



MONTGOMERY COUNTY PLANNING DEPARTMENT
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

March 5, 2009

Memorandum

TO: Montgomery County Planning Board

FROM: Rollin Stanley, AICP, Director *RS*
Sharon Suarez, AICP, Housing Policy & Research Coordinator (301-650-5620) *GKS*

SUBJECT: Draft Housing Functional Master Plan

STAFF RECOMMENDATION: Approve the Draft Housing Functional Master Plan as the Public Hearing Draft Plan and schedule a Public Hearing for April 23, 2009.

Background

The proposed Housing Functional Master Plan is a culmination of the past twelve months of effort by the planning staff and the Planning Board to update the housing section of the General Plan and to refine its major housing policy goals, objectives and strategies. The intent is to bring the housing policy framework for the County up to date and provide guidance for all future master and sector plans.

In February 2008, the Board approved a work program for this initiative that included: a housing inventory, a review of the County's housing policies, a review of housing in master plans, a review of legislative issues regarding MPDUs and affordable housing, Planning Board roundtable discussion with the Montgomery County Building Industry Association, an examination of neighborhood changes and indicators, a housing supply and demand analysis, a discussion of housing/transportation affordability index, and a planning speaker series that brought numerous experts in the field to speak on various aspects of the housing policy.

The draft Housing Functional Master Plan is designed to address the housing needs of a County that has experienced significant growth in its population and that can no longer expect to continue as a suburban bedroom community. The draft Plan addresses the increased need for affordable and workforce housing, the growing demand for rental housing, the impact of future growth on the environment and the associated need for more sustainable and energy efficient buildings, the need for more compact and walkable communities with life cycle housing that allows people to live in the same place as they

grow older, and the need for transit- oriented housing to reduce transportation costs for affordable housing and provide greater mobility for residents of all ages and incomes.

The proposed Housing Functional Master Plan is based on the principles of connectivity, diversity, design, and environment and is consistent with the foundation of the emerging growth policy in the County. It sets a clear goal and objectives for our housing policy and delineates strategies to achieve these objectives. It also sets out performance indicators to measure the success of these strategies in the future.

Next Steps

Worksessions between the Board and staff will begin subsequent to the hearing.