

MULTI-FAMILY HOUSING IS COMING TO YOUR NEIGHBORHOOD

The Montgomery County Planning Department recently made a public presentation of its “Preliminary Staff Recommendations” for locating “House-Scaled” Attainable Housing as a matter of right in your neighborhood. This housing includes duplexes, triplexes, town houses, and quadplexes (4-unit apartment buildings) within 1 mile of a Metro or light rail station, and ¼ mile of a “growth corridor” identified by the Planning Board (e.g., Wisconsin, Connecticut, Georgia, and New Hampshire Avenues; River, Colesville, Randolph, and Veirs Mill Roads).

THE STAFF’S “BY RIGHT” RECOMMENDATIONS DO NOT INCLUDE:

- Do not include a requirement that the “Attainable Housing” be affordable (these units will sell or rent at market rates);
- Do not include a requirement that the “Attainable Housing” substantially conform with the recommendations of the applicable master or sector plan, a process requiring significant community input and participation;
- Do not include a requirement that the “Attainable Housing” meet compatibility standards for various uses in single-family residential neighborhoods:
 - Does not require that “Attainable Housing” be harmonious and consistent with the character of the surrounding neighborhood;
 - Does not require that “Attainable Housing” have adequate public services and facilities including schools, police and fire protection, water, sanitary sewer, public roads, and storm drainage;
 - Does not require provisions that will prevent adverse impacts for abutting and confronting properties or the general neighborhood; such as use, enjoyment, traffic, noise, illumination, and sufficient parking.
- Do not include a requirement that “Attainable Housing” include site plan review and approval by the Planning Board.
- **Instead, the requirements** in the Planning Department’s “Preliminary Staff Recommendations” permit developers to locate duplexes, triplexes, town houses and apartment buildings in single-family neighborhoods as a matter of right if that housing matches an example in a “pattern book like document.”
 - Thus, so long as multi-family housing projects match a one-size-fits-all illustration in the Planning Board’s “pattern book,” the project could proceed without notice to or input from the affected neighborhood. See the Planning Staff’s presentation at <https://montgomeryplanning.org/wp-content/uploads/2021/05/HEAT-Meeting-4.pdf>.

Tell Your Friends and Neighbors AND Communicate with Your Elected Officials!

OBJECT TO PROPOSED ZONING CHANGES

Councilmember.Hucker@montgomerycountymd.gov, Councilmember.albornoza@montgomerycountymd.gov,
Councilmember.Friedson@montgomerycountymd.gov, Councilmember.Glass@montgomerycountymd.gov,
Councilmember.Jawando@montgomerycountymd.gov, Councilmember.Katz@montgomerycountymd.gov,
Councilmember.Navarro@montgomerycountymd.gov, Councilmember.Rice@montgomerycountymd.gov,
Councilmember.Riemer@montgomerycountymd.gov

Opportunity to Testify!

The Planning Board will hold a virtual public hearing on the Attainable Housing Strategies initiative on June 24th.
Sign up on June 14th to testify: <https://montgomeryplanningboard.org/meetings/signup-to-testify/>

This notice is sponsored by the Citizens Coordinating Committee on Friendship Heights (CCCFH)

We support affordable housing, but not plans and zoning changes intended to promote market-rate multi-family housing that will adversely impact our neighborhoods.

For more information, go to the CCCFH website: www.cccfhmd.com/thrive-plan