Making Housing More Affordable in MoCo

Coalition for Smarter Growth
DC • MD • VA

Montgomery for All

OUR GOAL:

Housing all people can afford in places where you don't have to drive everywhere if you don't want to.

smartergrowth.net/blueprint for more info

Inclusive, Vibrant Communities

- Guide new homes and businesses to existing communities with access to transit
- Create compact, walkable, bike-friendly, mixed-use communities
- Preserve rural farms, forests and natural areas

Housing for All

- Allow a variety of housing options
- Preserve and build affordable housing

Convenient, Sustainable Transportation Choices

- Provide convenient, frequent, and reliable public transit
- Invest in safe, comfortable walking and biking
- Shift away from highways and arterial road expansion

About Montgomery for All

- **Our platform includes:**
    - Allow more housing options in more places
    - Protect vulnerable communities and prevent displacement
    - Provide equitable, safe access to amenities, education, and economic opportunity
    - Build a world-class transit network

Through these policies, we can address our housing shortage, care for the environment, and build more inclusive, resilient communities.

Montgomery for All

Many People Can't Afford Housing Here

- 2010-2021: Only $150k+ income band increased homeownership rates
- Home prices rising faster than inflation for two decades
- Neighborhoods once affordable are no longer affordable
- 'Adorable homeownership'

We have a <u>structural</u> problem! Our status quo isn't working

Affordable Housing + ...?

MoCo has long been a national leader in innovative affordable housing solutions.

What will we do to address the growing needs of those not served by these programs?

One approach:

Greatly increase subsidies for those who earn too much to qualify for existing affordable rental and homeownership programs.

Problem: Existing affordable housing programs are already oversubscribed, the budget is already fraught, and the needs of many vulnerable people are underserved

Are there other approaches in combination with subsidized affordable housing that can help us achieve greater affordability for more people?

Another approach:

Create housing options more people can afford, and better serve middle-income households, by allowing more types of housing in more locations.

Benefits: More tax revenue here instead of leaving the county; additional subsidized affordable rental and homeownership opportunities; reduce price competition/displacement over existing, lower-cost market-rate units

Thrive & Attainable Housing

- Allow more affordable alternatives than what is allowed today in sustainable locations
- 'Missing middle' homes — -plexes, garden apartments, etc.
  - People like these things!
- Transit- and corridor-oriented growth; avoid car dependent sprawl
- Reduce barriers, timeline, and costs to multi-family construction to reduce costs for homeowners and renters

How to take action!

- **SPEAK UP!** Please help me represent young people at these hearings and meetings!
- **Mobilize, mobilize, mobilize**: Neutral/positive folks less likely to show up, but are critical to winning on this issue
- **Listen and sincerely engage with people's fears**: environment, cost versus current options, eminent domain, neighborhood character, displacement risk
- **Weigh in**: tell the Council this matters to you

Get in touch!

- **Email list** (get updates on hearings and meetings from me, Carrie Kisicki!): smartergrowth.net ➜ Email Signup
- **Join Montgomery for All**: montgomery4all.org ➜ Become a member
- **Email:** carrie@smartergrowth.net (feel free to reach out!)

Coalition for Smarter Growth

For a Sustainable, Livable Region

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