

Subject: Resolution to amend the 2016-2020 Subdivision Staging Policy (SSP) in association with blighted/condemned buildings or affordable housing	
Analyst: Glenn Orlin, Deputy Director	Committee: None – Public Hearing
Keywords: #SSP, blighted buildings, affordable housing	

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AGENDA ITEM #4
June 11, 2019
Public Hearing

M E M O R A N D U M

June 7, 2019

TO: County Council

FROM: Glenn Orlin,⁶⁰ Deputy Director

SUBJECT: Resolution to amend the 2016-2020 Subdivision Staging Policy (SSP) in association with blighted/condemned buildings or affordable housing¹

PURPOSE: Public Hearing

Councilmembers Rice and Riemer are sponsoring this amendment to the 2016-2020 SSP to allow a project with housing to be approved in a cluster or individual school service area that is in moratorium, if the project would generate 10 or fewer school students and either:

- (1) replaces or remediates an uninhabited blighted or condemned or previously condemned structure within or adjacent to a state-designated Opportunity Zone; or
- (2) has more than 50% affordable housing units for families earning 60% or less of area median income.

A memorandum from Councilmember Rice, the Lead Sponsor, is on ©1-2. The proposed resolution is on ©3-4.

The amendment was introduced on April 23, 2019. The Executive and the Planning Board have up to 45 days from that date to provide their respective comments to the Council. The Council can act on this amendment after the public hearing and receiving these comments. The Planning, Housing, and Economic Development (PHED) Committee will have a worksession on this matter on June 17, 2019.

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¹ Key word: #SSP; other words: blighted buildings, affordable housing



MONTGOMERY COUNTY COUNCIL
ROCKVILLE, MARYLAND

CRAIG RICE
COUNCILMEMBER
DISTRICT 2

MEMORANDUM

To: Council President Nancy Navarro
Council Vice President Sidney Katz
From:  Councilmember Craig Rice
Date: April 17, 2019
Re: 2016-2020 Subdivision Staging Policy Amendment, Allocation of Staging Ceiling to Preliminary Plans of Subdivision

I would like to introduce a Subdivision Staging Policy (SSP) Amendment that would give the Planning Board an opportunity to approve a subdivision in a cluster or school service area that is currently in moratorium by taking into consideration improvements made to a distressed community area or advancement of our public policy initiative of increasing affordable housing. Language addition as follows:

S7.3 Blighted/Condemned Buildings or Affordable Housing

If public school capacity is inadequate in any cluster, or school service area, the Planning Board may nevertheless approve a subdivision in that cluster, or school service area if the subdivision generates ten (10) or less students in any given impacted school, and:

- (1) Replaces or remediates an uninhabited blighted or condemned or previously condemned structure located within or adjacent to a state-designated Opportunity Zone, or
- (2) Is a project having more than 50% affordable housing units for families earning 60% or less of AMI.

Montgomery County now has 14 areas designated as Opportunity Zones which encourage investment and redevelopment and help enhance these underserved communities. These are the areas that most likely have blighted and/or condemned structures that plague a community. This SSP amendment would allow the Planning Board to consider the overall community benefits in allowing development in or adjacent to these areas to help spur growth and vitality.

The other part of the SSP speaks to a valued public policy initiative of increasing our inventory of affordable housing throughout the county. This amendment would allow development in a cluster currently over-capacity only if it included greater than 50% of affordable housing units for families

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earning 60% or less of AMI. We need to ensure our families of greatest need have access to housing throughout Montgomery County.

Moratoriums were put in place for a good reason and I do not want to diminish the purpose they serve. This SSP amendment ensures that any new development would not significantly add to the overburden of capacity of schools in moratorium by enacting a strict limit of (10) or less students that any new development might generate.

Resolution No: _____
Introduced: _____
Adopted: _____

**COUNTY COUNCIL
FOR MONTGOMERY COUNTY, MARYLAND**

By: Lead Sponsor Councilmember Rice; Co-Sponsor Councilmember Riemer

SUBJECT: Amendment to the 2016-2020 Subdivision Staging Policy in association with blighted/condemned buildings or affordable housing

Background

1. On April 17, 2018 the County Council approved Resolution 18-1087, amending the 2016-2020 Subdivision Staging Policy.
2. County Code §33A-15(f) allows either the County Council, County Executive, or the Planning Board to initiate an amendment to the Subdivision Staging Policy.
3. On April 23, 2019, in accordance with §33A-15, the Council introduced proposed technical amendments to amend Resolution 18-1087 in association with blighted/condemned buildings or affordable housing.
4. On June 11, 2019, the County Council held a public hearing on the Draft Amendment to the Subdivision Staging Policy.
5. The Council's Planning, Housing, and Economic Development Committee conducted a worksession on the Draft Amendment to the Subdivision Staging Policy.
6. The Council conducted a worksession on the Draft Amendment to the Subdivision Staging Policy, at which careful consideration was given to the public hearing testimony, updated information, recommended revisions and comments of the County Executive and Planning Board, and the comments and concerns of other interested parties.

Action

The County Council for Montgomery County, Maryland, approves the following Resolution:

The 2016-2020 Subdivision Staging Policy is amended as follows:

* * *

Guidelines for Transportation Facilities

* * *

S Public School Facilities

* * *

S7.3 Blighted/Condemned Buildings or Affordable Housing

If public school capacity is inadequate in any cluster or school service area, the Planning Board nevertheless may approve a subdivision in that cluster or school service area if the subdivision generates 10 or fewer students in any given impacted school, and:

- (1) Replaces or remediates an uninhabited, blighted, condemned, or previously condemned structure located within or adjacent to a state-designed Opportunity Zone, or
- (2) Is a project having more than 50% affordable housing units for families earning 60% of less of area median income.

* * *

This is a correct copy of Council action.

Megan Davey Limarzi, Clerk of the Council