

M E M O R A N D U M

March 18, 2011

TO: Planning, Housing, and Economic Development Committee
FROM: Linda McMillan, Senior Legislative Analyst 
SUBJECT: **Housing Element of the General Plan**

The PHED Committee has held worksessions on the Planning Board's Draft of the Housing Element to the General Plan on January 20, 2011 and March 7, 14, and 15, 2011. The purpose of this session is to make final recommendations, edits, and comments in preparation for the Council worksession which is currently scheduled for March 29th.

Attached to this memo are:

A draft of the Housing Element as amended by the PHED Committee (©1-11). This is a clean draft with no brackets or underlines so that the Committee may review the document as it would be read in its final form. Please note that ©1 is a revised version of the Challenges and Goals section. The Committee agreed that the Planning Board Draft should be revised as some of the information was out-of-date. This is the first time the PHED Committee is reviewing the new version on ©1.

A table that provides all the objectives and strategies from the current 1993 Housing Element and comments on where these objective and polices are addressed in the PHED recommended Housing Element (©12-15).

A bracketed and underlined version of the PHED Committee's amendments to the Planning Board Draft of the Housing Element (©16-33).

The summary of and correspondence provided to the PHED Committee on March 14th (©34A-56.) Additional correspondence has been received by the Council since the meeting on the 14th it generally raises concerns about protecting existing neighborhoods and the retention of the policies from Objective #5 in the 1993 Housing Element.

challenges and goals

Housing values in Montgomery County are among the highest in the Washington Metropolitan area. This reflects both strong demand and the County's reputation for providing a high quality of services, environment, and neighborhoods. While the strength of the housing market has under girded neighborhood stability and made a Montgomery home a sound investment, it has also produced a chronic shortage of housing that is affordable for much of the County's work force and other moderate and lower income households.

The County developed a landmark mandatory inclusionary zoning program, the Moderately Priced Dwelling Unit (MPDU) ordinance in the 1970s. This program was augmented in 2006 by a workforce housing program. The County has concurrently pursued an aggressive program to build publicly assisted housing. However, none of these efforts have been able to satisfactorily address the need for housing that a large segment of County residents and workers can afford.

The County population is forecast to exceed one million by 2013 and to add 172,000 residents between 2010 and 2030, which means that the County will need 75,500 additional housing units in the next 20 years. Due to declining household size, households are expected to grow faster than the population, and many existing households will change their housing requirements. The greatest needs will be for seniors, young households, large families, and people with special needs—disabled residents, homeless individuals, and families. There will be strong and growing demand for rental units.

Only four percent of the County land zoned for development remains undeveloped (14,000 acres). That acreage includes environmentally sensitive areas, and most of it is scattered with few large assemblies. It is clear that County housing needs cannot be met by traditional patterns of low-density development that pushed ever outward. As transportation costs grow, the cost of commuting can cancel out any reduction in housing costs, not to mention the effect of increased miles of travel on both air quality and roadway congestion. Moreover, growing concern for the environment and the need to reduce the carbon footprint of development are generating a major shift in both the supply and demand for housing. New housing must be developed by rethinking the future of the County's auto-oriented commercial strips and surface parking lots (most of them paved before modern stormwater management requirements existed), and by making the most of opportunities for housing near high quality transit service.

Thus, a combination of forces—a shrinking supply of developable land, higher land costs, rising energy prices, shifts in the County's demographic profile, and environmental constraints—direct us to housing policies that look inward rather than outward to accommodate the housing needs of the next generation for homes and communities that are balanced, convenient, and sustainable.

Definitions

The following definitions are used in this element of the General Plan.

Affordable Housing – Housing is considered affordable when approximately 30%-35% of a household's gross income (for households earning up to 120% of area median income) is spent on rent or principal, interest, condominium or homeowners association fees, property taxes, and private mortgage insurance.

Moderate income – households earning between 50% and 80% of area median income (same as HUD low income).

Low Income – households earning up to 50% of area median income (same as HUD very low income and Chapter 25B definition).

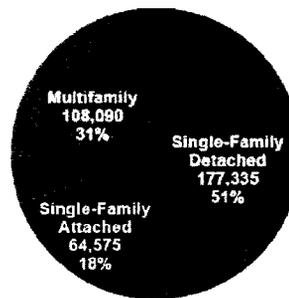
Middle Income – households earning between 80% and 120% of area median income. (This would be similar to the county definition of workforce housing. Workforce housing as a term would not be used in the Housing Element.)

Goals

1. Conservation and care of existing neighborhoods and the existing housing stock.

In the 20-year period covered by this element of the General Plan most County neighborhoods can expect to undergo normal turnover as homes change hands. But these small, incremental changes can, over time, produce significant impacts on the neighborhood as families with children replace empty nesters, renters replace owners, and newcomers need different services and facilities. Maintaining the quality of established neighborhoods is essential to sustaining the quality of their homes. Older neighborhoods of modest single-family and townhomes or garden apartments are especially vulnerable to decline if services are not adapted and maintained, and housing and zoning codes are not enforced. They are also susceptible to tear-down and infill development because they are often well-located in down-County and mid-County areas near employment and shopping centers, services, and public transit routes. These neighborhoods also contain the bulk of housing affordable to households with moderate and middle incomes in Montgomery County—over 140,000 affordable units in 2009. This is double the number of affordable new units that can reasonably be expected to be added to the housing stock by 2030. Master plans, in particular, must devote special attention to protecting existing neighborhoods.

In 2005, about one-half of our households lived in single-family detached houses.



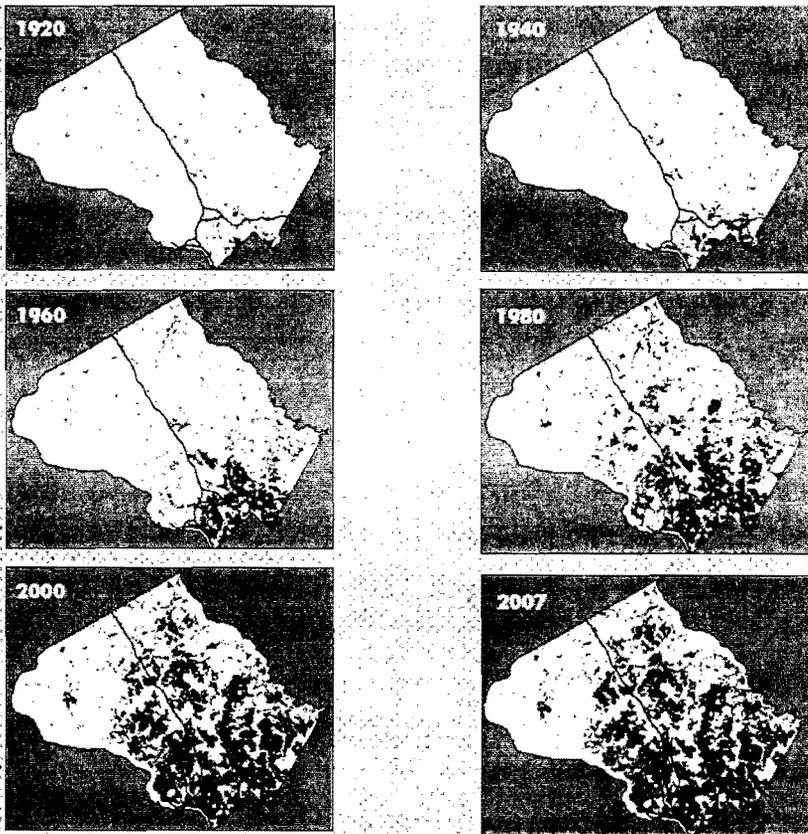
2. Concentrate new housing in mixed-use, transit-oriented areas.

Large scale housing subdivision is nearing its end in Montgomery County. Most of the new housing that will be built during the years covered by this element of the General Plan will be multifamily buildings in mixed-use centers served by public transportation and in redeveloped commercial strips and malls. Higher densities and smaller units can combine with lower energy and transportation costs to bring the cost of living in the County within affordable ranges for many more residents, whether they are new to the area, acquiring a first home, or changing homes as their needs and circumstances change. Focusing growth in higher density, mixed-use, transit-oriented centers also meets other important planning objectives, including reducing the per capita carbon footprint of new growth, diversifying the housing stock, and creating vibrant pedestrian-oriented communities.

3. Encourage and maintain a wide choice of housing types and neighborhoods for people of all incomes, ages, lifestyles, and physical capabilities at appropriate locations and densities. Implement policies to bridge any housing affordability gaps.

Normal home value appreciation in a strong housing market such as Montgomery's, loss of some moderately priced units to redevelopment, and loss of Moderately Priced Dwelling Units as their control period ends mean that the gap between supply and demand of units affordable to low, moderate, and middle income households must be monitored to see if adjustments should be made to policies or programs. Expected rates of new housing production cannot keep pace with price increases that remove existing units from the market and the need to provide housing to new residents of low and moderate incomes. In 2009, the County had a shortage of 43,000 units that were affordable for households earning less than \$90,000 a year (just below the 2009 County median income for a family of four), but that number approaches 50,000 when household size is taken into account. In contrast, a surplus of units was available to those with more than \$150,000 in annual household income. Projections completed in 2008, when housing prices were steadily appreciating, estimated that by 2030 it will be difficult for a household with an annual income of \$120,000 (in constant 2009 dollars) to afford a home in much of Montgomery County. By then, the gap in affordable housing is estimated to reach 62,000 units. This Housing Element recommends a series of public policy actions that should be taken to reduce the affordability gap.

Housing Inventory 1920-1970



A Strategic Framework

A strategic framework for achieving these goals informs master planning, regulatory reform, public investments and expenditures, and engages the public, private, and independent sectors. It involves the following elements:

- The General Plan's of **Wedges and Corridors** remains the framework for development in Montgomery County. This element of the General Plan expects all residential development to conform with Wedges and Corridors as refined by master plans and sector plans.
- **Master plans** must address existing and future housing needs with particular attention to protecting and enhancing neighborhoods that contain a substantial stock of affordable units and to increasing opportunities for a high jobs-housing ratio in areas served by public transportation. Housing should include units affordable to low, moderate, and middle income households.
- **Development regulations** should reflect the goals of providing housing near transit, jobs, and services; producing a wide and diverse range of affordable unit types and sizes; and reducing regulatory requirements and procedures that discourage production of affordable housing units. The Zoning Ordinance should be revised to clarify that housing affordable to low, moderate, and middle income households is a permitted use in all residential zones. Excessive or unnecessary barriers to provision of affordable and special needs housing, such as parking or special exception requirements, should be removed. The regulatory system should link provision of housing to nonresidential development by encouraging mixed uses or a fee-in-lieu payment to the County's Housing Initiative Fund.
- **New revenue sources** are needed to maintain the Housing Initiative Fund, and to provide for rental assistance programs. Capital programming must be monitored by the Planning Board and the County Executive to ensure that funding is available for neighborhood stabilization and improvements, such as sidewalks, parks, and other facilities needed for high quality, non-auto mobility.
- **Appropriately located surplus public land** should be made available to public and nonprofit agencies for assisted or below market housing. Projects involving the redevelopment of public land or facilities, such as parking facilities, must provide more low, moderate, and middle income affordable housing than the minimum requirement.
- **Public agencies should collaborate** with and provide technical assistance and grants to housing cooperatives, faith-based organizations, neighborhood housing groups, and employers to provide for the production and preservation of affordable housing.
- The Planning Board, Executive, and Council should periodically **review the supply and demand for rental and for-sale** housing to determine if adjustments in housing policies or programs are needed to meet the needs of county residents.

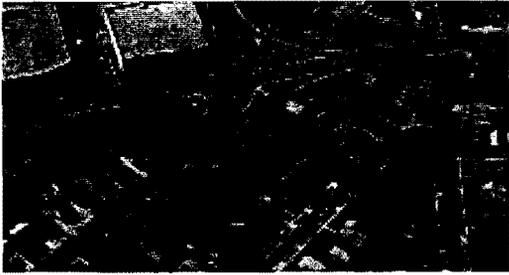
Together, these strategies move Montgomery County toward a more sustainable future. The housing stock will be more diverse, more of it will be affordable for people of modest means, and a higher proportion of it will be built in walkable, mixed-use communities that have lower environmental impacts and smaller carbon footprints.

Objectives

1. **Housing and Neighborhood Connectivity:** Concentrate most new housing near public transportation and provide easy, multi-modal connections to jobs, schools, shopping, recreation, and other leisure activities.
2. **Diverse Housing and Neighborhoods:** Create diversity in the type and size of units, neighborhoods, facilities, and programs to accommodate current and future residents.
3. **Housing and the Environment:** Provide economically and environmentally sustainable housing and neighborhoods.
4. **Housing and Neighborhood Design:** Create more balanced, attractive, and walkable neighborhoods through regulatory reform of private developments and leadership in design of public projects.

Achieving each objective will require reinforcing current policies and establishing new policies.

Housing Strategies

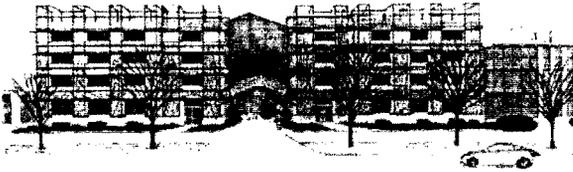


Objective 1:
**Housing and Neighborhood
Connectivity**

Concentrate most new housing near public transportation and provide easy, multi-modal connections to jobs, schools, shopping, recreation, and other leisure activities.

Policies

- 1.1 Build the majority of new housing in transit-oriented locations and near jobs and employment centers.
- 1.2 Increase infill housing opportunities in suburban office parks, shopping centers, and other underused properties.
- 1.3 Coordinate infrastructure investment in existing and new neighborhoods to create a high level of mobility options that connect people to where they live, work, shop, and play.
- 1.4 As older strip commercial areas and surface parking lots are redeveloped, include housing and improve non-vehicular connectivity through the most direct pedestrian and bike routes between homes, jobs, retail, recreation, schools, and public services.



Objective 2:
**Diverse Housing and
Neighborhoods**

Create diversity in the type and size of units, neighborhoods, facilities, and programs to accommodate current and future residents.

Policies

- 2.1 Strengthen the stability of established neighborhoods through targeted programs that improve schools, parks, safety and, new or upgraded pedestrian and bicycling facilities.
- 2.2 Make housing affordable to low, moderate, and middle income households a priority in all parts of the County.
- 2.3 Encourage neighborhood diversity with a range of unit sizes, types, and occupancy (including rental and ownership options).
- 2.4 Ensure that infill development complements existing houses and neighborhoods.
- 2.5 Mix housing with other uses with special care in ways that promote compatibility and concern for residents' need for safety, privacy, and attractive neighborhoods.
- 2.6 Provide for appropriate redevelopment of residential property when conditions warrant.
- 2.7 Protect residential neighborhoods from excessive traffic and discourage spill-over parking from non-residential areas.
- 2.8 Create mixed-use neighborhoods with local small retail businesses and basic services within walking distance of housing.
- 2.9 Use special care to plan uses at the edges of high-density centers that are compatible with existing neighborhoods.
- 2.10 Encourage shared parking facilities in high-density, transit-oriented, mixed-use developments to reduce parking and environmental costs in new housing construction. Encourage parking to be provided as a separately priced and purchased amenity in high density areas.
- 2.11 Continue the partnership between Montgomery County and the Housing Opportunities Commission to acquire vacated properties for affordable and workforce housing, including land donations from banks, grant programs, and other charitable groups.
- 2.12 Encourage housing cooperatives, faith-based organizations, neighborhood housing groups, and employers to use their existing property or to purchase land and buildings for the production and preservation of housing affordable to households with low and moderate incomes.
- 2.13 Provide underused and strategically located surplus public properties for housing that includes housing affordable to low and moderate income households at a higher percentage than required in the MPDU program.

- 2.14 Encourage projects that mix condominiums and rental units, allowing income restricted units to avoid high condominium fees.
- 2.15 Promote full inclusion of all ages, stages of life, and physical abilities by encouraging design and construction that incorporate visit-ability and live-ability features in new construction and major renovations.
- 2.16 Promote efforts to make it easier for seniors to stay in their homes as long as they desire. Develop programs and partnerships to help small households and seniors find and occupy housing that is right-sized for their needs, so that oversized homes do not become a burden and so the existing housing stock is available for appropriately sized households.
- 2.17 Discourage deterioration of housing through diligent enforcement of housing codes.
- 2.18 Enforce housing and zoning codes to prevent overcrowding.



Objective 3:
**Housing and the
Environment**

Provide economically and environmentally sustainable housing and neighborhoods.

Policies

- 3.1 Continue to adopt green and energy efficient building standards for new construction (such as the International Energy Conservation Code) and encourage the use of green and energy efficient design and materials in residential renovations and retrofits to create more sustainable housing, on-site energy production, and water conservation and re-use.
- 3.2 Reduce parking requirements for residential units near transit and within parking lot districts to decrease impervious surfaces and carbon emissions and increase affordability.
- 3.3 Consider appropriate incentives for the use of pervious pavers and other materials and strategies that reduce stormwater runoff. These techniques should mitigate the impact of allowable impervious surface rather than increase the footprint of development above what is currently permitted.
- 3.4 Encourage smaller housing units that can serve changing households and reduce energy costs.
- 3.5 Promote the use of federal, state, local, and private programs available for rehabilitating older housing units so that they are energy efficient and healthy.
- 3.6 Require best practices in stormwater management and grey water strategies, including green roofs, swales, and filtering combined with underground storage tanks for controlled release as well as reuse.
- 3.7 Require conservation of tree canopy and sustainable site design, including native plants and conservation landscaping techniques as well as soil decompaction strategies.
- 3.8 Invest in public infrastructure including transit, water and sewer, and stormwater management to keep neighborhoods healthy.



Objective 4.

Housing and Neighborhood Design

Create more balanced, attractive, and walkable neighborhoods through regulatory reform of private developments and leadership in design of public projects. Ensure that the regulatory process does not pose barriers to housing production, especially for housing affordable to low, moderate, and middle income households.

Policies

- 4.1 Plan for transit-oriented neighborhoods that provide a full range of housing opportunities for all residents, including the work force employed in the transit corridor.
- 4.2 Facilitate the production of attractive housing and neighborhoods with innovative design of the public realm and architecture, including creative building techniques, materials, and mix of unit types.
- 4.3 Create design guidelines to help define quality public spaces and walkable communities.
- 4.4 Create pedestrian-oriented public spaces to support the needs of a diverse population.
- 4.5 Include housing affordable for low, moderate, and middle income households in all suitable public building projects in appropriate locations throughout the County.
- 4.6 Provide underused and strategically located surplus public properties for housing, using best design practices to set higher standards and achieve design excellence.
- 4.7 Encourage new and innovative construction techniques and products, such as green technologies and modular components.
- 4.8 Review whether uses that contribute to diversity in housing and walkable transit oriented communities and are currently approved by special exception should be allowed by right if appropriate conditions and standards are in place.
- 4.9 Expedite approval reviews for housing that meets the strategic objectives of affordability, environmental sustainability, and transit serviceability.
- 4.10 Continue efforts to consolidate sequential review and approval process into one coordinated, concurrent process.
- 4.11 Ensure that all master plan and sector plan amendments address the need for housing for low, moderate, and middle income households and promote specific strategies to meet that need including height and density incentives and flexibility.

The following table provides the objectives and strategies that are in the current (1993) Housing Element and how the PHED Committee's recommended Housing Element addresses these issues.

| 1993 Housing Element (General Plan) | March 2011 PHED Recommended |
|--|---|
| <p>OBJECTIVE #1 – Promote variety and choice in housing of quality design and durable construction in various types of neighborhoods.</p> <ul style="list-style-type: none"> a. Permit increased flexibility in residential development standards to meet a broader range of needs and to foster more creative design. b. Expand opportunities for a variety of housing densities within communities to offer more choice to a broader economic range of households. c. Encourage the use of new and innovative housing construction techniques, including pre-fabrication components and housing units, to increase the supply and variety of housing types. d. Explore the feasibility of rural center in appropriate locations, such as the Residential Wedge. e. Assess the development review process to ways to streamline the process and to encourage creative housing design. f. Encourage both ownership and rental opportunities for all types of housing. | <p>New Policy 4.11 is to ensure all master and sector plans address the need for affordable housing and promote specific strategies including height and density incentives and flexibility.</p> <p>New Policy 2.3 encourages neighborhood diversity with a range of unit sizes, types, and occupancies and Policy 2.14 encourages projects that mix condos and rental units.</p> <p>Policies in new Objective #4 call for regulatory reform of private developments and leadership in design of public projects. Policy 4.7 encourages new and innovative construction techniques and along with Policy 3.1 encourages green design and materials.</p> <p>Policies 4.8 and 4.9 address expedited review for housing that meets strategic objectives and continued efforts to consolidate sequential review.</p> <p>The Strategic Framework includes, "The Planning Board, Executive, and Council should periodically review the supply and demand for rental and for-sale housing to determine if adjustments in housing policies or programs are needed to meet the needs of county residents."</p> |
| <p>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.</p> <ul style="list-style-type: none"> a. Provide adequate zoning capacity to meet the current and future housing needs of those who live or work in the County. b. Explore ways to improve the economic feasibility of housing development as compared to employment-related buildings. c. Phase mixed-use development so that housing is constructed in a timely fashion relative to other uses within the project. d. Develop additional techniques to provide housing opportunities to meet the special housing needs of young workers, the elderly, and persons with disabilities. | <p>In the Challenges and Goals section, the Housing Element discusses that only about 4% of land zoned for redevelopment remains undeveloped and that traditional low density zoning will not meet future demand. The Committee discussed that it may not be possible to provide housing for everyone who works in Montgomery County or wants to live in the County in the future.</p> <p>New Policy 2.15 promotes full inclusion of all ages, stages of life, and physical abilities through design and construction and Policy 2.16 promotes efforts to make it easier for seniors to stay in their home and programs and partnerships to help small households find right-sized housing.</p> |

| 1993 Housing Element (General Plan) | March 2011 PHED Recommended |
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| <p>Objective #2 Continued...</p> <ul style="list-style-type: none"> e. Encourage employer assistance in meeting housing needs. f. Develop new techniques to provide housing, including incentives. | <p>New Policy 2.12 encourages employers, along with other organizations and groups, to use existing property or purchase property for the production and preservation of affordable housing.</p> <p>The Strategic Framework discusses the need to find new revenue sources to maintain the Housing Initiative Fund and the need for collaboration to provide affordable housing. New Policy 4.11 discusses the need for height and density incentives and flexibility for project that provide for than the required amount of affordable housing.</p> |
| <p>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.</p> <ul style="list-style-type: none"> a. Assure the availability of housing near employment centers. b. Integrate housing with employment and transportation centers with appropriate community services and facilities, especially in transit stop locations. c. Examine County regulations and policies for opportunities for mixed-use development; develop additional options. d. Ensure a reasonable distribution of residential and commercial uses in mixed-use zones. e. Explore changing development standards to allow the closer integration of employment and housing within mixed-use developments. f. Encourage housing plans that foster transit serviceability. g. Encourage the provision of appropriate indoor and outdoor recreational and community facilities in multi-family and single-family residential development. | <p>New Objective #1 and it's four policies address the need for new housing to be near transit and job and employment centers, the use of infill opportunities at office parks, shopping centers, the inclusion of housing as older strip commercial areas are redeveloped and improvements to connectivity of housing to jobs, retail, schools, and services.</p> <p>The Strategic Framework discusses the need for new revenues to fund sidewalks, parks, and other facilities needed to for high-quality, non-auto mobility.</p> |
| <p>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.</p> <ul style="list-style-type: none"> a. Encourage the provision of low, moderate, and median income housing to meeting existing and anticipated future needs. b. Distribute government-assisted housing equitably throughout the County. | <p>Several policies within the new Objective #2 and Objective #4 address the need to focus efforts on providing housing that is affordable to households with low, moderate, and middle incomes. They include Policy 2.2, 2.11, 2.12, 2.13, 2.14, 4.5 and 4.11.</p> |

| 1993 Housing Element (General Plan) | March 2011 PHED Recommended |
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| <p>Objective #4 Continued...</p> <ul style="list-style-type: none"> c. Plan affordable housing so that it is reasonably accessible to employment centers, shopping, public transportation, and recreational facilities. d. Encourage well-designed subsidized housing that is compatible with surrounding housing. e. Assure the provision of low- and moderate-income housing as part of large-scale development through a variety of approaches, including the Moderately Priced Dwelling Unit program. f. Preserve existing affordable housing where possible. g. Encourage development of affordable housing by the private market. h. Designate government-owned land, other than park-land, that meets appropriate housing site selection for future housing development. i. Identify County policies that have a burdensome effect on the cost of housing; find alternatives if possible. j. Encourage the provision of innovative housing types and approaches, such as single-room occupancy housing and accessory apartments, to meet the needs of lower income single persons and small households. k. Develop zoning policies that encourage the provision of affordable housing while protecting the Wedges and Corridors concept. | <p>New Goal #1 – “Conservation and care of existing neighborhoods and the existing housing stock” states that these neighborhoods contain the bulk of housing affordable to households with moderate and middle incomes and calls for efforts maintain established neighborhoods.</p> <p>New Policy 2.13 and Policy 4.6 call for underused and strategically located surplus public property to be provided for housing that includes housing for households with low and moderate incomes at percentages higher than required in the MPDU program and use best design practices and achieve design excellence.</p> <p>Many polices in the PHED recommended Housing Element promotes a variety of unit types to meet low and moderate income households. This would include accessory apartments, registered living units, and single room occupancy. The PHED Committee is not recommended that any particular type of unit be allowed by right but that those currently approved as special exception could be reviewed. (Policy 4.8)</p> <p>PHED Committee added conformity to Wedges and Corridors to the Strategic Framework.</p> |
| <p>OBJECTIVE #5 – Maintain and enhance the quality and safety of housing and neighborhoods.</p> <ul style="list-style-type: none"> a. Discourage deterioration of housing through well-funded code enforcement, neighborhood improvement programs, and other appropriate techniques. b. Ensure that infill development and redevelopment complements existing houses and neighborhoods. c. Mix housing with other uses with special care in ways that promote compatibility and concern for residents’ need for safety, privacy, and attractive surroundings when introducing new uses into existing housing and neighborhoods. | <p>This is now addressed through new Policy 2.17 that says “discourage deterioration of housing through diligent enforcement of housing codes”, Policy 2.8, “Enforce housing and zoning codes to prevent overcrowding,” and Policy 2.1 that says, “strengthen the stability of established neighborhoods through targeted programs that improve schools, parks, safety, and new or upgraded pedestrian and bicycling facilities.”</p> <p>This policy is now Policy 2.4 under Objective 2, “Diverse Housing and Neighborhoods.”</p> <p>This policy is now Policy 2.5. The end of the 1993 phrase has been slightly modified.</p> |

| 1993 Housing Element (General Plan) | March 2011 PHED Recommended |
|---|---|
| <p>Objective #5 Continued...</p> <ul style="list-style-type: none"> d. Provide for appropriate redevelopment of residential property when conditions warrant. e. Protect residential neighborhoods by channeling through traffic away from residential streets and discouraging spill-over parking from non-residential areas. f. Use special care to plan uses at the edges of high-density centers that are compatible with existing neighborhoods. | <p>This policy is now Policy 2.6 under Objective 2, "Diverse Housing and Neighborhoods."</p> <p>This is now Policy 2.7 but has been modified to protect residential neighborhoods from "excessive traffic" rather than "through traffic."</p> <p>This policy is now Policy 2.9 under Objective 2, "Diverse Housing and Neighborhoods."</p> |
| <p>OBJECTIVE #6 – Concentrate the highest density housing in the Urban Ring and the 1-270 Corridor, especially in transit station locales.</p> <ul style="list-style-type: none"> a. Designate appropriate, specific locations in sufficient amounts for higher density housing and mixed-use development in master plans. b. Modify County zoning regulations and other policies to improve the feasibility and attractiveness of higher density housing. c. Encourage air rights development in areas designated for higher densities. d. Encourage development of affordable, higher density housing in the vicinity of transit stations. | <p>New Objective #1 Housing and Neighborhood Connectivity says to "Concentrate most new housing near public transportation and provide easy, multi-modal connections to jobs, schools, shopping, recreation, and other leisure activities.</p> <p>The Strategic Framework calls for master plans to have a high-jobs housing ratio in areas served by transit. And Policy 1.1 calls for a majority of new housing to be built in transit-oriented locations.</p> |

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[challenges and goals

Housing values in Montgomery County are among the highest in the Washington Metropolitan area. This reflects both strong demand and the County's reputation for the high quality of services, environment, and neighborhoods. While the strength of the housing market has under girded neighborhood stability and made a Montgomery home a sound investment, it has also produced a chronic shortage of housing that is affordable for much of the County's work force and other moderate and lower income households.

- 91 percent of the County's residential zoning capacity has been reached.
- By 2015, the County will have more than one million residents.
- By 2030, the County will need about 72,000 new housing units.
- Since 1999, rising home values have priced 50,000 existing housing units beyond the financial capacity of moderate-income households.
- The current rate of affordable housing production cannot keep pace with price increases that are removing these units from the market.

Beginning in the 1970s, the County responded to this need with one of the nation's most successful and highly regarded inclusionary housing programs, the Moderately Priced Housing Unit (MPDU) ordinance, which required all new developments above a threshold number to provide a percentage of its units at prices affordable for households with incomes no greater than 60 percent of the area median. In 2005, the MPDU law was amended to lengthen to 99 years the period of time during which an MPDU home must remain available at a below market price when transferred to a new owner or tenant. In 2006, the County required that 10 percent of new market rate housing units built in areas served by Metro transit stations be available to "work force" households with incomes between 80 and 120 percent of the area median.

Neither of these programs, nor an aggressive program to build publicly assisted housing, have been able to meet the need for housing that a large segment of County residents and workers can afford within 30 percent of their annual household income.

- Affordable housing should cost no more than 30 percent of a household's gross annual income.
- The 2007 median income in Montgomery County for a household of four was \$94,500, which would allow a \$2,363 monthly mortgage payment on a house valued at about \$346,500.

County population is forecast to exceed one million by 2015, and to add 155,000 residents and 72,000 households between 2010 and 2030. Due to declining household size, households will grow faster than the population and many existing households will change their housing requirements. The greatest needs will be for seniors, young households, large families, and people with special needs—disabled residents, homeless individuals, and families. There will be strong and growing demand for rental units.

Aside from licensed multifamily rental apartments, in Montgomery County there are:

- 13,500 registered single-family rental units
- 5,742 registered condo rental units
- 211 registered single-family accessory apartments.

Ninety-one percent of the County's residentially zoned land had been developed or approved for development by 2009. Less than 14,000 acres remain in the development envelope for green field development. It is clear that County housing needs cannot be met by traditional patterns of low-density development that pushed ever outward. As transportation costs grow, the cost of commuting can cancel out any reduction in housing costs, not to mention the effect of increased miles of travel on both air quality and roadway congestion. Moreover, growing concern for the environment and the need to reduce the carbon footprint of development are generating a major shift in both the supply and demand for housing. New housing must be developed by rethinking the future of the County's 106 auto-oriented commercial strips, and its 8,000 acres of surface parking lots (most of them paved before modern stormwater management requirements existed), and by making the most of opportunities for housing near high quality transit service.

Thus, a combination of forces—a shrinking supply of developable land, higher land costs, rising energy prices, shifts in the County's demographic profile, and environmental constraints—direct us to housing policies that look inward rather than outward to accommodate the housing needs of the next generation for homes and communities that are balanced, convenient, and sustainable.]

challenges and goals

Housing values in Montgomery County are among the highest in the Washington Metropolitan area. This reflects both strong demand and the County's reputation for providing a high quality of services, environment, and neighborhoods. While the strength of the housing market has under girded neighborhood stability and made a Montgomery home a sound investment, it has also produced a chronic shortage of housing that is affordable for much of the County's work force and other moderate and lower income households.

The County developed a landmark mandatory inclusionary zoning program, the Moderately Priced Dwelling Unit (MPDU) ordinance in the 1970s. This program was augmented in 2006 by a workforce housing program. The County has concurrently pursued an aggressive program to build publicly assisted housing. However, none of these efforts have been able to satisfactorily address the need for housing that a large segment of County residents and workers can afford.

The County population is forecast to exceed one million by 2013 and to add 172,000 residents between 2010 and 2030, which means that the County will need 75,500 additional housing units in the next 20 years. Due to declining household size, households are expected to grow faster than the population, and many existing households will change their housing requirements. The greatest needs will be for seniors, young households, large families, and people with special needs—disabled residents, homeless individuals, and families. There will be strong and growing demand for rental units.

Only four percent of the County land zoned for development remains undeveloped (14,000 acres). That acreage includes environmentally sensitive areas, and most of it is scattered with few large assemblies. It is clear that County housing needs cannot be met by traditional patterns of low-density development that pushed ever outward. As transportation costs grow, the cost of commuting can cancel out any reduction in housing costs, not to mention the effect of increased miles of travel on both air quality and roadway congestion. Moreover, growing concern for the environment and the need to reduce the carbon footprint of development are generating a major shift in both the supply and demand for housing. New housing must be developed by rethinking the future of the County's auto-oriented commercial strips and surface parking lots (most of them paved before modern stormwater management requirements existed), and by making the most of opportunities for housing near high quality transit service.

Thus, a combination of forces—a shrinking supply of developable land, higher land costs, rising energy prices, shifts in the County's demographic profile, and environmental constraints—direct us to housing policies that look inward rather than outward to accommodate the housing needs of the next generation for homes and communities that are balanced, convenient, and sustainable.

Definitions

The following definitions are used in this element of the General Plan.

Affordable Housing – Housing is considered affordable when approximately 30%-35% of a household's gross income (for households earning up to 120% of area median income) is spent on rent or principal, interest, condominium or homeowners association fees, property taxes, and private mortgage insurance.

Moderate income – households earning between 50% and 80% of area median income (same as HUD low income).

Low Income – households earning up to 50% of area median income (same as HUD very low income and Chapter 25B definition).

Middle Income – households earning between 80% and 120% of area median income. (This would be similar to the county definition of workforce housing. Workforce housing as a term would not be used in the Housing Element.)

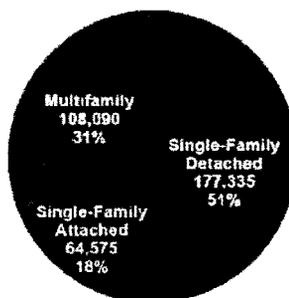
Goals

1. Conservation and care of existing neighborhoods and the existing housing stock.

[replaces "Conservation of the stable neighborhoods and the existing housing stock"]

In the 20-year period covered by this element of the General Plan most County neighborhoods can expect to undergo normal turnover as homes change hands. But these small, incremental changes can, over time, produce significant impacts on the neighborhood as families with children replace empty nesters, renters replace owners, and newcomers need different services and facilities. Maintaining the quality of established neighborhoods is essential to sustaining the quality of their homes. Older neighborhoods of modest single-family and townhomes or garden apartments are especially vulnerable to decline if services are not adapted and maintained, and housing and zoning codes are not enforced. They are also susceptible to tear-down and infill development because they are often well-located in down-County and mid-County areas near employment and shopping centers, services, and public transit routes. These neighborhoods also contain the bulk of housing affordable to households with moderate and middle incomes [affordable and workforce housing] in Montgomery County—over 140,000 affordable units in 2009. This is double the number of affordable new units that can reasonably be expected to be added to the housing stock by 2030. Master plans, in particular, must devote special attention to protecting existing neighborhoods.

In 2005, about one-half of our households lived in single-family detached houses.



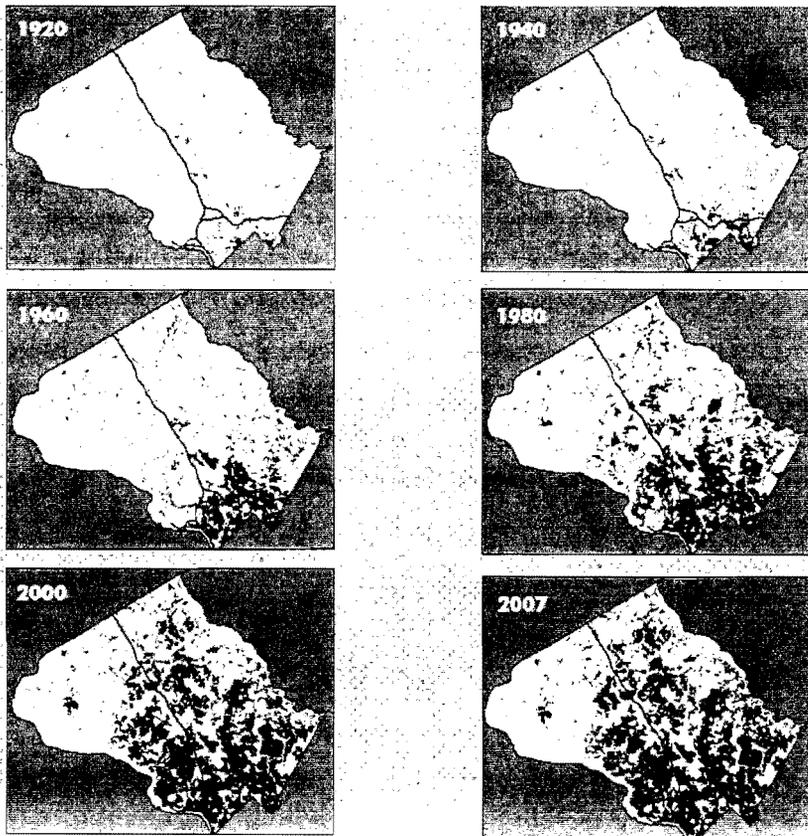
2. Concentrate new housing in mixed-use, transit-oriented areas.

Large scale housing subdivision is nearing its end in Montgomery County. Most of the new housing that will be built during the years covered by this element of the General Plan will be multifamily buildings in mixed-use centers served by public transportation and in redeveloped commercial strips and malls. Higher densities and smaller units can combine with lower energy and transportation costs to bring the cost of living in the County within affordable ranges for many more residents, whether they are new to the area, acquiring a first home, or changing homes as their needs and circumstances change. Focusing growth in higher density, mixed-use, transit-oriented centers also meets other important planning objectives, including reducing the per capita carbon footprint of new growth, diversifying the housing stock, and creating vibrant pedestrian-oriented communities.

3. Encourage and maintain a wide choice of housing types and neighborhoods for people of all incomes, ages, lifestyles, and physical capabilities at appropriate locations and densities. Implement policies to bridge any housing affordability gaps. [replaces: Close the housing affordability gap.]

Normal home value appreciation in a strong housing market such as Montgomery's, loss of some moderately priced units to redevelopment, and loss of Moderately Priced Dwelling Units as their control period ends mean that the gap between supply and demand of units affordable to low, moderate, and middle income households must be monitored to see if adjustments should be made to policies or programs. [of others as their period of MPDU price management expires makes closing the gap between the demand and supply of affordable and workforce housing an urgent concern. From 1999 to 2009, rising values alone priced 50,000 units of the existing housing stock beyond the financial capacity of moderate income buyers and renters.] Expected rates of new housing production cannot keep pace with price increases that remove existing units from the market and the need to provide housing to new residents of low and moderate incomes. In 2009, the County had a shortage of 43,000 units that were affordable for households earning less than \$90,000 a year (just below the 2009 County median income for a family of four), but that number approaches 50,000 when household size is taken into account. In contrast, a surplus of units was available to those with more than \$150,000 in annual household income. [If current trends continue,] Projections completed in 2008 when housing prices were steadily appreciating estimated that by 2030 it will be difficult for a household with an annual income of \$120,000 (in constant 2009 dollars) to afford a home in much of Montgomery County. By then, the gap in affordable housing is estimated to reach 62,000 units. This Housing Element recommends a series of public policy actions that should be taken to reduce the affordability gap.

Housing Inventory 1920-1970



A Strategic Framework

A strategic framework for achieving these goals informs master planning, regulatory reform, public investments and expenditures, and engages the public, private, and independent sectors. It involves the following elements:

- The General Plan's of **Wedges and Corridors** remains the framework for development in Montgomery County. This element of the General Plan expects all residential development to conform with Wedges and Corridors as refined by master plans and sector plans.
- **Master plans** must address existing and future housing needs with particular attention to protecting and enhancing neighborhoods that contain a substantial stock of affordable units and to increasing opportunities for a high jobs-housing ratio [including affordable housing] in areas served by public transportation. Housing should include units affordable to low, moderate, and middle income households.
- **Development regulations** should [be revised to require provision of] reflect the goals of providing housing near transit, jobs, and services; [to provide incentives for] producing a wide and diverse range of affordable unit types and sizes; and [to reduce] reducing regulatory requirements and procedures that discourage production of affordable housing units. The Zoning Ordinance should be revised to clarify that housing affordable to low, moderate, and middle income households [affordable housing] is a permitted use in all residential zones. Excessive or unnecessary barriers to provision of affordable and special needs housing, such as parking or special exception requirements, should be removed. The regulatory system should link provision of housing to nonresidential development by encouraging mixed uses or a fee-in-lieu payment to the County's Housing Initiative Fund.
- **New revenue sources** are needed to maintain the Housing Initiative Fund, and to provide for rental assistance programs. Capital programming must be monitored by the Planning Board and the County Executive to ensure that funding is available for neighborhood stabilization and improvements, such as sidewalks, parks, and other facilities needed for high quality, non-auto mobility.
- **Appropriately located surplus public land** should be made available to public and nonprofit agencies for assisted or below market housing. Projects involving the redevelopment of public land or facilities, such as parking facilities, must provide more low, moderate, and middle income affordable housing than the minimum requirement.
- **Public agencies should collaborate** with and provide technical assistance and grants to housing cooperatives, faith-based organizations, [and] neighborhood housing groups, and employers to provide for the production and preservation of affordable housing.

- The Planning Board, Executive, and Council should periodically review the supply and demand for rental and for-sale housing to determine if adjustments in housing policies or programs are needed to meet the needs of county residents.

Together, these strategies move Montgomery County toward a more sustainable future. The housing stock will be more diverse, more of it will be affordable for people of modest means, and a higher proportion of it will be built in walkable, mixed-use communities that have lower environmental impacts and smaller carbon footprints.

Objectives

1. **Housing and Neighborhood Connectivity:** Concentrate most new housing near public transportation and provide easy, multi-modal connections to jobs, schools, shopping, recreation, and other leisure activities.
2. **Diverse Housing and Neighborhoods:** Create diversity in the type and size of units, neighborhoods, facilities, and programs to accommodate current and future residents.
3. **Housing and the Environment:** Provide economically and environmentally sustainable housing and neighborhoods.
4. **Housing and Neighborhood Design:** Create more balanced, attractive, and walkable neighborhoods through regulatory reform of private developments and leadership in design of public projects.

Achieving each objective will require reinforcing current policies and establishing new policies.

Housing Strategies



Objective 1: Housing and Neighborhood Connectivity

Concentrate most new housing near public transportation and provide easy, multi-modal connections to jobs, schools, shopping, recreation, and other leisure activities.

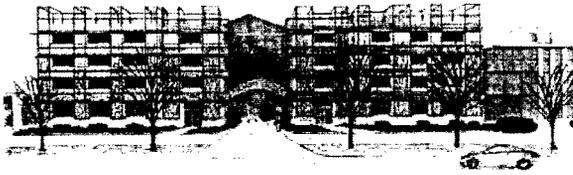
Policies

- 1.1 Build the majority of new housing in transit-oriented locations and near jobs and employment centers.
- 1.2 Increase infill housing opportunities in suburban office parks, shopping centers, and other underused properties.
- 1.3 Coordinate infrastructure investment in existing and new neighborhoods to create a high level of mobility options that connect people to where they live, work, shop, and play.
- [1.4 Provide housing for County employees at or near their job sites, such as at schools, large parks, and other County facilities to reduce housing costs for employees as well as vehicle miles traveled.] **Deleted**
- 1.4 As older strip commercial areas and surface parking lots are redeveloped, include housing and improve non-vehicular connectivity through the most direct pedestrian and bike routes between homes, jobs, retail, recreation, schools, and public services.

Objective 2:

Diverse Housing and Neighborhoods

Create diversity in the type and size of units, neighborhoods, facilities, and programs to accommodate current and future residents.



Policies

- 2.1 Strengthen the stability of established neighborhoods through targeted programs that improve schools, parks, safety and, new or upgraded pedestrian and bicycling facilities.
- 2.2 Make housing affordable to low, moderate, and middle income households [affordable and workforce housing] a priority in all parts of the County.
- 2.3 Encourage neighborhood diversity with a range of unit sizes, types, and occupancy (including rental and ownership options).
- 2.5 Ensure that infill development complements existing houses and neighborhoods.
- 2.6 Mix housing with other uses with special care in ways that promote compatibility and concern for residents' need for safety, privacy, and attractive neighborhoods.
- 2.7 Provide for appropriate redevelopment of residential property when conditions warrant.
- 2.8 Protect residential neighborhoods from excessive traffic and discourage spill-over parking from non-residential areas.
- [2.4 Allow accessory apartments in residential zones by-right under appropriate design standards and conditions.] **Deleted**
- 2.9 Create mixed-use neighborhoods with local small retail businesses and basic services within walking distance of housing.
- 2.10 Use special care to plan uses at the edges of high-density centers that are compatible with existing neighborhoods.
- 2.11 Encourage shared parking facilities in high-density, transit-oriented, mixed-use developments to reduce parking and environmental costs in new housing construction. Encourage parking to be provided as a separately priced and purchased amenity in high density areas.
- [2.7 Encourage licensed child and adult daycare facilities in mixed-use developments; allow them by-right in appropriate high-density locations.] **Deleted**
- [2.12 Provide tax relief for income-eligible seniors beyond the homeowner's property tax credit so they can afford to stay in their neighborhoods as long as they desire.] **Deleted**
- 2.13 [Create a] Continue the partnership between Montgomery County and the Housing Opportunities Commission to acquire vacated properties for affordable and workforce housing, including land donations from banks, grant programs, and other charitable groups.
- 2.14 Encourage housing cooperatives, faith-based organizations, neighborhood housing groups, and employers to use their existing property or to purchase land and buildings for the production and

preservation of [affordable and workforce housing] housing affordable to households with low and moderate incomes.

- 2.15 Provide underused and strategically located surplus public properties for housing that includes housing affordable to low and moderate income households at a higher percentage than required in the MPDU program.
- 2.16 [Amend housing policies to] Encourage projects that mix condominiums and rental units, allowing income restricted units to avoid high condominium fees.
- 2.17 Promote full inclusion of all ages, stages of life, and physical abilities by encouraging design and construction that incorporate visit-ability and live-ability features in new construction and major renovations. [using standard accessibility features in all new or renovated housing.]
- 2.18 Promote efforts to make it easier for seniors to stay in their homes as long as they desire. Develop programs and partnerships to help small households and seniors find and occupy housing that is right-sized for their needs, so that oversized homes do not become a burden and so the existing housing stock is available for appropriately sized households.
- 2.19 Discourage deterioration of housing through diligent enforcement of housing codes.
- 2.20 Enforce housing and zoning codes to prevent overcrowding.



Objective 3:

Housing and the Environment

Provide economically and environmentally sustainable housing and neighborhoods.

Policies

- 3.1 Continue to adopt green and energy efficient building standards for new construction (such as the International Energy Conservation Code) and encourage the use of green and energy efficient design and materials in residential renovations and retrofits to create more sustainable housing, on-site energy production, and water conservation and re-use.

[Require green and energy efficient design and materials to reduce operating and maintenance cost for residents and to create more sustainable housing by increasing the number of buildings and units built or retrofitted for energy efficiency, on-site energy production, and water conservation and reuse.] **Deleted**
- 3.2 Reduce parking requirements for residential units near transit and within parking lot districts to decrease impervious surfaces and carbon emissions and increase affordability.
- 3.3 [Provide stormwater management fee credits for] Consider appropriate incentives for the use of pervious pavers and other materials and strategies that reduce stormwater runoff. These techniques should mitigate the impact of allowable impervious surface rather than increase the footprint of development above what is currently permitted.
- 3.4 Encourage smaller housing units that can serve changing households and reduce energy costs.
- 3.5 [Provide tax credits] Promote the use of federal, state, local, and private programs available for rehabilitating older housing units so that they are energy efficient and healthy.
- 3.6 Require best practices in stormwater management and grey water strategies, including green roofs, swales, and filtering combined with underground storage tanks for controlled release as well as reuse.
- 3.7 Require [preservation] conservation of tree canopy and sustainable site design, including native plants and conservation landscaping techniques as well as soil decompaction strategies.
- 3.8 Invest in public infrastructure including transit, water and sewer, and stormwater management to keep neighborhoods healthy.



Objective 4.

Housing and Neighborhood Design

Create more balanced, attractive, and walkable neighborhoods through regulatory reform of private developments and leadership in design of public projects. Ensure that the regulatory process does not pose barriers to housing production, especially for housing affordable to low, moderate, and middle income households.

Policies

- 4.1 Plan for transit-oriented neighborhoods that provide a full range of housing opportunities for all residents, including the work force employed in the transit corridor.
- 4.2 Facilitate the production of attractive housing and neighborhoods with innovative design of the public realm and architecture, including creative building techniques, materials, and mix of unit types.
- 4.3 Create design guidelines to help define quality public spaces and walkable communities.
- 4.4 Create pedestrian-oriented public spaces to support the needs of a diverse population.
- 4.5 Include [affordable and workforce housing] housing affordable for low, moderate, and middle income households in all suitable public building projects in appropriate locations throughout the County.
- 4.6 Provide underused and strategically located surplus public properties for housing, using best design practices to set higher standards and achieve design excellence.
- 4.7 Encourage new and innovative construction techniques and products, such as green technologies and modular components.
- 4.8 Review whether uses that contribute to diversity in housing and walkable transit oriented communities and are currently approved by special exception should be allowed by right if appropriate conditions and standards are in place.
- 4.9 Expedite approval reviews for housing that meets the strategic objectives of affordability, environmental sustainability, and transit serviceability.
- 4.10 Continue efforts to consolidate sequential review and approval process into one coordinated, concurrent process.
- 4.11 Ensure that all master plan and sector plan amendments address the need for housing for low, moderate, and middle income households and promote specific strategies to meet that need including height and density incentives and flexibility.

This Section to be removed from the Housing Element and included in the revised Housing Policy.

Implementation

The recommendations of this report will be implemented through various mechanism and processes by a number of different entities. These recommendations may become a formal part of a master plan or sector plan, and subsequently become the subject of a federal or State program or grant. The improvements may be funded by a mix of local, State, and federal funds, as well as donations from the private sector. The development community may be involved in any or all stages of design and construction.

Residential infill, for example, can take place in existing residential communities, suburban office parks, older commercial strip shopping center, and through residential conversion of non-residential buildings. The County, M-NCPPC, HOC, the development community (profit and not-for-profit developers), State and federal agencies, and utilities would all have varying degrees of involvement and responsibility in achieving infill developments. The following chart shows the anticipated coordination linkages in a general way. It identifies only the lead responsibility by different entities even though all would have some level of involvement and role in achieving these recommendations.



According to Section 26-5 (a) of the Montgomery County Code, every dwelling unit must contain at least 150 square feet of habitable floor area for the first occupant and at least 100 square feet of habitable floor area for every additional occupant.

| Interagency Coordination Matrix | MC | M-NCPPC | HOC | Developers | State | Federal | Utilities | Financial & Insurers |
|---|----|---------|-----|------------|-------|---------|-----------|----------------------|
| Housing Goals | | | | | | | | |
| 1. Conserve stable neighborhoods and existing housing stock | ✓ | ✓ | | | | | | |
| 2. Concentrate new housing in mixed-use, transit-oriented areas. | ✓ | | | ✓ | | | | |
| 3. Close the affordability gap | ✓ | | ✓ | | | | | |
| Objective 1: Housing and Neighborhood Connectivity | | | | | | | | |
| 1.1 Build most new housing in transit-oriented, mixed-used locations. | | ✓ | | ✓ | | | | |
| 1.2 Increase infill housing opportunities... | | ✓ | | | | | | |
| 1.3 Coordinate infrastructure investment in existing and new neighborhoods... | ✓ | | | | ✓ | | ✓ | |
| 1.4 Provide housing for County employees at or near their job sites... | ✓ | | | | | | | |
| 1.5 As older strip commercial areas and surface parking lots are redeveloped, include housing and improve non-vehicular connectivity... | ✓ | ✓ | | | | | | |
| Objective 2: Diverse Housing and Neighborhoods | | | | | | | | |
| 2.1 Strengthen the stability of established neighborhoods through targeted programs... | ✓ | | | | | | | |
| 2.2 Make affordable housing a priority in all parts of the County. | ✓ | | | | | | | |
| 2.3 Encourage neighborhood diversity through a range of unit sizes, types, and occupancy... | | ✓ | | | | | | |
| 2.4 Allow accessory apartments in residential zones by-right under appropriate design standards and conditions. | | ✓ | | | | | | |
| 2.5 Create mixed-use neighborhoods with small retail businesses/basic services in walking distance of housing. | | ✓ | | ✓ | | | | |
| 2.6 Encourage shared parking facilities in mixed-use developments ... Allow parking to be provided as a separately priced and purchased amenity. | ✓ | ✓ | | | | | | |
| 2.7 Encourage child and adult day care facilities in mixed-use developments; allow them by-right in appropriate high-density locations. | | ✓ | | | | | | |
| 2.8 Provide tax relief for income-eligible seniors above and beyond the homeowner's property tax credit program... | ✓ | | | | ✓ | | | |
| 2.9 Create a partnership between Montgomery County and the Housing Opportunities Commission to acquire vacated properties for affordable housing... | ✓ | | ✓ | | | | | |
| 2.10 Encourage housing cooperatives, faith-based organizations, and neighborhood housing groups to use their existing property or to purchase land and buildings for the production and preservation of affordable housing. | ✓ | | | | | | | ✓ |
| 2.11 Amend housing policies to encourage housing projects that mix condominiums and rental units... | ✓ | | | | | | | ✓ |

| Interagency Coordination Matrix | MC | M-NCPPC | HOC | Developers | State | Federal | Utilities | Financial & Insurers |
|--|----|---------|-----|------------|-------|---------|-----------|----------------------|
| 2.12 Promote full inclusion of all ages, stages of life, and physical abilities by using standard accessibility features in all new or renovated housing. | ✓ | | ✓ | ✓ | | | | |
| 2.13 Develop programs to help small households and seniors find and occupy housing that is right-sized for their needs... | ✓ | | | | | ✓ | | |
| Objective 3: Housing and the Environment | | | | | | | | |
| 3.1 Require green and energy efficient design and materials ... increasing the number of buildings and units built or retrofitted for energy efficiency, onsite energy production, and water conservation and reuse. | ✓ | ✓ | | | | ✓ | | |
| 3.2 Reduce parking requirements for residential units near transit and within parking lot districts... | ✓ | | | | | | | |
| 3.3 Provide storm water management credits for pervious pavers and other materials and strategies that reduce storm water runoff... | ✓ | | | | | | | |
| 3.4 Encourage smaller housing units/serve changing households/reduce energy costs. | | | | ✓ | | | | ✓ |
| 3.5 Provide tax credits for rehabilitation of older housing units so that they are energy-efficient and healthy. | ✓ | | | | ✓ | ✓ | | |
| 3.6 Require best practices in stormwater management and grey water strategies, including green roofs, swales, and filtering ... | ✓ | ✓ | | | | | | |
| 3.7 Require sustainable site design... | ✓ | ✓ | | | | | | |
| 3.8 Invest in public infrastructure ...to keep neighborhoods healthy. | ✓ | | | | ✓ | | ✓ | |
| Objective 4: Housing and Neighborhood Design | | | | | | | | |
| 4.1 Plan for transit-oriented neighborhoods that provide a full range of housing opportunities... | | ✓ | | ✓ | | | | |
| 4.2 Facilitate the production of attractive housing and neighborhoods with innovative design of the public realm and architecture... | | ✓ | | ✓ | | | | |
| 4.3 Create design guidelines to help define quality public spaces and walkable communities. | | ✓ | | | | | | |
| 4.4 Create pedestrian-oriented public spaces to support the needs of a diverse population. | ✓ | | | ✓ | | | | |
| 4.5 Include affordable housing in all suitable public building projects... | ✓ | | | | ✓ | ✓ | | |
| 4.6 Provide underused and strategically located surplus public properties for housing... | ✓ | | | | | | | |
| 4.7 Encourage new/innovative construction techniques/products, such as green technologies and modular components. | ✓ | | | | | | ✓ | |

Appendix

Online at www.montgomeryplanning.org/community/housing/index.shtm

March 27, 2008

Review of County's Housing Policies

April 11, 2008

Housing Inventory Slide Show

April 17, 2008

Review of Housing Master Plans, Staff Report

The Housing Goals of the General Plan

May 15, 2008

Legislative Issues, Staff Report

The Affordable Housing Task Force Recommendations

Pro Forma Analysis of MPDU Bonus Density

MPDU Site Bonus Density

MPDU Site Design Guidelines

Affordable Housing Task Force Excerpt

May 29, 2008

Examination of Neighborhood Change, Staff Report

Examination of Neighborhood Change Using Indicators, PowerPoint presentation

June 2, 2008

Housing Supply & Demand, Staff Report

Demographic Analysis

Housing Supply Analysis

Housing Market Trends

Housing Supply & Demand Analysis

Housing Supply & Demand PowerPoint presentation

The website also includes links to the speakers and PowerPoint presentations that were part of the 2007-2008 Excellence in Planning speaker series.

A plan provides comprehensive recommendations for the use of public and private land. Each plan reflects a vision of the future that responds to the unique character of the local community within the context of a countywide perspective.

Together with relevant policies, plans should be referred to by public officials and private individuals when making land use decisions.

The Plan Process

The PUBLIC HEARING DRAFT PLAN is the formal proposal to amend an adopted master plan or sector plan. Its recommendations are not necessarily those of the Planning Board; it is prepared for the purpose of receiving public testimony. The Planning Board holds a public hearing and receives testimony, after which it holds public worksessions to review the testimony and revise the Public Hearing Draft Plan as appropriate. When the Planning Board's changes are made, the document becomes the Planning Board Draft Plan.

The PLANNING BOARD DRAFT PLAN is the Board's recommended Plan and reflects their revisions to the Public Hearing Draft Plan. The Regional District Act requires the Planning Board to transmit a plan to the County Council with copies to the County Executive who must, within sixty days, prepare and transmit a fiscal impact analysis of the Planning Board Draft Plan to the County Council. The County Executive may also forward to the County Council other comments and recommendations.

After receiving the Executive's fiscal impact analysis and comments, the County Council holds a public hearing to receive public testimony. After the hearing record is closed, the Council's Planning, Housing, and Economic Development (PHED) Committee holds public worksessions to review the testimony and makes recommendations to the County Council. The Council holds its own worksessions, then adopts a resolution approving the Planning Board Draft Plan, as revised.

After Council approval the plan is forwarded to the Maryland-National Capital Park and Planning Commission for adoption. Once adopted by the Commission, the plan officially amends the master plans, functional plans, and sector plans cited in the Commission's adoption resolution.

| Sender | Topics |
|---|---|
| <p>Montgomery County Civic Federation (March 7, 2011)</p> <p>©34-36</p> <p>Excerpt from newsletter at ©37</p> | <p>Add protection of affordable housing units to the Strategic Framework sentence about master plan addressing existing and future housing needs (page 10 of Housing Element)</p> <p>Add to Council staff rewrite of Policy 2.2: registered living units, group homes, productivity housing, and employer assisted housing.</p> <p>Retain special exception process for accessory apartments and do not adopt a broader policy for review of what might be provided by right as suggested by Council staff.</p> <p>Retain Policy from 1993 Housing Element: Maintain and enhance the quality and safety of housing and neighborhoods ...</p> <p>MCCF Planning and Land Use Committee supports policy regarding tax relief for income eligible seniors and preservation of tree canopy. Oppose a 5th objective focused on regulatory reform.</p> <p>MCCF Planning and Land Use Committee opposes Executive's proposed 5th objective for regulatory changes particularly allowing sectional map amendments that could proceed independently of master plan and sector plan amendments.</p> <p>MCCF Planning and Land Use Committee prefers format of 1993 Housing Element to the Planning Board Draft.</p> <p>Believes the Housing Element can have language addressing the need for infrastructure to support housing.</p> |
| <p>Tillman Neuner March 10, 2011</p> <p>©38-39</p> | <p>There is a need to create an inventory that includes:</p> <ol style="list-style-type: none"> (1) the total number and location of housing units; (2) information on whether occupants are owners or renters; (3) an estimate of housing costs incurred by the occupants. <p>This would provide a useful basis for defining and implementing the county's housing policy.</p> |

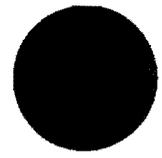
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|---|--|
| <p>Citizens Coordinating Committee on Friendship Heights</p> <p>March 7, 2011</p> <p>©40-47</p> | <p>Four major areas of concern: (1) Lack of Protection for Existing Communities; (2) Oppose Affordable Housing as a Permitted Use; (3) Lack of Adequate Public Facilities; and (4) Need to Re-Draft Housing Element and Re-Open Public Hearings.</p> <p>Retain the 1993 Objective to maintain the quality and safety of housing and neighborhoods.</p> <p>Add new objective to “Protect existing lower-cost housing stock, as the most efficient, least expensive way to meet demand for affordable housing.” Include: Maintain and enhance the quality and safety of housing and neighborhoods; discourage the deterioration of housing through code enforcement; re-write the zoning code to keep existing lower-cost housing available on the market; and, discourage tear-downs and replacement of lower cost housing with higher dwelling units.</p> <p>Remove language that would make affordable housing a permitted use in all residential zones.</p> <p>Retain special exception for accessory apartments.</p> <p>Create policies to ensure growth does not outpace county infrastructure capacity.</p> <p>Re-draft Housing Policy and hold additional public hearings.</p> |
| <p>Chevy Chase West Neighborhood Association</p> <p>March 9, 2011</p> <p>©48</p> | <p>Opposes recommended revision to the Housing Element.</p> <p>Draft does not reflect recent economic slump and would do harm to existing residential neighborhoods.</p> <p>Oppose accessory apartments by-right as it shuts out community.</p> <p>Recommends a redraft and additional public hearings.</p> |
| <p>Chevy Chase West residents (3 letters received)</p> <p>March 10, 2011</p> <p>©49-51</p> | <p>Keep existing Housing Element and the existing neighborhood protections.</p> <p>Return current draft to the Planning Board and have additional public hearings.</p> |
| <p>Sligo-Branview Community Association</p> <p>March 4, 2011</p> <p>©52</p> | <p>Reject accessory apartments by-right and retain special exception.</p> <p>Hold an additional public hearing.</p> |

| | |
|---|--|
| <p>Woody Bronson</p> <p>March 3, 2011</p> <p>©53</p> | <p>Supports accessory apartments by right. Common sense suggests this will not cause a surge in accessory apartments.</p> <p>Opposed consultant report for zoning re-write regarding changes to the R-60 zone but this does not mean he does not support homeowners who want to rent a room.</p> |
| <p>Robert Rosenberg</p> <p>March 1, 2011</p> <p>©54</p> | <p>Do not remove language in current Housing Element that preserves and protects existing neighborhoods.</p> <p>Retain special exception process for accessory apartments.</p> |
| <p>Larry Wannemacher</p> <p>©55</p> | <p>Do not allow accessory apartments by right.</p> <p>Instead of relaxing measure to protect the residential tax base, the county should be reminding residents of the need to inform the County about housing code violations.</p> |
| <p>Action Alert from Affordable Housing Conference</p> <p>©56</p> | <p>There is a pressing need for affordable housing and eliminating barriers for its production, maintenance, and expansion.</p> <p>Support accessory apartments by right.</p> |
| <p>Eileen Finnegan (comments to Linda McMillan)</p> | <p>Retain special exception for accessory apartments. It allows everyone to be informed about the rules regarding apartments and renting rooms.</p> <p>Housing Element should also address Registered Living Units. Illegal apartments are sometimes licensed as registered living units even though family members are not living there. As long as affidavit is signed there is not follow-up by DHCA. In Hillandale there are more registered living units than accessory apartments.</p> |



061130



March 7, 2011

TO: Councilmember Nancy Floreen, PHED Committee Chair
Councilmember George Leventhal, PHED Committee member
Councilmember Marc Elrich, PHED Committee member
Linda McMillan, Council Senior Legislative Analyst

FROM: Jim Humphrey, Chair, MCCF Planning and Land Use Committee

SUBJECT: Proposed rewrite of the Housing Element of the General Plan

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MAR 10 PM 4:14

While the Civic Federation did testify before Council in December 2009 on the draft revision of the Housing Element of the General Plan, we are submitting these comments to respond to specific points in Linda McMillan's March 4, 2011 staff memo prepared for the March 7 PHED worksession, and to the committee discussion that occurred at that worksession.

- We are aware that this sentence appears in the introduction to the revised draft: "Master plans must address existing and future housing needs with particular attention to protecting and enhancing neighborhoods that contain a substantial stock of affordable units..." ("A Strategic Framework" section--pg. 10 of the draft revision) But this does not address the need to protect the affordable units themselves.

We believe the following language should be retained from the current General Plan in any adopted revision: "Preserve existing affordable housing where possible."
(Objective 4F--Housing Element, 1993 General Plan Refinement)

- **We support adoption** of the rewrite of Policy 2.2 suggested by Ms. McMillan in her March 4 memo (pg. 7), with the underlined amendment to specify other unit types along with accessory apartments: "Encourage neighborhood diversity with a range of units sizes, types (accessory apartments, registered living units, group homes, productivity housing, employer-assisted housing), occupancy (rental and ownership) and price ranges, including those affordable to low and moderate income residents."

- The Civic Federation has a position of record supporting retention of the Special Exception approval process for accessory apartments, so **we urge that you not adopt** Mr. McMillan's suggested language at top of pg. 10 of her March 4 memo ("Review whether uses that contribute to diversity in housing and walkable transit oriented communities that are currently provided by special exception could be allowed by right if appropriate conditions and standards are in place.") We do not oppose accessory

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apartments as a housing unit type, but we believe it is critically important to retain the opportunity for neighbors and community groups to weigh in on applications through the existing Special Exception approval process.

- We are aware that the following sentence is included as a goal in the draft document transmitted to Council by the Planning Board: "Master plans, in particular, must devote special attention to protecting existing neighborhoods." ("Challenges and Goals" section--pg. 8 of the draft revision) But the concrete strategies to be used to protect neighborhoods that are listed in the current Housing Element have been struck. **We believe the following should be retained from the existing General Plan**, and suggest it be added as a new Policy to the Housing and Neighborhood Design Objective as follows:

Policy 4.8 Maintain and enhance the quality and safety of housing and neighborhoods by the following means:

- A. Discourage deterioration of housing through well-funded code enforcement, neighborhood improvement programs, and other appropriate techniques.
 - B. Ensure that infill development and redevelopment complements existing houses and neighborhoods.
 - C. Mix housing with other uses with special care in ways that promote compatibility and concern for residents' need for safety, privacy, and attractive surroundings when introducing new uses into existing housing and neighborhoods.
 - D. Provide for appropriate redevelopment of residential property when conditions warrant.
 - E. Protect residential neighborhoods by channeling through traffic away from residential streets and discouraging spill-over parking from non-residential areas.
 - F. Use special care to plan uses at the edges of high-density centers that are compatible with existing neighborhoods.
- While it is not part of the formally adopted position of the Federation, the MCCF Planning and Land Use Committee believes there are some positive new policies recommended in the revised draft. For example, the **MCCF PLU Committee supports**:
 - Policy 2.8 Provide tax relief for income-eligible seniors beyond the homeowner's property tax credit so they can stay in their neighborhood as long as they desire.
 - **and we support** Policy 3.7 (with County Executive's recommended changes) Require conservation of tree canopy and sustainable site design, including native plants and conservation landscaping techniques, as well as soil decompaction strategies.
 - But **we recommend against adopting** the County Executive's suggestion to include an additional fifth objective that would focus on the regulatory process, and strongly object to his recommended policy to "allow sectional map amendments that...proceed independently of time consuming master plan and sector plan amendments."
 - This again is not part of the formally adopted position of the Federation, but the PLU Committee finds that the Housing Element of **the 1993 General Plan Refinement wisely employed a format that accommodated a diversity of objectives and strategies** to carry out those objectives. The **revised Housing Element inexplicably shoehorns all of its objectives and policies into four overly-restrictive categories** of

Connectivity, Diversity, Environment, and Design. We feel this new formatting choice was a poor one, and think the format of the 1993 General Plan should have been retained.

- Finally we would like to respond to a comment made during the March 7 worksession. We admit that we are paraphrasing, but in responding to concern expressed by Councilmember Elrich about the potential inability of the county to plan for, provide, and afford school and other infrastructure if residential density were increased by allowing accessory apartments by-right, PHED Committee Chair Floreen seemed to caution against addressing infrastructure in the Housing Element.

We believe it is appropriate to address the topic of infrastructure needed to support housing. We would point out that one of the four main objectives in the draft revised Housing Element concerns environment, which has its own chapter in the existing General Plan. If discussing the environment in the Housing Element is appropriate, then so too is addressing infrastructure. On page 44, the 1993 Plan Refinement acknowledges and explains in detail the interrelationship of all of the goals in the General Plan, which we believe is an appropriate holistic approach to be taken in such a document.

Thank you for considering these comments from the Civic Federation as you proceed with your discussion of the draft revised Housing Element of the General Plan.

In part due to pressure from citizens and ZAP members concerned that these new residential development types were a de facto rewrite of master plans and would violate the "wedges and corridors" concept in the county General Plan, and in part because it was felt the consultant and Planning staff overstepped the boundaries of the task they were given--to clarify and condense the existing zoning ordinance--the section containing the new housing types has been removed from the draft posted on the Planning Department website. It is still available for view on the MCCF website at <http://www.montgomerycivic.org/currentissuesPLU.html>.

The Zoning Code Rewrite Project webpage on the Planning Department's online site states that the rewrite process "will include major citizen participation and task force components, administrative research and studies, public review of recommendations, and public hearings on draft legislation" and that "the code will be broken down into several modules and the process will be repeated for each module." Even though the Agricultural and Residential modules have now been drafted, it appears that Planning staff has decided to wait until the entire code rewrite is drafted before starting the public comment period.

Council Revives Rewrite of Housing Chapter of General Plan by Jim Humphrey, Planning & Land Use Chair

As background, in early 2008 the staff at the Planning Department submitted a series of memos to the Planning Board proposing the rewrite of the Housing Chapter (also referred to as the Housing Element) of the General Plan, the overarching master plan for the entire county. A draft rewrite of the Housing Chapter was released in early May, and the Board held a hearing on the draft on May 21, 2009.

Following two worksessions in June and July, the Board transmitted their approved draft on July 30, 2009 to the County Council, the body with sole authority to approve all master plans and amendments to them. The Council held its public hearing on the proposed rewrite of the General Plan's Housing Element on December 1, 2009, after which the matter was referred for study to the Planning, Housing and Economic Development (PHED) Committee of Council where it remained dormant.

On January 20, 2011, the Council PHED Committee will hold a worksession on the proposed rewrite of the Housing Element of the General Plan. This rewrite is an important issue for all county residents because the objectives and provisions in the General Plan are the

model used for drafting the master and sector plans for all communities in the county.

Of concern to MCCF is that the proposed revision would reformat the Housing chapter and eliminate the existing list of objectives for housing and strategies to achieve those objectives. For example, the current "Objective 5--Maintain and enhance the quality and safety of housing and neighborhoods" would be deleted, along with the accompanying neighborhood protection strategies such as "protect residential neighborhoods by channeling through traffic away from residential streets and discourage spill-over parking from non-residential areas." Some existing strategies were rewritten into the proposed new format, although the new language could weaken their enforceability, while others were deleted entirely.

Neighborhood associations and county residents should familiarize themselves with this issue, since it is likely the PHED Committee will make a recommendation for full Council action in the winter before they tackle the FY12 budget this spring. A copy of the current Housing Chapter of the General Plan is posted on the Federation's website, along with the draft rewrite being considered by Council, and the MCCF testimony before the Planning Board and the Council (at <http://www.montgomerycivic.org/currentissuesPLU.html>)

From Green "Concrete" to Truly Green Acres: Restoring Compacted Soils in Athletic Fields and Other Turf Areas By Carole Ann Barth, Parks & Recreation Chairman

Most Montgomery County residents have heard that stormwater runoff causes problems in our streams, rivers, and in the Chesapeake Bay. Many have learned about the pollution problems associated with "impervious surfaces" such as buildings, sidewalks, and roads. By covering the landscape with impervious surfaces, we have disrupted the natural water cycle. Instead of rainwater filtering into the soil to replenish groundwater and maintain the flow of streams in dry weather; it runs over the surface, picking up pollutants on its way to the nearest stream.

A major focus of stormwater management now, is to reduce or "disconnect" impervious surfaces. Green roofs, rain barrels, and rain gardens are among the techniques used to slow stormwater down, spread it out, and let it soak in. But infiltration practices are only as good as the soils they are in. It turns out that many of

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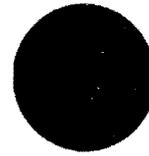
Housing

LAM

Honorable Valerie Ervin
Chair
Montgomery County Council
100 Maryland Avenue
Rockville, MD 20850

March 10, 2011

061132



Dear Ms. Ervin:

As you are aware, last Monday the Council's PHED Committee focused on the Housing Element of the General Plan.

As I listened, it struck me that the Committee had a lengthy discussion about the meaning of such common terms as "affordable housing" and "workforce housing". It then also occurred to me that the County currently lacks a comprehensive inventory of its housing stock that would provide a more useful basis for defining and implementing the County's housing policy.

Such an inventory would provide data on

1. the total number and location of housing units
2. information on whether the occupants are owners or renters
3. an estimate of the housing costs incurred by the occupants.

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The inventory would also list housing units by levels of occupancy costs and the units which have occupancy costs at less-than-market rates. The latter would include units provided by HOC, nonprofit providers, MPDU's and units supported by other governmental or nonprofit or charitable sources. In addition, the data on less-than-market units would also include particulars on how long and under what conditions the less than market units would be available.

Among other things, this level of detail will allow the County's planners to identify the number and location of units which are suited for various levels of occupant incomes, allow the planning process to match employment with housing and identify areas where the planning process will cause displacement of existing housing units.

Significant data for the inventory could be obtained from publicly available commercial information, from the County's public records, from HOC or from semi-public organizations such as the Montgomery Housing Partnership.

Nowhere else in the DC area is there an inventory as I have described. However, Arlington County has maintained and kept up to date an inventory of its rental apartments in complexes of more than four units and described them by rent levels and subsidies being provided for the occupants. Arlington also keeps information on the period for which tenant support is available for each unit. Much less comprehensive information has been collected for DC and some other areas in the

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Honorable Valerie Ervin

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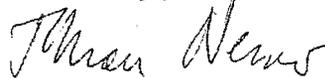
March 10, 2011

region under the guidance of a group from the Affordable Housing Coalition on housing units at risk of losing their less-than-market status.

Obviously, the deliberations on the General Plan cannot await such a comprehensive inventory. But once the inventory is available its data would greatly improve the ongoing planning process for the housing sector and for the County's overall development.

For this reason, work on the inventory should start soon. The inventory would be a significant effort but could be carried out in collaboration with others, such as the real estate department of a local university. I do believe that arrangements for an inventory of Montgomery County's housing are both greatly needed and quite feasible.

Sincerely yours,



Tillman Neuner

4309 Maryland Avenue
Bethesda, MD 20816

34 6

-----Original Message-----

From: Phyllis Edelman [mailto:predelman@gmail.com]

Sent: Monday, March 07, 2011 8:01 AM

To: Floreen's Office, Councilmember; Elrich's Office, Councilmember; Leventhal's Office, Councilmember

Cc: Ervin's Office, Councilmember; Berliner's Office, Councilmember

Subject: Review of 2009 Housing Element of the General Plan

DATE: March 7, 2011

TO: PHED Committee

RE: Review of 2009 Housing Element of the General Plan

FROM: Phyllis Edelman, Chair, Citizens Coordinating Committee on Friendship Heights, Inc. **representing the Citizens Associations of Brookdale, Chevy Chase Village, Chevy Chase West, Green Acres-Glen Cove, Kenwood (the subdivision), Kenwood House Condo, The Kenwood Condominium, Kenwood Place Coop, Somerset, Springfield, Sumner, Sumner Condo, Westbard Mews, Westmoreland, Westwood Mews, and Wood Acres.**

The Citizens' Coordinating Committee on Friendship Heights (CCCFH) represents approximately 10,000 residents in the Bethesda-Chevy Chase area. The County's housing policies and regulations are very much a concern to our residents, as they directly affect the affordability, stability and quality of life of our communities.

Our review of the 2009 draft Housing Element of the General Plan indicated **four major areas of concern: (1) Lack of Protection for Existing Communities; (2) Oppose Affordable Housing as a Permitted Use; (3) Lack of Adequate Public Facilities; and (4) Need to Re-Draft Housing Element and Re-Open Public Hearings.** The following are the actions we request, followed by a detailed analysis, for each of these points.

(1) PROTECTION FOR EXISTING COMMUNITIES:

ACTION REQUESTED: Please add another Objective to the Housing Element specifically to protect stable neighborhoods. It should read the same as the 1993 Housing Element Goal #5: "Maintain and enhance the quality and safety of housing and neighborhoods". To make sure the M-NCPPC treats this as a priority, the Objective should have the same implementing Policies as in 1993: "Mix housing with other uses with special care in ways that promote compatibility and concern for residents' needs for safety, privacy and attractive surroundings when introducing new uses into older neighborhoods; Protect residential neighborhoods by channeling through traffic away from residential streets and discouraging spill-over parking from non-residential areas; and Use special care to plan uses at the edges of high-density centers that are compatible with existing neighborhoods." Add another implementing Policy to: Protect the character and quality of life of established neighborhoods.

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Add another new Objective to: "Protect existing lower-cost housing stock, as the most efficient, least expensive way to meet demand for affordable housing."
Implementing Policies should include: "Maintain and enhance the quality and safety of housing and neighborhoods; Discourage the deterioration of housing through code enforcement; Re-write the zoning code to keep existing lower-cost housing available on the market; and, discourage tear-downs and replacement of lower-cost housing with higher-cost dwelling units."

(2) AFFORDABLE HOUSING AS PERMITTED USE

ACTION REQUESTED: Remove sweeping, open-ended policy statements in the draft Housing Element's Strategic Framework that would make affordable housing a permitted use in all residential zones. Delete the call to re-write the zoning code to remove all regulatory controls over any kind of affordable housing. Remove Policy 2.4 from Objective #2, to approve Accessory Apartments By Right, instead of By Exception. Before considering any future loosening of regulatory controls over Accessory Apartment approvals, require that M-NCPPC and the Department of Housing and Community Affairs provide current, objective, data-based analysis of the actual problems communities experience now with Accessory Apartments, and the true costs to the County of increasing the number of Accessory Apartments in residential zones, e.g. increased costs of enforcement and community stabilization, and lost tax revenue due to declining property values. The analysis should include a credible estimate of actual demand for Accessory Apartments; and an explanation as to why the total number of Accessory Apartments has declined dramatically, even during the economic downturn; as an objective rationale for positing that private homeowners will respond to loosened regulations by applying for more Accessory Apartments.

(3) PROVIDE FOR ADEQUATE PUBLIC FACILITIES

ACTION REQUESTED: Drop all tacit assumptions from the Housing Element that essential infrastructure (roads, water and sewer) and services (public transit, schools) will be in place to support new development and population growth. Re-evaluate the likelihood of adequate infrastructure and services in light of expected County, State and Federal budget cuts in this and subsequent years. As the revised Housing Element Objectives (diversity, connectivity, environment and design) intentionally do not lend themselves to Policies for providing infrastructure and services, another Objective must be added to link the still in effect Adequate Public Facilities Ordinance (APFO) to plans for new high-density development and more residents. Create implementing Policies that make appropriate County government agencies responsible for holding thorough, timely reviews (at least every two years), to ensure that growth does not outpace County capacity in transportation infrastructure, public transit, water and sewer service, and schools; and that the County and real estate industry are able to finance new development-related infrastructure and services, when needed.

4) RE-DRAFT HOUSING ELEMENT AND RE-OPEN PUBLIC HEARINGS

ACTION REQUESTED: The PHED Committee should identify issues that the Planning Board needs to re-evaluate, given the County's changed fiscal circumstances. After the pending budget review, when probable cuts to services and capital projects are clear, a revised draft Housing Element should be submitted by the Planning Board reflecting the new budget realities; and new public hearings held. If this is not done, the new Housing Element will not be a credible policy or planning tool.

Attachment: Detailed Reasons for each of the Four Main Points

DETAILED REASONS FOR EACH OF THE FOUR MAIN POINTS

(1) PROTECTION FOR EXISTING COMMUNITIES

Previous 1993 Housing Element Goal (#5), protecting established communities from the negative impacts of development, did not make it into the 2009 draft Housing Element as an Objective or Policy. Instead, it was relegated to a new section called Strategic Framework which has no discernible relationship to the main document; and it was lumped together with a different issue; protection of existing lower-cost housing.

The Strategic Framework refers to a Goal called, "Conservation of stable neighborhoods and the existing housing stock". We strongly believe that protection of the character and quality of life of established neighborhoods from the negative impacts of new development must be a separate Objective with its own implementing Policies. If that does not happen, there will be no actual basis or plan for protecting established communities from the negative impacts of new, high-density, development. Residents are especially concerned, because we are now seeing a definite waning in the County's commitment to protect established communities, when major re-development projects, e.g. White Flint, go forward.

The draft 2009 Housing Element already calls for reducing the amount of parking required for new development, in order to force residents and workers to walk, bike or take public transit. What will actually happen is that drivers will cut through, and park in, surrounding communities. This is not theory: It is a fact that existing communities surrounding Friendship Heights battle with daily, despite ready availability of public transportation. CCCFH member communities want community protections given very clear priority, and Policies for implementation, in the proposed Housing Element, to prevent negative impacts once the Westbard Sector Plan is reviewed, and re-development of the Westbard Shopping Center begins.

(2) AFFORDABLE HOUSING AS PERMITTED USE

The draft Housing Element says the County's long-standing and costly affordable housing programs haven't made a dent in growing demand. But no demand analysis is offered that would justify making affordable housing the County's main policy priority. Nonetheless, the Strategic Framework calls for sweeping revisions to the zoning code to: Provide incentives for a wide and diverse range of affordable unit types and sizes; Reduce regulatory requirements and procedures that discourage production of affordable housing units; Revise the zoning ordinance to clarify that affordable housing is a permitted use in all residential zones; and Eliminate excessive or unnecessary barriers to provision of affordable housing, such as parking or special exception requirements.

Because it is unclear how the Strategic Framework relates to the rest of the Housing Element (as discussed above), the draft Housing Element gives no sense of how the Strategic Framework's call for affordable housing By Right in all residential zones would be implemented. But Goal #2, Policy 2.4, seems to be a first step in that direction. It calls for changing the zoning code to approve all Accessory Apartments By Right, rather than By Exception, on the theory that this will increase the number of applications for accessory apartments, and therefore the supply of affordable housing.

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If there is such strong demand for affordable housing, it is strange that the total number of existing Accessory Apartments in the County has actually declined in the past few years (from 400 to 211). The Department of Housing and Community Affairs reported that home owners were converting their rental Accessory Apartments back to family use, but did not know why. It is hard to figure out how eliminating the By Exception approval requirement would increase accessory apartment applications, when there was not enough financial incentive to produce that result, even in a down economy.

DHCA reports the number of accessory apartments operated illegally may be rising. However, the reason may be that dishonest landlords are trying to evade DHCA's licensing and inspection requirements, and the Department of Permitting Services' construction regulations. If so, eliminating the By Exception approval requirement will do nothing to increase the number of legal accessory apartments, or get the illegal ones under better control.

If the zoning code were changed to make all types of affordable housing a permitted use in every residential zone, suburban communities could be obliged to live with an extremely wide range of accessory structures or units which do not have to meet tests for compatibility with the neighborhoods, or address the concerns that other residents may have.

Removal of the By Exception (Board of Appeals) process would leave the other residents of a neighborhood with no place or authority to whom they could turn to prevent problems that could detract from their use and enjoyment of their own property. This is not consistent with the draft Housing Element's claim that stable communities, and the entire housing stock, should be protected. If County Government blocks taxpaying citizens from protection under the zoning code, it will abdicate its fundamental responsibility to treat all citizens equally.

Theoretically, even if the By Exception approval were eliminated, the Department of Housing and Community Affairs' landlord licensing and rental unit inspections would still hold accessory units to some basic standards, such as size, and number of occupants. And the Department of Permitting Services would assure safe and proper construction. But the DHCA website acknowledges they are too under-funded and short-staffed to manage a robust program of inspections and response to complaints. They have had to focus their limited resources on special programs, e.g., Neighbors Alive, in selected communities where accessory apartments are clustered, and both housing and neighborhoods have deteriorated. Without a major boost in funding and staff, therefore, it would be impossible for DHCA to oversee a greatly increased number of accessory units throughout the County. And DHCA is unlikely to get additional money or personnel, given the County's budget constraints.

There could be other negative effects from approving Accessory Apartments By Right. According to a long-time Montgomery County real estate agent and member of the CCCFH, part of Kensington has experienced loss in property values, because it borders the Wheaton area where Accessory Apartments are clustered. She has observed that too many cars parked on nearby streets, and the run-down condition of such neighborhoods, drives prospective purchasers away. Accessory Apartments are, after all, rental units. Landlords and tenants tend not to take as much care of a property. And too many rentals are widely considered a bad sign for any type of property (single family

homes, condos, etc). Therefore, one cannot rule out the possibility that a concerted effort to increase the number of Accessory Apartments in residential zones could depress property values reduce property tax revenues further.

There are other potential costs to the County. Even in areas where there is already a good supply of accessory apartments, the DHCA has to spend more money to keep the communities up to standard. Given the County's budget constraints now and for the foreseeable future, it would seem unwise to make a major push for housing types that could cost the County more in public funds and lost taxes.

The CCCFH is also concerned at the apparent lumping together of all Accessory Apartments into one single, By Right category. (Some even refer to them as Accessory Units, making no distinction at all among them). This blurs the line between units now permitted in single-family homes on smaller suburban lots, and structures separate from a single family house which are can be rented out as housing only on lots of one acre or more. That could eliminate the protections suburban communities now have against putting a number of living structures, e.g., cottage houses, townhomes, and multi-family dwellings, on small suburban lots, an idea that was introduced recently in connection with the Planning Department's Zoning Code Re-Write. Because of the radical and untested nature of this idea, Planning Commission Chair, Françoise Carrier, rightly removed it from the Zoning Code Re-Write, and reserved it for future special study. The CCCFH feels strongly that the Housing Element of the General Plan must not create a policy basis for re-inserting this theory of suburban development into the zoning code without the careful, in-depth study and consideration required by the Planning Commission Chair.

(3) LACK OF ADEQUATE SERVICES AND INFRASTRUCTURE

The Strategic Framework in the 2009 draft Housing Element says: "Development regulations should be revised to require provision of housing near transit, jobs and services". But the diversity, connectivity, environment and design Objectives and Policies that follow simply assume the presence of adequate public infrastructure and services. And there seem to be no implementing Policies to support housing near transit, jobs and services.

The draft Housing Element doesn't mention that our schools are overcrowded (some already on moratorium), our water infrastructure tends to burst, our electric power service is well below average, our public transit is already overwhelmed, and our State and County roads and bridges are below national standards. The Housing Element also ignores the realities of a very large structural deficit, the continued decline in property tax and other revenues, and the loss of State and Federal funding that will put the County in a budget straitjacket for years to come. It is doubtful that even an addition of income tax revenues from more new residents could fill the budget gap enough to provide the infrastructure and services needed for a growing population.

When the Council adopted the diversity-connectivity-environment-design format for the Growth Policy, then pushed review of the Growth Policy off to every four years, it removed the only existing system for determining whether infrastructure and services would be available to support growth, in compliance with the Adequate Public Facilities Ordinance (APFO). Although the Adequate Public Facilities law is still in effect, nothing

else has been devised to provide systematic, timely monitoring and balancing of essential services and infrastructure against the needs of a growing population.

Yet, the 2009 draft Housing Element contains clear implications for greatly increased development, housing and population. Unless there is a clear plan for implementing the APFO, essential infrastructure and services may not be looked at seriously until it is too late for corrective action. In addition, the certainty of major budget cuts this year and in the future will undoubtedly create serious shortfalls between the County's growth and development objectives and its ability to fund the needed infrastructure and services. Therefore, plans for dealing with this contingency -- and what it is going to mean for taxpayers, real estate developers and others -- must be made clear now, not hinted at and left for some other occasion.

The CCCFH believes it is not in the County's interest to issue any development policy based on unrealistic assumptions about the adequacy of essential services and infrastructure. If we cannot provide what is needed to support more and higher-density residential and commercial activity, then no amount of connectivity, diversity, environment or design will attract businesses or residents here. And the Housing Element will not be a credible policy or planning tool.

(4) RE-DRAFT HOUSING ELEMENT AND RE-OPEN PUBLIC HEARINGS:

The draft Housing Element has been waiting for PHED Committee and Council action for almost two years. The PHED and Council would like to clear this off the agenda, before budget season begins. However, the CCCFH believes there are good reasons why approval of the Housing Element should be postponed, and public hearings should be re-opened.

First, the draft Housing Element was the product of a previous Planning Board and Planning Commission Chair. The current Board and Commission Chair should have a chance to up-date and shape the Housing Element according to their own priorities. After two years, it is unlikely that members of the PHED Committee will recall the details of previous hearings and discussions about the Housing Element. And new County Councilmembers will not have had time to become familiar with the proposed Housing Element, or consult with their constituents, before being asked to approve it.

The January 18, 2011 staff packet for the March 7 and 14 PHED Committee reviews of the Housing Element laid out various questions and issues for consideration. But it does not question some of the major directional, policy and regulatory changes being proposed. Time pressures should not cause the PHED to limit its deliberations to the questions in the staff packet, or the review will be grossly incomplete.

For example, the draft Housing Element makes increasing all kinds of affordable housing in every residential zone the top policy priority over the next 20 years. This is a substantial departure from previous Housing Elements which took a more balanced policy approach. The topic of affordable housing is very complex. There is not even agreement on what constitutes affordable housing, or what the eligibility criteria and income cut-off should be for the many different affordable housing types. More expert analysis, informed by experience, is needed to determine if a major push for affordable housing in all residential zones is feasible.

In addition, the staff packet for the PHED Committee lacks sufficient information on the prior (July 2009) public hearings. There seems to be no transcript available, which leaves the PHED and Council at a disadvantage, with only the written testimony of three citizens' groups, HOC and the County Executive's comments. The PHED should be working from a full, up-to-date array of comments and analysis from other County agencies and the public.

The circumstances in which this Housing Element comes for review have changed substantially in the past two years. The dire financial predicament the County is facing will probably determine the shape of programs and priorities for a long time to come. The PHED and Council should have the analysis available to re-evaluate the Housing Element in light of severe new realities, after the budget season is over.

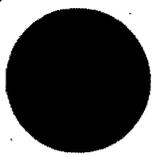
The Housing Element proposes far-reaching policy changes that are not supported by data or experience. The PHED Committee and Council will need more information to analyze the implications for the zoning code, implementation, and resource allocation. With much at stake, the PHED and Council need to identify the many information gaps in the present draft, and send the Housing Element back to the Planning Board for more in-depth analysis, before approving policies that could impact so many communities negatively. Lack of a new Housing Element hasn't stopped the M-NCPPC and Council from approving new zoning code changes to keep development moving; and the draft Housing Element has already waited two years with no ill effects. It can wait another six months, or however long it takes to get it right.

41 14

Marin, Sandra

From: Ervin's Office, Councilmember
Sent: Wednesday, March 09, 2011 4:43 PM
To: Montgomery County Council
Subject: FW: Chevy Chase West urges rejection of proposed Housing Policy

061106



-----Original Message-----

From: Naomi Spinrad [mailto:nspinrad68@verizon.net]
Sent: Wednesday, March 09, 2011 4:42 PM
To: Floreen's Office, Councilmember; Leventhal's Office, Councilmember; Elrich's Office, Councilmember
Cc: Berliner's Office, Councilmember; Ervin's Office, Councilmember
Subject: Chevy Chase West urges rejection of proposed Housing Policy

Dear Councilmember Floreen, Councilmember Leventhal, and Councilmember Elrich,

On behalf of the Chevy Chase West Neighborhood Association, I am writing to express our opposition to the proposed changes in the Housing Element of the General Plan, and in support of the position of the Citizens Coordinating Committee for Friendship Heights as expressed in that organization's recent letter to you.

CCW believes that the proposed changes, formulated prior to the current economic slump, do not represent a realistic policy vision and would cause great injury to existing residential neighborhoods for the reasons elucidated by CCCFH.

We also note that in the face of broad opposition to such elements of the zoning rewrite as tandem and cottage housing, the Planning Board withdrew these elements from the rewrite. We have to question why they are now included - albeit described as accessory units - in the Housing Policy proposals as "by-right" development.

Indeed, the concept of "by-right" has permeated every recent proposal from the Planning Board, in direct contrast to the traditions of the county. Eliminating public hearings and comment reflects a merging of developer-oriented policy and government by fiat, and a shutting out of the community that is inimical to the democratic (small d) precedents here.

We believe the proposed changes do not protect CCW from the impact of new development, do not account for the true costs of accessory units to local communities or to the county, and do not appropriately address the serious issues of adequate infrastructure (schools, transportation, and amenities). In light of these deficiencies, we fully support CCCFH's call for the PHED committee to identify areas and issues for improved analysis by the Planning Board, to be followed by a more realistic draft Housing Element and hearings on same.

Thank you for your attention to our concerns.

Sincerely,

Naomi Spinrad
Vice President, Development, Chevy Chase West Neighborhood Association

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2011 MAR 10 AM 8:50

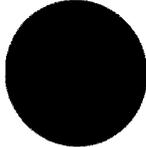
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Tally 3 rec'd

Delgado, Annette

From: Ervin's Office, Councilmember
Sent: Thursday, March 10, 2011 8:56 AM
To: Montgomery County Council
Subject: FW: (No subject)

061119



-----Original Message-----

From: mrradr@aol.com [mailto:mrradr@aol.com]
Sent: Thursday, March 10, 2011 8:50 AM
To: Floreen's Office, Councilmember; Elrich's Office, Councilmember; Leventhal's Office, Councilmember; Berliner's Office, Councilmember; Ervin's Office, Councilmember
Subject: (No subject)

Dear Councilmembers Floreen, Elrich, Leventhal, Berliner and Ervin: As a resident of Chevy Chase West, a neighborhood of nearly 500 homes just west of Wisconsin Avenue between Friendship Heights and Bethesda, I write urging you to keep in the Housing Element of the General Plan the existing neighborhood protection strategies (including but not limited to channeling through traffic away from residential streets; discouraging spill-over parking from non-residential areas; and allowing only planning uses at the edges of high-density centers that are compatible with existing neighborhoods), to reject the proposal to allow affordable housing in all residential neighborhoods, and to reject the proposal that would allow accessory units/apartments in any residential zoning area by right.

In addition to the damage the proposed changes would do to my community and other established residential neighborhoods in the county, they are, I believe, grounded in unrealistic assumptions about our infrastructure (public utilities, transportation, education, etc.) and the economy.

The elimination of community input in the proposed changes is a drastic alteration in the way the county has traditionally operated. The lack of hearings to elicit public comment on the proposed changes is equally appalling. I urge the PHED committee to return the current Housing Policy proposal to the Planning Board for further analysis, hearings and public comment, and that at such time as it returns to the Council, the Council hold public hearings as part of its considerations.

Sincerely,
Monika and Alan Rosenfeld
4615 Hunt Ave
Chevy Chase, Md. 20815
301-941-8108

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MAR 10 AM 9:04

49 16

Delgado, Annette

From: Ervin's Office, Councilmember
Sent: Thursday, March 10, 2011 8:58 AM
To: Montgomery County Council
Subject: FW: General Plan Changes

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MONTGOMERY COUNTY
2011 MAR 10 AM 9:04

-----Original Message-----

From: Maya Larson [mailto:maya.ian99@yahoo.com]
Sent: Wednesday, March 09, 2011 8:30 PM
To: Floreen's Office, Councilmember
Cc: Berliner's Office, Councilmember; Ervin's Office, Councilmember
Subject: General Plan Changes

Dear Councilmembers Floreen, Elrich, and Leventhal:

As a resident of Chevy Chase West, a neighborhood of nearly 500 homes just west of Wisconsin Avenue between Friendship Heights and Bethesda, I write urging you to keep in the Housing Element of the General Plan the existing neighborhood protection strategies (including but not limited to channeling through traffic away from residential streets; discouraging spill-over parking from non-residential areas; and allowing only planning uses at the edges of high-density centers that are compatible with existing neighborhoods), to reject the proposal to allow affordable housing in all residential neighborhoods, and to reject the proposal that would allow accessory units/apartments in any residential zoning area by right.

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The elimination of community input in the proposed changes is a drastic alteration in the way the county has traditionally operated. The lack of hearings to elicit public comment on the proposed changes is equally appalling. I urge the PHED committee to return the current Housing Policy proposal to the Planning Board for further analysis, hearings and public comment, and that at such time as it returns to the Council, the Council hold public hearings as part of its considerations.

Sincerely,

Maya and Ian Burns

4804 Morgan Dr
Chevy Chase MD 20815

3/10/2011

50 17

Delgado, Annette

From: Ervin's Office, Councilmember
Sent: Thursday, March 10, 2011 8:59 AM
To: Montgomery County Council
Subject: FW: Chevy Chase resident

-----Original Message-----

From: Wendie Smith [mailto:wendiesmith@hotmail.com]
Sent: Wednesday, March 09, 2011 5:37 PM
To: Floreen's Office, Councilmember; Elrich's Office, Councilmember; Leventhal's Office, Councilmember; Berliner's Office, Councilmember; Ervin's Office, Councilmember
Subject: Chevy Chase resident

Dear Council members:

As a resident of Chevy Chase West, a neighborhood of nearly 500 homes just west of Wisconsin Avenue between Friendship Heights and Bethesda, I write urging you to keep in the Housing Element of the General Plan the existing neighborhood protection strategies (including but not limited to channeling through traffic away from residential streets; discouraging spill-over parking from non-residential areas; and allowing only planning uses at the edges of high-density centers that are compatible with existing neighborhoods), to reject the proposal to allow affordable housing in all residential neighborhoods, and to reject the proposal that would allow accessory units/apartments in any residential zoning area by right.

In addition to the damage the proposed changes would do to my community and other established residential neighborhoods in the county, they are, I believe, grounded in unrealistic assumptions about our infrastructure (public utilities, transportation, education, etc.) and the economy.

The elimination of community input in the proposed changes is a drastic alteration in the way the county has traditionally operated. The lack of hearings to elicit public comment on the proposed changes is equally appalling. I urge the PHED committee to return the current Housing Policy proposal to the Planning Board for further analysis, hearings and public comment, and that at such time as it returns to the Council, the Council hold public hearings as part of its considerations.

Sincerely,
Wendie Smith
4602 Norwood Drive
Chevy Chase, MD 20815

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2011 MAR 10 AM 9:04

(51) (18)

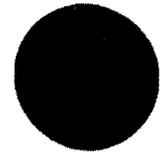
Housing

LAM
CC

Guthrie, Lynn

From: Ervin's Office, Councilmember
Sent: Friday, March 04, 2011 11:31 AM
To: Montgomery County Council
Subject: FW: HOUSING POLICY--PHED MTG

061001



-----Original Message-----

From: pietym@rcn.com [mailto:pietym@rcn.com]
Sent: Friday, March 04, 2011 11:26 AM
To: Floreen's Office, Councilmember; Elrich's Office, Councilmember; Leventhal's Office, Councilmember; Ervin's Office, Councilmember; Andrew's Office, Councilmember; Berliner's Office, Councilmember; Navarro's Office, Councilmember; Rice's Office, Councilmember; Riemer's Office, Councilmember
Subject: HOUSING POLICY--PHED MTG

Re: Housing Policy PHED mtg

1. Sligo-Branview Community Association urges you to REJECT accessory apartments by right in the Housing Policy. The conditions and neighborhood protections in the current law are very much needed to protect established neighborhoods.
2. Sligo-Branview also strongly urges you to HOLD ANOTHER PUBLIC HEARING on the Housing Policy before approving any changes to it. The original hearing was held two years ago and there have been changes in both the Council and Planning Board since that hearing. It is appropriate that the current Council have the opportunity to hear residents' views on this issue and that residents have the opportunity to express their views to this Council.

Marilyn Piety, Chair
Land Use and Zoning Committee
Sligo-Branview Community Association

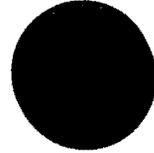
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2011 MAR -7 AM 8:55

58 19

Guthrie, Lynn

From: Ervin's Office, Councilmember
Sent: Thursday, March 03, 2011 9:04 AM
To: Montgomery County Council
Subject: FW: accessory apartments

060956



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2011 MAR -3 PM 1:54

-----Original Message-----

From: woody brosnan [mailto:woodybrosnan@verizon.net]
Sent: Thursday, March 03, 2011 9:03 AM
To: Ervin's Office, Councilmember; Floreen's Office, Councilmember
Subject: accessory apartments

Woody Brosnan, past president of North Woodside Montgomery Hills Citizens Association, wrote,

I understand that you have received communications opposing the change to allow accessory apartments by right instead of by special exception. I want to let you know that I support the change. I don't know of a single instance in my neighborhood where a neighbor has objected to someone renting out a portion of their owner-occupied house. In fact, our listserv frequently has messages from residents looking for temporary housing for a friend. One of my recently-widowed neighbors just rented a room to a visiting professor at American University.

In these difficult times, I think we need to make it easier for homeowners to find the money to stay in their homes and increase the supply of affordable housing. Common sense suggests that this will not cause a surge in accessory apartments. Most people do not want to deal with boarders.

I strongly opposed the consultant's report that recommended vast changes in the R-60 zones, including tandem housing and retail grocery stores. I was grateful that the planning board withdrew that proposal from the zoning re-write. But that does not mean I oppose any change to our zoning laws. I would rather have the zoning appeals process deal with mansions and big developments, not individual homeowners who want to rent out a room.

53 20

McMillan, Linda

From: Floreen's Office, Councilmember
Sent: Tuesday, March 01, 2011 12:09 PM
To: McMillan, Linda
Subject: FW: Draft Revision of the Housing Element of the General Plan

Rebecca Lord
Aide to Councilmember Nancy Floreen
100 Maryland Avenue
Rockville, Maryland 20850
240 777-7801
240 777-7989 (fax)

-----Original Message-----

From: Robert Rosenberg [mailto:rosyjapan@yahoo.com]
Sent: Tuesday, March 01, 2011 6:38 AM
To: Floreen's Office, Councilmember; Elrich's Office, Councilmember; Leventhal's Office, Councilmember
Subject: Draft Revision of the Housing Element of the General Plan

Councilmembers,

It is my understanding that the County Council's PHED (Planning, Housing, and Economic Development) Committee has scheduled worksessions for March 7 and 14 to consider a draft revision of the Housing Element of the General Plan. The draft revision would remove strategies that currently exist in the Housing Element which are designed to preserve and protect residential neighborhoods in the county, and the draft would recommend allowing accessory apartments in residential zones by-right (rather than by current Special Exception process which lets neighbors and community groups weigh-in).

It seems to me that implementing these proposed changes will either intentionally or unintentionally have the cynical impact of undermining our communities and prevent communities from having any say in the process.

Therefore, I strongly request that you retain the neighborhood protection strategies currently in the Housing Element of the General Plan (i.e.; channel through traffic away from residential streets, discourage spill-over parking from non-residential areas, plan uses at the edges of high-density centers that are compatible with existing neighborhoods); and keep accessory apartments by Special Exception.

Rob Rosenberg
741 Silver Spring Avenue

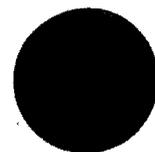
Housing

LAM

Guthrie, Lynn

From: Lwannemach@aol.com
Sent: Monday, February 28, 2011 3:39 PM
To: Montgomery County Council
Subject: NO apartment conversions

060854



That you Council members are even considering this is VERY discouraging. It is pretty obvious that MC officials have no idea of the importance of maintaining our RESIDENTIAL property values. Well, it's time that we need to make you aware of the importance of your diligence in protecting our investments in MC. As things now stand, our County is deteriorating in comparison with neighboring jurisdictions and we look to you to reverse that.

How about this - instead of relaxing measures to protect the residential tax base why don't you and Mr. Leggett remind all residents of the need to inform the County of housing code violations. As things now stand most residents have no faith in the County's willingness to protect our homes. Many are moving to Virginia and Howard County where values are protected. You need to do just the opposite of what you are contemplating. Come on! You can do it! We are not here to be the only county that places the welfare of non-residents over those of people who have made the investment purchasing a home in MC.

Please, protect us or get out of office and make room for someone who will.

Larry Wannemacher

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2011 FEB 28 PM 4:34

56 22

McMillan, Linda

From: Lise Tracey [ltracey@affordablehousingconference.org]
Sent: Wednesday, March 02, 2011 2:20 PM
To: McMillan, Linda
Subject: Action Alert from Affordable Housing Conference of Montgomery County

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Affordable Housing Conference of Montgomery County

Action Alert

Action Alert

from Affordable Housing Conference of Montgomery County

Montgomery County's Planning, Housing and Economic Development Committee (PHED) will be discussing the Housing Element of the General plan on March 7 and 14th with the hope of bringing it to the full Council sometime in April.

The general plan refinement

(http://www.montgomerycountymd.gov/content/council/pdf/agenda/cm/2011/110120/20110120_PHED1.pdf) recommends revised goals and objectives. Apart from its focus on transit oriented development, and support for existing neighborhoods, there is a focus on affordable housing and accessory apartments. We are encouraging you to let the PHED committee members (Nancy Floreen, Marc Elrich and George Leventhal) know of our unrelenting concern about the pressing need for affordable housing, and the critical importance of eliminating all barriers to its production, maintenance and expansion. Also, of particular interest is making accessory apartments permissible. Real life stories and general advocacy would be very helpful. Please contact them at these addresses: Councilmember.floreen@montgomerycountymd.gov, Councilmember.elrich@montgomerycountymd.gov, Councilmember.leventhal@montgomerycountymd.gov. Please let us know if you need additional information.

Contact Lise Tracey, at 301-520-1587
or ltracey@affordablehousingconference.org

The Affordable Housing Conference of Montgomery County (AHCMC) is proud to celebrate 20 years of creating, expanding and improving affordable housing opportunities in Montgomery County - through education, advocacy and collaboration.

Join us at our 20th annual Housing Summit on Monday, May 9, 2011 at the Bethesda North Marriott Conference Center. Registration is available online at www.affordablehousingconference.org.

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