Ensuring Housing Choices for All
Goal: Balance housing options for people of all income levels in communities throughout the corridor.

A. Increase the range of housing choices and minimize residential displacement

1) Invest to expand the supply of affordable housing
2) Expand Montgomery County’s MPDU program
3) In appropriate locations, increase the density of development and quality of urban design
4) Increase the share of workforce housing in the corridor
5) Maintain home ownership opportunities for low-income residents
6) Preserve and enhance the supply of affordable market rate housing units
7) Engage property developers and managers in a corridor-wide effort to increase the supply and improve the quality of rental housing
8) Acquire land around transit stations to preserve the opportunity to build transit-accessible housing
9) Create community land trusts and cooperatives
10) Adopt inclusionary zoning policies to achieve greater housing affordability around transit lines
11) Enact legislation that establishes tax policies to support affordable housing
12) Develop and implement an affordable housing preservation plan with the help of bi-county redevelopment community team
13) Establish a goal of “no net loss of affordable housing”
14) Adopt policies and take actions that prevent existing residents from becoming involuntarily displaced

B. Build a balanced corridor

1) Pursue a development strategy that balances development patterns and ridership flows across the corridor
2) Develop strategies that recognize how market conditions, cultural histories, and fiscal constraints vary across the corridor
3) Seek to disperse MPDUs

C. Maintain high levels of community engagement during the construction period

1) Mitigate disruption to residents
2) To keep residents informed throughout the construction period, establish a station-area advisory council
3) Work with the disabilities community

D. Monitor housing market conditions