

**ATTACHMENT #14**

Land for Housing Inventory  
Scope of Work



July 16, 2003

## Memorandum

To: Montgomery County Planning Board

From: Sharon Suarez, AICP, Research & Technology Center—Housing & Demographics  
Matthew Greene, AICP, Research & Technology Center—Land for Housing Inventory

Subject: Land for Housing Inventory—Scope and Status Report

---

### Goal

The goal of the *Land for Housing Inventory* is to create a GIS parcel-based real-time inventory system that will identify and quantify the County's capacity for residential housing development and redevelopment. (The quantification of development opportunities at "one point in time" is frequently referred to as *build out* or *holding capacity*.) The GIS maps and network-served data that are being created as a result of this project will be available in both internal and external levels of detail. For example:

- **For internal MNCPPC use**, the maps will show land available for residential redevelopment at the parcel level, including the estimated future housing unit yield.
- **For public use**, maps for existing housing units, units in the pipeline, and future housing units that could be allowed under current conditions will be available to the public at the Community Analysis Zone level--not at the individual parcel level.

### Purpose

The purpose of the Land for Housing Inventory is to provide a state of the art tool for the County's decision-makers, directly and indirectly:

- To support the master planning program.
- To assist policy makers in their implementation of the Montgomery County Housing Policy.
- To inform the decisions of county residents, employers, the private development community, and public service providers such as Montgomery County Public Schools.
- To help the Department of Park and Planning prepare housing and population forecasts, which in turn provide additional support to policy makers, County staff, residents, and businesses.

## **Methodology and Status**

The methodology and status of the project are as follows:

- **Calculate housing unit yields** per acre for projects approved between 1990 and fall 2002 based on project size (number of units), type and mix of units approved, and zoning. **Status: preliminary yields calculated.**
- **Create initial accounting of parcels** that have no development potential in order to exclude them from the parcel database and allow project staff to focus on remaining vacant parcels. **Status: completed May 2003.**
- **Meet with Community Based Planning staff and other staff** with expertise in areas such as the environment or our Transfer of Development Rights program. **Status: Underway through August 2003.** Participants are asked to comment on special master plan conditions or zoning discrepancies, environmental conditions, particular development trends and local conditions, as well as about countywide development assumptions and yield factors.
- **Create a model** that produces a total count of the estimated housing units allowed under current conditions by applying final yield factors and development and redevelopment assumptions to all parcels in the database. **Status: preliminary design work completed in June 2003, full model to be constructed during the fall of 2003.**
  - The model will be designed as a “real-time” inventory, and will allow us to incorporate changes made during the development review process, changes in the parcel file transmitted by the State Department of Assessments and Taxation (SDAT) and changes in development assumptions, zoning or other conditions.
  - For internal use, maps and network-served data will be available showing land available for residential redevelopment at the parcel level, including the estimated future housing unit yield.
  - For public use, maps will be available showing all parcels with residential development potential as well the number and location of approved pipeline projects (important for administering the Annual Growth Policy (AGP)).
  - Importantly, figures for existing housing units, units in the pipeline, and future housing units allowed under current conditions will be available to the public at the Community Analysis Zone level and not for individual parcels.