

This summary is based on Lisa Govani's presentation at our special July meeting. GOCA created it to aid comprehension, but it's not exhaustive. It's simply our attempt to make the officially presented information more digestible, without representing anything beyond that.

The Attainable Housing Strategies (AHS) initiative is designed to address the growing need for more diverse and affordable housing options within Montgomery County. The proposal focuses on the concept of "Missing Middle Housing," which refers to housing types that fall between single-family homes and larger apartment complexes—such as duplexes, triplexes, townhomes, and small apartment buildings. These housing forms are intended to offer more attainable options for middle-income families, seniors, and young professionals who may be priced out of traditional single-family homes but do not need or want large-scale apartment living.

The key elements of the proposal include:

Zoning Adjustments: The AHS suggests modifying zoning laws in R-40, R-60, R-90, and R-200 zones to allow for Missing Middle Housing. This change aims to diversify housing stock while maintaining the character of neighborhoods.

Priority Housing Districts: Designation of specific geographic areas that would be prioritized for housing development to increase the density in places that are already accessible by transit and close to job centers.

Parking and Design Considerations: Guidelines on parking requirements are being reviewed to ensure the proposed housing types remain viable while balancing community concerns. A pattern book for design has been proposed to ensure that new developments align with neighborhood aesthetics.

Scales of Development: The proposal is divided into small-scale, medium-scale, and large-scale strategies, each targeting different housing types and areas for development based on their needs and potential impact.

Impact on the Olney Area

For the Olney area, which is predominantly residential with a mix of suburban and rural characteristics, the AHS proposal could bring several changes:

1. **Zoning Modifications:** If implemented, zoning adjustments may allow for more diverse housing types like duplexes or triplexes within traditionally single-family zones. This could

bring more housing options to Olney without radically altering the landscape but could lead to some densification.

2. Traffic and Parking: Given Olney's current infrastructure, increased housing density might raise concerns about traffic and parking. The AHS proposal acknowledges these concerns and aims to manage parking expectations carefully, ensuring that developments do not overwhelm local streets.

3. Community Character: The introduction of Missing Middle Housing in Olney could help retain younger families and seniors who might otherwise leave the area due to housing costs. However, it does present a potential shift in the area's character as more dense housing types are introduced.

4. Economic Impact: As more attainable housing becomes available, Olney could see an increase in local business activity, driven by a more diverse population. At the same time, home values could stabilize or grow as the area becomes more attractive to a broader range of residents.