

ATTACHMENT # 2

**MASTER PLANNING AND AFFORDABLE
HOUSING**

SURVEY AND ASSESSMENT OF MASTER PLANS

PREPARED BY

**COMMUNITY-BASED PLANNING DIVISION
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**

MASTER PLANNING AND AFFORDABLE HOUSING

Survey of Approved and Adopted Master Plans and Affordable Housing

SUMMARY

The County Council asked staff to survey our master plans and sector plans to determine how affordable housing is addressed. In addition to Montgomery County's Moderately Priced Dwelling Units (MPDU's) policy, the Council is particularly interested in extra sites that have been identified in master and sector plans as suitable for affordable housing.

Additionally, staff identified sites that are NOT specifically identified in the plans but are suitable for affordable housing. There are a large number of possible sites that have the potential for affordable housing, but have not been specifically recognized in the master and sector plans. Some of the potential sites are listed in the attached "Affordable Housing in Master and Sector Plans" table. These sites will be part of the regulatory planning process including the review of preliminary plans and site plans with extensive public review and comment.

FINDINGS

Staff reviewed thirty-one (31) master and sector plans. Below are the findings:

1. **Fourteen of the plans contain specific language that addresses issues of affordable housing.** These include: Aspen Hill (1994), Bethesda CBD (1994), Bethesda-Chevy Chase (1990), East Silver Spring (2000), Friendship Heights (1998), Germantown (1989), Kemp Mill (2001), North Bethesda-Garrett Park (1992), North and West Silver Spring (2000), Potomac (2001), Silver Spring CBD (2000), Takoma Park (2000), Upper Rock Creek Area (Pending), and Wheaton CBD (1990).
2. **Some plans provide guidelines for location of affordable housing, including location near transportation and activity centers.** Plans may also recommend the placement of affordable housing in "appropriate locations."
3. **Five plans contain some reference to affordable housing but do not contain a specific section devoted to this topic.** These include: Clarksburg (1994), Forest Glen (1996), Glenmont (1997), Kensington (1989), and Olney (1980).
4. **Two plans only comment on the need for affordable elderly and disabled housing for County residents.** These include: Kensington-Wheaton (1989) and the Town of Kensington (1978).

5. Thirteen plans identify specific sites that may be suitable for affordable housing

- *Aspen Hill (1994)* - WSSC site on Georgia Avenue
- *Bethesda CBD (1994)* – Garage 49; Garage 35; and Lot 31
- *Bethesda- Chevy Chase (1990)* – Chevy Chase Lake (parcel C-12), six to eight units per acre from Oak Place to 1010 Old Georgetown Road (rezoning from R-60-R-60/TDR), lots LL 3 and M 6, and cluster development at the intersection of River and Goldsboro Roads.
- *Clarksburg (1994)* – PD zone for land adjoining the Observation Drive and Shawnee Lane transit stops; MXPD zoning for I-3 properties at Gateway 270 and COMSAT properties.
- *East Silver Spring (2000)* – current Silver Spring police station on Sligo Avenue recommended for R-60\RT-8; preservation of existing multi-family properties to preserve the supply of affordable housing.
- *Forest Glen (1996)* – 8-acre WMATA-owned portion of the Metrorail parking lot is suitable for PD-18 if all additional units are MPDUs; PD-18 is also recommended for the 10-acre Freeman Property on Georgia Avenue if all additional units are MPDUs.
- *Friendship Heights (1998)* – Hecht's site and GEICO site (MPDU's).
- *Glenmont (1997)* – Glenmont Center and Metrocentre.
- *North Bethesda-Garrett Park (1992)* – Twinbrook, White Flint and Grosvenor Metrorail sites that include MPDU's; and Montrose Crossing (rezoning to RMX-3C) near MARC station. In addition, undeveloped parcels at Rock Spring Park.
- *North and West Silver Spring (2000)* – Triad Property, Auto Impoundment lot (Lyttonsville), residential redevelopment along Georgia Avenue, and reuse of the National Park Seminary.
- *Silver Spring CBD (2000)* – Lee Block, Lee Property, assemblage of Triantis Property and DHCA Property, Baptist Church on Wayne and Fenton, Ripley District, Dry Cleaners Institute/WMATA Plant Maintenance (Legacy site), Old Silver Spring Post Office site (Newell/Kennett), MRO parking lot, Parking lot #21 (Spring/Cameron), Parking lot #3 in Fenton Village, Silver Spring Gateway Project (East-West Hwy), Blair Park infill development, Renovation of Gramax, Williams/Wilste, Robbins Buildings, and the redevelopment of Faulklands (north of East-West Highway).
- *Upper Rock Creek (Pending)* – WINX Property and Catherine Fraley Property.
- *Wheaton (1990)* – WTOP Property, a six-acre property on University Boulevard, and the WSSC tank site.

6. Ten plans contain no specific reference, guidelines or recommendations for affordable housing. Master and sector plans address land use, stability of residential areas, and in some cases guidelines for the review of special exceptions.

AFFORDABLE HOUSING IN MASTER AND SECTOR PLANS

Master Plan	Affordable Housing & Needs Discussed	Affordable Housing Guidelines	Potential Affordable Housing Locations
			<p>Bold: sites recommended in Master Plans for affordable housing</p> <p>Other potential sites: for affordable housing, but not so identified in Master Plans</p>
Aspen Hill, 1994	The Plan considered TDRs and productivity housing as a way to achieve the objective of preserving and increasing the housing resources in support of the County's housing policies.	<p>No property with a class III or IV stream should be considered for Productivity Housing.</p> <p>Location of housing for the elderly should be such that residents can easily access community facilities and services. Accessory apartment in single-family homes should be encouraged through special exception process.</p>	<p>The commercially zoned areas, such as Northgate and Layhill shopping centers, should be given particular consideration for the productivity housing program.</p> <p><u>Potential site:</u> The WSSC site on Georgia Avenue was recommended for inclusion into Leisure World as an affordable elderly housing project with at least 20% affordable component.</p>
Bethesda CBD, 1994	Without special efforts, there will be a continuing shortfall of new units to meet the needs of lower income households employed in retail and service establishments in	Promote an adequate supply of affordable housing, especially for households at the median income and below. Such housing will benefit from Bethesda's convenient public transportation, employment, shopping	<p><u>Potential sites:</u> 1. The Plan recommends an increase in the amount of affordable housing within the Garage 49 project, a site owned by the County (pg. 57).</p>

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	<p>the Bethesda area. Existing mid-rise and garden apartments provide a stock of affordable housing.</p>	<p>and recreation facilities.</p> <p>1. Preserve existing affordable housing by confirming existing zoning or downsizing to be consistent with current density. Promote County acquisition or creative financing alternatives and partnerships in order to retain existing apartment buildings at affordable prices.</p> <p>2. Designate County-owned parcels (excluding parkland) that meet appropriate housing site selection criteria as locations for mixed-income housing. High land values substantially increase the cost of building housing in Bethesda. The elimination of all or part of the land cost for a new project by using land already owned by the County would contribute to providing rental housing at affordable prices for moderate-income households (pg. 30).</p> <p>The Plan endorses the continued application of programs to ensure that existing housing remains affordable. Such programs may</p>	<p>2. The Plan recommends mixed-income housing in the Woodmont Triangle District on Public Parking Garage 35 (pg. 97).</p> <p>3. In the Arlington Road District, the Plan recommends mixed-income housing and parking on Lot 31 (pg. 134).</p>

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		include County subsidies to renters in scattered market rate units or acquisition of apartment properties, which may be sold, to be operated as affordable housing (pg. 128).	
Bethesda-Chevy Chase, 1990	This Plan supports measures to provide affordable housing in the Planning Area and recommends continuing to seek ways to fill this need (pg. 26). The issue was explored extensively with both HOC and DHCD in an effort to develop concrete ideas for providing more low- and moderate-income housing in B-CC. It appears that little affordable housing will result from market rate projects in the area.	<p>These specialized needs may be met, in part, through approval of subsidized housing developments, use of Moderately Priced Dwelling Units (MPDUs), use of accessory apartments, and County acquisition and maintenance of older affordable rental apartment complexes. These approaches should continue and be enhanced where possible (pg. 26).</p> <p>The Plan recommends that land in public ownership be considered for affordable housing. Parcels which are unused or whose use can be readily consolidated with other nearby parcels in governmental ownership could be declared surplus and transferred to HOC (pg. 26).</p>	<p><u>Potential sites:</u></p> <p>1). In the Chevy Chase Lake area, the Plan recommends the use of R-90/TDR development to achieve County development and B-CC housing objectives including MPDUs on parcel C-12 (pg. 41).</p> <p>2). The Plan recommends rezoning three sites along Old Georgetown Road from R-60 to R-60/TDR, suitable for 6-8 units per acre. The three sites are: Oak Place to 1010 Old Georgetown Road and lots LL 3 and M 6 (pg. 60-61).</p> <p>3). At the intersection of Goldsboro and River Roads, the Plan recommends townhouses and</p>

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			single-family dwelling units (R-60, suitable for cluster). The Plan encourages a HOC project or other affordable housing alternative (pg. 66).
Capitol View Sector Plan, 1982	No specific discussion of affordable housing issues; the Plan identifies several institutional uses, including Leafy House, an affordable elderly project	No guidelines or recommendations for affordable housing.	<p>The Plan does not identify any potential sites for affordable housing</p> <p>One undeveloped site remains in Capitol View, but environmental issues constrain its development</p>
Clarksburg Master Plan and Hyattstown Special Study Area, 1994	The Plan includes housing mix guidelines by neighborhood to assure a variety of housing types. Clarksburg is now relatively undeveloped but at "end state" will have as many as 14,000 housing units. The Plan takes great care to assure a wide choice of housing types for people of all incomes, ages, lifestyles, and physical capabilities at appropriate densities and locations.	The Plan assumes an ultimate build out of approx 2,600 units in Town Center with a recommended mix of multi-family 25-45%; attached 30-50% and detached 10-20%. The total number of units in the Town Center may be increased in the PD and RMX Zones up to 20% if carriage houses are accessory to a primary dwelling unit or they are a primary use on the lot.	<p><u>Potential sites:</u></p> <p>1). Land adjoining the Observation Drive and Shawnee Lane transit stops. A density of 7-11 units per acre is proposed; a PD Zone is recommended.</p> <p>2). Gateway 270 and COMSAT properties. The MXP Zone is recommended as an option for these properties now zoned I-3.</p>

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Cloverly, 1997	No specific references provided in Plan.	No guidelines or recommendations for affordable housing.	No specific locations provided in Plan.
Damascus 1982, 1985	No specific references provided in Plan.	No guidelines or recommendations for affordable housing.	No specific locations provided in Plan.
East Silver Spring, 2000	The emphasis of the Plan (p.27) is on revitalization of housing resources and neighborhoods. Zoning Ordinance changes are recommended to allow for continuance and renovation of existing apartment building resources. A conclusion of our "Assessment of Housing", 1999, is that we do not need to increase the supply of affordable housing in the area, but should seek to preserve the existing housing resource.	<p>1). Maintain and preserve housing by code enforcement, neighborhood improvement programs, and other appropriate techniques.</p> <p>2). Support remodeling and rehabilitation of residential properties through various programs.</p> <p>3). Support acquisition and maintenance of apartment buildings by various owners.</p> <p>4). Support efforts of DHCA to address capital repair needs of deteriorated multi-family buildings.</p> <p>5). Form a task force to address apartments in the area.</p>	<p><u>Potential sites:</u></p> <p>1). Property on Sligo Avenue, currently occupied by the Silver Spring Police Station, is recommended for R-60\RT-8 zoning to allow townhouse development on about 3.4 acres, but, not restricted to affordable units.</p> <p>2). The location of existing multi-family properties is shown in the Master Plan (Map 7, p. 31). These properties may be rehabilitated to preserve the supply of affordable housing in the area.</p>
Fairland, 1997	No specific references provided in Plan.	No guidelines or recommendations for affordable housing.	No specific locations provided in Plan.
Forest Glen, 1996	No specific references provided in Plan.	No guidelines or recommendations for affordable housing.	<p><u>Potential sites:</u></p> <p>1). The 8-acre WMATA-owned portion of the Metrorail parking</p>

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			<p>lot is considered suitable for PD 18 (instead of RT 12.5) if all additional units are MPDUs.</p> <p>2). PD 18 is also recommended for the 10-acre Freeman Property on Georgia Avenue if all additional units are MPDUs.</p>
Four Corners, 1996	The Plan seeks to preserve and maintain and preserve the integrity of the existing residential neighborhoods. Infill development and special exceptions should be compatible with existing residential character.	No guidelines or recommendations for affordable housing.	No specific locations provided in Plan.
Friendship Heights, 1998	No specific references provided in Plan.	Increase the amount and diversity of housing (pg. 33).	<u>Potential sites:</u> 1). Hecht's site (135 dwelling units); approx. 10.8 MPDU's. 2). GEICO site (500 dwelling units); approx. 40 MPDU's.
Germantown, 1989	The intent of this Plan is to promote a mix of housing types that can accommodate families of varying ages and income levels and allow opportunities for them to continue	No guidelines or recommendations for affordable housing.	No specific locations provided in Plan.

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	<p>living in Germantown as their needs and tastes change (page 9).</p> <p>The Plan explicitly modifies the mix of housing, decreasing the proportion of attached units from 54 to 31%. The Plan recommends an increase in the proportion of detached units from 18 to 29% and multi-family from 30 to 40%.</p>		
Glenmont Transit Impact Area and Vicinity Sector Plan, 1997	<p>Plan objectives include provision of diversity of housing types, densities, ownership patterns and prices.</p> <p>Plan recommends targeting two neighborhoods—Denley and Randolph South—for programs encouraging home ownership and rehabilitation.</p>	No guidelines or recommendations for affordable housing.	<p><u>Potential site:</u> Plan recommends RMX-2C Zone for Glenmont Center to encourage multi-family housing; Plan recommends TS-R Zone for Glenmont Metrocentre to further same goal; Plan notes that elderly housing is a suitable special exception in this area.</p>
Kemp Mill Plan, 2001	The Plan identifies that "the housing stock on average is affordable and there are many housing types available to accommodate a	No guidelines or recommendations for affordable housing.	<p><u>Potential sites:</u> The Plan recommends two sites for residential redevelopment: 1) A private school 2) Parkland swim club (Parcel 273).</p>

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	<p>variety of life-styles... Kemp Mill offers an ideal mix of housing so that residents can remain in the community from the time they first form a household through their retirement years. There are starter homes and apartments for young adults, larger homes for growing families, and a number of choices for older adults. Older residents who want smaller quarters can choose among subsidized age-restricted housing, rental apartments and moderately priced condominiums." The Plan also concludes "...The preponderance of moderately priced, ownership housing, most of which is single-family containing a population where more than one of every five residents is 65 or older produces the picture of a very stable community."</p>		

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Kensington-Wheaton Master Plan, 1989	The Plan focuses on facilities for affordable housing for the elderly and disabled.	The policies outlined in the Plan include an evaluation of publicly owned sites for subsidized elderly housing; support for additional supporting uses (medical offices, adult day care) where elderly are concentrated; promotion of group housing and adaptation of public facilities to support concentrations of elderly residents.	<p><u>Potential sites:</u></p> <p>1) The Joseph Belt Junior High School Site was proposed for low or moderate income elderly housing.</p> <p>2) The Kensington Junior High School Site was proposed as HOC elderly housing.</p> <p>Several institutions, such as Indian Spring Country Club and the Barrie School, may also be redeveloped.</p>
Town of Kensington Sector Plan, 1978	No specific references provided in Plan.	No guidelines or recommendations for affordable housing.	No specific locations provided in Plan.
North Bethesda, Garrett Park, 1992	<p>Multi-family housing is the most likely type of housing to yield affordable units.</p> <p>An objective of the Plan is to preserve and increase the variety of housing stock, including affordable housing (pg. 35).</p>	<p>Plan recommends future development be focused at Metro stops, new transit stations, and areas best served by transportation infrastructure; with emphasis on housing (pg. 2).</p> <p>In the White Flint Sector Plan area, where all TS-M zoning is recommended, development is to be limited to 2.0 FAR, with a maximum cap to be</p>	<p>New residential development is planned at Twinbrook, White Flint, and Grosvenor (pg. 2).</p> <p>The Plan recommends housing near the Twinbrook Metro: TS-R at 60 units per acre.</p> <p><u>Potential sites:</u></p> <p>1). White Flint's Luttrell parcel. The Plan recommended a floating TS-M zone</p>

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		<p>allowed only if any increase between 2.0 and 2.4 is all residential and includes at least 50% affordable housing (pg. 56).</p>	<p>for the 5.24 acre parcel, zoned R-90 with a maximum of 70 units per acre. 2). Development of the remaining parcel at Grosvenor Metro. The 14.5-acre parcel is limited to 364 units, including MPDU's (pg. 66). 3). At Montrose Crossing, The Plan recommends RMX-3C Zoning near the MARC station for "substantial residential" components. There is an existing vacant parcel that the Plan recommends phasing in the development (pg. 74). 4). The Plan recommends residential development on the remaining parcels at Rock Spring Park to accommodate 836 residential units on the site.</p>
North and West Silver Spring, 2000	The thrust of the Plan is on preserving the existing residential character of the neighborhood in this area.	Maintenance and preservation of the existing housing stock is encouraged.	<u>Potential sites:</u> 1). The Triad Property (Lyttonsville) 2). The Auto impoundment lot (Lyttonsville) 3). The redevelopment of single-family properties along Georgia Avenue as

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			townhouses. 4). The reuse of National Park Seminary.
Olney, 1980	Some discussion of the need for diverse housing in Olney and that the plan recommendation alone were not sufficient to ensure housing that will meet the needs of low to moderate income families.	Provide low to moderate-cost housing units in the Town Center. Proceeds from the sale of surplus school sites, if they are sold to non-public users, should be used to contribute to the development of assisted housing in the Town Center.	Town Center as a general location for higher density and affordable housing.
Preservation of Agricultural & Rural Open Space, 1980	No specific references provided in Plan.	No guidelines or recommendations for affordable housing.	No specific locations provided in Plan.
Potomac Subregion, 2002	One goal of this Plan is to retain and expand the supply of affordable housing in the Potomac Subregion. The Plan supports the Montgomery County Housing Policy and endorses opportunities that will result in meeting the Policy's objectives. The Plan also supports measures to provide affordable housing in the subregion and recommends	HOC and Nonprofit organizations have been active in acquiring MPDUs in the subregion. They do not, however, own the full 40 percent they are allowed. Instead, they owned about 21 percent of the 1999 supply, 268 units compared to a possible total of 515 units. In the future, there may be a possibility for affordable housing on appropriately located publicly owned land that is proposed for reuse or sale.	<u>Potential sites:</u> 1). Newbridge Drive 2). Traville 3). Cabin John Shopping Center 4). Stoneyhurst Quarry 5). Fortune Parc 6). Rock Run 8) Advanced Waste Treatment Site (Avenel) 7). A site adjacent to Potomac Village, including the Habibi and Srour properties, west of Falls Road and north of River Road 8). Hanson Farms

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	<p>continuing to seek ways to fill this need.</p> <p>In the Potomac and Travilah Planning Areas, 3.4 percent and 3.1 percent of all housing units are affordable. These percentages place these planning areas toward the bottom of the middle third of all County planning areas outside the rural area. Darnestown has a much lower percentage of affordable housing, just under one percent. Darnestown's rural residential zoning and rural infrastructure have not lent themselves easily to affordable housing.</p> <p>In spite of constraints in this area, the Plan recognizes that more affordable housing, is needed in the subregion.</p>	<p>Potomac subregion's high land prices and desirable location exacerbate the cost of producing affordable housing. Private and nonprofit housing providers find it particularly difficult to produce such housing in the area without assistance. As a result, production and retention of an adequate supply of low-income housing will probably depend upon directing a share of available government assistance to the subregion.</p> <p>Relevant government agencies are encouraged to direct financial assistance to projects that can reduce the shortage of affordable housing in the Potomac subregion.</p>	
Sandy Spring/Ashton 1998	No specific references provided in Plan.	No guidelines or recommendations for affordable housing.	No specific locations provided in Plan.

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Silver Spring CBD, 2000	Creating a "Residential Downtown" is one of six sector plan themes. The Plan seeks to create a diverse housing stock, including low-rise, high-rise, high-density apartments and townhouses. Consideration should be given to converting selected public parking lots to housing.	Plan objectives are to provide a mix of housing opportunities, encourage economically feasible development, and maintain existing housing stock.	<u>Potential sites:</u> 1). Lee Block (bordered by Georgia, Colesville, and Fenton). 2). Lee Property between Apple Avenue and Fenwick Lane. 3). Wayne/ Bonifant assemblage (Triantis property, DHCA property, etc.)- may be future library site. 4). Baptist Church (Wayne and Fenton). 5). Ripley District. 6). Dry Cleaners Institute/WMATA Plant Maintenance (Legacy site). 7). Old Silver Spring Post Office site (Newell/Kennett). 8). MRO parking lot. 9). Parking lot #21 (Spring/Cameron). 10). Parking lot #3 in Fenton Village. 11). Silver Spring Gateway Project (East-West Hwy). 12). Blair Park infill development. 13). Renovation of Gramax, Williams/Wilste, Robbins Buildings. 14). Redevelop. of Faulklands (north of East-West Hwy)

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Shady Grove Study Area: Stage III Gaithersburg Vicinity, 1990	No specific references provided in Plan.	No guidelines or recommendations for affordable housing.	No specific locations provided in Plan.
Takoma Park, 2000	The emphasis of the Plan (p.28) is on revitalization of housing resources and neighborhoods. The Plan recognizes "the extensive and adequate supply of affordable housing." Zoning Ordinance changes are recommended to allow for continuance and renovation of existing apartment building resources. A conclusion of our "Assessment of Housing", 1999, is that we do not need to increase the supply of affordable housing in the area, but should seek to preserve the existing housing.	Guidelines are as follows: 1. Maintain and preserve housing by code enforcement, neighborhood improvement programs, and other appropriate techniques. 2. Support remodeling and rehabilitation of residential properties through various programs. 3. Support acquisition and maintenance of apartment buildings by various owners. 4. Support efforts of DHCA to address capital repair needs of deteriorated multi-family buildings. 5. Form a task force to address apartments in the area.	The location of existing multi-family properties is shown in the Master Plan (Map 7, p. 32). These properties may be rehabilitated to preserve the supply of affordable housing in the area.
Upper Rock Creek, 1985	Plan notes that affordable housing opportunities are provided in higher density zones than recommended in the Plan and notes that water quality issues preclude support of higher density zones.	No guidelines or recommendations for affordable housing.	No specific locations provided in Plan.

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Upper Rock Creek Area, Pending	Plan endorses Housing Goal of General Plan Refinement as well as objectives designed to meet that goal.	Plan notes obstacles in area to affordable housing and offers three strategies to achieve it: acquisition by HOC of new and existing MPDUs to retain as rental units; evaluation of publicly owned properties; pursuit of public funding.	<u>Potential sites:</u> Plan notes that affordable or elderly housing is consistent with land use objectives for WINX property area; property is adjacent to City of Rockville and would require annexation to receive water and sewer service. RT-10 Zoning is recommended for the Catherine Fraley property; the infrastructure is already available and services are nearby; the size of property suggests that MPDUs may be part of project.
Westbard, 1982	No specific references provided in Plan.	No guidelines or recommendations for affordable housing.	No specific locations provided in Plan.
Wheaton CBD Sector Plan, 1990	Plan encourages use of Planned Development Zones and mixed generational housing to provide a range of housing types for populations balanced by age, income and family structure.	The Plan outlines that sites should be near public transportation; near shopping and recreation; accessible without crossing major arteries	<u>Potential sites:</u> Plan recommends PD Zone for WTOP property; PD Zone for six-acre property on University Blvd east of Amherst; PD Zone for WSSC tanks.
White Oak, 1997	No specific references provided in Plan.	No guidelines or recommendations for affordable housing.	No specific locations provided in Plan.

ATTACHMENT # 3

**DEVELOPMENT ACTIVITY
AND AFFORDABLE HOUSING**

APPROVED AND PENDING DEVELOPMENT

PREPARED BY

**COMMUNITY-BASED PLANNING DIVISION
MONTGOMERY COUNTY DEPARTMENT OF PARK AND PLANNING**