Montgomery Planning   Countywide Planning & Policy

Local Housing Targets and Attainable Housing Strategies Overview
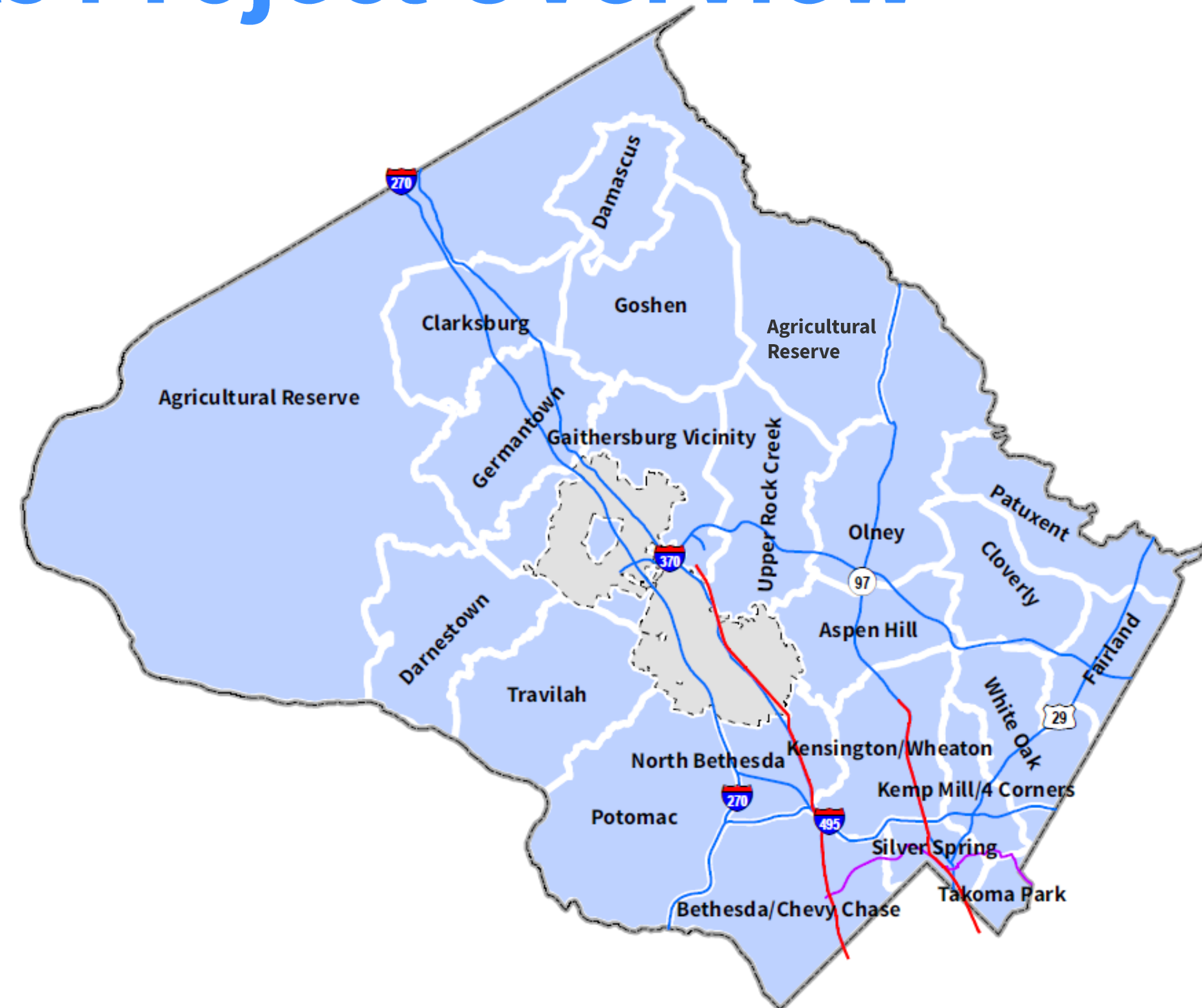
Montgomery For All

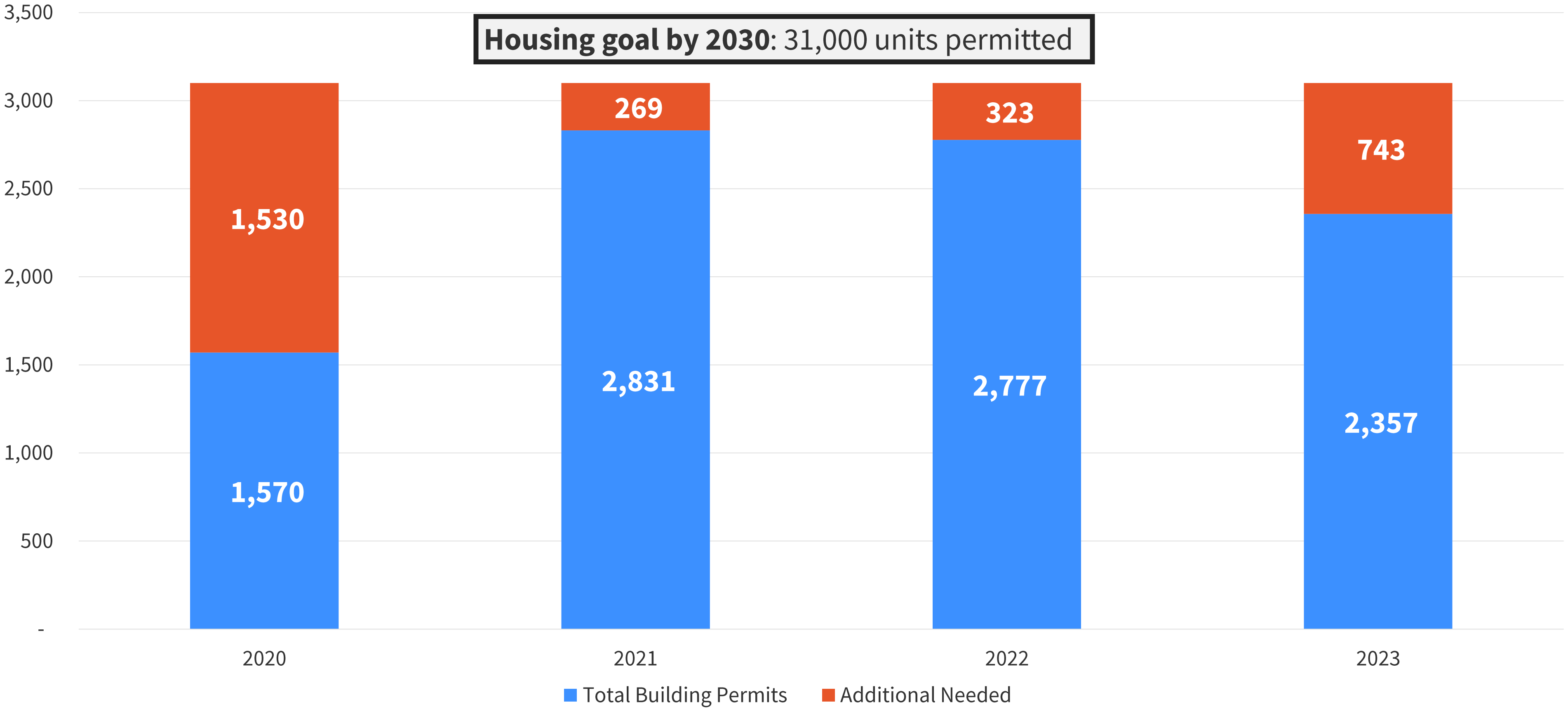# Local Housing Targets Project

Local Housing Targets Project Overview

- Meet the housing goals (31,000 units by 2030) set out in the 2019 COG resolution by setting realistic and achievable localized housing goals for Planning Areas throughout the county.

- Grow both the market-rate and affordable housing supply to meet anticipated current and future housing needs.

Local Housing Targets Progress

Housing goal by 2030: 31,000 units permitted

	2020	2021	2022	2023
Additional Needed	1,530	269	323	743
Total Building Permits	1,570	2,831	2,777	2,357

Legend: ■ Total Building Permits ■ Additional Needed

Source: Department of Permitting Services

Local Housing Targets and Attainable Housing Strategies

Building Permits by Planning Area (2020 - 2023)

Planning Area	Permits
Bethesda/Chevy Chase	2,776
North Bethesda	1,079
Clarksburg	1,033
Gaithersburg Vicinity	993
Silver Spring	687
Germantown	623
White Oak	489
Potomac	473
Kensington/Wheaton	471
Travilah	198
Olney	187
Damascus	168
Agricultural Reserve	135
Kemp Mill/4 Corners	80
Darnestown	41
Cloverly	26
Upper Rock Creek	24
Goshen	15
Fairland	11
Aspen Hill	11
Takoma Park	9
Patuxent	6

- 9,535 units permitted from 2020 – 2023
  - 2,865 permits under the target of 12,400
  - Need to build 21,465 by 2030 to meet goal
- Building permit numbers represent net new units (demolitions with a corresponding building permit were removed)
- Nearly 30% of issued building permits are in the Bethesda/Chevy Chase Planning Area

Source: Department of Permitting Services

Local Housing Targets and Attainable Housing Strategies

New DRAFT
Local Housing Targets Methodology

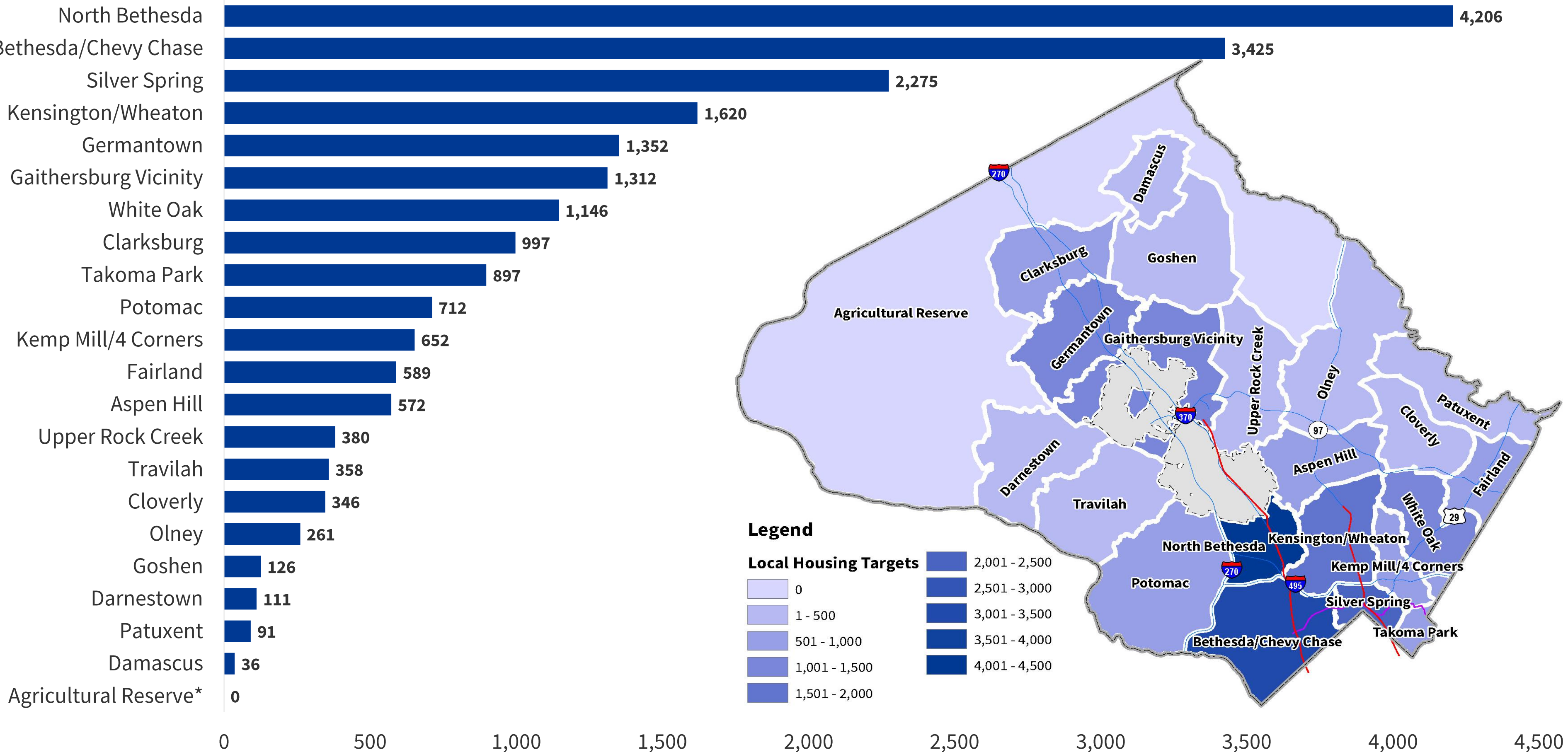| Index Factor	Maximum Index Points
Thrive Montgomery 2050 Growth Area *Share of Planning Area located within Corridor Focused Growth & Limited Growth Areas*	15
Household Forecast *Share of County Household Forecast from MWCOG Round 10.0 Cooperative Forecast*	15
Zoned Residential Capacity *Share of Total County Capacity*	15
Development Pipeline *High share of Planning Board approved development projects*	55
TOTAL	**100**

DRAFT Local Housing Targets Methodology

Thrive Montgomery 2050 Growth Area

% of area within the Thrive Corridor Focused Growth Area +
½ of % of the area within the Limited Growth Area

- 15% of the score (or 15 index points)

- Directly from Thrive Montgomery 2050

Legend

Thrive Activity Centers

🔴 Large Centers

🟠 Medium Centers

Thrive Growth Tiers

Rural Areas and Agricultural Reserve

Limited Growth

Corridor-Focused Growth

DRAFT Local Housing Targets by Planning Area

Planning Area	Target
North Bethesda	4,206
Bethesda/Chevy Chase	3,425
Silver Spring	2,275
Kensington/Wheaton	1,620
Germantown	1,352
Gaithersburg Vicinity	1,312
White Oak	1,146
Clarksburg	997
Takoma Park	897
Potomac	712
Kemp Mill/4 Corners	652
Fairland	589
Aspen Hill	572
Upper Rock Creek	380
Travilah	358
Cloverly	346
Olney	261
Goshen	126
Darnestown	111
Patuxent	91
Damascus	36
Agricultural Reserve*	0

Legend

Local Housing Targets
- 0
- 1 - 500
- 501 - 1,000
- 1,001 - 1,500
- 1,501 - 2,000
- 2,001 - 2,500
- 2,501 - 3,000
- 3,001 - 3,500
- 3,501 - 4,000
- 4,001 - 4,500

Local Housing Targets and Attainable Housing Strategies
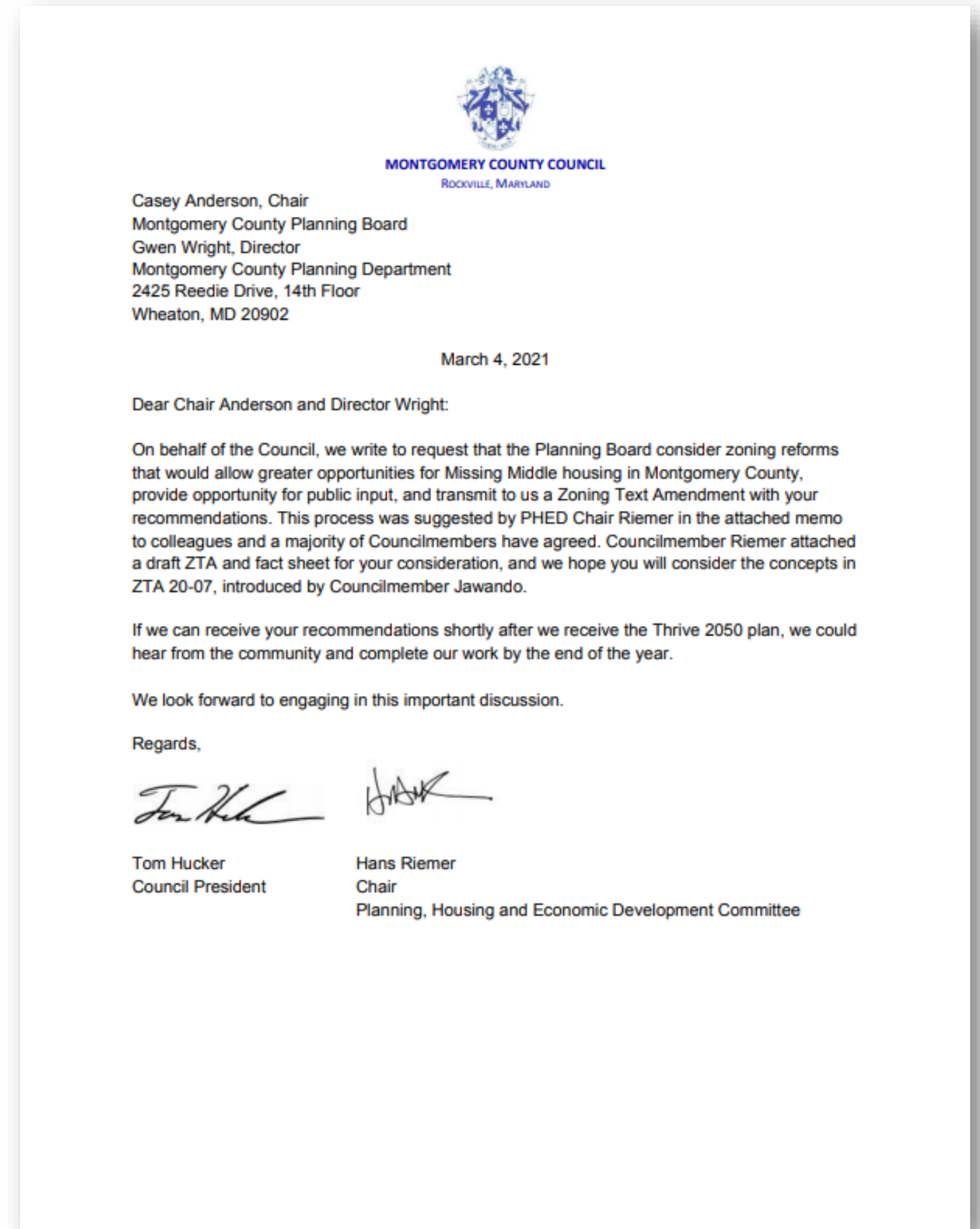
Next Steps for Local Housing Targets

- Planning, Housing, and Parks Committee Briefing on March 18, 2024.

- Consider developing Housing Targets for 2040 and 2050 based on the round 10 MWCOG Cooperative Forecast that places a greater emphasis on areas of the county that have historically not produced new housing but are in the Thrive identified Corridor Focused Growth Areas.

Attainable Housing Strategies

Attainable Housing Strategies

- The initiative is the result of a 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.

MONTGOMERY COUNTY COUNCIL
ROCKVILLE, MARYLAND

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.

Regards,

Tom Hucker
Council President

Hans Riemer
Chair
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.

Our terms have evolved

Missing Middle Housing

- A term coined by Opticos Design to describe a range of house-scale multi-unit structures that are compatible in scale with detached single-family homes.

Attainable Housing

- Attainable housing offers more diverse types of housing beyond house-scale Missing Middle housing types.

- Attainable housing incorporates building types described as Missing Middle but also adds a focus on households of various incomes being able to obtain housing that is suitable for their needs.

3 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**
Within single-family-zoned neighborhoods	Growth Corridors	Small corridor areas
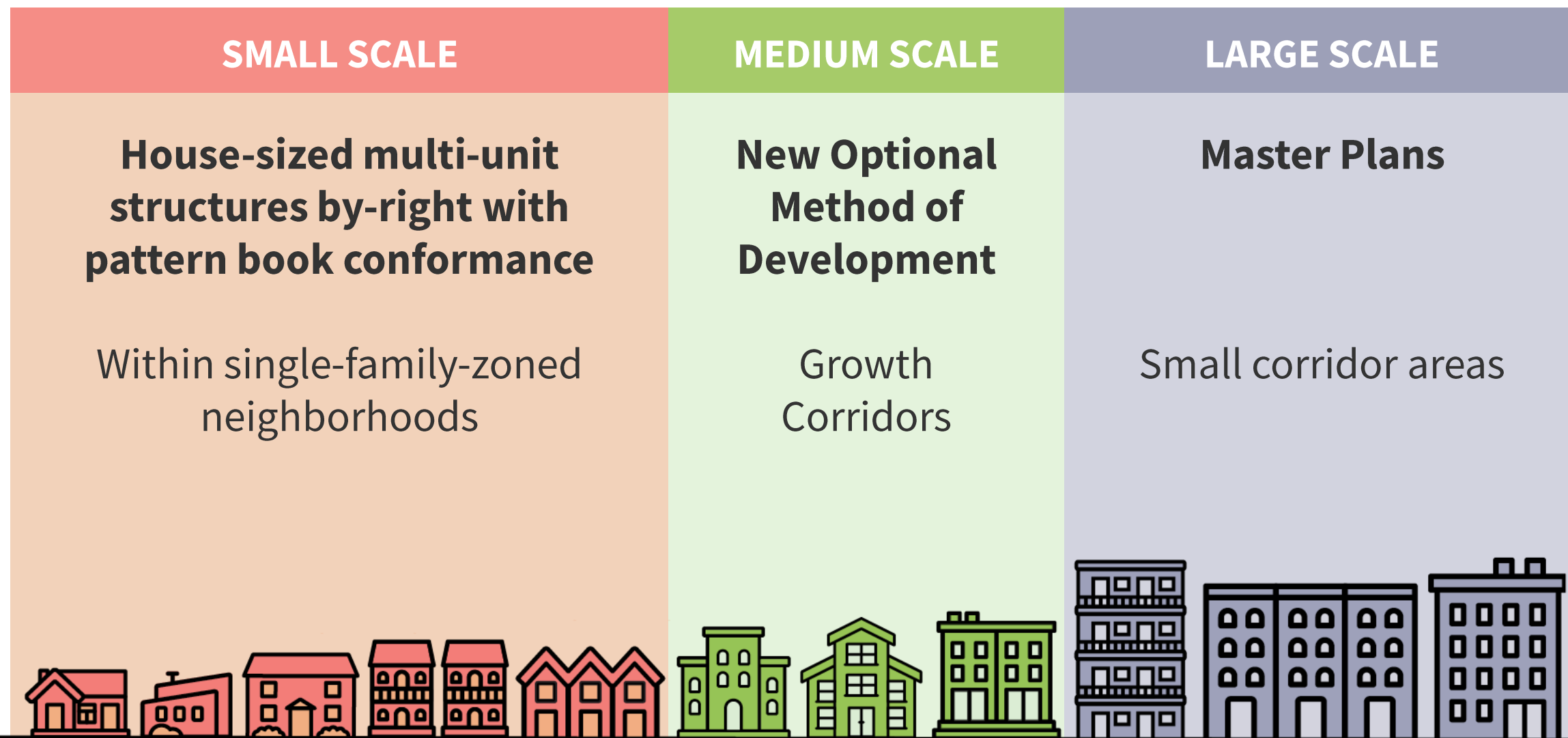
Examples of Attainable Housing

Small Scale	Medium Scale	Large Scale
• Duplexes, triplexes, and quadplexes	• All units allowed in Small Scale, plus Stacked flats, small apartment buildings, and townhouses (up to three stories)	• Live/work buildings, stacked flats, small apartment buildings, and townhouses (four stories)

Where are we?

Initiative was put on pause in 2022 to focus on the completion of *Thrive Montgomery 2050*.

- *Thrive Montgomery 2050* is now complete and adopted.

Draft report was nearly completed.

- Contains all the recommendations that we developed through our work sessions with the past Planning Board.
- The final set of track changes was awaiting approval from the previous Planning Board.

We will work through the previous Planning Board's draft recommendations with this Planning Board.

Why Now?

We still need to complete the County Council request.

Thrive Montgomery 2050 has been adopted, creating a framework and policy guidance for us on the topic of 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 – we think this is the right thing to do.

Next Steps for AHS

Hold a public comment session with the community (3/21).

- This will allow the community to provide comments on the overall initiative, as well as provide feedback on specific elements of the previous Board's recommendations.

Hold work sessions on the previous Planning Board's recommendations.

- Staff has planned five work sessions to walk through the initiative.
- Work sessions will focus on walking the Planning Board through the previous Board's recommendations, allowing the Board to comment on and potentially change the recommendations.
- Staff may also recommend changes to the recommendations that the Board may want to consider.

The initiative will result in a report to be sent to the County Council in the early Summer.

Next Steps Schedule for AHS

Potential Attainable Housing Strategies Schedule (2024)	
February 22, 2024	Planning Board Briefing on Attainable Housing Strategies initiative
March 21, 2024	Planning Board Public Comment Session on AHS
April 11, 2024	Planning Board Work Session #7
April 25, 2024	Planning Board Work Session #8
May 9, 2024	Planning Board Work Session #9
May 23, 2024	Planning Board Work Session #10
June 6, 2024	Planning Board Work Session #11 (if needed)
June 2024	Planning, Housing, and Parks Committee Briefing

Local Housing Targets and Attainable Housing Strategies

Thank you!

Lisa Govoni, Housing Planner/
Acting Planning Supervisor,
Countywide Planning & Policy

Lisa.Govoni@montgomeryplanning.org

(301) 650-5624

Montgomery County Planning Department

Website: montgomeryplanning.org

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Local Housing Targets: https://montgomeryplanning.org/planning/housing/local-housing-targets-project/

Attainable Housing Strategies: https://montgomeryplanning.org/planning/housing/attainable-housing-strategies-initiative/

Local Housing Targets and Attainable Housing Strategies