

Montgomery Planning

Attainable Housing Strategies Listening Session

Attainable Housing Strategies

- Prior <u>County Council request</u> 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.



ROCKULLE MARYLANI

Casey Anderson, Chair Montgomery County Planning Board Gwen Wright, Director Montgomery County Planning Department 2425 Reedie Drive, 14th Floor Wheaton, MD 20902

March 4, 2021

Dear Chair Anderson and Director Wright:

On behalf of the Council, we write to request that the Planning Board consider zoning reforms that would allow greater opportunities for Missing Middle housing in Montgomery County, provide opportunity for public input, and transmit to us a Zoning Text Amendment with your recommendations. This process was suggested by PHED Chair Riemer in the attached memo to colleagues and a majority of Councilmembers have agreed. Councilmember Riemer attached a draft ZTA and fact sheet for your consideration, and we hope you will consider the concepts in ZTA 20-07, introduced by Councilmember Jawando.

If we can receive your recommendations shortly after we receive the Thrive 2050 plan, we could hear from the community and complete our work by the end of the year.

We look forward to engaging in this important discussion.

Tom Hucker Hans Riemer

Council President

Planning, Housing and Economic Development Committee

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

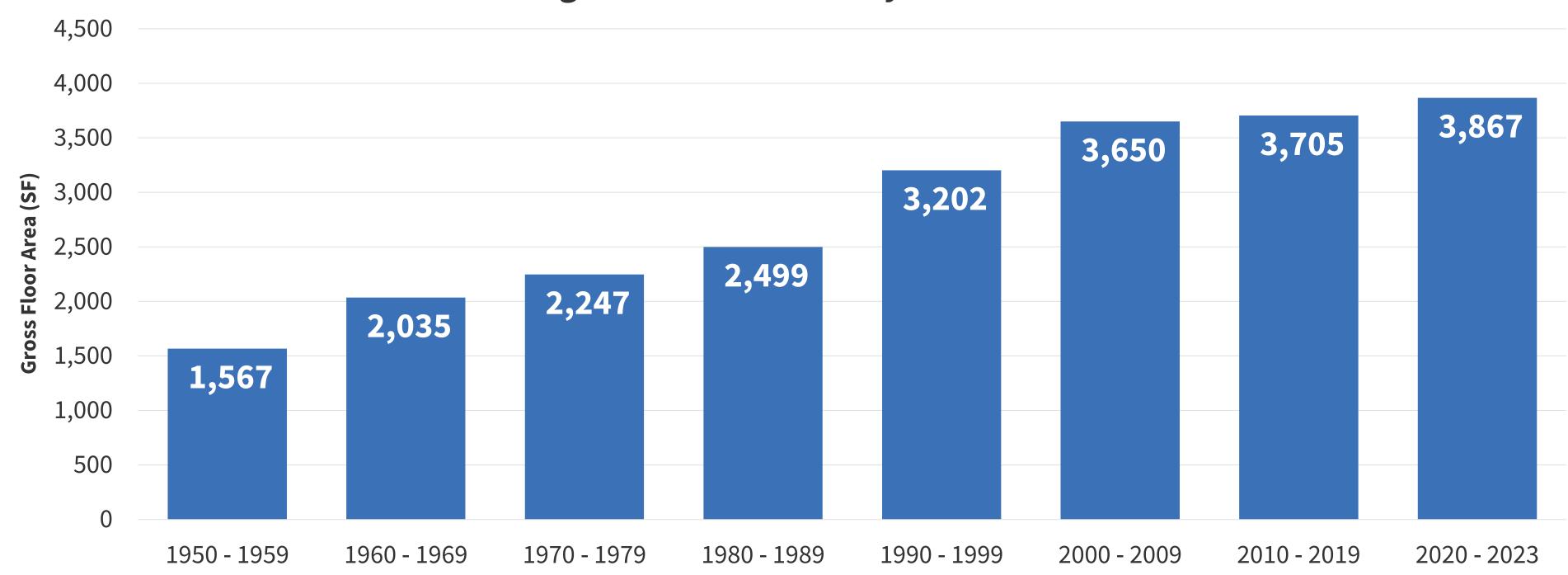
Unravel the exclusionary aspects of the county's single-family residential **zones** to diversify the county's communities by diversifying the county's housing stock.

03

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

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

20814 Bethesda

Typical Home Value (2022 \$)

\$534K \$875K

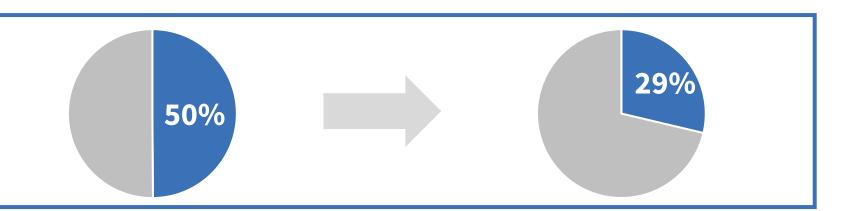
2022

2000

Income Needed (2022 \$)

\$119K \$195K

% of County HHs **Earning this** Income in 2022



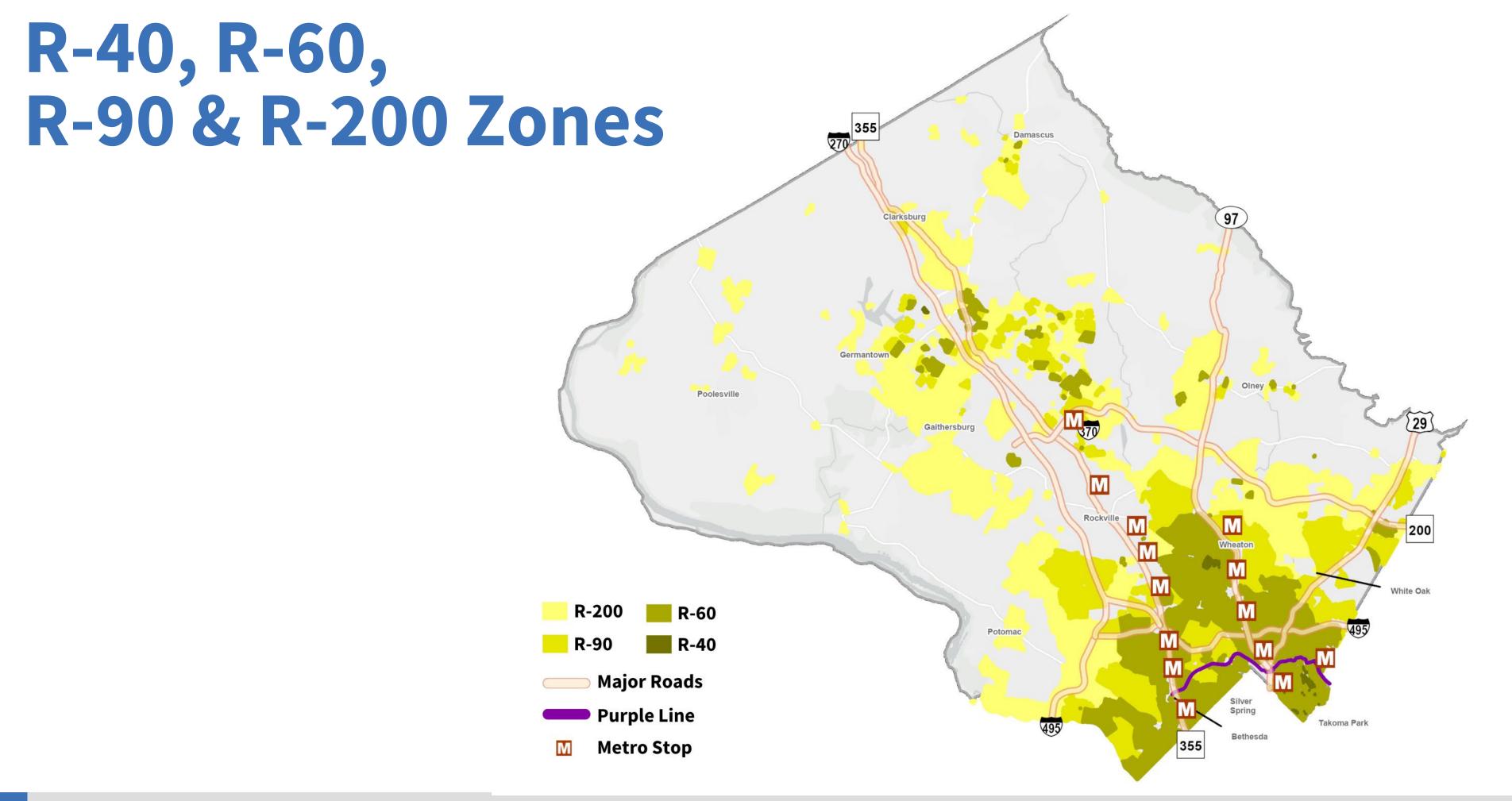
Assumptions: 5.5% interest rate, 5% down payment, 30-year mortgage, escrow/insurance is 20% of primary principal/interest payment, debt cannot exceed 35% of income, borrower has no additional debt

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



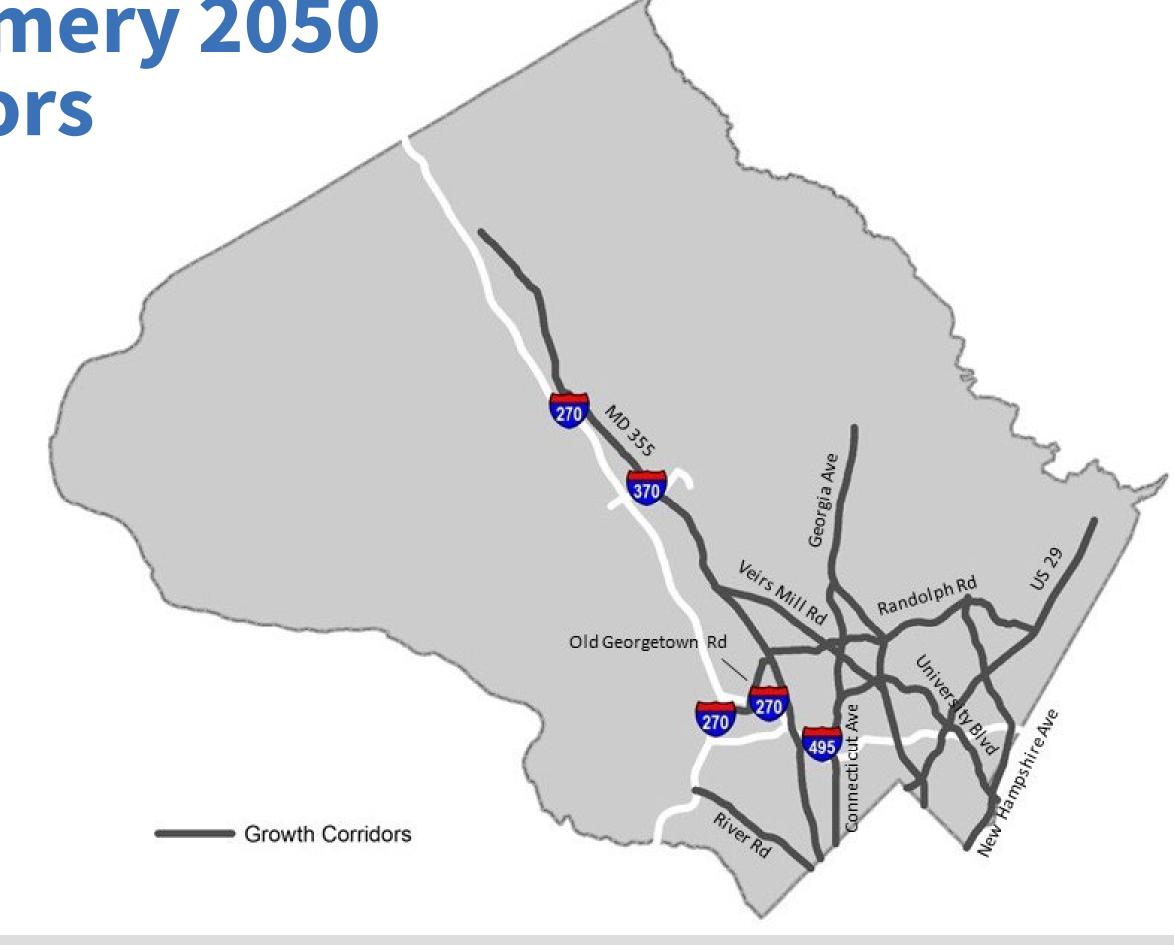
More options, generally same character





Thrive Montgomery 2050 Growth Corridors

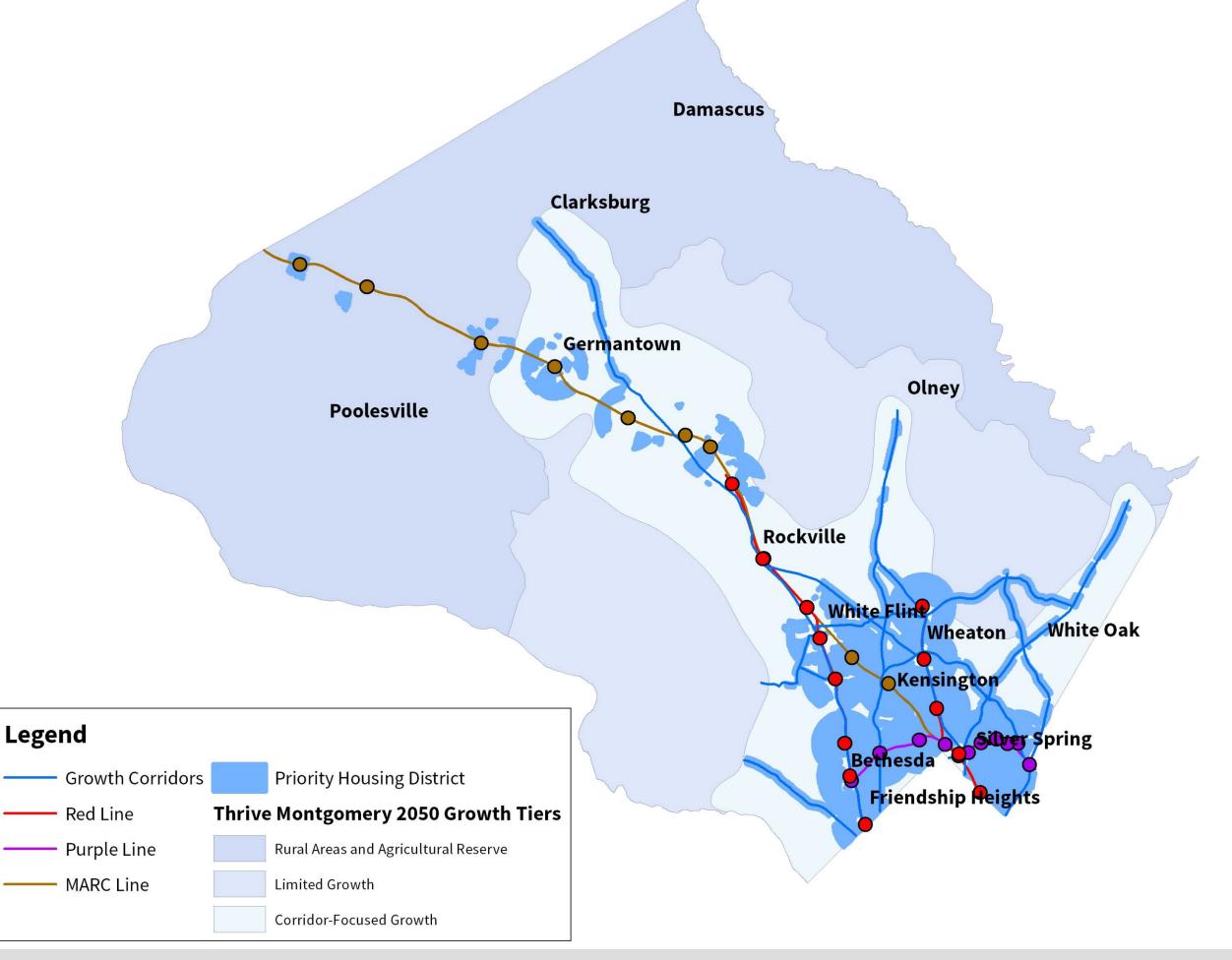
- Connecticut Avenue
- Georgia Avenue
- MD 355
- New Hampshire Avenue
- Old Georgetown Road/ North Bethesda Transitway
- Randolph Road
- River Road
- University Boulevard
- US 29
- Veirs Mill Road



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.



Scales Recommended Tools **Geographic Targets**

	SMALL SCALE	MEDIUM SCALE	LARGE SCALE	
	House-sized multi-unit structures by-right with pattern book conformance	New Optional Method of Development	Master Plans, Local Map Amendments, Or New Corridor Zones	
	Within single-family-zoned neighborhoods	Growth Corridors	Growth Corridor Segments	
38				



Small Scale



What	Where	How	
 House-scale buildings Duplexes, triplexes, and quadplexes that are of a similar size as existing detached houses. 2-2.5 stories tall. 	 In the R-40, R-60, and R-90 Zones Duplexes and triplexes everywhere, quadplexes in the PHD. In the R-200 Zone Duplexes everywhere, triplexes and quadplexes in the PHD. 	 By-Right On a recorded lot Building permit from DPS, checking for conformance with a Pattern Book. 	

Standards	Implementation
 Similar to Detached Houses No changes proposed for building height, setbacks, lot coverage. Some reductions in on-site vehicle parking. 	 Zoning Text Amendment(s) 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 Massing **Neighborly House Details On-Site parking Building Placement Frontage design**

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	4 spaces	2 spaces	2 spaces	1 space

Current parking minimum: 2 spaces per unit

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 High School
- October 2, noon-1:30 pm | Virtual



Listening Session

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