

MONTGOMERY COUNTY

CITIZENS OF THE COUNTY;

(5) A CAREFUL STUDY OF MARKET DEMANDS SHOWS THAT APPROXIMATELY ONE-THIRD OF THE COUNTY'S NEW LABOR FORCE OVER THE NEXT TEN YEARS WILL REQUIRE MODERATELY PRICED DWELLING UNITS;

(6) DEMOGRAPHIC ANALYSES INDICATE THAT PUBLIC POLICIES WHICH PERMIT EXCLUSIVELY HIGH PRICED HOUSING DEVELOPMENT DISCRIMINATE AGAINST YOUNG FAMILIES, RETIRED AND ELDERLY PERSONS, SINGLE ADULTS, FEMALE HEADS OF HOUSEHOLDS, AND MINORITY HOUSEHOLDS, AND SUCH POLICIES PRODUCE THE UNDESIRABLE AND UNACCEPTABLE EFFECTS OF EXCLUSIONARY ZONING, THUS FAILING TO IMPLEMENT THE HOUSING GOAL OF THE GENERAL PLAN FOR THE COUNTY;

(7) EXPERIENCE INDICATES THAT THE CONTINUING HIGH LEVEL OF DEMAND FOR MORE LUXURIOUS HOUSING, WITH A HIGHER PROFIT POTENTIAL, DISCOURAGES DEVELOPERS FROM OFFERING A MORE DIVERSIFIED RANGE OF HOUSING, AND THE PRODUCTION OF MODERATELY PRICED HOUSING IS FURTHER DETERRED BY THE HIGH COST OF LAND, MATERIALS AND LABOR;

(8) ACTUAL PRODUCTION EXPERIENCE IN THE COUNTY INDICATES THAT IF LAND COSTS CAN BE REDUCED, HOUSES OF MORE MODEST SIZE AND FEWER AMENITIES CAN BE BUILT TO BE SOLD AT A PROFIT IN VIEW OF THE EXISTING READY MARKET FOR SUCH HOUSING;

(9) EVERY INDICATION IS THAT, GIVEN THE PROPER INCENTIVE, THE PRIVATE SECTOR IS BEST EQUIPPED AND POSSESSES THE NECESSARY RESOURCES AND EXPERTISE REQUIRED TO PROVIDE THE TYPE OF MODERATELY PRICED HOUSING NEEDED IN THE COUNTY;

(10) RAPID REGIONAL GROWTH AND A STRONG HOUSING DEMAND HAVE COMBINED TO MAKE LAND AND CONSTRUCTION COSTS VERY HIGH AND TO CONSTRICT THE USED HOUSING MARKET;

(11) IN RECENT YEARS EFFORTS HAVE BEEN MADE TO ENCOURAGE MODERATELY PRICED HOUSING CONSTRUCTION THROUGH ZONING INCENTIVES PERMITTING GREATER DENSITY AND THROUGH RELAXATION OF SOME BUILDING AND SUBDIVISION REGULATIONS. VERY LITTLE MODERATELY PRICED HOUSING HAS RESULTED; AND

(12) IN SOME INSTANCES EXISTING HOUSING FOR PERSONS OF LOW AND MODERATE INCOME IS SUBSTANDARD AND OVERCROWDED.

25A-2. DECLARATION OF LEGISLATIVE POLICY AND PURPOSE.

THE COUNTY COUNCIL HEREBY DECLARES IT TO BE THE PUBLIC POLICY OF MONTGOMERY COUNTY, MARYLAND: