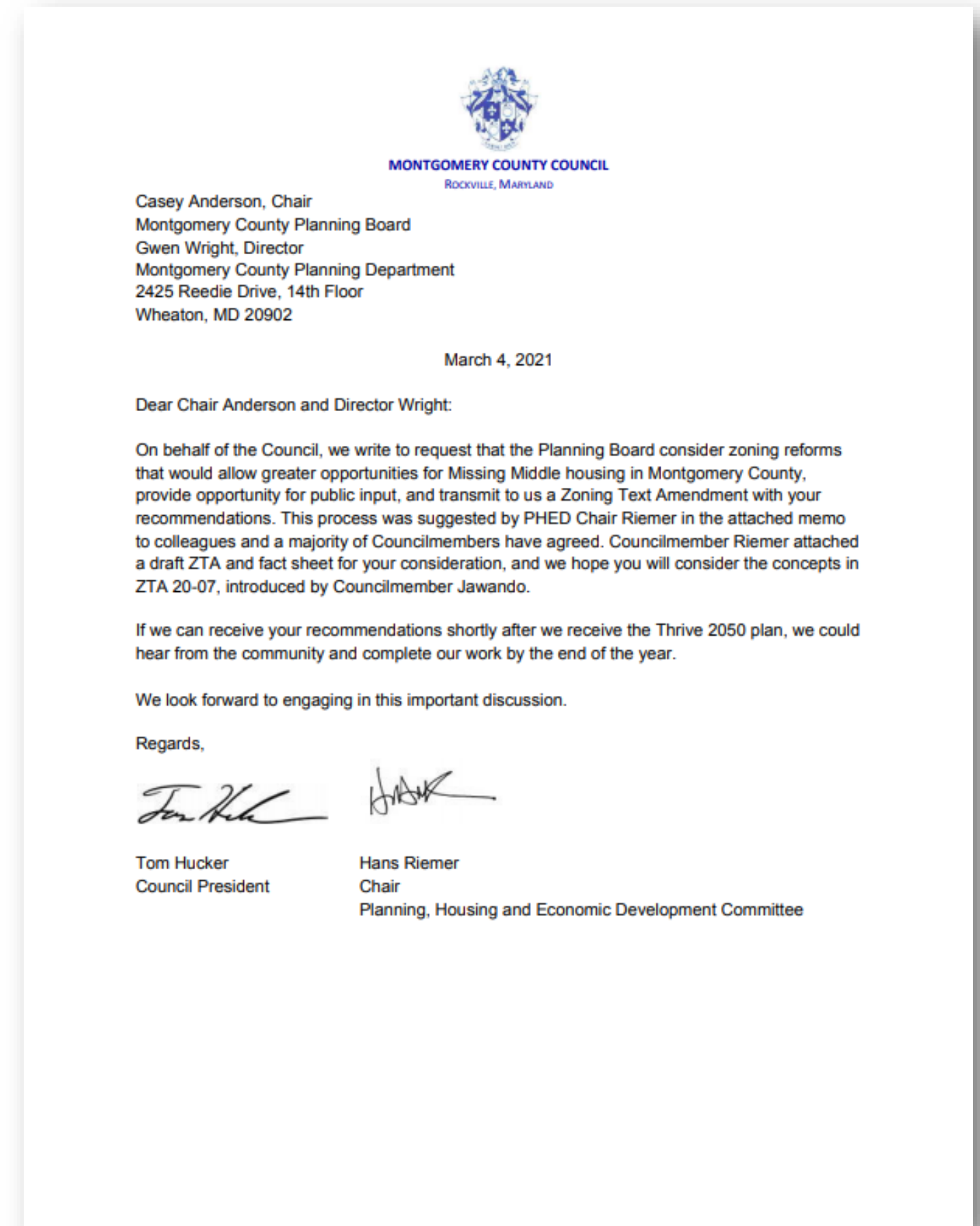
Montgomery Planning

Attainable Housing Strategies

Listening Session

Attainable Housing Strategies

- Prior [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.”
- Attainable Housing Strategies is the resulting effort, through which the prior Planning Board **prepared recommendations to allow the development of more diverse types of housing**, including [Missing Middle Housing](#), in Montgomery County.



Community Engagement

Engaging the community has been a key priority of AHS. Providing numerous opportunities and utilizing multiple engagement formats has allowed us to hear a wide variety of perspectives and to garner support for the AHS initiative.



- **25+** eLetters with regular project updates
- **2**-page explainer in **8** languages
- **1** “social media” day with historically high engagement rates
- **4** external stakeholder group meetings
- **20+** targeted stakeholder meetings (civic associations, NAIOP, etc.)
- **6** virtual public office hours
- **4** Planning Department hosted community meetings
- **1** expert panel discussion
- **2** informational videos
- **3** Planning Board listening sessions
- **11** work sessions with the Planning Board

Attainable Housing Strategies Goals

01

Increase opportunities to **meet the county's diverse housing supply needs** and obligations, as well as the county's economic development objectives.

02

Unravel the exclusionary aspects of the county's single-family residential zones to diversify the county's communities by diversifying the county's housing stock.

03

Create **more opportunities for homeownership** for more households in more parts of the county.

Why Now?

Thrive Montgomery 2050 creates a framework and policy guidance for us on **diversifying our housing stock.**

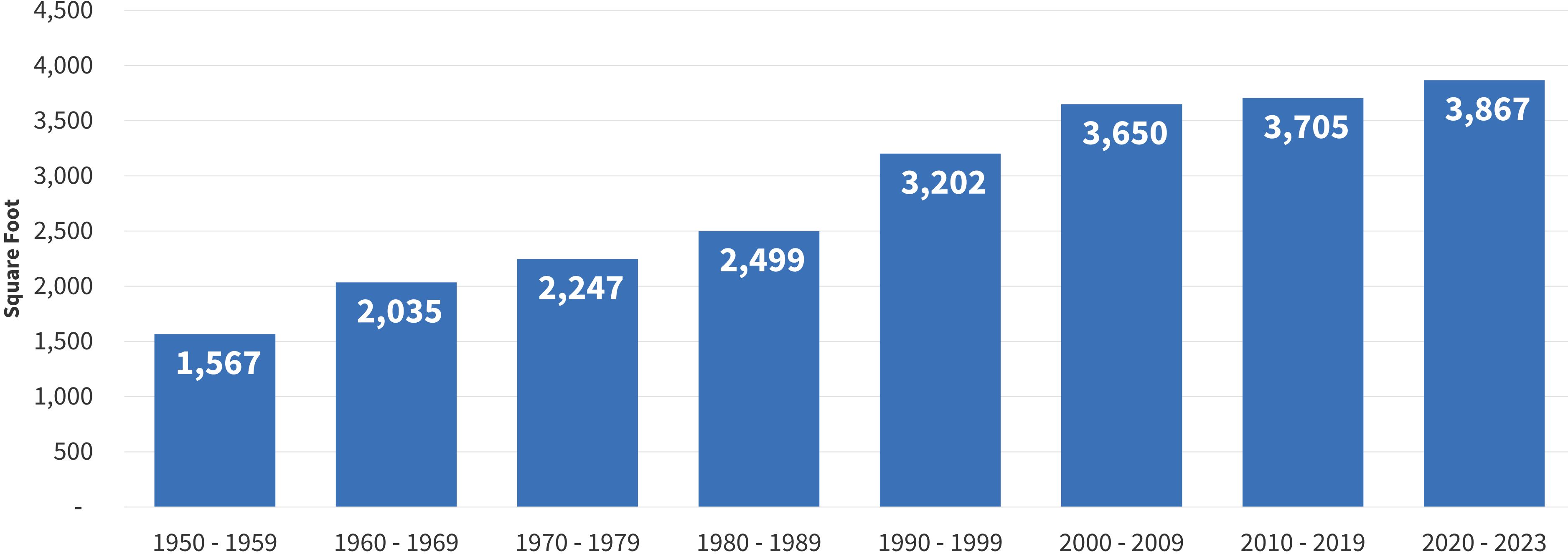
Many jurisdictions, including some of our neighbors, have **adopted similar changes** putting us in good company.

The county has a significant **housing supply issue.**

Significant equity component. This is the **right thing to do.**

New single-family housing units are getting larger

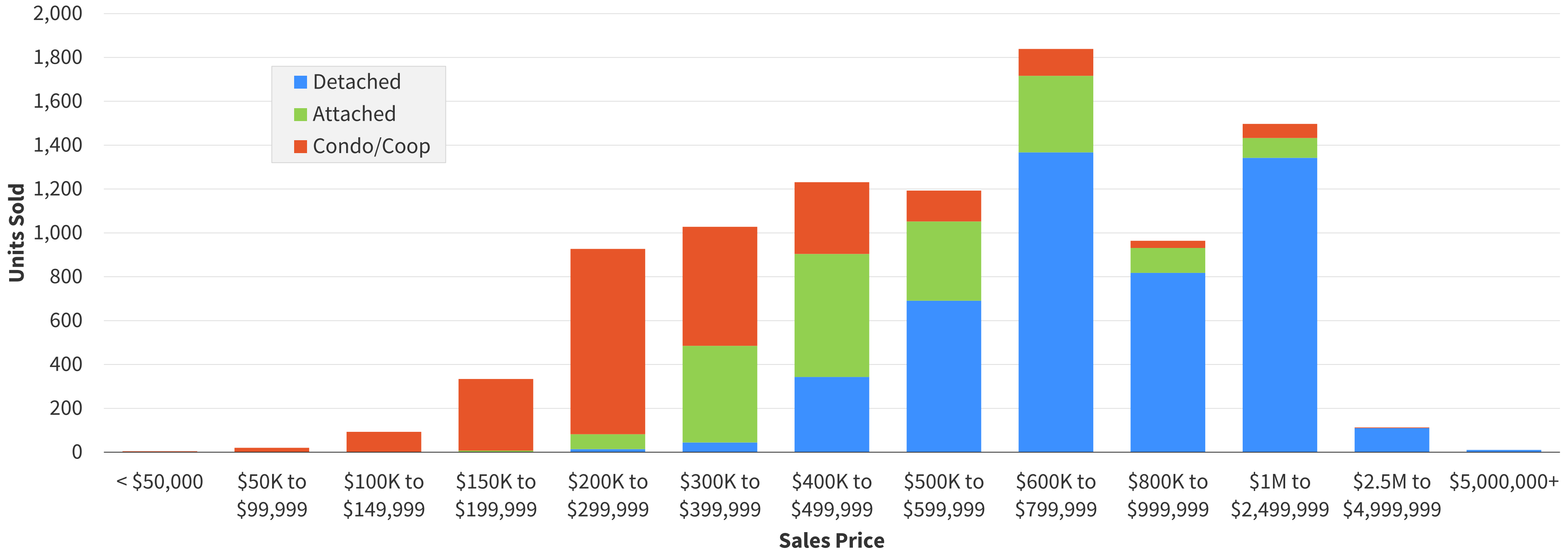
Single Family Detached Housing Units Average Gross Floor Area by Decade Built



Source: SDAT

In 2023, the average detached home in Montgomery County sold for \$970,000 compared to \$440,000 for attached structures

Units Sold by Sales Price Range and Unit Type (2023)



Source: Bright MLS

Our neighborhoods have become less attainable and more exclusive

\$130K

Median Income in 2000
(inflated to 2022 dollars)

Typical 2000 **house value**
(inflated to 2022 dollars)

Typical 2022 **house value**

20866 Burtonsville	\$314K	→	\$446K
20910 Silver Spring	\$351K	→	\$692K
20815 Chevy Chase	\$762K	→	\$1.32M

\$118K

Median Income in 2022

Assumptions: 5.5% interest rate, 5% down payment, 30-year mortgage, escrow/insurance is 20% of primary principal/interest payment, debt cannot exceed 35% of income, borrower has no additional debt

Sources: Zillow Single-Family ZHVI Value for June 2000 and June 2022, US Census, Bureau of Labor Statistics

Our neighborhoods have become less attainable and more exclusive

\$130K

Median Income in 2000
(inflated to 2022 dollars)

Estimated 2022 **income**
required to afford the typical
2000 house value
(inflated to 2022 dollars)

Estimated 2022 **income**
required to afford the
typical 2022 house value

<p>20866 Burtonsville</p>	<p>\$70K</p>	<p>\$99K</p>
<p>20910 Silver Spring</p>	<p>\$78K</p>	<p>\$154K</p>
<p>20815 Chevy Chase</p>	<p>\$170K</p>	<p>\$294K</p>

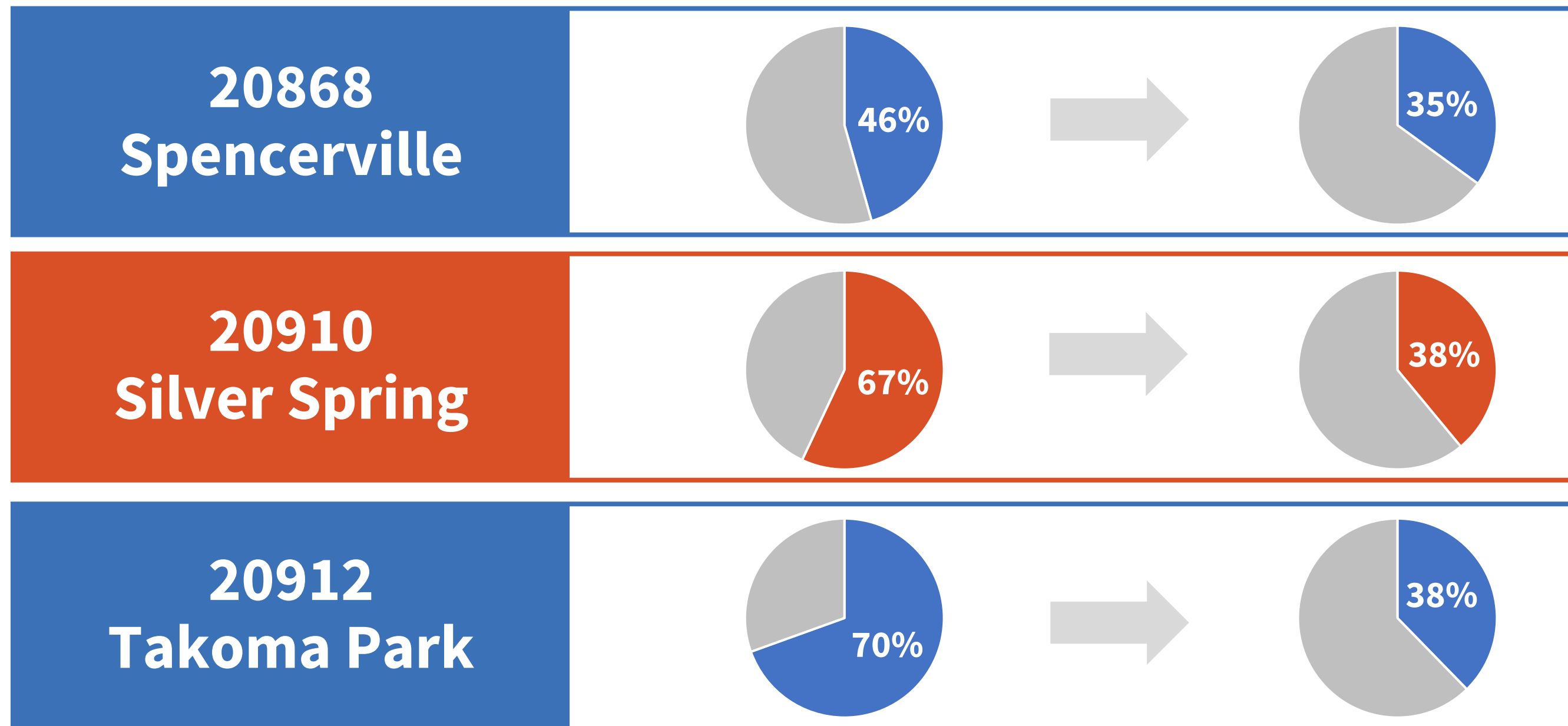
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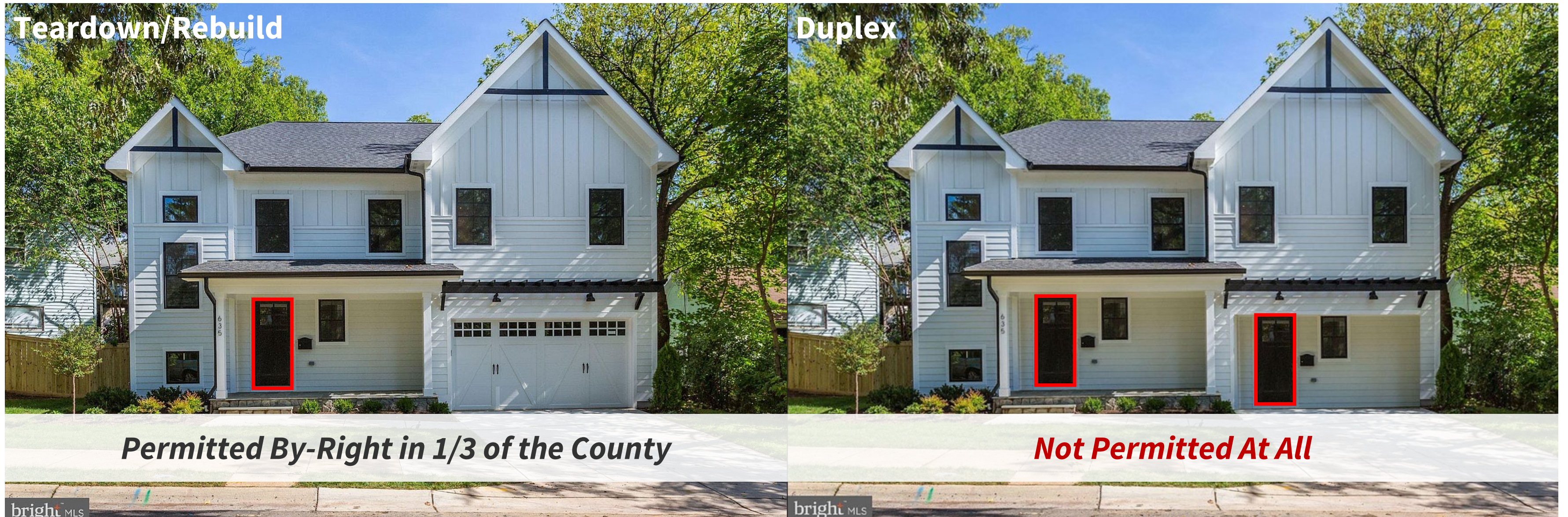
Our neighborhoods have become less attainable and more exclusive

Share of 2022 **households** that can afford the typical 2000 house value (inflated to 2022 dollars)

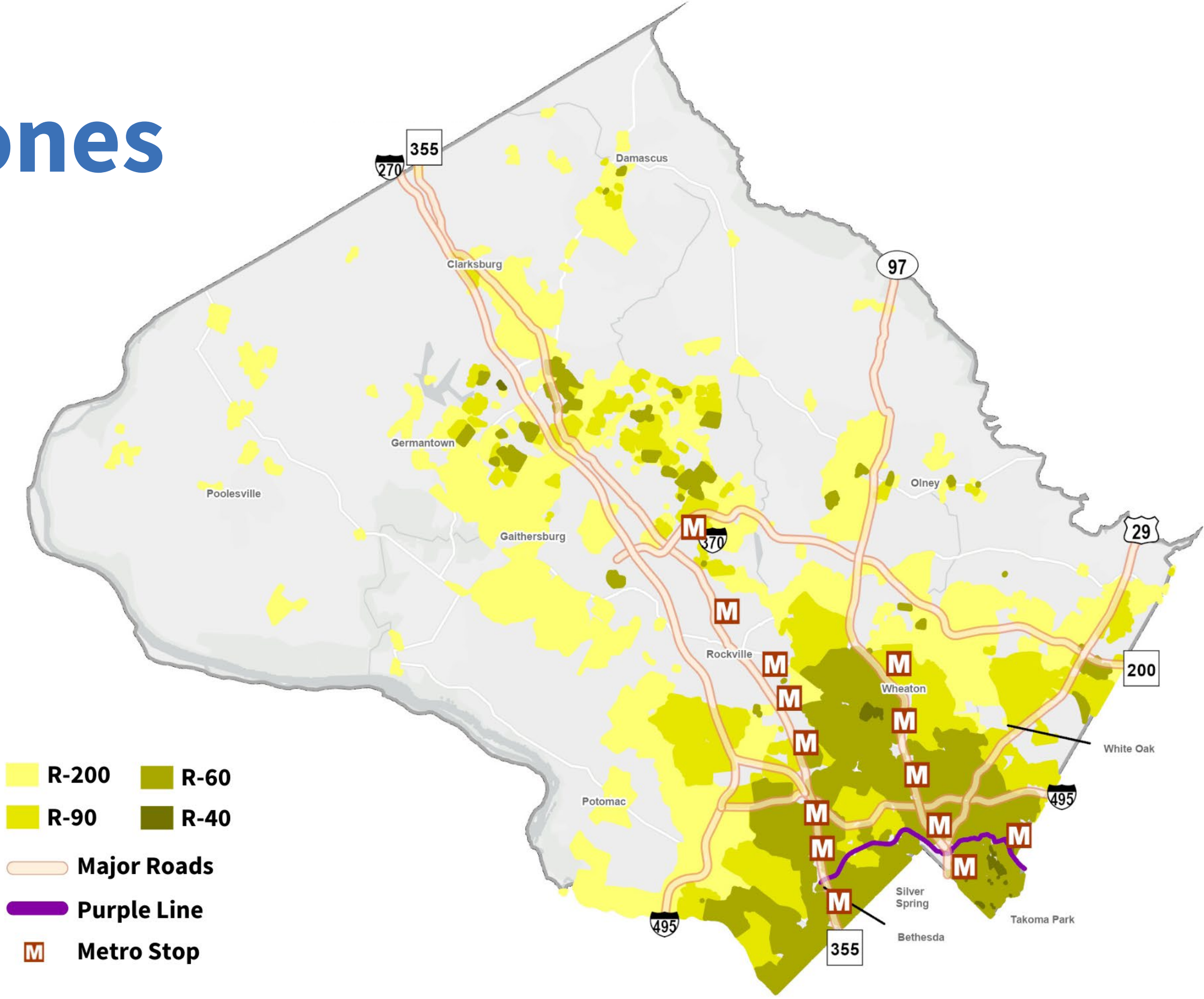
Share of 2022 **households** that can afford the typical 2022 house value



More options, generally same character

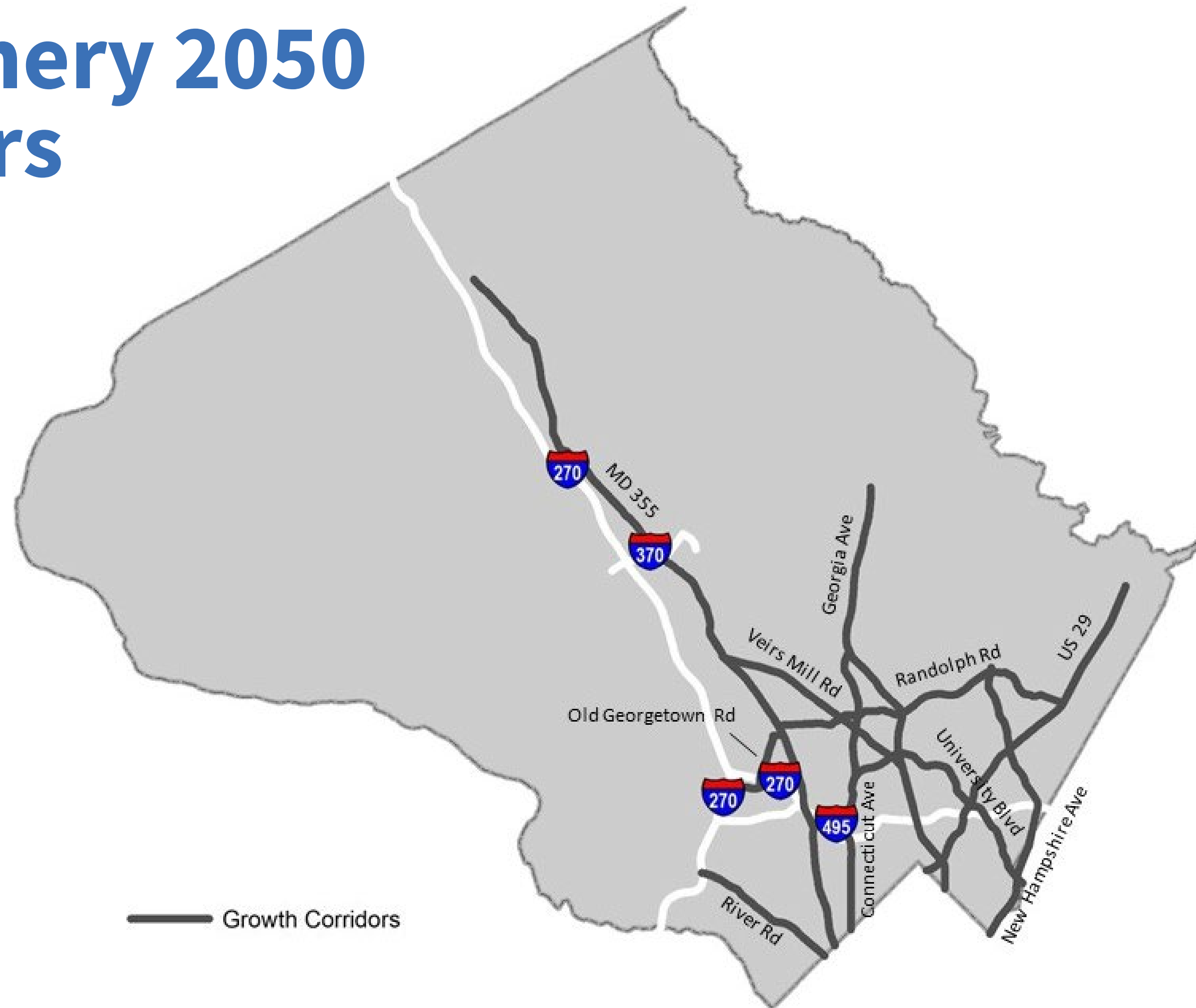


R-40, R-60, R-90 & R-200 Zones



Thrive Montgomery 2050 Growth Corridors

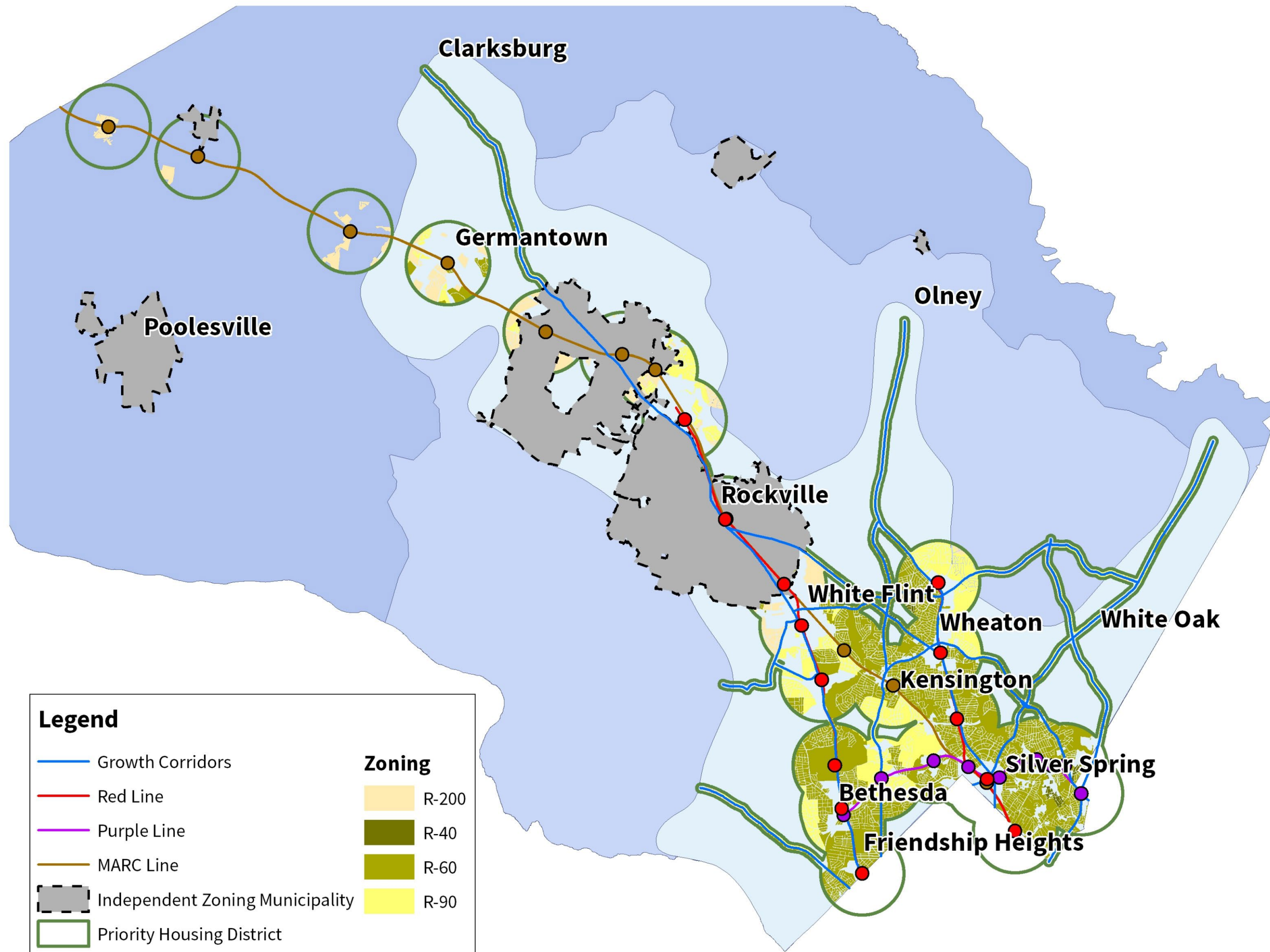
- Connecticut Avenue
- Georgia Avenue
- MD 355
- New Hampshire Avenue
- Old Georgetown Road/
North Bethesda Transitway
- Randolph Road
- River Road
- University Boulevard
- US 29
- Veirs Mill Road



Priority Housing District

The Priority Housing District is a straight-line buffer of **1-mile** from Metrorail's Red Line, the Purple Line light rail, and MARC rail stations, plus **500 feet** from a *Thrive Montgomery 2050* Growth Corridor.

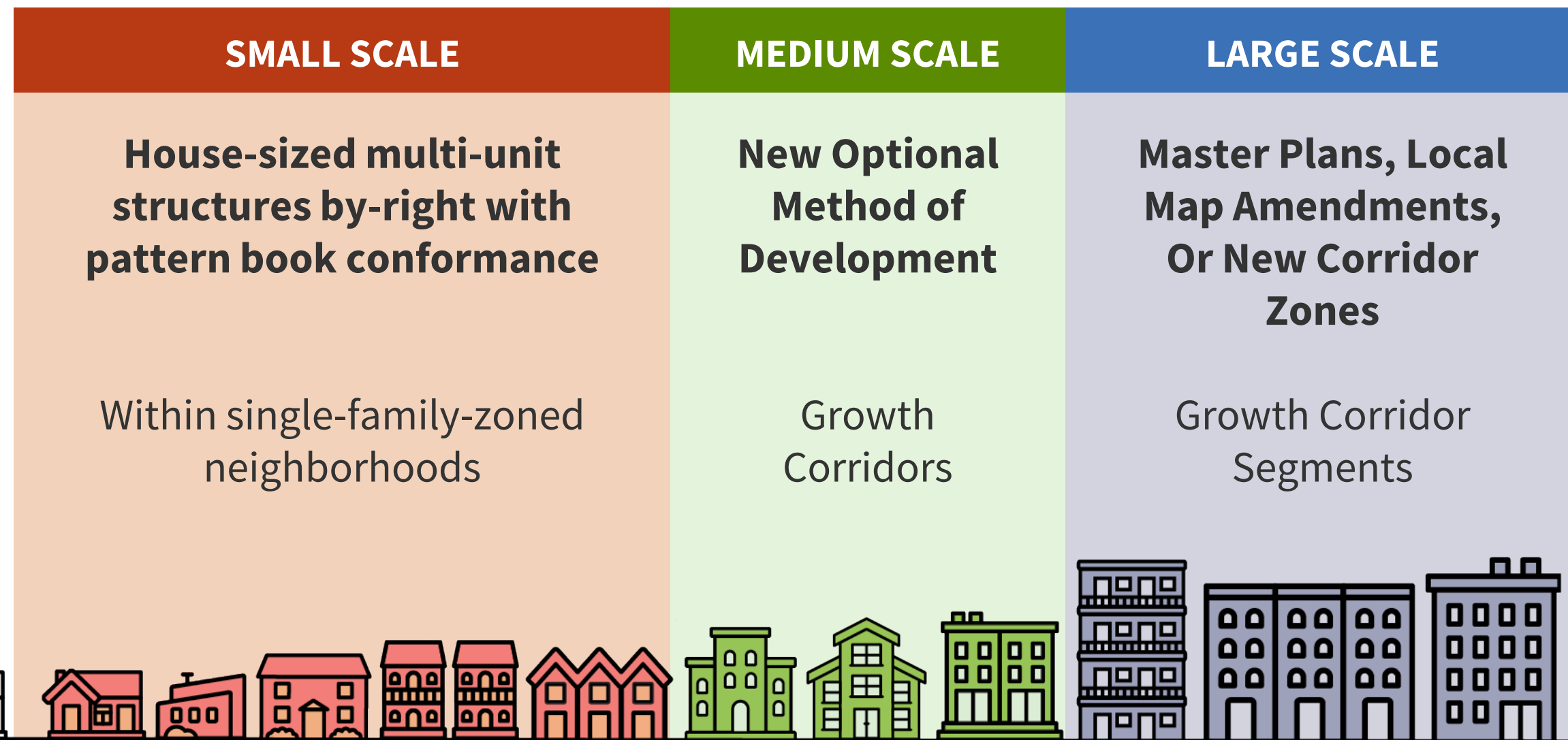
PHD reduces parking standards and allows additional unit types.



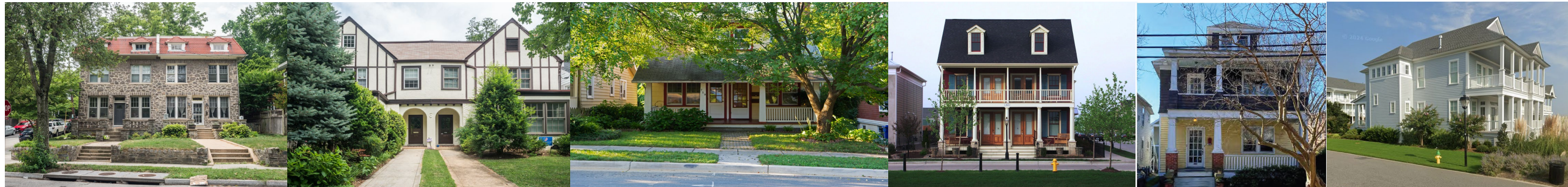
<https://montgomeryplans.org/portal/apps/webappviewer/index.html?id=7f5f2305e4824e2290b635787fcb4d5d>

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Scales Recommended Tools Geographic Targets

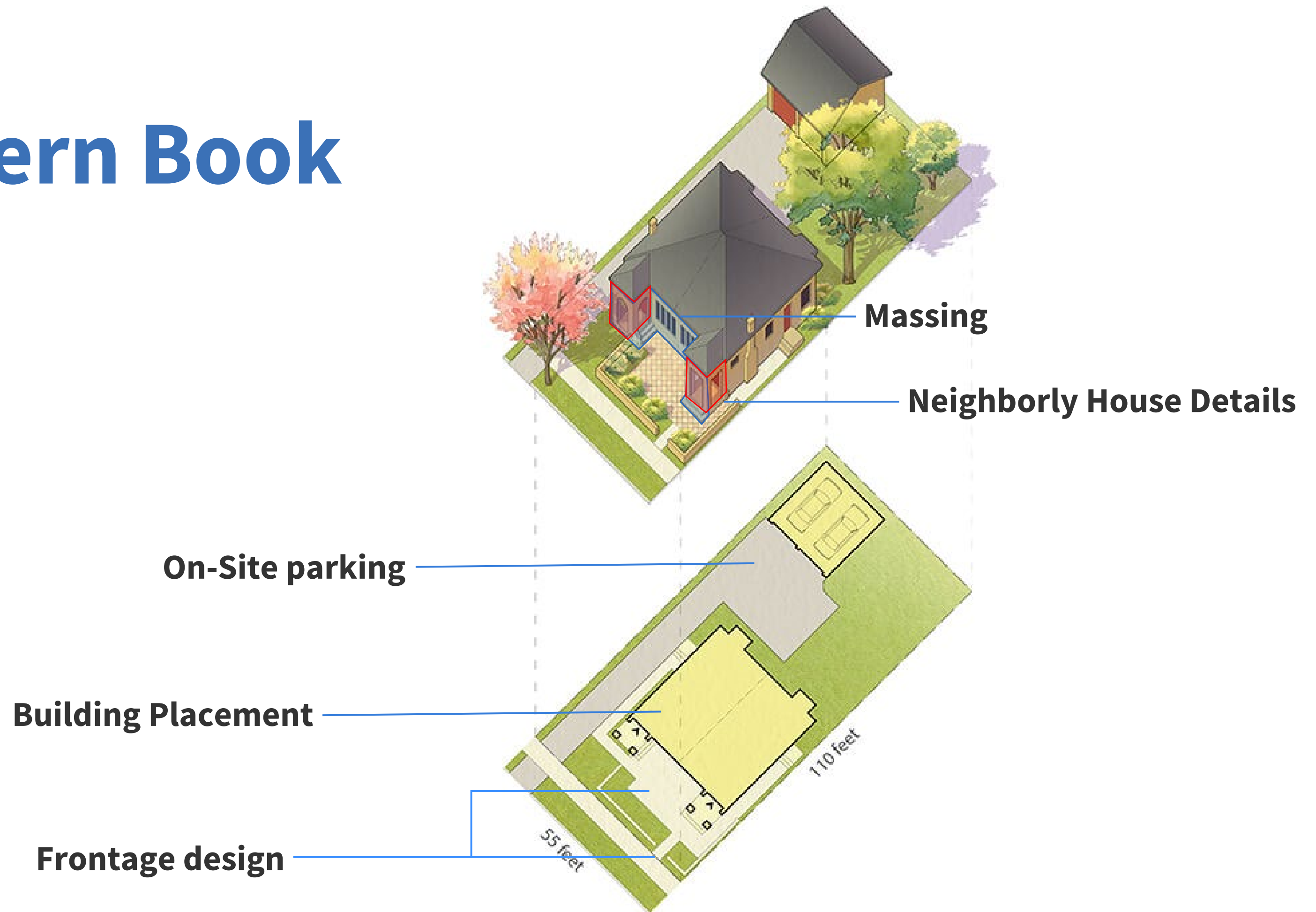


Small Scale



What	Where	How
<p>House-scale buildings</p> <ul style="list-style-type: none"> Duplexes, triplexes, and quadplexes that are of a similar size as existing detached houses. 2-2.5 stories tall. 	<p>In the R-40, R-60, and R-90 Zones</p> <ul style="list-style-type: none"> Duplexes and triplexes everywhere, quadplexes in the PHD. <p>In the R-200 Zone</p> <ul style="list-style-type: none"> Duplexes everywhere, triplexes and quadplexes in the PHD. 	<p>By-Right</p> <ul style="list-style-type: none"> On a recorded lot Building permit from DPS, checking for conformance with a Pattern Book.
<p>Standards</p> <p>Similar to Detached Houses</p> <ul style="list-style-type: none"> No changes proposed for building height, setbacks, lot coverage. Some reductions in on-site vehicle parking. 	<p>Implementation</p> <p>Zoning Text Amendment(s)</p> <ul style="list-style-type: none"> Modify use standards to allow duplexes, triplexes, and quadplexes by right with conformance to a pattern book. Modify development standards to accommodate new building types. 	

Pattern Book

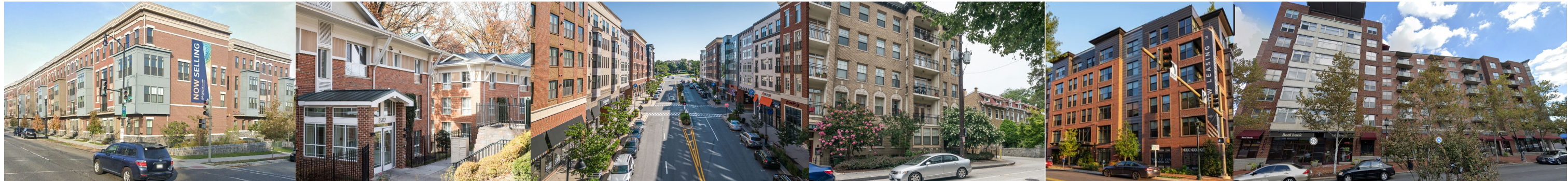


Medium Scale



What	Where	How
<p>Moderate Density</p> <ul style="list-style-type: none"> Townhouses, stacked flats, small apartments. 3-4 stories tall. 	<p>In the R-60 and R-90 Zones</p> <ul style="list-style-type: none"> Within 500 feet of <i>Thrive Montgomery 2050</i> Growth Corridors; or Land identified for a residential floating zone, or for medium scale in a master plan. 	<p>Optional Method with Site Plan</p> <ul style="list-style-type: none"> Optional methods of development allow higher density and greater flexibility in design in exchange for additional review. New Administrative Site Plan process for projects with 19 or fewer dwelling units.
Standards		Implementation
<p>Similar to MPDU Optional Method</p> <ul style="list-style-type: none"> Reduced setbacks, increased site coverage, requirement for public open space. 		<p>Zoning Text Amendment(s)</p> <ul style="list-style-type: none"> Establish the Attainable Housing Optional Method of Development (AHOM) Permit AHOM in the R-60 and R-90 zones within 500 feet of Growth Corridors.

Large Scale



What	Where	How
<p>Multi-Story, Multi-family</p> <ul style="list-style-type: none"> Stacked flats, townhouses, Live/work, small apartments, large apartments. 4+ stories tall. 	<p>Growth Corridors and Centers</p> <ul style="list-style-type: none"> Located along <i>Thrive Montgomery 2050</i> Growth Corridors, and in and around centers of activity. 	<p>Preliminary/Site Plan</p> <ul style="list-style-type: none"> Preliminary and Site Plan process. Same as how larger residential developments are approved today.
Standards		Implementation
<p>Underlying Zones</p> <ul style="list-style-type: none"> Follow applicable standards of the zones (Multi-Unit or CR zones). Following any recommendations from design guidelines or Overlay Zones. 		<p>Master Plans</p> <ul style="list-style-type: none"> Master Plan process to identify opportunities for more intensive residential uses. Local Map Amendments to rezone property outside of a master plan Future Corridor Floating Zones.

Reductions to Off Street Parking Requirements

	Outside Priority Housing District		Inside Priority Housing District	
	No Street Parking Present	Street Parking Present	No Street Parking Present	Street Parking Present
Parking Reduction	0%	50%	50%	75%
Ex: Duplex Requirements	4 spaces	2 spaces	2 spaces	1 space

Current parking minimum: 2 spaces per unit

Upcoming Listening Sessions

- **September 11, 7-9 pm** | Silver Spring Recreation and Aquatic Center
- **September 12, 7-9 pm** | Wheaton Community Recreation Center
- **September 17, 7-9 pm** | White Oak Community Recreation Center
- **September 23, 7-9 pm** | Germantown Community Center
- **September 25, 7-9 pm** | Bethesda-Chevy Chase Regional Services Center
- **October 2, noon-1:30 pm** | Virtual

You're Invited – Planning Board Speaker Series

In-person at M-NCPPC Wheaton Headquarters + virtual from 5:30 to 7 pm



September 19: A Tale from our Partners: Lessons learned from the trenches

- Featuring panelists from St. Paul (MN), Oregon, and Arlington County (VA)

October 17: Practitioner's Panel: Implementation Successes and Areas of Focus

- Featuring panelists from the Young Group, the Urban Land Institute, and Opticos Design

Listening Session

Connect with Montgomery Planning

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AHS website: <https://montgomeryplanning.org/ahs/>