



Montgomery Planning | Countywide Planning & Policy

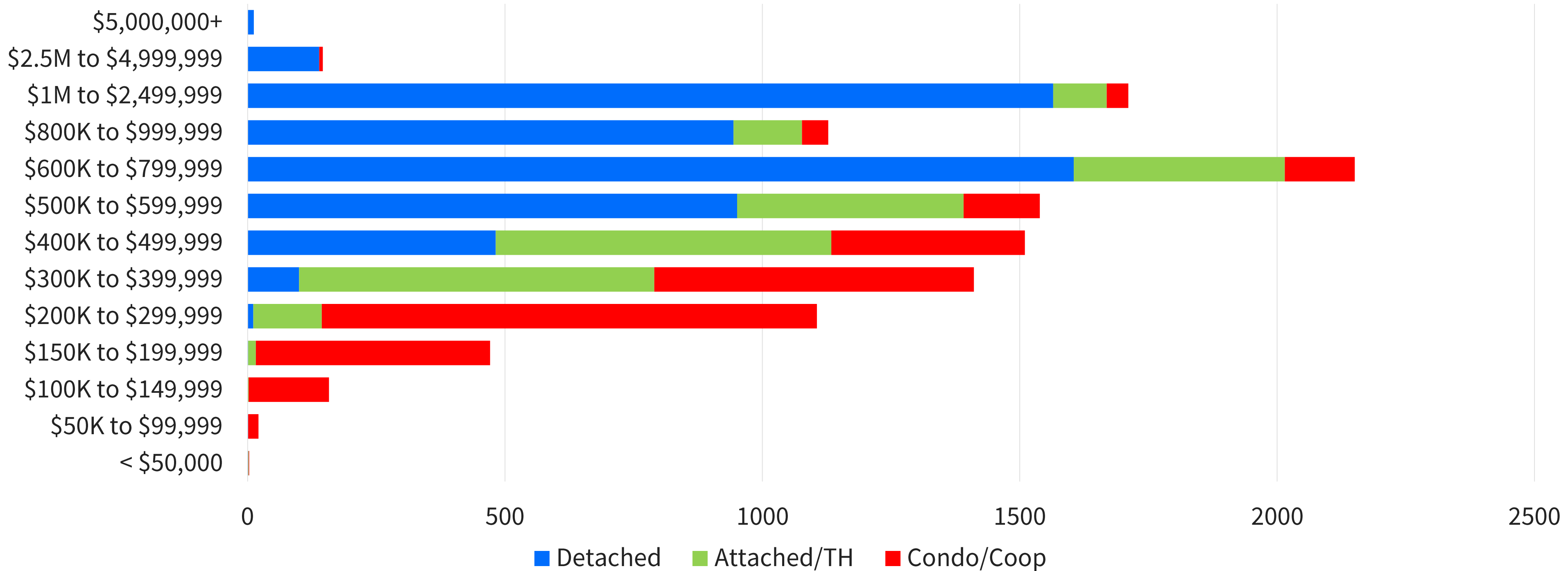
Attainable Housing Strategies Summary



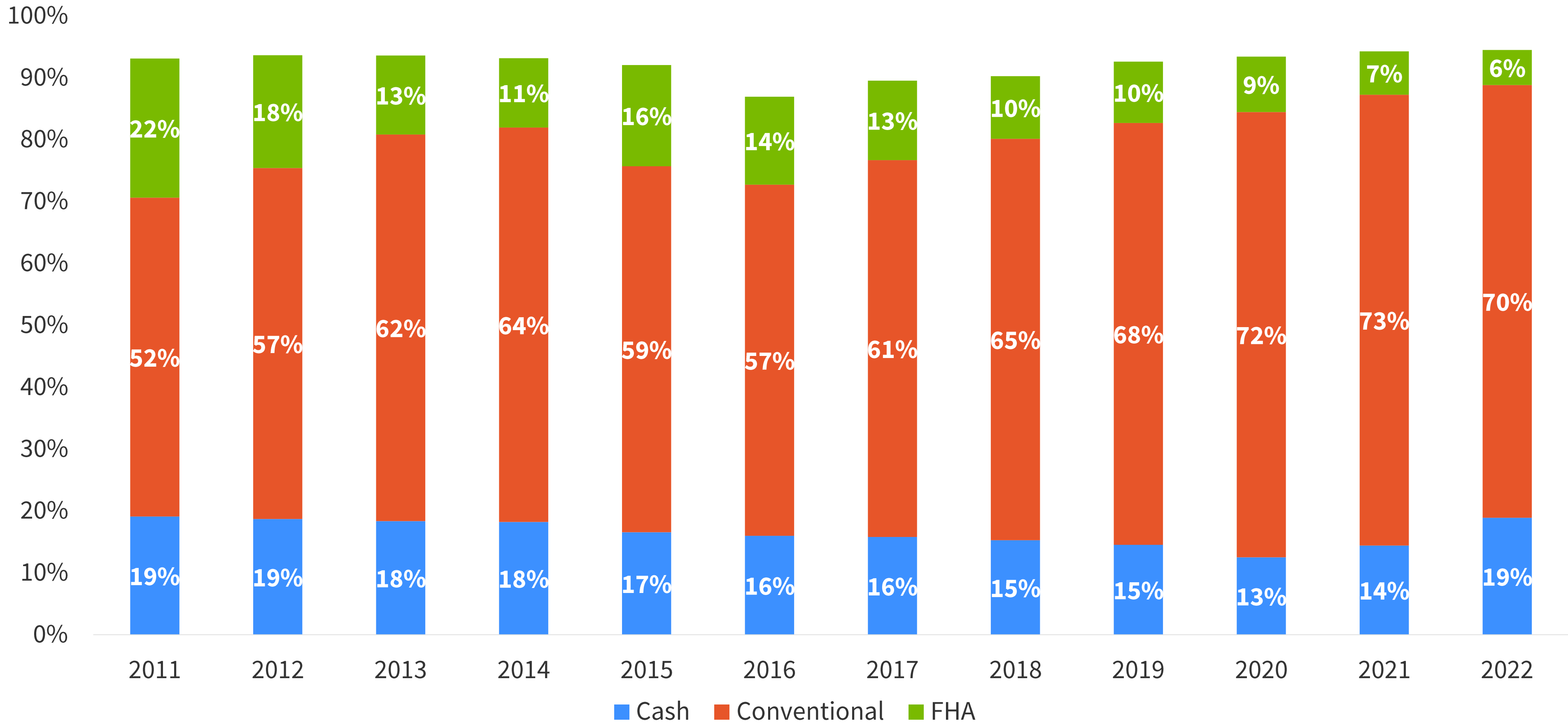
Attainable Housing Strategies

In 2022, the average detached home in Montgomery County was sold for \$942,000 compared to \$426,000 for attached structures

Sales Range by Housing Type



Financing of Sold Units



About Attainable Housing Strategies

- The Attainable Housing Strategies initiative aims to **identify viable options for existing and new residents to find homes at the right sizes, locations, and price points for their needs** and expand homeownership opportunities for the county's diverse populations.
- It also helps Montgomery County grow its housing supply even where space is a concern—a critical consideration as we anticipate population growth in the coming decades.



Council Request

- The initiative is the result of a [County Council request](#) for the Planning Board to consider and recommend “zoning reforms that would allow greater opportunities for Missing Middle housing in Montgomery County.”
- Attainable Housing Strategies is the resulting effort, through which the Planning Board has **prepared recommendations to allow the development of more diverse types of housing**, including [Missing Middle Housing](#), in Montgomery County.



MONTGOMERY COUNTY COUNCIL
ROCKVILLE, MARYLAND

Casey Anderson, Chair
Montgomery County Planning Board
Gwen Wright, Director
Montgomery County Planning Department
2425 Reedie Drive, 14th Floor
Wheaton, MD 20902

March 4, 2021

Dear Chair Anderson and Director Wright:

On behalf of the Council, we write to request that the Planning Board consider zoning reforms that would allow greater opportunities for Missing Middle housing in Montgomery County, provide opportunity for public input, and transmit to us a Zoning Text Amendment with your recommendations. This process was suggested by PHED Chair Riemer in the attached memo to colleagues and a majority of Councilmembers have agreed. Councilmember Riemer attached a draft ZTA and fact sheet for your consideration, and we hope you will consider the concepts in ZTA 20-07, introduced by Councilmember Jawando.

If we can receive your recommendations shortly after we receive the Thrive 2050 plan, we could hear from the community and complete our work by the end of the year.

We look forward to engaging in this important discussion.

Regards,

Handwritten signature of Tom Hucker in black ink.

Tom Hucker
Council President

Handwritten signature of Hans Riemer in black ink.

Hans Riemer
Chair
Planning, Housing and Economic Development Committee





At the root of the initiative is a desire to make housing in Montgomery County more equitable and more inclusive.

- Revisiting our land use and zoning are integral to implementing the County's 2019 Racial Equity and Social Justice Law and the resulting Montgomery Planning's [Equity Agenda for Planning](#)
 - Montgomery Planning recognizes and acknowledges the role that our plans and policies have played in creating and perpetuating racial inequity in Montgomery County.
 - We have a long history of land use decisions that created exclusionary neighborhoods and formed barriers to resources and opportunities for people of color and other disadvantaged persons.

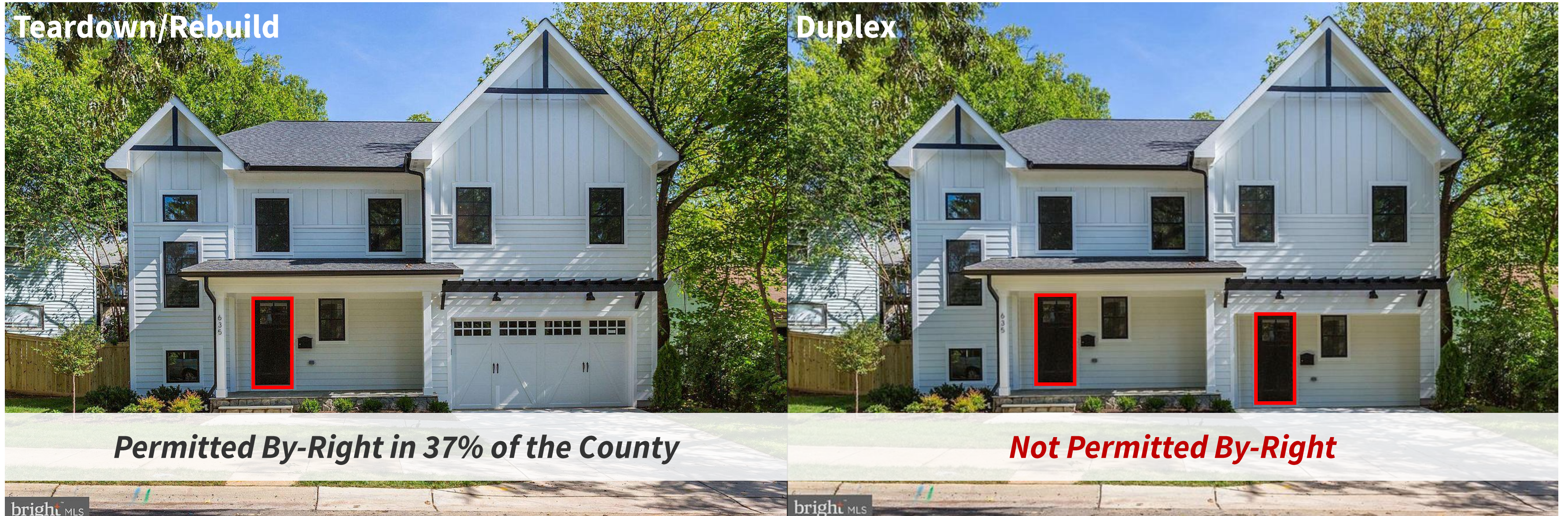


Attainable Housing and Equity

- Deep disparities in wealth and homeownership were shaped by a legacy of discriminatory lending practices, restrictive covenants and single-family zoning and its impacts on neighborhoods still being felt today.
- Making homeownership more attainable is one step that can begin the process of addressing historical inequities to create more equitable, mixed-income neighborhoods.



More options, generally same character



Our terms have evolved

Missing Middle Housing

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

Attainable Housing

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



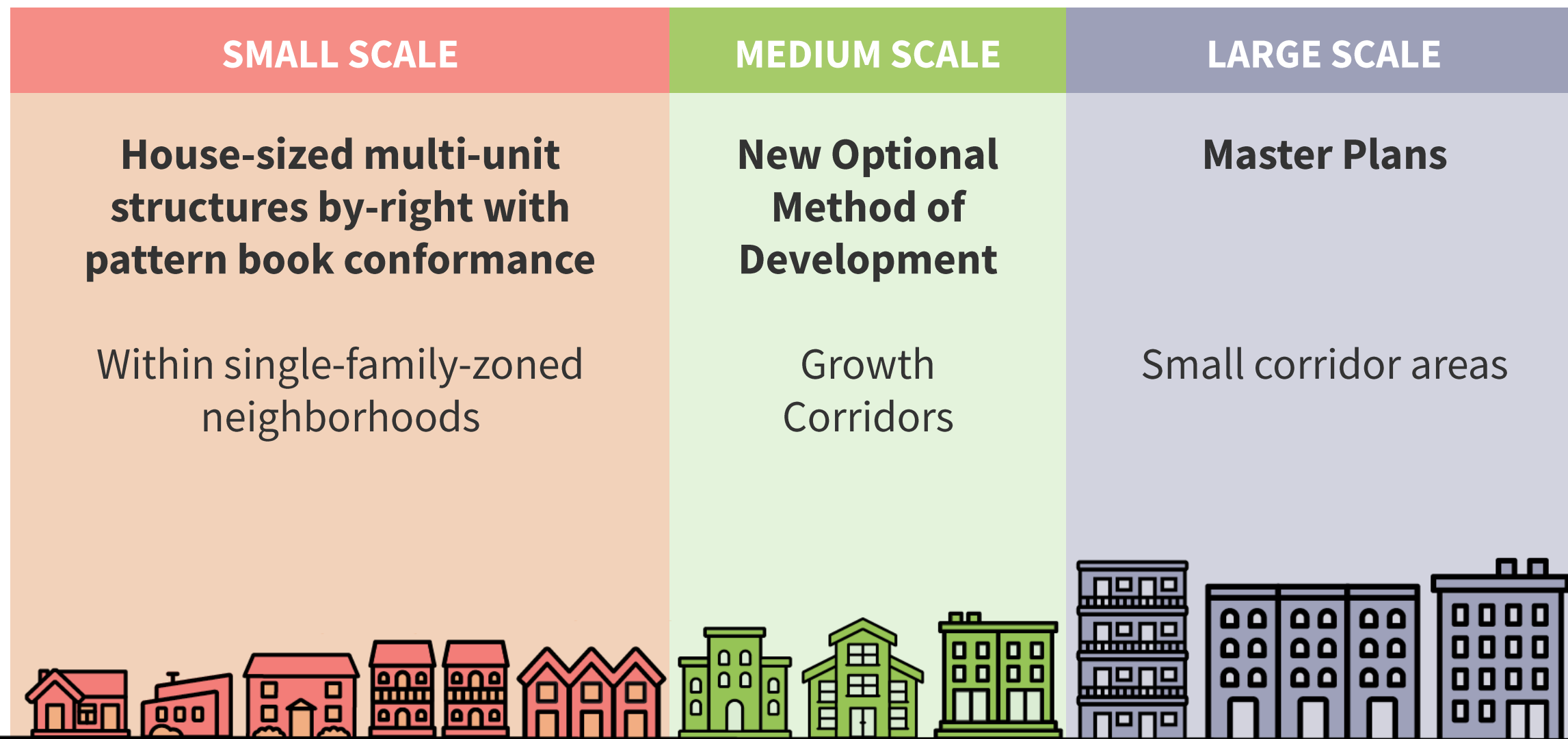
Summary of Major Events



Major Events/Milestones	
March 24, 2021	HEAT Meeting #1
March 29, 2021	Community Meeting #1
April 9, 2021	Virtual Office Hours
April 14, 2021	HEAT Meeting #2
April 21, 2021	Community Meeting #2
April 27, 2021	Virtual Office Hours
April 28, 2021	HEAT Meeting #3
May 13, 2021	Planning Board Briefing
May 19, 2021	HEAT Meeting #4
June 2, 2021	Community Meeting #3
June 3, 2021	Virtual Office Hours
June 14, 2021	#HousingDay on Twitter
June 24, 2021	Planning Board Briefing and Public Comments
July 8, 2021	Planning Board Work Session #1
July 22, 2021	Planning Board Work Session #2
September 9, 2021	Planning Board Work Session #3
October 7, 2021	Planning Board Work Session #4
November 4, 2021	Planning Board Work Session #5
December 9, 2021	Planning Board Work Session #6
December 13, 2021	Community Meeting #4
February 24, 2022	Planning Board Panel Discussion



3 Scales Recommended Tools Geographic Targets



Examples of Attainable Housing



Small Scale

- Duplexes, triplexes, and quadplexes

Medium Scale

- Stacked flats, small apartment buildings, and townhouses (up to three stories)

Large Scale

- Stacked flats, small apartment buildings, and townhouses (up to four stories)



Where Attainable Housing would be allowed



Small Scale

- Duplexes in the R-40, R-60, R-90 & R-200 zones
- Add triplex in R-40, R-60, & R-90 zones
- Add quadplex in R-40, R-60 & R-90, in Priority Housing District

Medium Scale

- Along growth corridors or Master Planned recommendations with regulatory review

Large Scale

- Along corridors and within larger centers of activity with regulatory review



How Attainable Housing Would Be Approved



Small Scale

- By-right development if the proposals conform with a pattern book that defines allowable layout, massing, and scale
- Limit on amount of land that can be consolidated for development

Medium Scale

- Planning Board review and site plan approval through the Attainable Housing Optional Method, with opportunities for community feedback

Large Scale

- Planning Board review and site plan approval with opportunities for community feedback consistent with the CR zones



Attainable Housing development standards



Small Scale

- No change to setbacks, heights, coverages, or building placement
- Reduced parking minimums near transit facilities

Medium Scale

- Attainable housing optional method (AHOM) will identify applicable development standards for medium scale structures, based on existing optional methods of development

Large Scale

- Development standards applicable to existing Commercial/Residential zones as designated through the Master Planning process, including applicable recommendations for compatibility and design



How Attainable Housing would be implemented



Small Scale

- Zoning Text Amendment that makes small scale attainable housing 'permitted by-right' in R-40, R-60, R-90 & R-200 in certain circumstances and in conformance with a pattern book

Medium Scale

- Zoning Text Amendment creates a new attainable housing optional method (AHOM) of development accessible for properties adjacent to defined growth corridors

Large Scale

- Master Plan processes would identify properties along corridors and designate appropriate commercial/residential zoning



Next Steps

- Complete Attainable Housing Strategies with the new Planning Board in summer/early Fall 2023.
- Present the AHS Recommendations to the County Council and seek guidance on next steps.
- Community engagement.



Summary of Recommendations

- **Allowing the creation of duplexes and triplexes** in many neighborhoods that currently only allow single-family detached units by-right.
- **Establishing a Priority Housing District** surrounding key transit stations and corridors, which allows reduced parking requirements and the construction of quadplexes in more walkable neighborhoods.
- **Creating a new Attainable Housing optional method of development** to spark medium density and more diverse types of buildings like small apartment buildings and stacked flats in residential areas along corridors.
- **Leveraging the Master Plan process** to identify opportunities for rezoning properties along the county's primary corridors to allow higher density residential development.
- **Supporting property owners and communities** in pursuing new attainable housing types and encouraging increased production.



Thank you!

Lisa Govoni, Housing Planner

Lisa.Govoni@montgomeryplanning.org

(301) 650 – 5624



Missing Middle Housing Study: General Land Use Plan and Zoning Ordinance Amendments

Lambda Alpha International

March 24, 2023

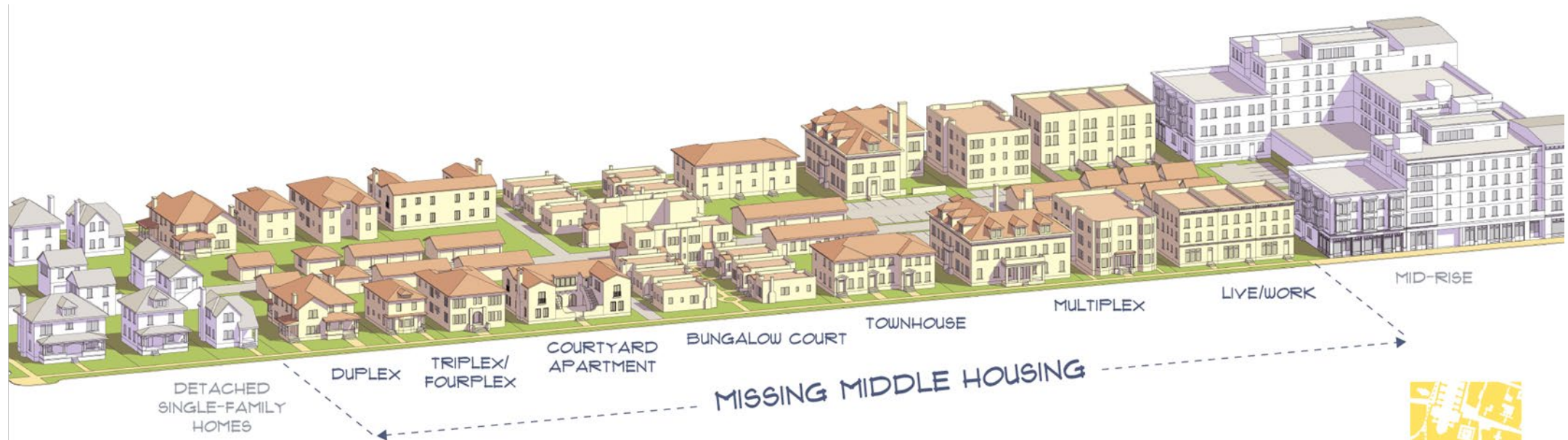


Study Overview



Missing Middle Housing

Meeting a Wider Range of Housing Needs



Missing Middle Housing term created by Daniel Parolek/Image © Opticos Design, Inc./For more info visit www.missingmiddlehousing.com

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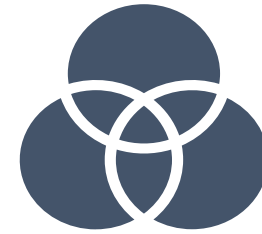


Study Goals and Objectives



Study Goals:

- **Increase housing supply**
- **Diversify housing types**



Objectives:

- **More equitable housing options for more people at more income levels and more stages of life distributed throughout Arlington**



Defining the Problem




- National and regional **shortfalls in housing production** have contributed to increased housing costs
- Arlington's new housing construction is primarily **high-rise apartments** and **5- to 6-bedroom replacement homes** in single-household neighborhoods
- In **79%** of the County's residential land area, only single-detached housing is permitted
 - Mostly unchanged since original zoning in 1930
 - Only 28% of residents in these areas are people of color, compared with 48% in multi-family zoning districts


Real Estate

How Much Home Does \$4.2 Million Buy Around Arlington

More and more multimillion-dollar listings are popping up in Arlington. Check out these multimillion-dollar homes for sale now.

 Michael O'Connell, Patch Staff 
Posted Tue, Apr 13, 2021 at 4:06 pm ET

 Like 3  Share  Reply



brigh MLS

Where & How We Live

Teardown average price: **\$2.1M**

238,643

2020 population in Arlington

235,500

2022 population estimate

299,500

2045 population projection

Housing Types

22.9%
Detached Home
(27,475)

71.3%
Multi-Family

5.8%
Townhouse
(4,425)

Median Sales Price



Detached Home

2021 **\$1.067M**
2020 **\$999K**
2019 **\$950K**
2018 **\$890K**
2017 **\$865K**



Townhouse

\$899K
\$865K
\$827K
\$795K
\$757K



Condo

\$440K
\$440K
\$408K
\$387K
\$382K

53%

of Arlington's population live in

22%

of the County's land area (Rosslyn-Ballston, Columbia Pike, Richmond Highway corridors)

Elevator Apartments

43,396

Elevator Condos

14,608

Senior Apartments

1,117

Side-by-Side

1,995

Garden Apartments

15,323

Garden Condos

11,541

Duplex/Triplex/4-plex

620

Accessory Dwelling

99

Average Rents

	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom
June 2022	\$1,842	\$2,114	\$2,761	\$3,504
June 2020	\$1,563	\$1,908	\$2,490	\$3,304
June 2018	\$1,610	\$1,943	\$2,524	\$3,147

+320K homes needed in region by 2030 to keep pace with growth

-Metropolitan Washington Council of Governments

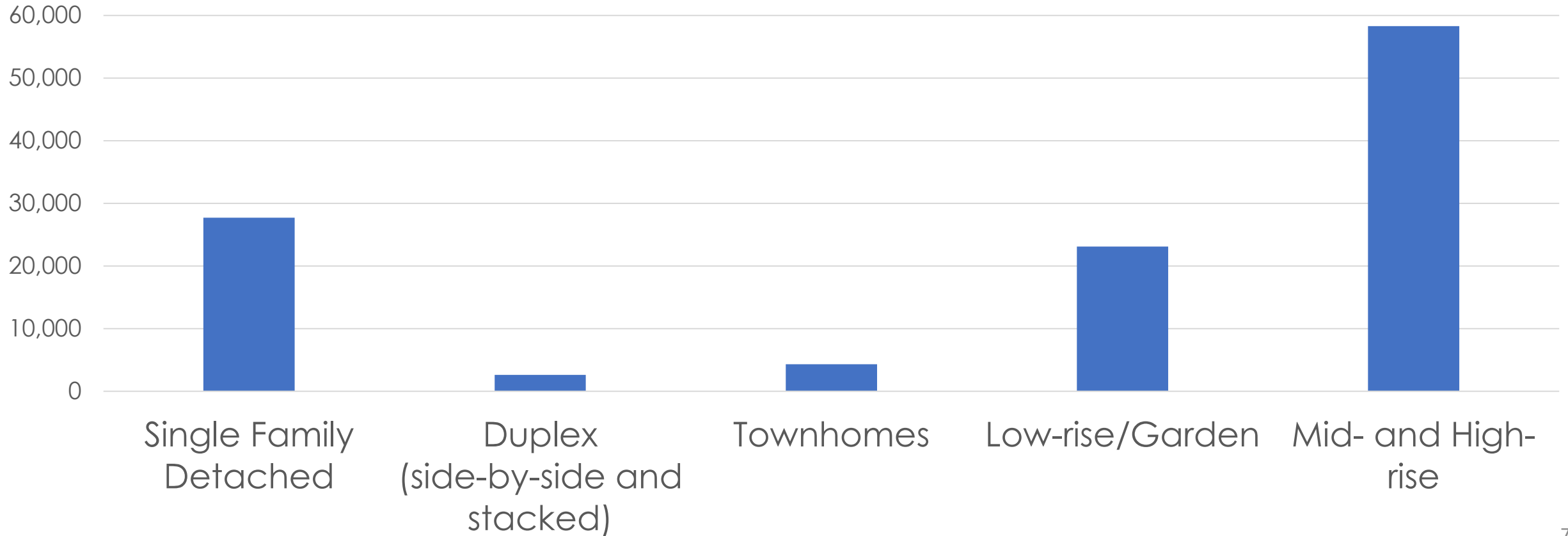


Why explore Missing Middle Housing?

Arlington's housing supply has not kept pace with increasing demand, resulting in fewer choices and rising costs.

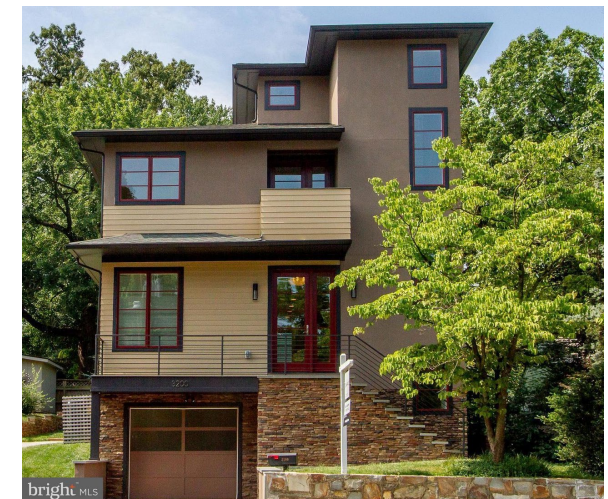
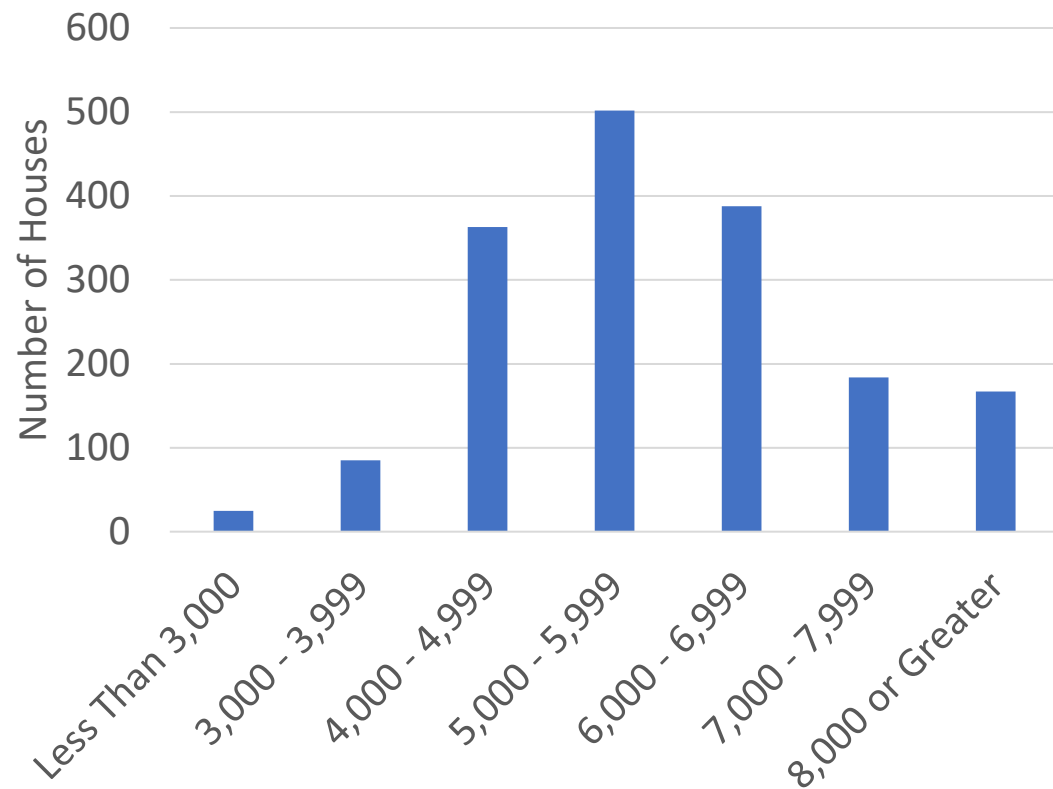
Limited Supply of Missing Middle Housing

Arlington's Housing Inventory



Arlington Single-Detached Construction

Square Footage of New Construction
(2012-2021)



Data source: Arlington County Real Estate Assessments; Image sources: Bright MLS

Engagement and Analysis



Community Engagement Summary



Scoping and Research Compendium

- Community and commission input to develop scope of work
- Live Q&A on Research Compendium
- Established Community Partner Network



Phase 1

- Virtual Listening Tour
- Engagements on priorities/concerns and housing types
- Commission review of Phase 1 report



Phase 2

- Virtual Walking Tours
- Draft framework review:
 - Online feedback
 - Direct stakeholder outreach
 - Live and written Q&A
 - Pop-up engagements
 - Commission review



Phase 3

- 20 Community conversations
- 3 info sessions with experts and community panelists
- Commission review of draft GLUP and ZO amendments
- Feedback form on advertised options
- 4 public hearings

Phase 1: Community Priorities & Concerns

Priorities	Concerns
Reduce housing costs, add more housing supply, and add housing options that reflect the needs of the whole community	The impacts of growth on quality of life: <ul style="list-style-type: none">➤ School and infrastructure investment potentially leading to higher taxes➤ Higher or lower property values➤ More demand for parks➤ Increased runoff and flooding➤ Loss of trees
Conserve tree canopy and create and maintain connections to nature	
Achieve sustainable land use and construction	
Invest in schools and infrastructure to keep pace with growth	Loss of existing housing stock and diversity
Maintain and expand valued neighborhood features: diversity, connection with neighbors, walkability	Suitability of new housing options with existing neighborhoods

Housing Types Studied in Phase 2: Arlington Legacy Examples



Small Lot Single | Lyon Park



Duplex | Cherrydale



Triplex | Aurora Highlands



Fourplex | Radnor – FMH



Eightplex | Penrose



Townhouse | East Falls Church



Stacked Townhouse | Green Valley

Housing Types Studied in Phase 2: Recent Examples from Other Communities



Small Lot Single | Portland, OR



Duplex | Atlanta, GA



Triplex | Minneapolis, MN



Fourplex | Portland, OR



Sixplex | Providence, RI



Eightplex | Toronto, ON



Townhouse | Silver Spring, MD

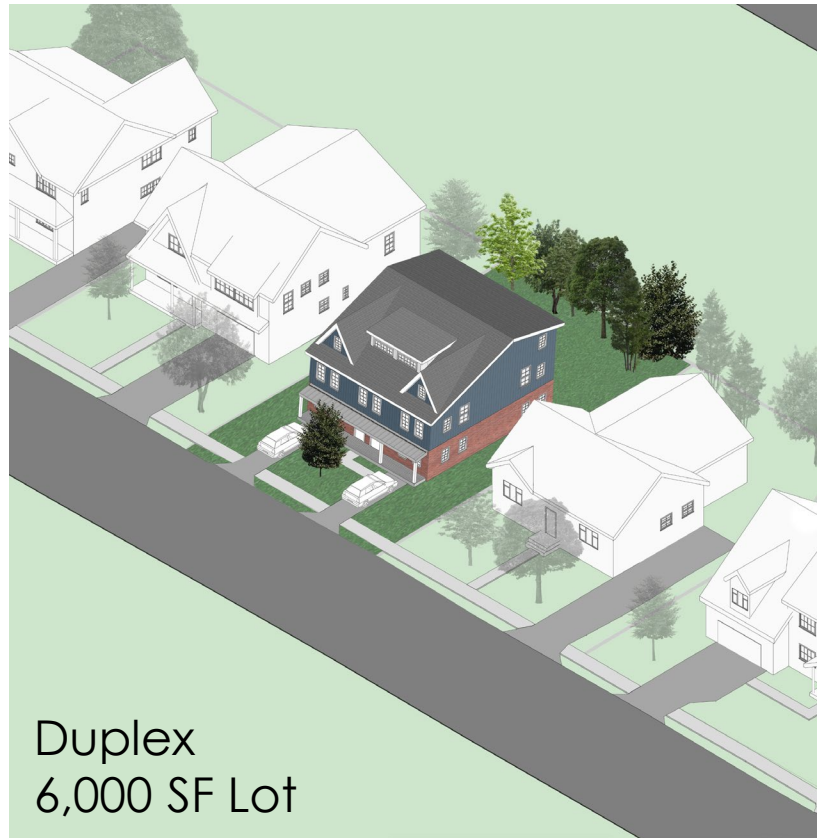


Stacked Townhouse | DC

Phase 2 Analysis: Key Findings

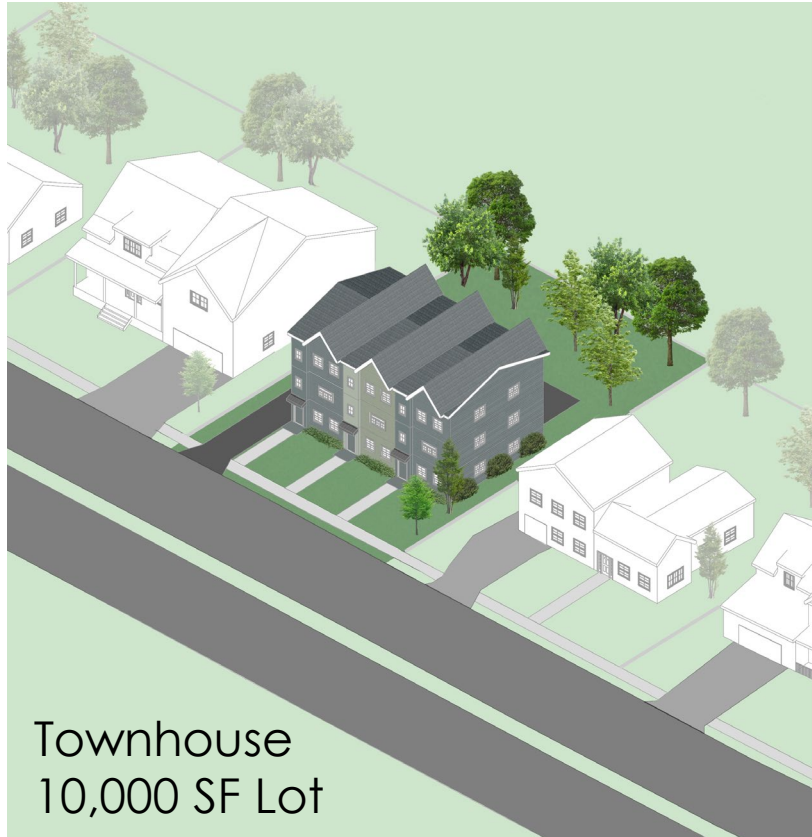
- Missing Middle Housing (MMH) types **can fit within the same footprint, placement, and height standards** as single-detached housing
 - Larger lots would be needed for buildings with more units
 - Buildings with more units would reduce housing costs the most
- Applying single-detached standards to MMH can **minimize or eliminate environmental impacts, compared to status quo** redevelopment
 - Reduced on-site parking requirements can support transportation, stormwater, tree canopy, and other environmental goals
- Large **single-detached houses would still be more financially attractive** for most redevelopment
 - Market for large homes is strong, and MMH has more risk and complexity
 - Housing and population growth due to MMH would be modest and dispersed

Phase 2 Analysis: Missing Middle Housing Types in Arlington Context



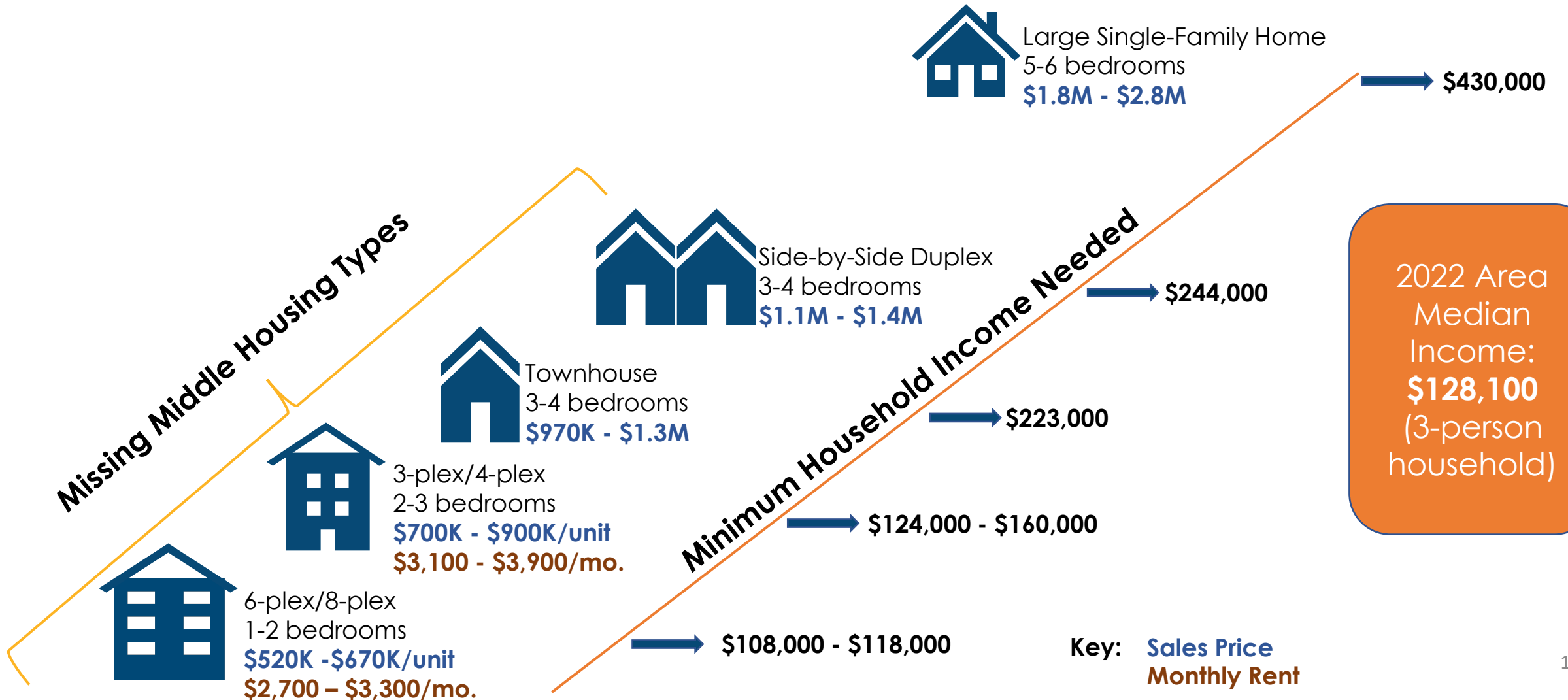
- *Visualizations indicate scale of potential housing types within actual Arlington neighborhoods*
- *Examples are not intended to convey architectural style*
- *Examples comply with single-detached height, setback, and lot coverage requirements*

Phase 2 Analysis: Missing Middle Housing Types in Arlington Context



- *Visualizations indicate scale of potential housing types within actual Arlington neighborhoods*
- *Examples are not intended to convey architectural style*
- *Examples comply with single-detached height, setback, and lot coverage requirements*

Expected Housing Costs for New Construction



General Land Use Plan and Zoning Ordinance Amendments



Arlington ends single-family-only zoning

The Northern Virginia county's 'missing middle' plan will allow buildings with four — and in some cases six — units in any neighborhood



By Teo Armus

Updated March 22, 2023 at 8:43 p.m. EDT | Published March 22, 2023 at 6:44 p.m. EDT



It took a progressive Virginia suburb 8 years to let developers build apartments instead of single-family houses. It shows how hard it is to build middle-class housing in the US.

Eliza Relman Mar 23, 2023, 9:27 AM



After Bruising Debate, Arlington Passes 'Missing Middle' Zoning Change



Margaret Barthel

SHARE f t r



'This is a big deal': Arlington's plan to bring more affordable housing to the county moves ahead

Mike Murillo | mmurillo@wtop.com

March 23, 2023, 7:45 AM

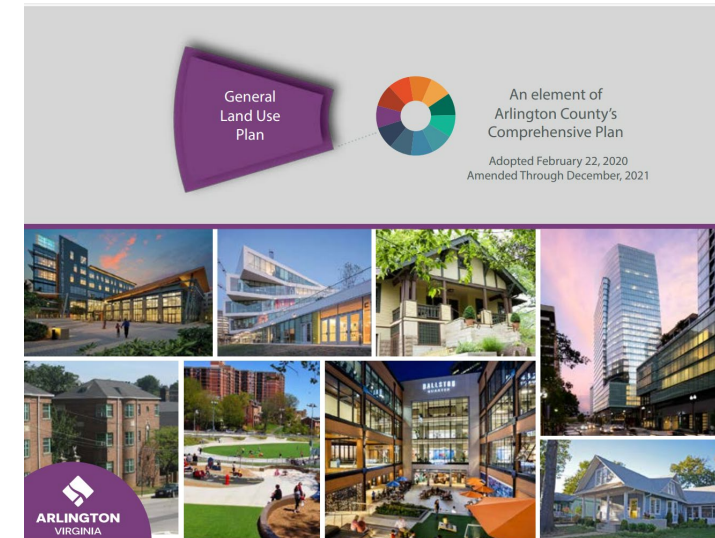
Arlington, Virginia Enacts "Missing Middle" Zoning Reform

The new policy isn't ideal. But it's an important deregulatory step in the right direction, making it easier to build new housing in response to growing demand.

ILYA SOMIN | 3.23.2023 10:15 AM

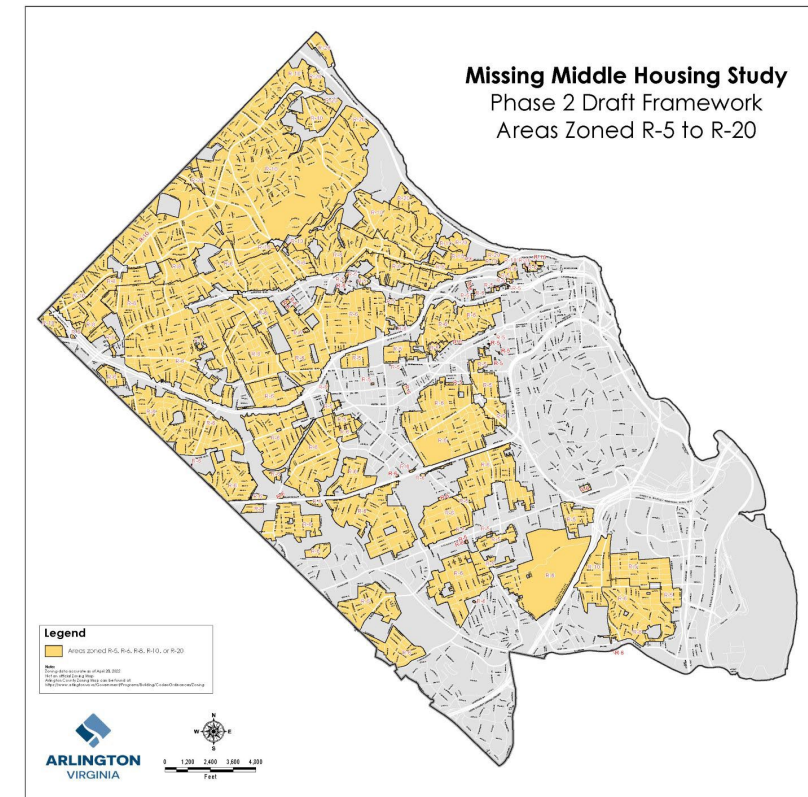
General Land Use Plan Amendment

- Provides a refined vision for expanding housing choices in lower density residential areas
- Encourages a wider range of low-scale, low-density housing choices (e.g., accessory dwellings, duplexes, townhomes, and small-scale multi-family)
- Acknowledges that restrictive land use policies from the original 1961 GLUP have created inequities in housing opportunities that continue today



Zoning Tool and Applicability

- Optional, by-right development path:
Expanded Housing Option Development (EHO)
 - Applicable in R-5, R-6, R-8, R-10 and R-20 zones
 - Provides alternative development path to current zoning that allows only a single house on a lot
- Special exception approval required for sites of 1 acre or larger
- No changes to existing standards for one-family development



Uses

- Two-family dwellings (duplex or semidetached)
- Group of 3 townhouses
- Multi-family buildings up to 6 units



Minimum Site Area

- Same minimum site area as one-family standard
 - 5,000 sq ft for R-5, 6,000 sq ft for R-6, etc.
- Exceptions:
 - R-5 zone: requires minimum 6,000 sq ft for 5 - 6 units
 - Nonconforming lots: requires minimum 7,000 sq ft for 5 - 6 units
- Fee simple subdivision allowed for semidetached and townhouses

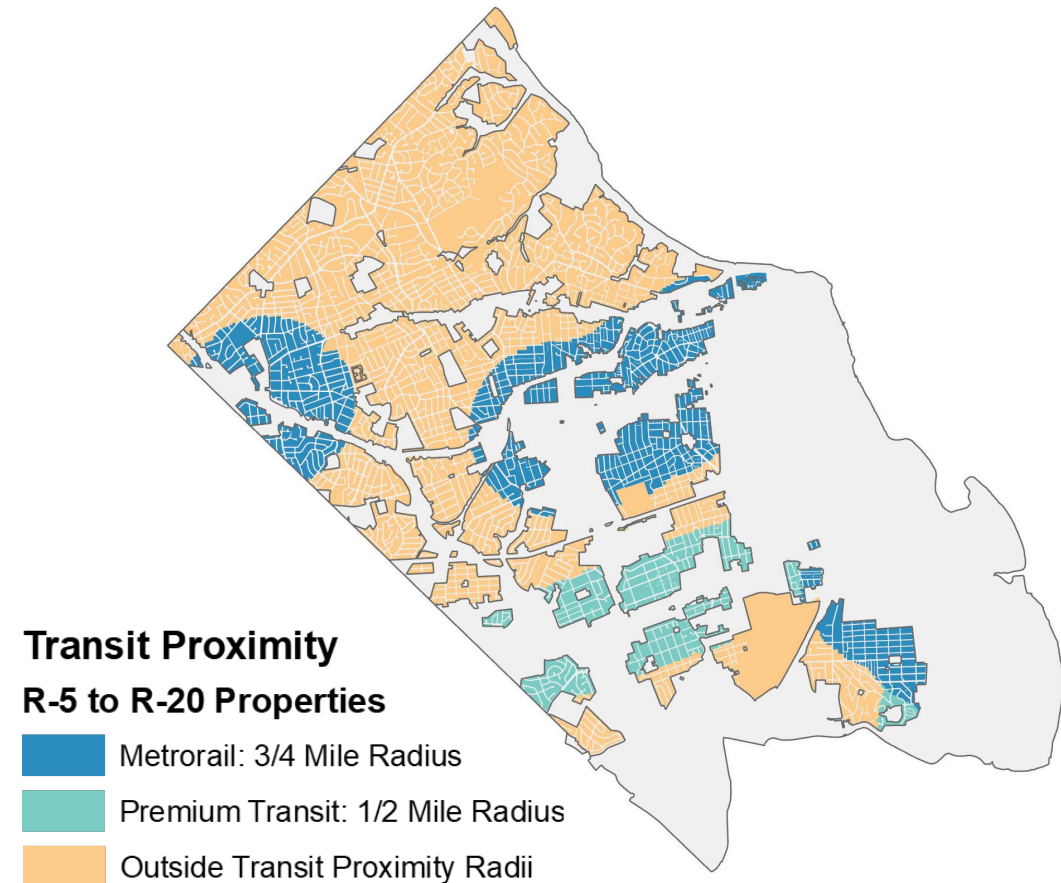
Maximum Gross Floor Area

- Responds to community priorities and concerns:
 - Incentivizes housing types with more units and fee simple options
 - Encourages modest-sized individual units
 - Limits total size of building to support neighborhood context

Use	Maximum Gross Floor Area (Square Feet)
Duplexes	4,800 sq ft
Semidetached	5,000 sq ft
Townhouses	7,500 sq ft
Multiple-Family:	
3 units	6,000 sq ft
4 units	7,200 sq ft
5-6 units	8,000 sq ft

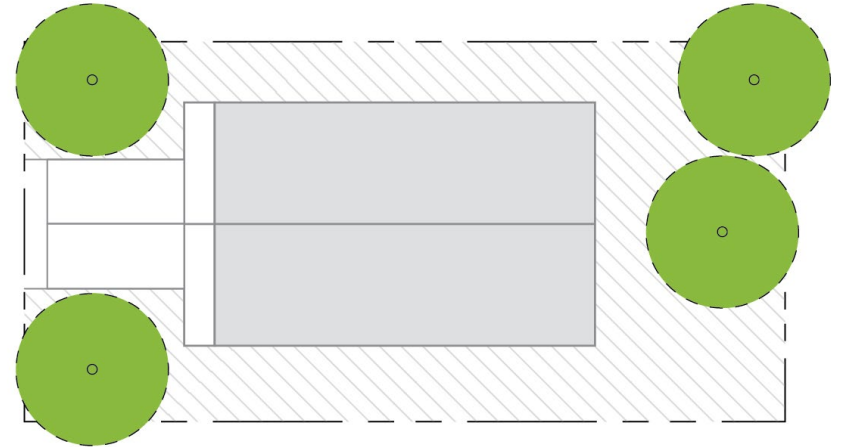
Minimum Parking Requirements

- **Transit-Proximate Sites: 0.5 spaces per unit**
 - 3/4 mile from Metro stations
 - 1/2 mile from Premium Transit Network (Columbia Pike and Crystal City/ Potomac Yard)
- **Non-Transit Proximate and cul-de-sac sites: 1 space per unit**
- Provisions for parking reduction (to 0.5 spaces per unit) in non-transit-proximate areas based on results of on-street parking survey



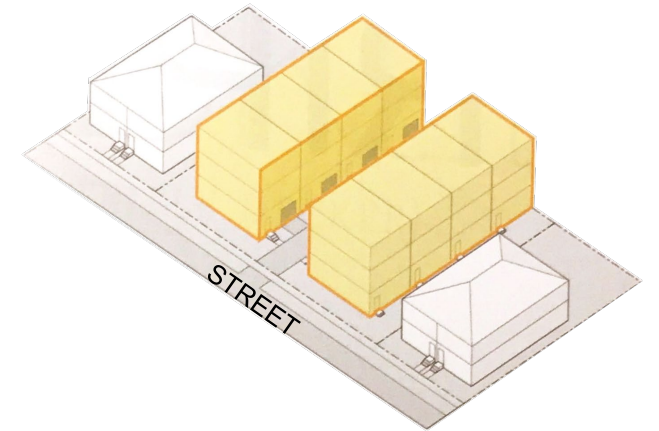
Tree Requirements

- Buildings with 2 - 4 units:
4 shade trees per site
- Buildings with 5 - 6 units:
8 shade trees per site



Site Layout and Design Standards

- Requires entry doors to face the street and limits number of doors facing a side yard
- Parking
 - Limits garage width to 50% of building façade facing street
 - Limits open-air parking within building footprint
 - Limits number of parking spaces allowed between building and street
 - Limits curb cut width to 17 feet
 - Requires parking access from alley, if available
- Requires screening of HVAC and waste collection areas



Side-oriented townhouses prohibited



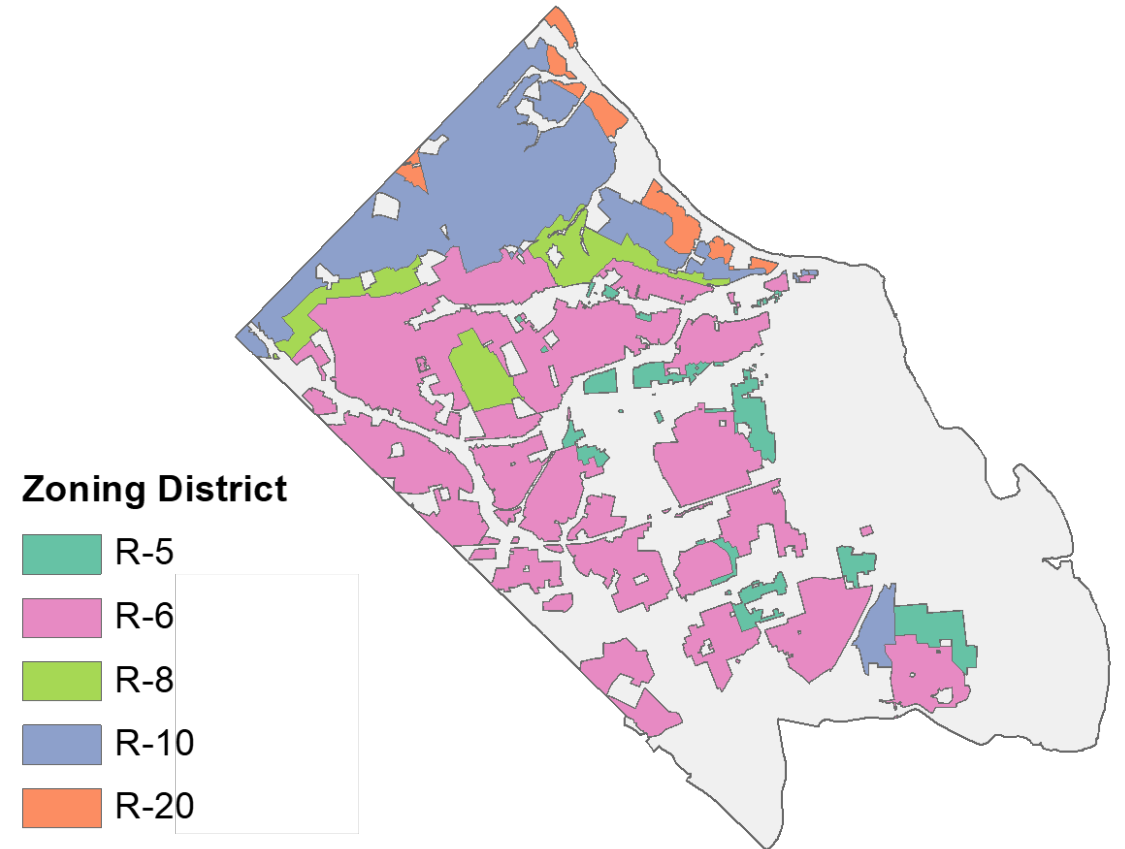
Open-air tuck under parking prohibited

Annual Development Cap

- Limit of 58 permits per year
- Distributed by zoning district:

Zone	Permit Cap
R-5	7
R-6	30
R-8, R-10, R-20 combined	21

- Caps sunset in 5 years



Equity Analysis for Expanded Housing Options (EHO)

■ Status Quo

- Within R-5 to R-20 zones, 28% of residents are people of color, compared to 48% of residents in zoning districts that currently allow more housing options
- 15% of housing in R-5 to R-20 zones is rental, compared to 62% county-wide
- Only households earning >\$200,000 have sufficient incomes to purchase homes in these zones



Equity Analysis for Expanded Housing Options (EHO)

- **Benefits of Expanded Housing Options**

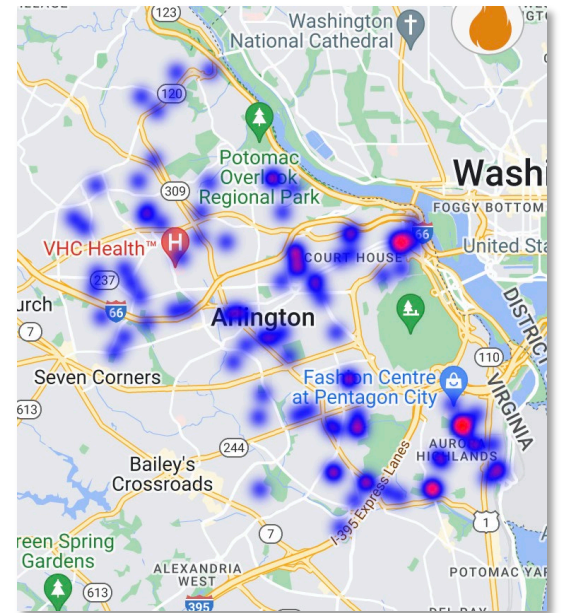
- EHO development would provide housing options that could be attainable to households earning >\$100,000

- **Burdens of Expanded Housing Options**

- As under status quo, households renting single-detached homes would need to relocate if property owner chooses to redevelop

Tracking and Reporting

- Real-time dashboard of permitting activity
- Annual reporting for initial years of implementation
 - Location, housing type, and number of units
 - New construction vs. retrofits
 - Tenure, housing cost, and size of new development
 - Impervious cover and tree planting/retention
 - Parking
 - Demographics (to extent data can be accurately collected)
 - Student generation



MyArlington Permit Tracking App

Thank you!

Matt Ladd, AICP, Principal Planner

mladd@arlingtonva.us

703-228-3521

