

Attainable Housing Strategies

Greater Olney Civic Association | July 16, 2024
Montgomery County Councilmember Dawn Luedtke



How We Got Here

- **March 2021:** Prior Council requests Planning Board make recommendations to create more opportunities for Missing Middle housing in Montgomery County
- **October 2022:** Prior Council approves Thrive Montgomery 2050 - the required update of the County's General Plan
- **June 2024:** Planning Board submits Attainable Housing Strategies report to Council containing recommendations as requested in 2021



What Happens Next

- **July 2024:** Council's Planning, Housing and Parks (PHP) Committee holds three briefing sessions on Planning's recommendations (June 24, July 8, and July 22)
- **July-August-September-Beyond:** Councilmember Luedtke meeting with community groups and civic associations on Planning Board recommendations
- **Post-Labor Day 2024:** Additional opportunities at Council for public input
- **Post-Labor Day 2024:** Potential ZTA introduction



Why Consider This?

2018 Montgomery County

Income needed to afford median detached home price: \$125,621

Median household income: \$108,188

2023 Montgomery County

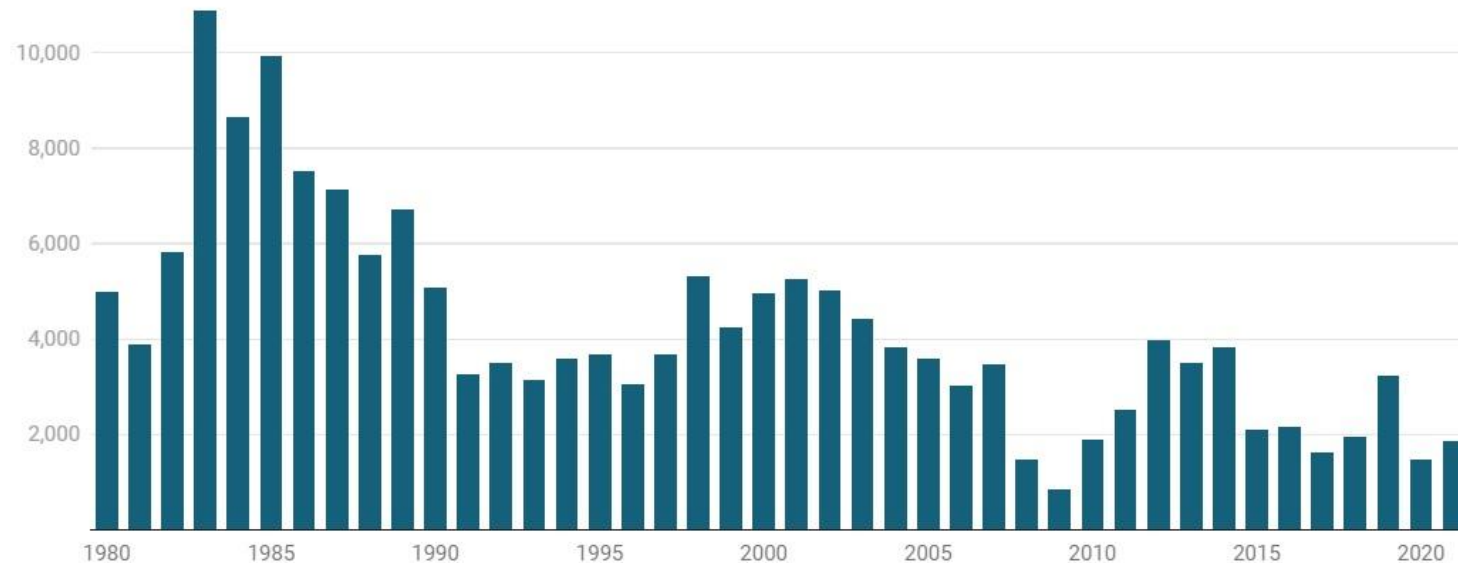
Income needed to afford median detached home price: \$200,000

Median household income (2022): \$118,323



Why Consider This?

Montgomery County Building Permits



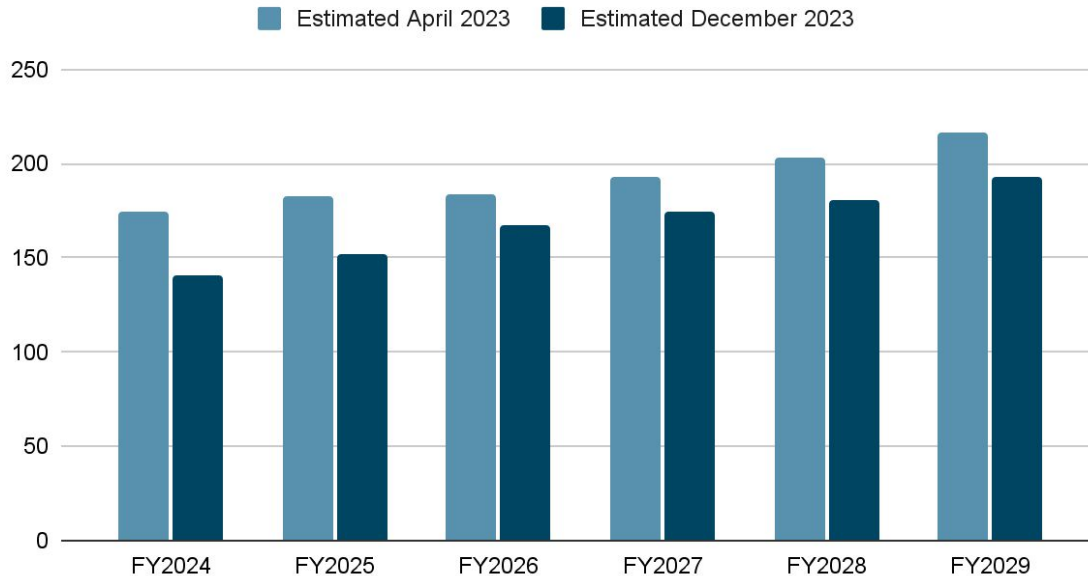
Montgomery County Building Permits 1980-2021

Source: Census Bureau • [Get the data](#) • Created with [Datawrapper](#)



Why Consider This?

Recordation Tax Revenue (in millions)



Early 2024
Recordation Tax
write down of \$146.2
million over six years.



Key Considerations

Type of Area (Transit-oriented, Growth Corridors, Urban, Suburban)

Standards: Height, Setbacks, Open Space

Approval processes

Impacts (Parking, School Capacity, Transportation Infrastructure)

HOA Rules



Montgomery County Council
Councilmember Dawn Luedtke

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About Dawn


Dawn Luedtke is a community advocate and expert on healthy schools and public safety.

She was elected in 2022 to represent Derwood, Laytonsville, Montgomery County, and the State of Maryland.

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 Councilmember Dawn Luedtke

embarked on this path to our community.

