



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.



# 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

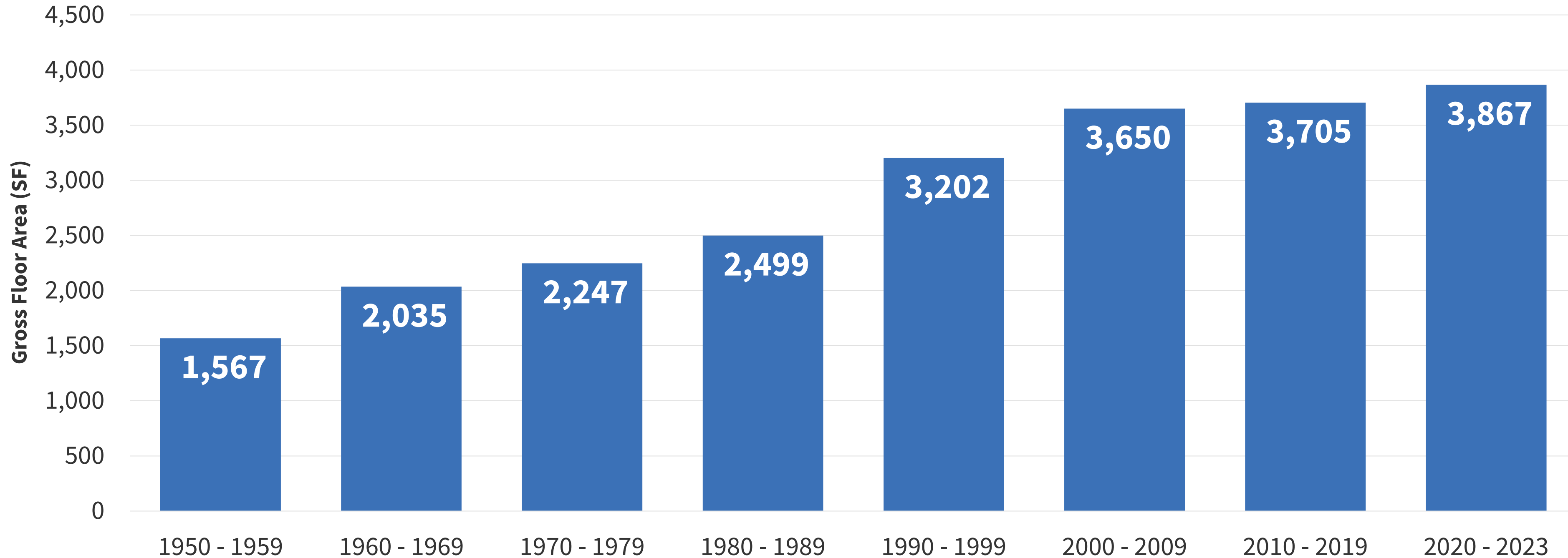
**Unravel the exclusionary aspects of the county's single-family residential zones** to diversify the county's communities by diversifying the county's housing stock.

03

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

# New single-family housing units are getting larger

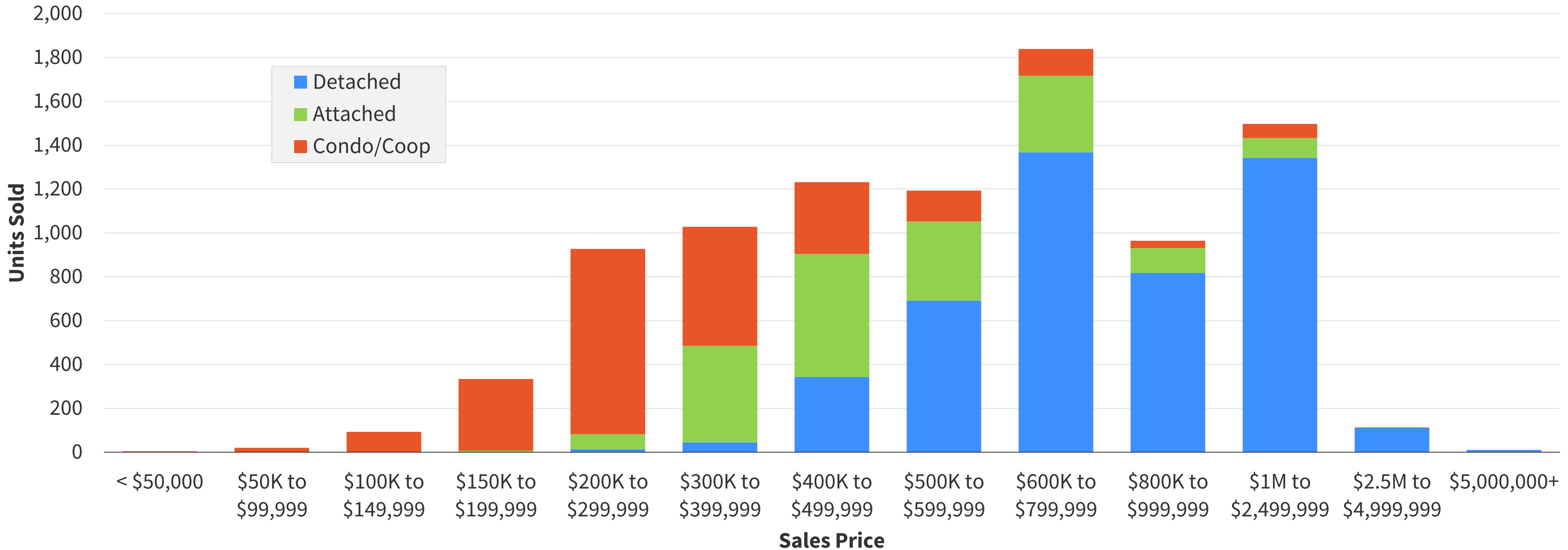
## Single Family Detached Housing Units Average Gross Floor Area by Decade Built



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)



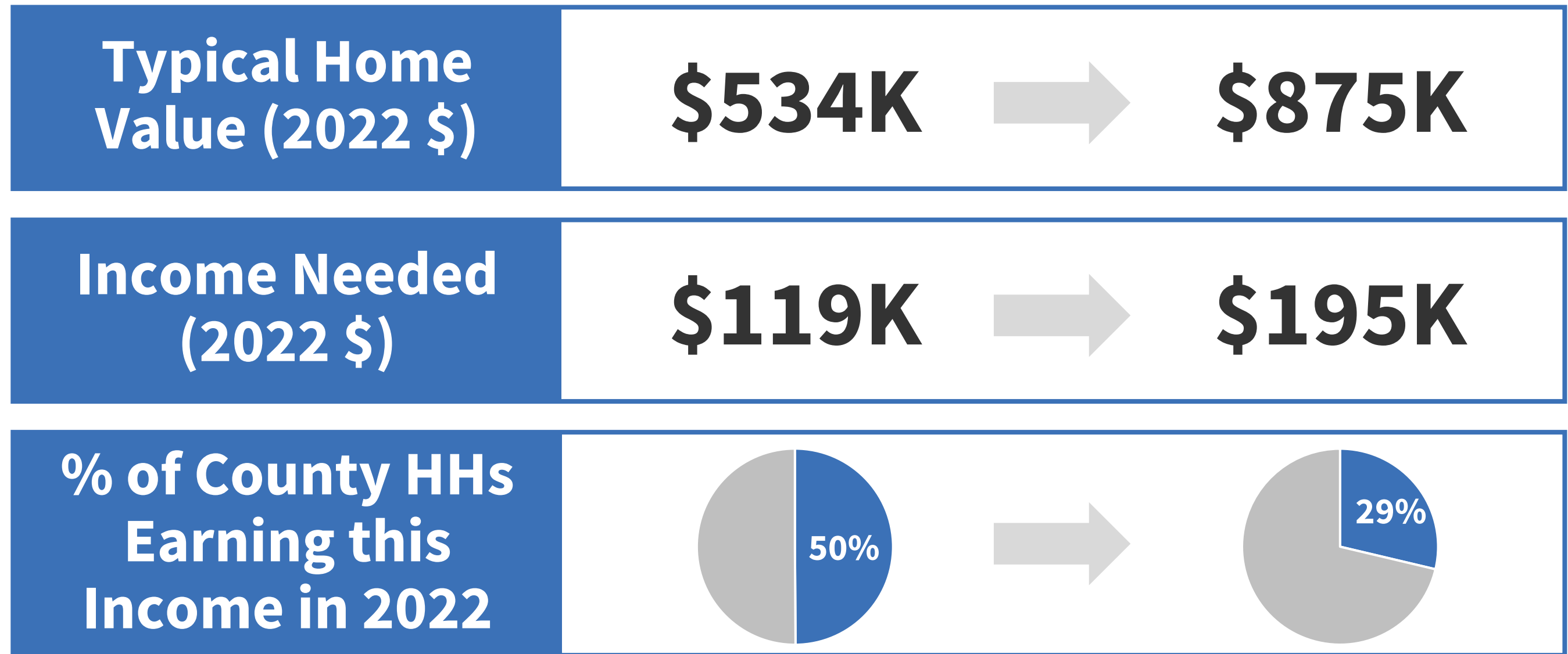
Source: Bright MLS

# Our neighborhoods have become less attainable and more exclusive

**20814  
Bethesda**

**2000**

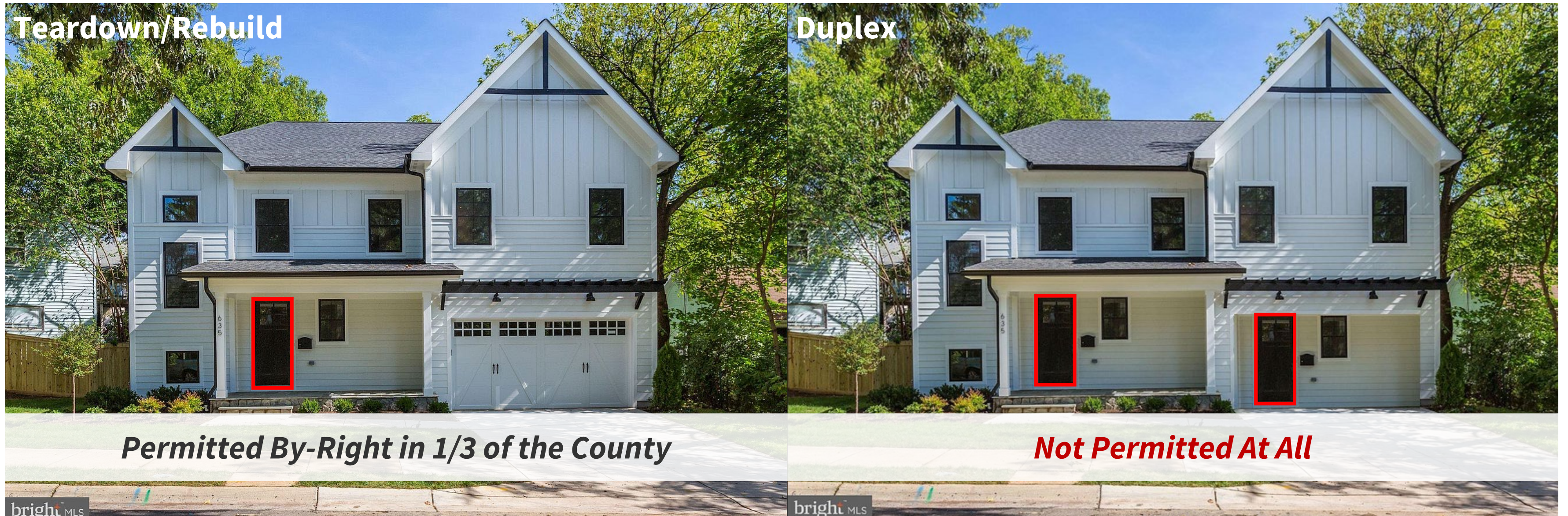
**2022**



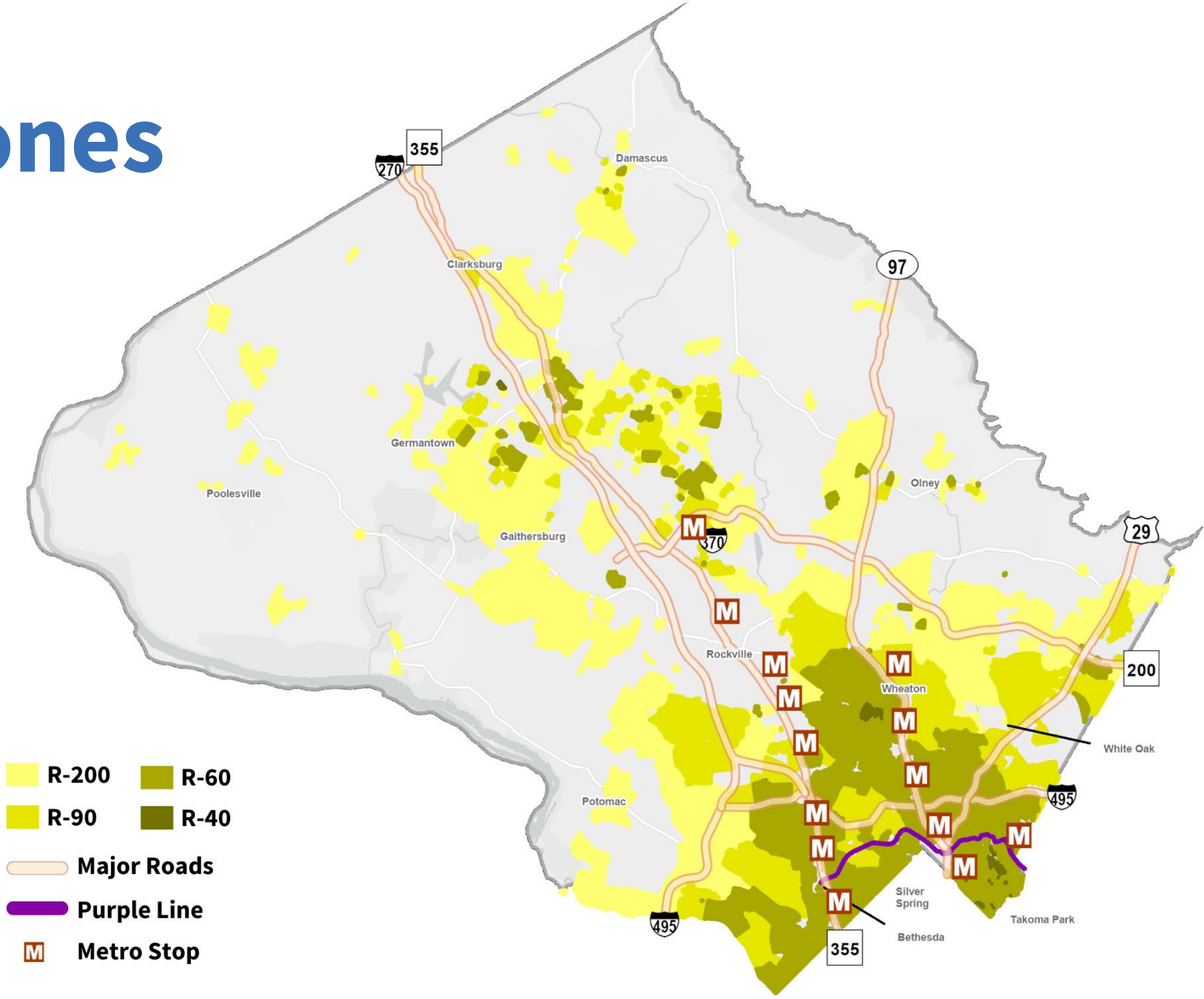
**Assumptions:** 5.5% interest rate, 5% down payment, 30-year mortgage, escrow/insurance is 20% of primary principal/interest payment, debt cannot exceed 35% of income, borrower has no additional debt

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

# More options, generally same character



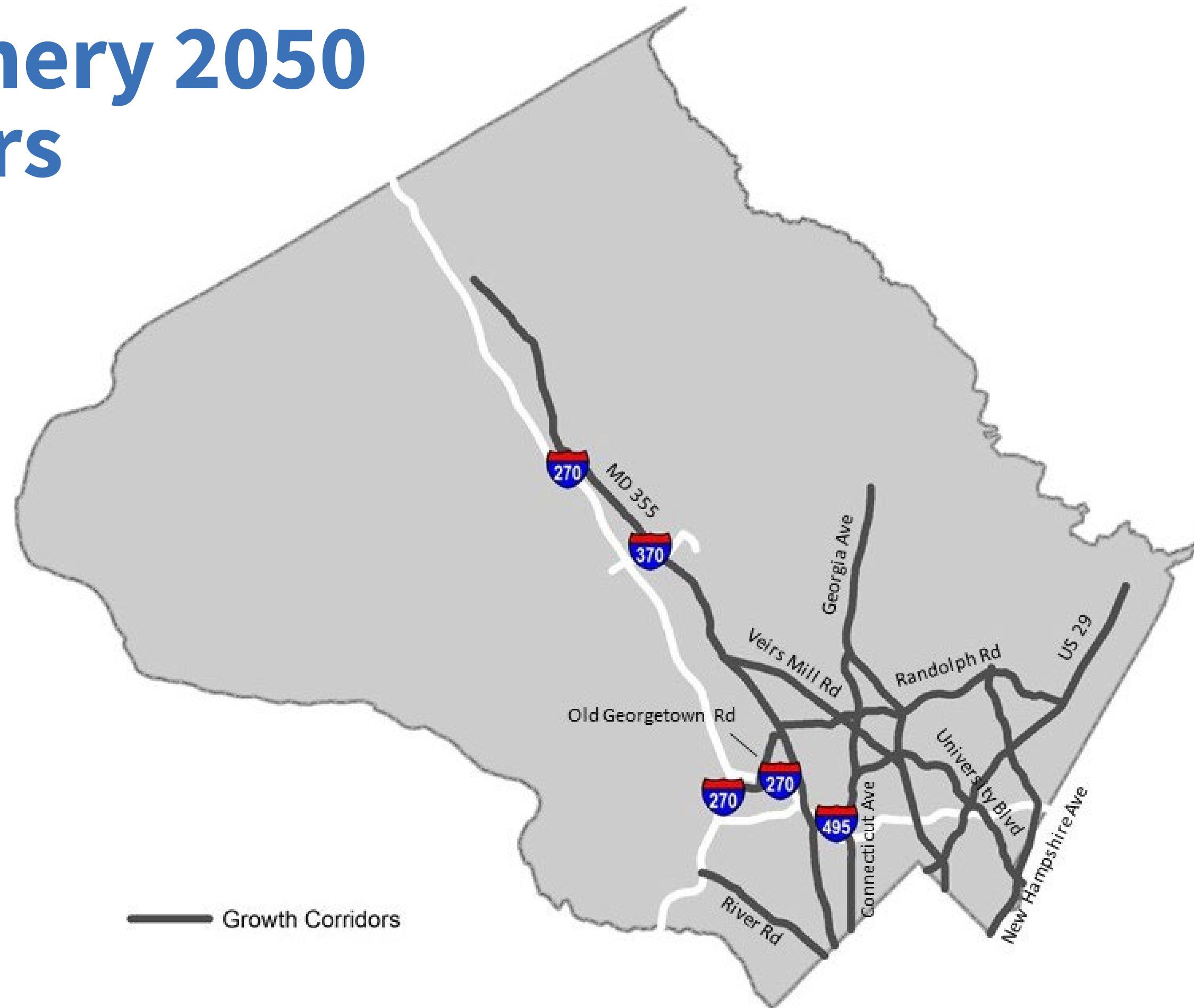
# R-40, R-60, R-90 & R-200 Zones





# 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

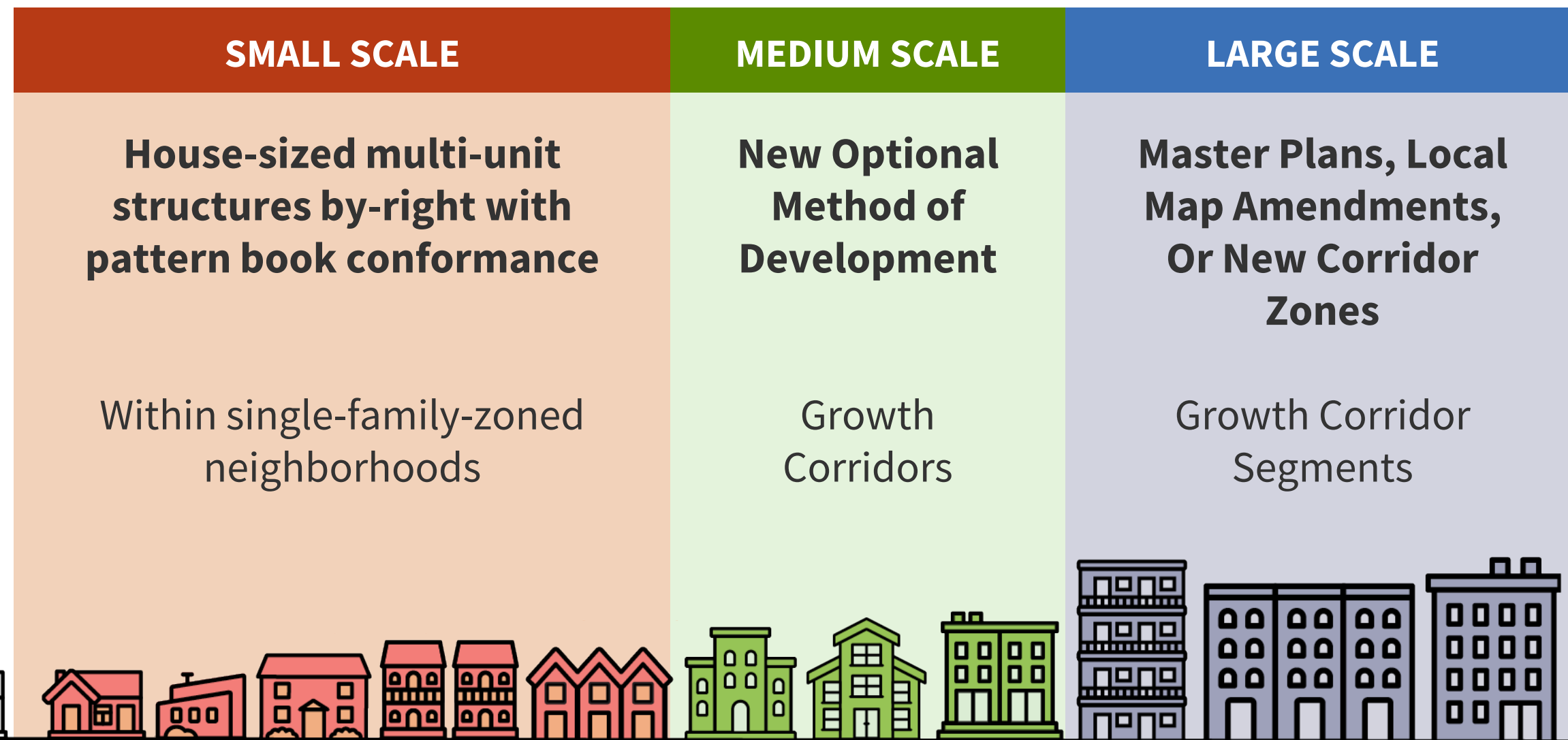
The Priority Housing District is a straight-line buffer of **1-mile** from Metrorail's Red Line, the Purple Line light rail, and MARC rail stations, plus **500 feet** from a *Thrive Montgomery 2050* Growth Corridor.

PHD reduces parking standards and allows additional unit types.

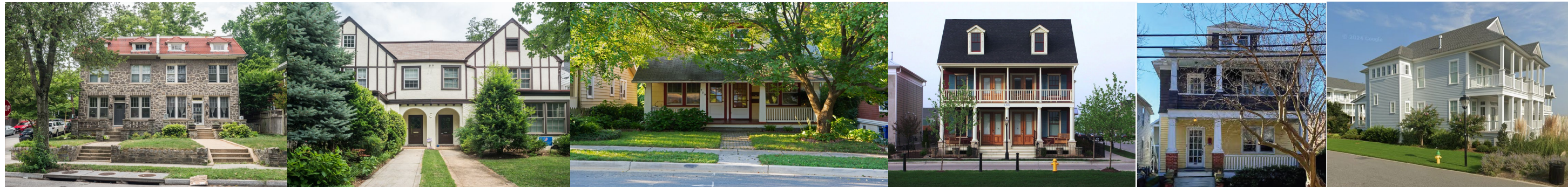


# 3

## Scales Recommended Tools Geographic Targets

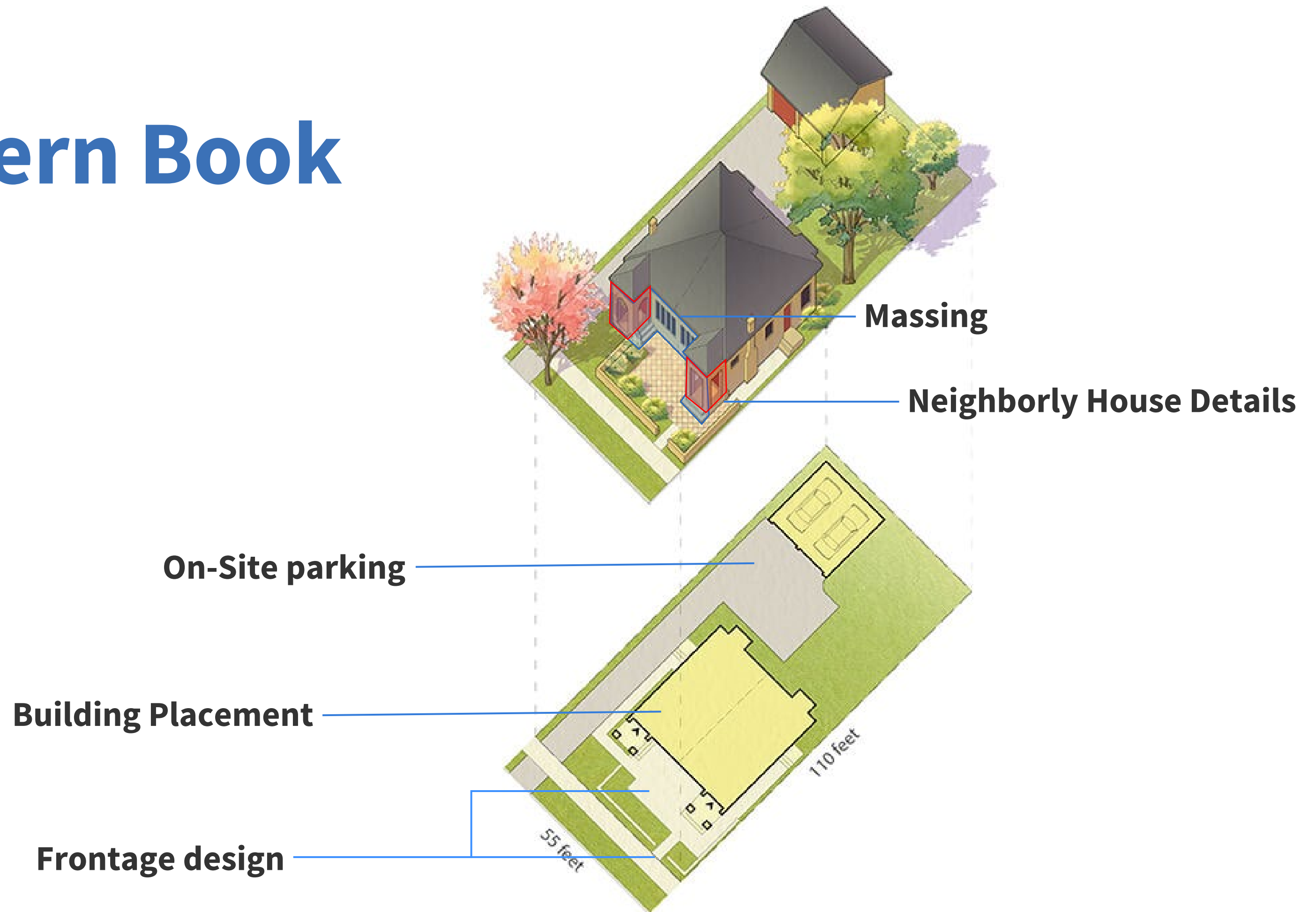


# Small Scale



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

# Pattern Book



# 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

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# Listening Session

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