

## E. Housing

There are few policy statements in the General Plan that are concerned specifically with housing, as distinguished from residential land use. The Plan proposes greater variety in types of living environment, stressing physical design (the avoidance of monotonous and unimaginative layouts) and the use of new town and clustering types of development as a means of producing this diversity. The prevention and elimination of urban blight by means of an urban renewal program is also proposed.

**Recommendations for Updating the General Plan:** The following policies are recommended for approval:

### GOAL

► **STRESS THE PRESENT QUALITY AND PRESTIGIOUS IMAGE OF RESIDENTIAL DEVELOPMENT IN MONTGOMERY COUNTY BY FURTHER PROVIDING FOR A FULL RANGE OF HOUSING CHOICES, CONVENIENTLY LOCATED IN A SUITABLE LIVING ENVIRONMENT FOR ALL INCOMES, AGES AND LIFE STYLES.**

**Objective A. Provide for quality, variety and choice in residential development.**

#### Guidelines

1. *Permit greater flexibility in residential development to meet a broad range of needs.*
2. *Encourage a high quality of livability for all housing units.*
3. *Encourage excellence in design of interior and exterior living space to assure that such space needs are determined by and related to family size, the functions of day-to-day living, and the normal possessions of families.*
4. *Encourage the provision of both indoor and outdoor recreational and community facilities, as appropriate in multi-family and single-family residential development.*
5. *Encourage ownership provisions for all types of housing and community facilities.*
6. *Encourage the use of new and innovative housing systems constructed on or off site to increase the supply and variety of housing types.*

7. *Increase the speed of development through more efficient procedures for local governments' decisions affecting development.*

**Objective B. Integrate housing with employment and transportation centers and community services and facilities.**

#### Guidelines

1. *Assure the availability of housing near industrial, commercial and transportation centers.*
2. *Promote an economic balance of housing costs related to employment opportunities.*
3. *Assure the economic feasibility of providing housing for all income levels.*

**Objective C. Insure an adequate supply of housing for low- and moderate-income households.**

#### Guidelines

1. *Provide for low- and moderate-income housing to meet existing county needs and anticipated future employment needs.*
2. *Distribute public housing on a county-wide basis with emphasis on accessibility to employment centers, shopping and recreational facilities and with emphasis away from areas which are economically impacted.*
3. *Assure the provision of low- and moderate-income housing as part of large-scale development and as an option in smaller scale development.*
4. *Utilize existing government land which meets good housing site criteria to increase the number of available sites for meeting housing needs.*
5. *Assist households in locating and financing housing and in maintenance.*

**Objective D. Preserve and enhance the quality of housing and environment in established neighborhoods.**

#### Guidelines

1. *Coordinate the infusion of substantial public funds with county code enforcement programs.*
2. *Discourage negligence among owners and renters through code enforcement and other appropriate techniques.*
3. *Employ positive programs in achieving community improvement.*