



Objective 2:  
**Diverse Housing and  
Neighborhoods**

Create diversity in the type and size of units, neighborhoods, facilities, and programs to accommodate current and future residents.

**Policies**

- 2.1 Strengthen the stability of established neighborhoods through targeted programs that improve schools, parks, safety and new or upgraded pedestrian and bicycling facilities.
- 2.2 Make housing affordable to low, moderate, and middle income households a priority in all parts of the County.
- 2.3 Encourage neighborhood diversity with a range of unit sizes, types, and occupancy (including rental and ownership options).
- 2.4 Ensure that infill development complements existing houses and neighborhoods.
- 2.5 Mix housing with other uses with special care in ways that promote compatibility and concern for residents' need for safety, privacy, and attractive neighborhoods.
- 2.6 Provide for appropriate redevelopment of residential property when conditions warrant.
- 2.7 Protect residential neighborhoods from excessive traffic and discourage spill-over parking from non-residential areas.
- 2.8 Create mixed-use neighborhoods with local small retail businesses and basic services within walking distance of housing.
- 2.9 Use special care to plan uses at the edges of high-density centers that are compatible with existing neighborhoods.
- 2.10 Encourage shared parking facilities in high-density, transit-oriented, mixed-use developments to reduce parking and environmental costs in new housing construction. Encourage parking to be provided as a separately priced and purchased amenity in high density areas.
- 2.11 Continue the partnership between Montgomery County and the Housing Opportunities Commission to acquire vacated properties for affordable low, moderate, and middle income housing, including land donations from banks, grant programs, and other charitable groups.
- 2.12 Encourage housing cooperatives, faith-based organizations, neighborhood housing groups, and employers to use their existing property or to purchase land and buildings for the production and preservation of housing affordable to households with low and moderate incomes.
- 2.13 Provide underused and strategically located surplus public properties for housing that includes housing affordable to low and moderate income households at a higher percentage than required in the MPDU program.