

The Housing Goals of the General Plan

Discussion

March 27, 2008

Housing Goal

Encourage and maintain a wide choice of housing types and neighborhoods for people of all incomes, ages, lifestyles, and physical capabilities at appropriate densities and locations.

OBJECTIVE 1

Promote variety and choice in housing of quality design and durable construction in various types of neighborhoods.

- Increased flexibility in design standards
- Variety of densities
- New and innovative housing construction techniques
- Rural centers in appropriate locations
- Streamlined review process that encourages creative design
- Ownership and rental opportunities for all types of housing



OBJECTIVE 2

Promote a sufficient supply of housing to serve the County's existing and planned employment and the changing needs of its residents at various stages of life.

- Adequate zoning capacity
- Improved economic feasibility
- Housing construction phased relative to other uses
- Housing for young workers, the elderly, and persons with disabilities
- Employer-assisted programs
- New techniques, including incentives



OBJECTIVE 3

Encourage housing near employment centers, with adequate access to a wide variety of facilities and services. Support mixed-use communities to further this objective.

- Housing near employment centers
- Housing with employment, transportation, and community centers
- More policy and regulatory options for mixed-use development
- Reasonable distribution
- Closer integration of employment and housing
- Foster transit use
- Indoor and outdoor recreational and community facilities for all housing



OBJECTIVE 4

Encourage an adequate supply of affordable housing throughout the County for those living or working in Montgomery County, especially for households at the median income and below.

- Existing and anticipated needs
- Countywide distribution of subsidized housing
- Near employment, shopping, public transportation
- In large-scale development (MPDUs)
- Preserve where possible



OBJECTIVE 4

Continued

- Encourage private market development of affordable housing
- Identify suitable government-owned land – not parkland
- Identify policies that increase housing costs – find alternatives
- Use innovative housing types (SROs and Accessory Apartments)
- Protect the Wedges and Corridors



OBJECTIVE 5

Maintain and enhance the quality and safety of housing and neighborhoods.

- Discourage housing deterioration
- Infill and redevelopment complements neighborhoods
- Issues for existing residents
 - Redevelopment compatibility
 - Traffic and parking issues
 - Transitions along the edges of high-density centers



OBJECTIVE 6

Concentrate the highest density housing in the Urban Ring and the 1-270 Corridor, especially in transit station locales.

- Specific locations in master plans
- Modifications to County zoning
- Air rights
- Encourage affordability and higher density near transit stations



Case Studies: Similar Jurisdictions

Partnerships with Non-Profits

- Community Land Trusts
- Monitor and Mobilize

Public \$ to Achieve Public Benefit

- Financing
- Subsidy



RECURRING THEMES

Choice

- Preserve affordable
- Innovative design & materials
- Build for range of ages, abilities, and household types

Regulatory flexibility

- Streamlined reviews
- Flexible zoning



Public and private sector solutions

- MPDUS
- Employer assistance
- Subsidized housing

High-density, mixed-use, transit-oriented development