



HOUSING SUCCESSES

MONTGOMERY COUNTY, MD

 **Montgomery Planning**

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Thrive Montgomery 2050 - Housing for All Chapter

Access to safe, affordable, & accessible housing is a basic human right

- *Key housing policies:*
- Use every available tool to **increase the production of more housing (subsidized and market rate)** to meet the demand.
- **Plan for a wide range of housing types and sizes** to meet diverse needs at all price points.
- Promote **racial and economic diversity and equity in housing** in every neighborhood.
- Develop targeted strategies to **minimize gentrification and displacement** while promoting integration and housing choice and avoiding a concentration of poverty.



THRIVE
MONTGOMERY 2050
Let's Plan Our Future. Together

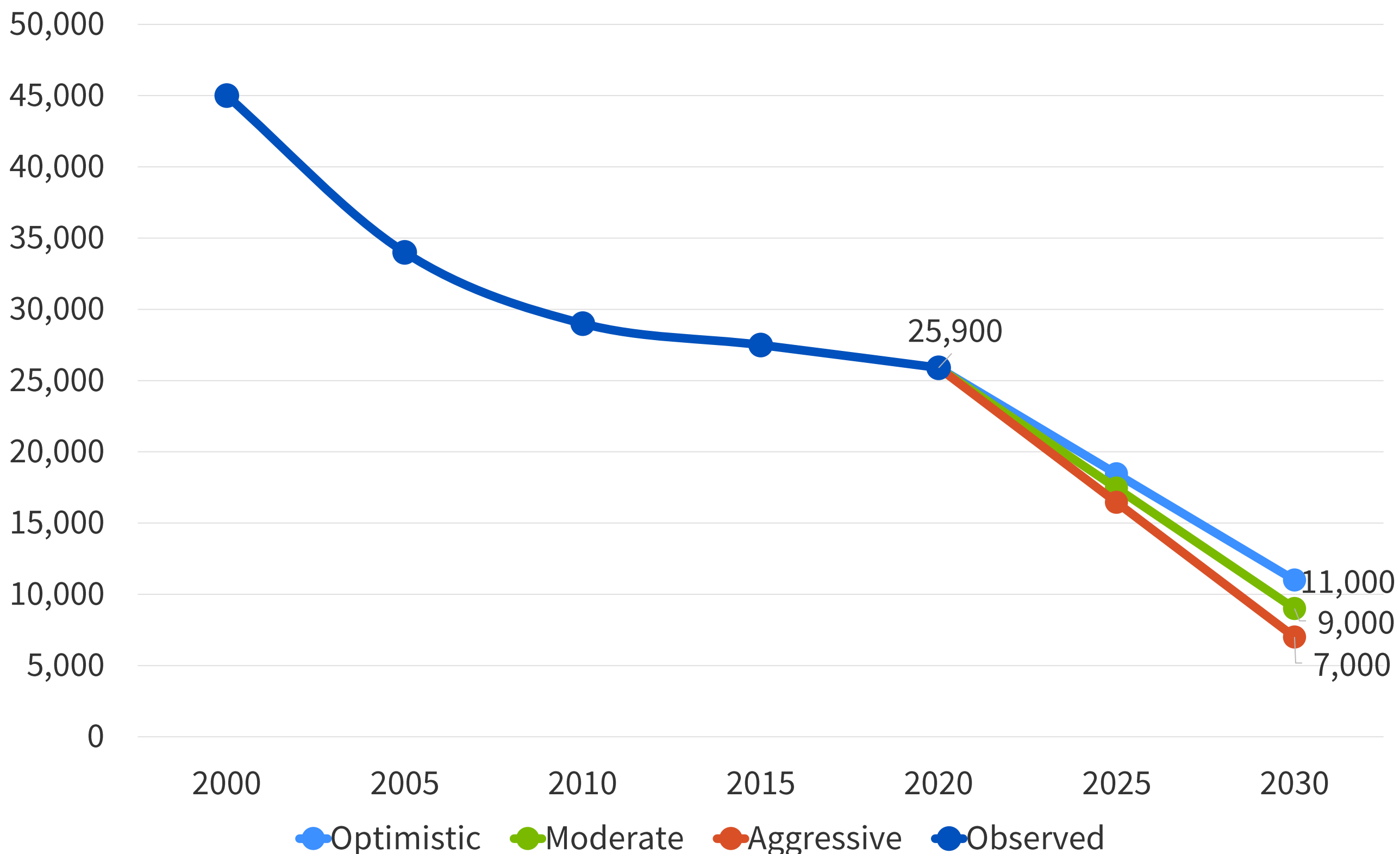


Local Housing Targets

AMOUNT	ACCESSIBILITY	AFFORDABILITY	Montgomery County
<ul style="list-style-type: none">• At least 320,000 housing units should be added in the region between 2020 and 2030.• This is an additional 75,000 units beyond the units already forecasted for this period.	<ul style="list-style-type: none">• At least 75% of all new housing should be in Activity Centers or near high-capacity transit.	<ul style="list-style-type: none">• At least 75% of new housing should be affordable to low- and middle-income households.	<ul style="list-style-type: none">• Housing target of 31,000 household units• 24,000 forecasted + 7,000 additional above forecasted amount

Building upon the 2019 COG regional targets, the Montgomery County [Local Housing Targets](#) project allows community members and countywide decision makers to better contextualize and understand the housing shortage at a more local level and drive strategies that help us meet the housing goals.

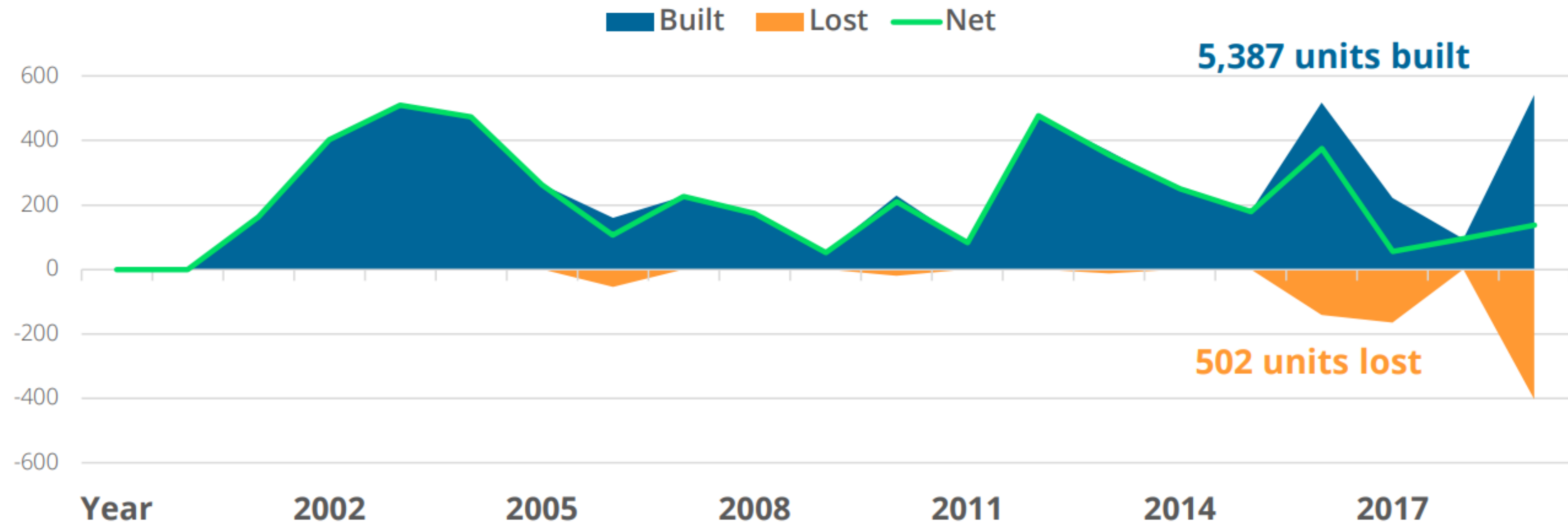
Units Classified as NOAH in Montgomery County (2000-2030 Forecast)



- Montgomery County has already lost almost 20,000 NOAH units since 2000.
- Based on risk criteria from our [Preservation of Affordable Housing Study](#), we are forecasted to lose another 7,000-11,000 units by 2030 without intervention.

Source: Montgomery County Preservation of Affordable Housing Study (HR&A Advisors), DHCA, ACS 2018 1-year

Net Change in Deed-Restricted Rental Housing (2000-2019)



- Overall, the county has been gaining deed-restricted rental housing at a faster rate than it is being lost.
- In 2000, the County began to implement preservation strategies for the deed-restricted rental housing stock that was at risk of being lost.

Source: Montgomery County Preservation of Affordable Housing Study (HR&A Advisors), DHCA, NHPD, HUD, SDAT

Moderately Priced Dwelling Unit Program

- The program has produced over 16,000 MPDUs, with over 7,000 units currently under control.
- Requires 12.5%-15% to be set aside as affordable to moderate income households.





Right of First Refusal (RoFR)

- Montgomery County enacted its Right of First Refusal (ROFR) law in 1980 to preserve affordable housing and to prevent tenant displacement.
- In 2024, RoFR was expanded to allow qualified affordable housing developers to become qualified entities.

County Owned Land

- Surplus public properties suitable for affordable housing have often been available to for-profit and non-profit developers to develop affordable housing.
- In recent years, the County has prioritized a portion of affordable units being developed on County land to be earmarked for households at 50% of AMI.





Payment in Lieu of Taxes (PILOT)

- The purpose of Montgomery County's Payment in Lieu of Taxes (PILOT) program, essentially a tax abatement, is to support the construction and preservation of affordable multifamily rental housing.
- Increasing use of PILOTs in the county to help make both TOD and affordable housing projects pencil out.
- Three types of PILOTs:
 - Standard
 - By-right
 - WMATA owned

Faith Based Initiatives

- The County has initiated multiple policies and programs to encourage the production of more affordable housing on properties owned by faith-based communities.
- In April 2024, the County adopted ZTA 24-01, which modified the zoning ordinance to allow higher density on sites owned by places of worship.





Accessory Dwelling Units

- ZTA 19-01 revised the limited use provisions for attached and detached Accessory Dwelling Units and was adopted in 2019.
- Allows detached ADUs as a limited use in R-200, R-90, and R-60 Zones.
- Changed parking standards within 1-mile of Metrorail, Purple Line, and MARC stations.
- Removes 300ft or 500ft spacing requirement.

Expediated Review for Affordable Housing

- Zoning Text Amendment (ZTA) 23-02 and Subdivision Regulation Amendment (SRA) 23-01 created an expedited approval process for projects that contain a high level of affordable housing.





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

- 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 Planning Board **prepared recommendations to allow the development of more diverse types of housing**, including [Missing Middle Housing](#), in Montgomery County.



Thank you!

Montgomery County Planning Department

Website: montgomeryplanning.org

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