

TOWN OF CHEVY CHASE PUBLIC FORUM

*Resident Feedback on Prospect of
Multi-family Housing*

June 13, 2024



TONIGHT'S DISCUSSION POINTS

Part 1: County Planning Department Zoning Recommendations

- Attainable Housing
- Small-scale recommendations
- Medium-scale recommendations
- Large-scale recommendations
- Town's Public Position on Attainable Housing
- Next Steps
- Questions & Answers

Part 2: State's New Affordable Housing Law

- Governor Moore's New Affordable Housing Law
- How do the County's rezoning efforts correspond to the new State law?
- Comments & Questions

Part 1

County Planning Department's Zoning Recommendations



ATTAINABLE HOUSING

- Housing shortage: Across MD, there is a housing shortage of 95,000 - 120,000 homes; Across the entire DC region, 250,000 – 320,000 more homes need to be built (the County’s assigned portion is to build 31,000 homes by 2034)
- County-wide effort: Every residential lot across the County, including those in single-family neighborhoods, will be impacted by these recommendations, except for the Agricultural Reserve, Municipalities with their own zoning authority, HOAs, and rural areas
- Not Affordable Housing: This initiative aims to diversify housing options for young professionals, working families, seniors, and others, rather than specifically increasing affordable housing
- Town Cannot Dictate (Zone) How Land Can Be Used: If the County Council were to pass a Zoning Text Amendment (ZTA) that alters the permissible uses of our lots, the Town would be obliged to accommodate attainable housing

SMALL-SCALE ATTAINABLE HOUSING RECOMMENDATIONS

- Allow the construction of duplexes and triplexes on all Town lots by right
- Quadplexes would also be allowed by right because the Town is within a Priority Housing District:
 - Defined as lots within a 1-mile radius of metro/rail station OR 500-feet from a Growth Corridor (Connecticut & Wisconsin Avenues)
- Developments would follow pattern books to be used by DPS; subject to the Town's building regulations for height, setback, massing, lot coverage, water drainage, tree canopy, etc.
- Duplexes, triplexes, and quadplexes could include a home-based business or family day care (*as is allowed today*)
- Lots could be combined and subdivided (*as allowed today*)



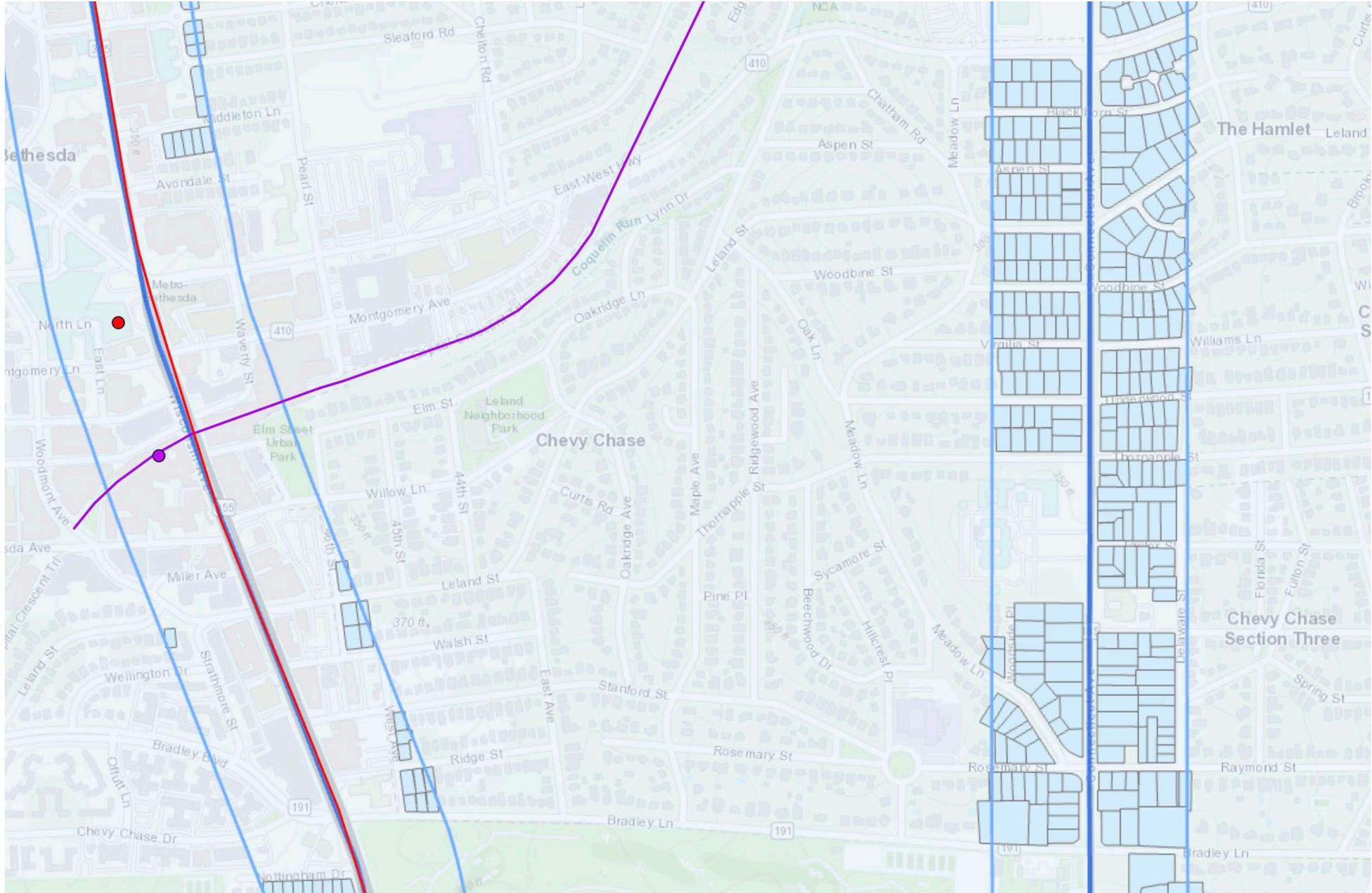
PARKING EXAMPLE

Duplex Example				
Zone	No Street Parking, Outside PHD	Yes Street Parking, Outside PHD	No Street Parking, Inside PHD	Yes Street Parking, Inside PHD
R-200	4	2	2	1
R-90	4	2	2	1
R-60	4	2	2	1
R-40	4	2	2	1
Triplex Example				
Zone	No Street Parking, Outside PHD	Yes Street Parking, Outside PHD	No Street Parking, Inside PHD	Yes Street Parking, Inside PHD
R-200	N/A	N/A	3	2
R-90	6	3	3	2
R-60	6	3	3	2
R-40	6	3	3	2
Quadplex Example				
Zone	No Street Parking, Outside PHD	Yes Street Parking, Outside PHD	No Street Parking, Inside PHD	Yes Street Parking, Inside PHD
R-200	N/A	N/A	4	2
R-90	8	4	4	2
R-60	8	4	4	2
R-40	8	4	4	2

MEDIUM-SCALE ATTAINABLE HOUSING RECOMMENDATIONS

- Permit 3-4 story stacked flats, small apartment buildings, and townhouses on lots located within 500-feet of Connecticut and Wisconsin Avenues ([Link to Map](#))
- Would be accomplished through Attainable Housing Optional Method (AHOM) of development; Town building regulations might not apply as the parameters of development will be determined through the site plan submission process
- All projects would be subject to public input. However, unless comments/concerns were submitted, the projects would be administratively approved by the Planning Department Director. If concerns are submitted, the project would require public presentations and hearings in front of the Planning Board
- To increase financial attainability, AHOM projects' average unit size would be 1500 sq ft, common space would equal 10% of site area, and only reduced parking would be allowed
- The maximum number of units per acre would be capped at 13 units, unless the average unit size is less than 1500 sq ft., then projects would apply a formula of a 2% increase in density for each 1% reduction in average unit size

TOWN LOTS ELIGIBLE FOR AHOM



LARGE-SCALE ATTAINABLE HOUSING RECOMMENDATIONS

- Development of live-work buildings, stacked flats, and larger apartment complexes 4+ stories in height along Connecticut Avenue only through designated master plans or through Local Map Amendments (LMA)
- Master plans and LMAs would require extensive public input and the approval of the Planning Board and County Council

TOWN'S PRELIMINARY PUBLIC POSITION ON ATTAINABLE HOUSING

Town Council provided testimony to the Planning Board on March 21, 2024

- Local building regulations must apply to small-scale attainable housing developments (i.e., a residence with 2 or possibly 3 front doors cannot be larger than would be allowed for a residence with 1 front door)
- The Town Council believes there is support for duplexes, and potentially triplexes, subject to a pattern book that would give residents the ability to visualize the appearance of triplex housing
- Priority Housing District, which would permit quadplexes, and AHOM designations should be determined through the Bethesda Downtown Master Planning and Bethesda-Chevy Chase Master Planning processes

NEXT STEPS

- Jun 13: Planning Board Transmitted Recommendations Report to County Council
- Jun 24: County Council's Planning, Housing, and Parks (PHP) Committee Briefing
- July: PHP Work Sessions
- Fall: Possible Zoning Text Amendment(s) (ZTA) Introduction



COMMENTS & QUESTIONS

Please let us know your thoughts on:

- Duplexes?
- Triplexes?
- Priority Housing Districts & Quadplexes?
- AHOM Along Connecticut & Wisconsin Avenues?
- Master Plans for Large-Scale?

Part 2

State's New Affordable Housing Law

STATE LEGISLATION SIGNED BY GOVERNOR MOORE (EFFECTIVE JANUARY 1, 2025)

Spurs the creation of affordable housing by allowing developers to build multi-family housing on residential lots within $\frac{3}{4}$ mile of a rail station, provided that 15% of the units are affordable for those earning 60% or less of the area median income (AMI).

- In neighborhoods designated as single-family residential by the State, only 501(c)(3) non-profit developers can construct these affordable multi-family housing projects.
- In neighborhoods designated as multi-family residential by the State, private developers can also build affordable multi-family housing projects; these projects can also include mixed-use components (e.g., restaurant, retail, recreation, office) and may receive a 30% density bonus (*thus far undefined*).

HOW DO THE COUNTY'S REZONING EFFORTS CORRESPOND TO THE NEW STATE LAW?

Does County rezoning:

- Expand allowable land uses while our current zone (R-60) legally remains a single-family residential zone? If so, the Town would only be subject to 501(c)(3) developer-led affordable housing projects.
- Legally change our current zone status to a multi-family residential zone? If so, we could be subject to affordable housing projects that include mixed-use components and 30% density bonuses (*thus far undefined*).

Planning is still investigating the implications of this law for this attainable housing rezoning effort as well as what inclusion of “mixed use” may mean in terms of updating zoning ordinances.



COMMENTS & QUESTIONS

The Town Council will compile all comments received via email before this evening's forum, along with the comments and questions from tonight, to draft the testimony we will present to the County Council.