

## 2023 Greater Greater Washington Montgomery County Planning Board Questionnaire

**Greater Greater Washington is endorsing applicants for Montgomery County Planning Board in 2023. We will endorse Planning Board applicants primarily based on their responses to our questionnaire, which addresses the issue areas we work on: housing, affordable housing, transportation, and land use. Completing GGWash's endorsement questionnaire is a prerequisite to be considered for our endorsement, and we publish all responses on our website as a publicly available resource for voters.**

**If you wish to be considered for an endorsement, please fill out the questionnaire by 8 pm on Tuesday, May 2, 2023. Due to the compressed timeframe of the appointment process, we will not extend the deadline and are not able to grant individual extensions due to extenuating circumstances.**

**All questions are required. SurveyMonkey will not save your answers; I recommend drafting your responses in a separate document, then copying and pasting them into the SurveyMonkey form to submit.**

**If you have any questions, please contact Dan Reed, GGWash Regional Policy Director, at [dreed \[at\] ggwash.org](mailto:dreed@ggwash.org).**

### \* 1. Contact information

Name	<input type="text"/>
Email	<input type="text"/>
Political Affiliation	<input type="text"/>
Website	<input type="text"/>
Social media accounts	<input type="text"/>

### \* 2. What are you applying for?

- Planning Board chair
- Planning Board member
- Both

## 2023 Greater Greater Washington Montgomery County Planning Board Questionnaire

### Housing Production

\* 3. Montgomery County needs 60,000 homes by 2040 according to the Planning Department. Where in the county do you think density should be increased to accommodate the construction of new housing? Select all of the options that apply. If you don't think density should be increased in Montgomery County, please select "I do not think density should be increased anywhere in Montgomery County."

- New housing should be concentrated within a close distance of Metro and Purple Line stations.
- New housing should be built throughout existing residential neighborhoods in duplexes, triplexes, townhomes, and small apartment buildings.
- New housing should be built on the site of aging commercial properties, like shopping centers and office parks.
- New housing should only be built in greenfield areas such as Clarksburg.
- I do not think density should be increased anywhere in Montgomery County.

\* 4. How many additional units (including the aforementioned 60,000) do you think should be built here by 2040?

- Between 60,000 and 80,000
- Between 80,000 and 100,000
- Over 100,000
- I do not support another housing production goal for 2040.

\* 5. The recently passed Thrive 2050 plan identifies main corridors in the county as "complete communities" where more housing and mixed-use development should occur, including changing single-family zoning to allow a variety of house types. Do you support this goal?

- Yes
- No

\* 6. As a Planning Board member, your role is to advise the council on strategies for increasing housing production. Please rank the following policies that would increase housing production in the order you'd advise the council to undertake them:

- |                      |  |                              |
|----------------------|--|------------------------------|
| <input type="text"/> | Legalizing two-unit buildings countywide   | <input type="checkbox"/> N/A |
| <input type="text"/> | Legalizing four-unit buildings countywide  | <input type="checkbox"/> N/A |
| <input type="text"/> | Increasing the percentage of affordable housing required in new development  | <input type="checkbox"/> N/A |
| <input type="text"/> | Incentivizing the conversion of older office buildings, shopping centers, etc. to residential properties               | <input type="checkbox"/> N/A |
| <input type="text"/> | Reducing parking requirements in new construction  | <input type="checkbox"/> N/A |
| <input type="text"/> | Legalizing and incentivizing housing above public facilities, such as libraries, recreation centers, and fire stations | <input type="checkbox"/> N/A |

\* 7. In 2020, the County Council—under advice from the Planning Board—eliminated the housing moratorium, in which building permits could not be issued in areas where schools were over capacity. Do you agree with this policy change?

- Yes  
 No

\* 8. The Planning Department is currently working on Attainable Housing Strategies, a study of ways to expand housing options (such as duplexes, townhomes, and small apartment buildings) in Montgomery County. Planning staff have draft recommendations, which include:

- allowing up to three homes by-right on lots currently zoned for one house (R-40, R-60, R-90, and R-200)
- allowing up to four homes on lots closer to transit
- creating a new optional method of development to encourage construction of duplexes, cottage courts, townhomes, and small apartment buildings near transit, along the Growth Corridors identified in Thrive 2050, and near activity centers

If you were a Planning Board member, would you vote to advise that the County Council pursue these recommendations as written?

- Yes  
 No

9. If you answered yes, why would you recommend the Council make these changes? If no, what would you change?

## 2023 Greater Greater Washington Montgomery County Planning Board Questionnaire

### Affordable Housing

\* 10. I consider affordable housing to be (check all that, in your opinion, apply):

- Means-tested or income-restricted
- Built by the government
- Cheap
- Subsidized
- Rent-controlled
- Costing no more than 30 percent of one's household income

\* 11. I consider market-rate housing to be (check all that, in your opinion, apply):

- Not means-tested or income-restricted
- Built by private developers
- Expensive
- Unsubsidized
- Not rent-controlled
- Costing more than 30 percent of one's household income

\* 12. The Moderately Priced Dwelling Unit (MPDU) program requires that at least 12.5% of homes in a new residential development with at least 20 homes be set aside as affordable homes. The cost of doing so is paid by a project's developer. Because the number of MPDUs is tied to the number of total units, the larger a development is, the more MPDUs will be built. Conversely, if the initial density proposed by a developer is reduced during the approvals process, rather than maintained or increased, fewer MPDUs will be built.

Planning Board commissioners are likely to hear from some constituents concerned by a project's potential impact—real or assumed—on traffic, parking, views, and property values and rents, and whether it fits the character of the neighborhood. If a development with MPDUs came before you, what would you do, given the likelihood of at least some pushback?

- I would encourage developers to maximize the height and density of the project.
- I would encourage developers to limit the height and density of the project.

\* 13. Montgomery County spends an estimated \$180,000 of taxpayer dollars to educate a public school student from kindergarten through 12th grade. However, many children who grow up in Montgomery County cannot afford to live there as adults. Should it be a priority for the County to ensure that a child on whose education it has invested can afford to live here as an adult?

Yes

No

2023 Greater Greater Washington Montgomery County Planning Board  
Questionnaire

Affordable Housing

\* 14. If you selected yes, which policies to make housing more affordable do you think the county should pursue? Select all that apply.

- Zoning for denser housing
- Reducing or eliminating parking requirements
- Down payment or closing cost assistance
- Rent stabilization
- Higher MPDU requirements
- Increasing the affordable housing trust fund
- Social housing
- Other (please specify)

## 2023 Greater Greater Washington Montgomery County Planning Board Questionnaire

### Affordable Housing

For the next two questions, consult this table.

### Income levels in Montgomery County

The area median income (AMI) is the household income for the middle household in a region, and is used to define affordable housing standards. In Montgomery County, the AMI for a family of four is \$142,300. Households earning less than 80% AMI are considered "low-income" by HUD, while households earning less than 50% AMI are "very low-income."

Household size	50% AMI	80% AMI	120% AMI
1	\$49,850	\$79,760	\$119,640
2	\$56,950	\$91,120	\$136,680
3	\$64,050	\$102,480	\$153,720
4	\$71,150	\$113,840	\$170,760
5	\$76,850	\$122,960	\$184,440
6	\$82,550	\$132,080	\$198,120
7	\$88,250	\$141,200	\$211,800
8	\$93,950	\$150,320	\$225,480

For more information, read this post: <https://ggwash.org/view/42671/the-area-median-income-ami-explained>

Table: Dan Reed • Source: Montgomery County DHCA • Created with Datawrapper

\* 15. How will you ensure that the County produces housing for residents who make between 50% AMI and 80% AMI?

\* 16. How will you ensure the County produces housing for residents who make between 80% AMI and 120% AMI?

2023 Greater Greater Washington Montgomery County Planning Board  
Questionnaire

Transportation

\* 17. The County's Climate Action Plan includes a target of reducing trips made by private vehicle to 60 percent of total trips (from 75 percent in 2018). Do you agree that incenting residents and visitors to drive less should be an explicit policy goal of the County?

- Yes
- No

\* 18. A 12-year study, published in 2019, found that protected bike lanes drastically lowered fatal crash rates \*for all road users\* in Seattle (-60.6%), San Francisco (-49.3%), Denver (-40.3%) and Chicago (-38.2%), among others. Would you, as a Planning Board member, support removing single-occupancy vehicle parking and travel lanes for protected bike lanes?

- Yes
- No



2023 Greater Greater Washington Montgomery County Planning Board  
Questionnaire

Transportation

\* 19. If yes, how do you think the county and/or state of Maryland should prioritize repurposing street space to create protected bike lanes?

- They should prioritize repurposing existing parking lanes.
- They should prioritize repurposing existing travel lanes.
- They should repurpose whatever lane their staff believe is best on any given street.

\* 20. Do you think Montgomery Parks should expand its Open Parkways program, in which roads in County parks such as Sligo Creek Parkway, Beach Drive, and Little Falls Parkway are closed to cars?

- Yes
- No

## 2023 Greater Greater Washington Montgomery County Planning Board Questionnaire

### Transportation

\* 21. The Countywide Transit Corridors Functional Master Plan, approved in 2013, recommends a network of bus lanes on major roads throughout the county. Today, buses are primarily delayed by sitting in single-occupancy vehicle traffic. Bus riders are more frequently Black and brown, and less affluent, than rail riders and drivers. Would you support removing single-occupancy vehicle parking and travel lanes for dedicated bus lanes, which make bus service faster and more reliable?

Yes

No

\* 22. The county's climate action plan goal to be carbon-free by 2035 requires most of the reduction of its transportation emissions to come from residents turning existing single-occupancy vehicle trips into transit, walking, and biking trips. Please describe at least one trip you currently take by car (even if you, yourself, are not driving) that you can commit to taking on foot, by bus, by train, via a mobility device, or by bike instead.

\* 23. Reducing traffic fatalities and injuries will not only require incentives for people to drive less and nudges to make them drive better. It will also require policies that actively reshape the County's transportation systems and its landscape to decrease single-occupancy vehicle trips, and to slow down the speed of those trips when people do make them. Please rank the following policies in the order that you would advise the Council to pursue them. If you would not advise that the Council pursue a specific policy, please select N/A.

- |   |                      |   |                              |
|---|----------------------|---|------------------------------|
| ☰ | <input type="text"/> | Removing minimum parking requirements in new developments near transit                  | <input type="checkbox"/> N/A |
| ☰ | <input type="text"/> | Implementing road diets on arterial streets   | <input type="checkbox"/> N/A |
| ☰ | <input type="text"/> | Making some streets, especially residential streets, car-free                           | <input type="checkbox"/> N/A |
| ☰ | <input type="text"/> | Building more housing and affordable housing in the County near transit and job centers | <input type="checkbox"/> N/A |







\* 24. Governor Wes Moore's administration will revisit plans to add four high-occupancy toll (HOT) lanes to I-270 and I-495, including whether to move forward with the project and whether or not to institute tolls on part or all of the road. Please select which of the following configurations you would support. If you would not support a specific option, please select "none of the above."

- Keep both highways as they are
- Add toll lanes
- Add untolled (free to drivers) lanes
- Add tolls to both highways as they are
- None of the above

## 2023 Greater Greater Washington Montgomery County Planning Board Questionnaire

### Community Input

\* 25. The Planning Department has started to expand its toolbox of outreach methods in order to hear from a broader variety of community members, in addition to traditional outreach formats. The following is a list of potential sources of feedback for a hypothetical project coming before the board. Rank how important each of these sources would be to your decision-making process. If this source would not be important to you, please select N/A.

- |   |                               |  |                              |
|---|-------------------------------|--|------------------------------|
|  | <input type="text" value=""/> | Comments from residents at a Planning Department presentation to a civic association | <input type="checkbox"/> N/A |
|  | <input type="text" value=""/> | Door-knocking in an apartment complex  | <input type="checkbox"/> N/A |
|  | <input type="text" value=""/> | Online survey of 500 residents   | <input type="checkbox"/> N/A |
|  | <input type="text" value=""/> | Pop-up event at a community festival   | <input type="checkbox"/> N/A |
|  | <input type="text" value=""/> | Booth at a farmer's market   | <input type="checkbox"/> N/A |
|  | <input type="text" value=""/> | Letters, emails, and calls from neighbors adjacent to the site                       | <input type="checkbox"/> N/A |

Last summer, Data for Progress asked Montgomery County residents the following: "According to the Planning Board, the population of Montgomery County is expected to grow by more than 200,000 residents over the next 30 years. To accommodate this increase in population, would you support the construction of new homes, including duplexes, townhomes, and/or apartments, in your own neighborhood?" A graph with the responses, broken out by different groups, is below.

## MoCo voters support more homes in their neighborhood

In July 2022, Data for Progress asked likely Democratic voters in Montgomery County if they support the construction of new homes, including duplexes, townhomes, and/or apartments, in their own neighborhood? Most people said they did, particularly people under 45, those with college degrees, and renters.

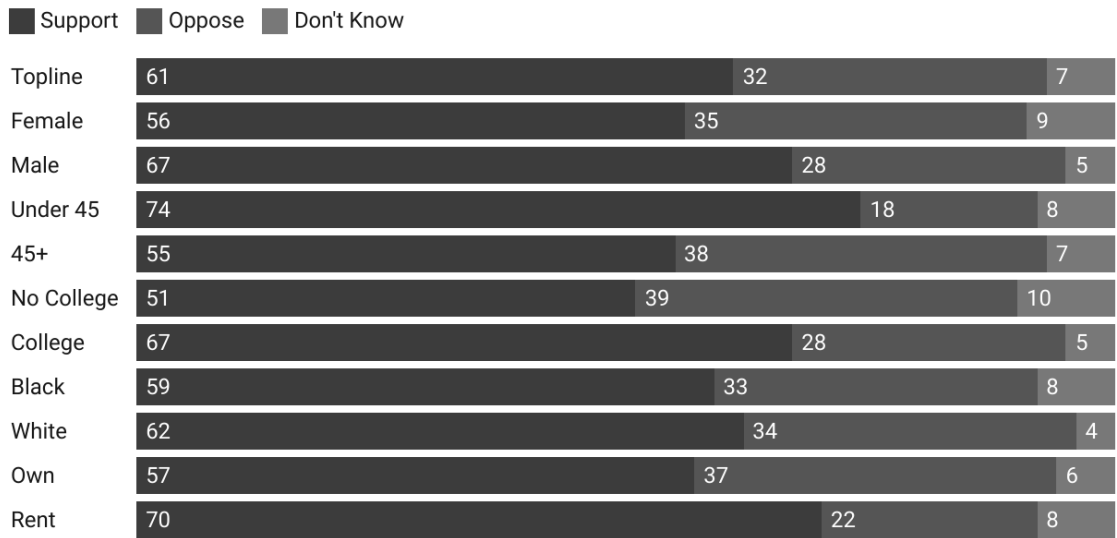


Chart: Dan Reed for Greater Greater Washington • Source: Data for Progress • Created with Datawrapper

\* 26. In your own words, could you describe what this data means for the Planning Board as it makes decisions in the future?