

**HOUSING IN FREDERICK COUNTY**

# Briefing Book

An Element of the Livable Frederick Comprehensive Plan  
Frederick County, Maryland 2024







**HOUSING IN FREDERICK COUNTY**

# Briefing Book

**An Element of the Livable Frederick Comprehensive Plan  
Frederick County, Maryland 2024**







## Contents

Frederick County Overview	1
Housing Data	7
Economic Influences on Housing Demand	19
Housing Trends	23
Key Insights & Housing Element Planning Strategies	27

## Figures

Figure 1: Frederick County Population, U.S. Decennial Census 1900 - 2020	1
Figure 2: Historic and Projected Population, 1990-2050	2
Figure 3: Housing Unit Permits 2013-2023	9
Figure 4: Where New Frederick County Residents Moved From	11
Figure 5: Tenure by Units in Structure	12
Figure 6: Owner-Occupied Households With Monthly Housing Costs Exceeding 30% of Income	14
Figure 7: Renter-Occupied Households with Monthly Housing Costs Exceeding 30% of Income	14
Figure 8: Renter Cost Burden, 2013-2017 and 2018-2022	24
Figure 9: Renter Household Income, 2013-2017 and 2018-2022	24
Figure 10: Homeowner Cost Burden, 2013-2017 and 2018-2022	25
Figure 11: Homeowner Household Income, 2013-2017 and 2018-2022	25

## Tables

Table 1: Frederick County Acreage of Residential Land Use Designations	3
Table 2: Frederick County Acreage of Residential Zoning Districts	4
Table 3: Housing Type	7
Table 4: Number of Bedrooms	7
Table 5: Tenure by Bedrooms (Frederick County)	8
Table 6: Year Structure Built	8
Table 7: Frederick County Population by Race and Ethnicity	10
Table 8: Frederick County Annual Household Income	10
Table 9: Tenure Status	11
Table 10: Household Type and Tenure Status	12
Table 11: Monthly Housing Costs by Tenure Status	13
Table 12: Low-Income Thresholds by Household Size	15
Table 13: Estimated Extremely Low-Income and Low-Income Households	15
Table 14: Rental Housing Affordable to Extremely Low- and Low-Income Households	16
Table 15: Estimated Monthly Principal & Interest of 2023 Median Priced Home	16
Table 16: Rental Workforce Housing Income Thresholds by Household Size	17
Table 17: Rental Housing Affordable to Workforce Households (50%-100% AMI) by Household Size	17
Table 18: Ownership Workforce Housing Income Thresholds by Household Size	18
Table 19: Ownership Workforce Housing Affordable Monthly Housing Costs	18
Table 20: Where Workers Employed in Frederick County Live	19
Table 21: Where Workers Living in Frederick County Work	20
Table 22: Top 10 NAICS Industry Sectors in Frederick County	21
Table 23: Jobs by Earnings	21
Table 24: Educational Attainment of Workers	21
Table 25: Internal and External Jobs by Earnings	21
Table 26: Median Income and Housing Costs Trends, 2008 – 2022	23
Table 27: Share of Renters and Homeowners Who Are Cost-Burdened, 2008 - 2022	23
Table 28: Residential Sales Data, 2015-2023	26







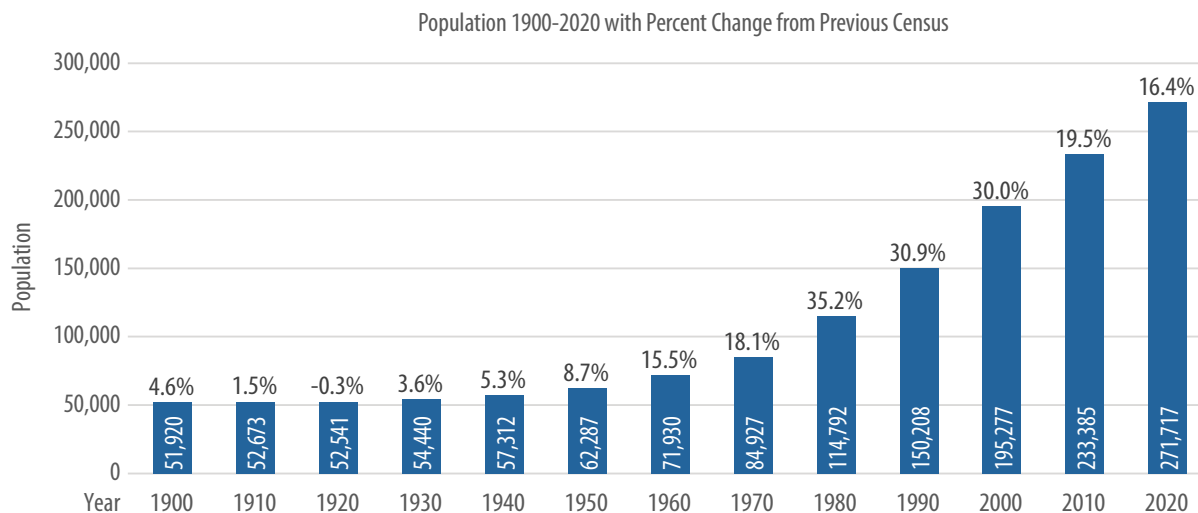
# Frederick County Overview

## POPULATION HISTORY

Frederick County was created in 1748 from portions of Prince George's and Baltimore counties. Further divisions occurred in 1776 to create Montgomery and Washington counties and in 1837 to create Carroll County.<sup>1</sup> The County has 12 municipalities with the oldest being the City of Frederick, incorporated in 1816.

In the 1840 census, Frederick County's population was 36,405.<sup>2</sup> The population gradually increased to 50,482 by 1880. After this, the County's population stayed relatively consistent and did not break 60,000 until the 1950 Census (65,287). Figure 1 graphs the total population as enumerated in the U.S. Decennial Census from 1900 through 2020 as well as the percent change from the previous census. Frederick County has experienced double-digit population increases since the 1960 Census through today. The County has grown by around 30,000 – 40,000 people each decade since the 1970s.

**Figure 1: Frederick County Population, U.S. Decennial Census 1900 - 2020**



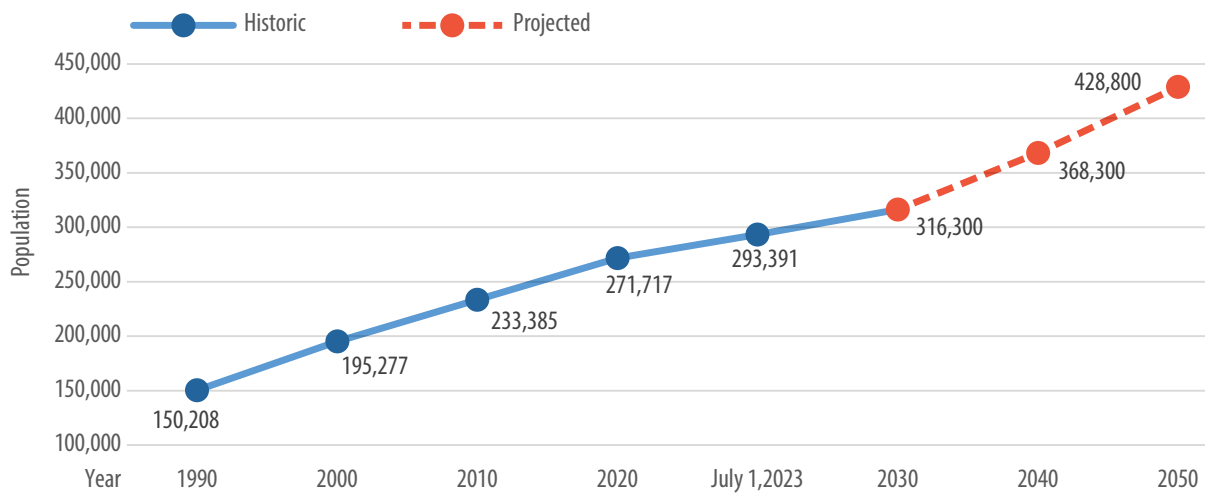
The County's population growth is expected continue in the coming decades as part of growth forecasted for the metropolitan Washington, D.C. region. Figure 2 shows the County's historical population from 1990 – 2020, the estimated July 1, 2023 population, and 2030 – 2050 population projections from the Metropolitan Washington Council of Government's Round 10.0 Cooperative Forecast. By 2050, the County is projected to increase by 134,869 people, a 46% increase from the estimated 2023 population. The Round 10.0 forecasts estimate the number of households in 2050 will be 155,700. This represents an additional 57,300 households from the 2020 census or 58%. Typically, a household equals one occupied dwelling unit. In other words, to accommodate the expected population growth, the County should anticipate needing to increase the housing stock by around 57,000 homes by 2050.

<sup>1</sup> <https://msa.maryland.gov/msa/mdmanual/36loc/fr/chron/html/frchron.html>

<sup>2</sup> U.S. Census Bureau, *Population of States and Counties of the United States: 1790 – 1990*. March 1996. <https://www2.census.gov/library/publications/decennial/1990/population-of-states-and-counties-us-1790-1990/population-of-states-and-counties-of-the-united-states-1790-1990.pdf>



**Figure 2: Historic and Projected Population, 1990-2050**



As of June 30, 2024, there were 15,050 homes in the residential pipeline. Homes in the pipeline have some level of plan approval but there has not been a building permit issued. Around two-thirds of the pipeline are within municipalities and the remaining one-third are within unincorporated areas. In addition to these pipeline units, the recently adopted South Frederick Corridors Plan calls for 10,000 homes within the planning area along the MD-355 and MD-85 corridors. Even with the short-term pipeline and the longer-term South Frederick Corridors Plan, this still leaves a need for planning efforts to accommodate roughly 32,000 homes through 2050.

## COMPREHENSIVE PLAN

The comprehensive plan is a collection of planning documents and regulatory maps intended to create a community vision to guide policy, land use, zoning, growth decisions, and more. Frederick County only has planning jurisdiction over unincorporated areas. Municipalities adopt their own planning documents, subdivision, and zoning codes. The most recent master plan adopted by Frederick County was the Livable Frederick Master Plan (LFMP) in 2019.

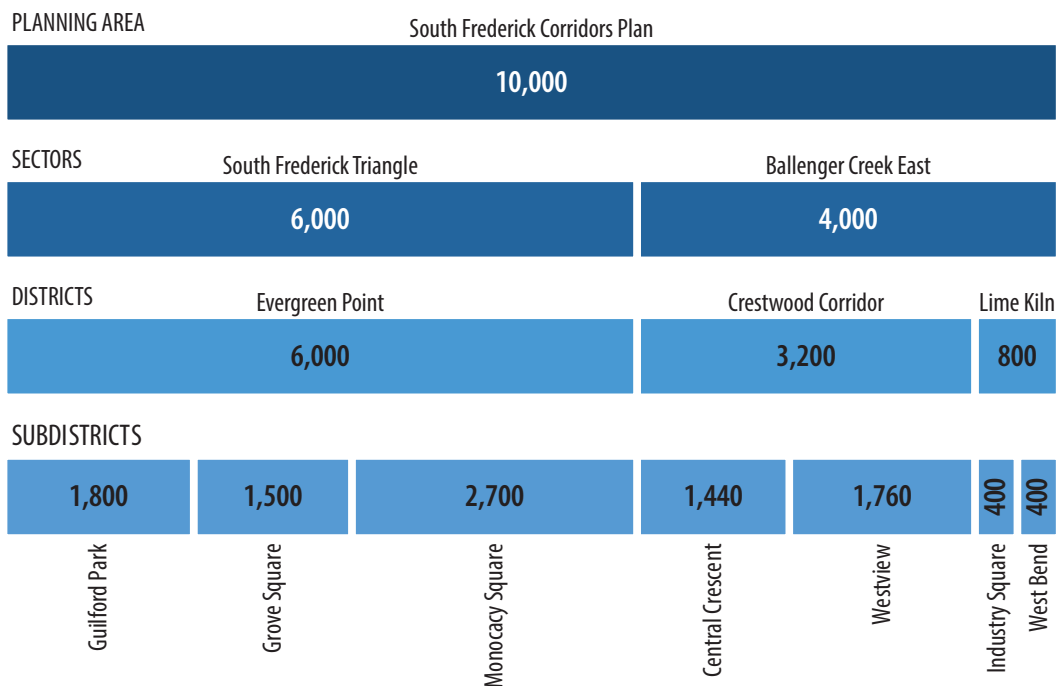
The LFMP was a visioning document and did not change land use or zoning designations. Therefore, the land use and zoning adopted with the County's 2010 Comprehensive Plan (as amended in 2012) remains in effect. Two small area plans have been adopted under the LFMP: the Sugarloaf Treasured Landscape Management Plan (2022) and the South Frederick Corridors Plan (2024). Both plans included land use changes and amended the Comprehensive Plan Map upon adoption. The Sugarloaf Plan included zoning changes concurrently with plan adoption. While rezoning is a significant component of South Frederick Corridors Plan implementation, rezoning was not adopted with the plan and will occur separately.

As of this Briefing Book, the County is engaged in the planning process for the Investing in Workers and Workplaces Plan. This plan is anticipated to increase land designated for targeted economic opportunity uses through the review of select growth areas and current land use designations. The Housing Element may also consider land use, zoning, or growth area changes. It is not known if these would be adopted along with the plan or after plan adoption.



## Residential Development in the South Frederick Corridors Plan

The South Frederick Corridors Plan is focused on incremental redevelopment throughout the next generation. The planning area is divided into two sectors: the South Frederick Triangle, which is primarily commercial/light industrial corridor and Ballenger Creek East, which is primarily low- to medium- density residential. The plan allocates 10,000 new homes in these areas. There are 6,000 allocated to the existing commercial area in South Frederick Triangle and 4,000 to Ballenger Creek East. These two sectors are further divided into three districts and nine subdistricts. Each district and subdistrict share in the overall residential unit allocation. Over time as the plan is implemented, the plan may be amended to shift the number of housing units between districts or subdistricts. Residential allocations are not a new planning concept, but the South Frederick Corridors Plan is the first to apply this concept within Frederick County.



Only districts and subdistricts with residential unit allocations are shown in the chart. For more information, refer to the South Frederick Corridors Plan, Figure 10: Dwelling Allocation Summary Chart on Page 24.

### Frederick County Acreage of Residential Land Use Designations

Land Use Designation <sup>1</sup>	Acres	Percent of County
Agricultural/Rural (A)	217,367	51.2%
Natural Resource (NR)	76,529	18.0%
Rural Residential (RR)	20,072	4.7%
Rural Community (RC)	3,770	0.9%
Low-Density Residential (LDR)	14,478	3.4%
Medium-Density Residential (MDR)	1,825	0.4%
High-Density Residential (HDR)	261	0.06%
Village Center (VC)	409	0.1%

<sup>1</sup> Some land use designations in the County allow for the application of mixed-use zones. These have been excluded because the zoning is a better indicator of what may include a residential component.



**Table 2: Frederick County Acreage of Residential Zoning Districts**

<b>Zoning District</b>	<b>Acres</b>	<b>Percent of County</b>
A – Agricultural <sup>1</sup>	237,026	55.8%
RC – Resource Conservation <sup>1</sup>	95,338	22.5%
MX – Mixed Use (Euclidean) <sup>1</sup>	102	0.02%
MXD – Mixed Use Development (Floating) <sup>1</sup>	1,356	0.3%
PUD – Planned Unit Development (Floating)	7,639	1.8%
R1 – Low Density Residential	23,715	5.6%
R3 – Low Density Residential	3,624	0.9%
R5 – Middle Density Residential	407	0.1%
R8 – Middle Density Residential	261	0.06%
R12 – High Density Residential	83	0.02%
R16 – High Density Residential	28	0.01%
VC – Village Commercial	686	0.16%

<sup>1</sup> Agricultural, Resource Conservation, and mixed use zoning acreages are inclusive of all uses. The acreage of actual residential uses is likely less than the numbers displayed in this table.

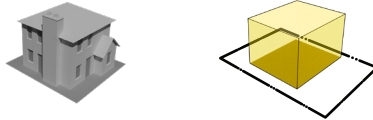
Table 1 and Table 2 provide the acreage amounts for Frederick County's land use and zoning districts where residential homes are a permitted use. The percentages are calculated on the estimated total land in Frederick County excluding water and including municipalities (around 424,436 acres). Municipalities account for just under 7% of Frederick County's total acreage. By far, the most common land use and zoning district in the unincorporated area of Frederick County is Agricultural.

Most of the County's land available for residential development is primarily designated for lower density development, even within growth areas. Community Growth Areas are defined geographic areas in the County, surrounding existing municipalities or surrounding developed County land, where new growth is directed. CGAs work in conjunction with other mechanisms for directing growth such as land use designations, zoning, water and sewer provision, and funding prioritization for infrastructure development. All of the County's municipalities are considered municipal growth areas with the exception of Rosemont and Burkittsville. There are 14 unincorporated growth areas.

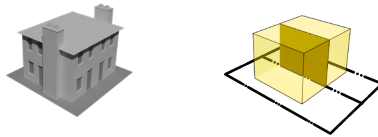
The Livable Frederick Master Plan included the Thematic Plan Diagram which identified four sectors: primary growth, secondary growth, agricultural infrastructure, and green infrastructure. Both the primary and secondary growth sectors include existing communities. The Primary growth sector is characterized by existing pipeline development and creating environments that can support multi-modal development. Secondary growth is characterized by existing communities served by infrastructure. These include many of the County's municipalities. The agricultural and green infrastructure sectors are places where preservation should be directed.

A – Agricultural  
RC – Resource Conservation  
R1 – Low Density Residential  
R3 – Low Density Residential  
R5 – Middle Density Residential  
R8 – Middle Density Residential  
R12 – High Density Residential  
R16 – High Density Residential  
PUD – Planned Unit Development  
VC – Village Center  
MX – Mixed Use  
MXD – Mixed Use Development

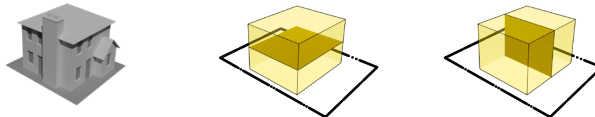
A detached dwelling designed for or used exclusively by 1 family.



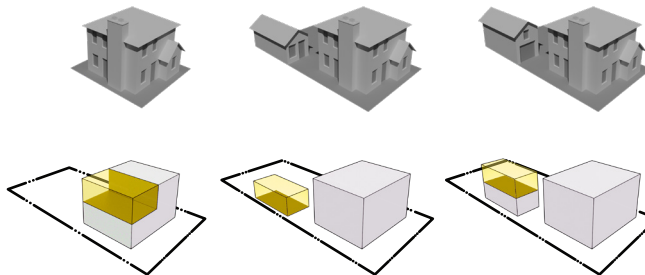
Two dwelling units arranged or designed to be located on abutting and separate lots and separated from each other by a continuous vertical party wall, without openings from the lowest floor level to the highest point of the roof.



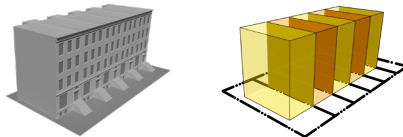
A dwelling which is located on a lot, contains no more than 2 dwelling units which are arranged 1 above the other or side by side. No more than 1 family occupies either dwelling unit.



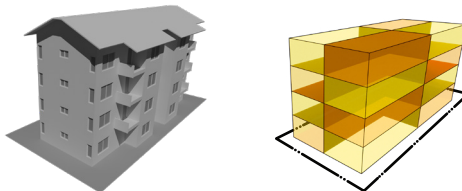
An independent, self-contained dwelling unit located within a single-family dwelling, or within an accessory structure, or built as a separate accessory structure, and located on the same lot as a single-family dwelling.



One of a series of 3 or more attached dwelling units separated from one another by continuous vertical party walls which are without openings from lowest level floor to the highest point of the roof.

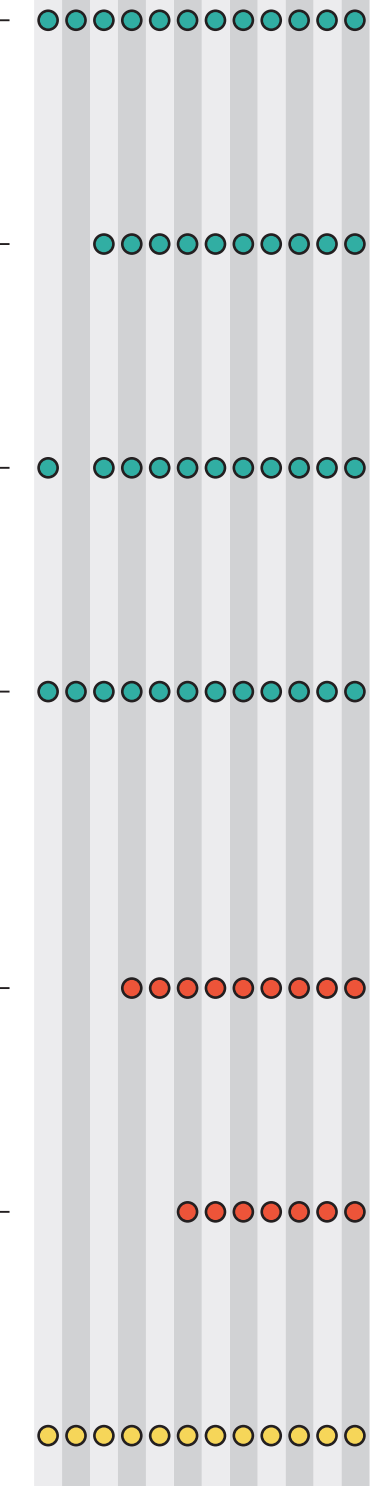


**A detached building containing 3 or more dwelling units.**



Greater than 1,000 square feet.

Same configurations as accessory dwelling unit less than 1,000 square feet.



- = Use is Permitted in Zone  
● = Building Permit Only  
● = Planning Commission and Building Permit  
● = Board of Zoning Appeals and Building Permit



## Housing in the Livable Frederick Master Plan

Housing policy is integrated throughout the vision, goals, and initiatives of the Livable Frederick Master Plan. Below are some excerpts from the plan. These are some of the highlights and are not meant to be seen as an exclusive list of housing goals in the plan.

### Key Insights and Considerations (Page 11)

#### Multi-Modal Choices and Active Living: A New Development Model

“Developing a new multi-modal transportation network for Frederick County will improve the overall effectiveness of the system and create conditions which promote active living and improve the health of citizens. . . . This effort could create an opportunity for a large share of our new homes and jobs to be located in areas where there are options available to residents to walk, bike, take transit, or drive shorter distances to reach their daily destinations.”

#### More Housing Choices Necessary to Increase Livability

“As housing affordability continues to be a strain for Frederick County citizens, the location and diversity of housing options should also reflect a consideration of creating and maintaining different housing price points – including housing options that remain affordable for as many citizens as possible. Where, and how, people want to live is changing. Different types of households, and people at various stages in their lives, have different needs and desires for the kind of place they want to call home. As the demographics of our community continue to change, so too should our housing options. Housing located in walkable, transit accessible locations can reduce household transportation costs, and reduce the overall housing cost burden on local families.”



#### Our Community Action Framework:



#### **Category: Infrastructure Design; Goal: Settlement Patterns** (Pages 95-96).

Create a system of land use, transportation and public infrastructure that prioritizes access through diversified mobility and integrated land use planning.



#### **Category: Infrastructure Capacity** (Pages 99-101)

Goals in this category deal with the practice of ensuring that the supply of and the demand for our transportation and public infrastructure are continually in balance.



#### **Category: Housing Diversity** (Pages 105-109)

Goals in this category concern the effort to build a varied housing stock in order to support fairness, equity, and resilience for our community and that serves the needs of present and future residents.



#### **Category: Housing Design** (Pages 109-111)

Goals in this category concern the planning, technical methods, and forecasting that ensure the provision of appropriately configured housing types and allocation of housing throughout the county.



#### **Category: Housing Economy** (Pages 111-112)

Goals in this category concern the regulatory and financial context of managing the production and risk of providing new and future housing stock in the county through construction, ownership, and occupancy.

# Housing Data

## HOMES

According to data from the 2022 American Community Survey 5-Year Estimates, Frederick County had an estimated 104,217 homes. Of those, 95.8% were occupied and 4.2% were vacant. Owner-occupied units had a vacancy rate of 0.5% and rental units 3.2%. In the 2017 5-Year Estimate, the homeowner vacancy rate was 1.2% and the rental vacancy was 2.8%. These low vacancy rates suggest a constrained housing supply, particularly for those looking to purchase a home.

Table 3 details the housing types in Frederick County and compares the overall makeup to housing statewide. Within Frederick County, homes are predominantly single-family detached (60.7%) followed by single-family attached (21.5%). When compared to housing across Maryland, Frederick County has a higher share of single-family detached homes and a lower share of multifamily buildings with five or more units.

**Table 3: Housing Type**

	Number of Units (Frederick County)	Percent (Frederick County)	Percent (Maryland)	Percentage Point Difference
Single-Family Detached	63,253	60.7%	51.5%	9.2%
Single-Family Attached	22,431	21.5%	21.1%	0.4%
2-4 Units	3,108	3.0%	3.6%	-0.6%
5+ Units	14,620	14.0%	22.5%	-8.5%
Other	805	0.7%	1.3%	-0.6%

2022 5-Year ACS; Table DP04

Table 4 presents the number of bedrooms within a home and compares Frederick County percentages to statewide. Frederick County has a high share of homes with three or more bedrooms which is likely a result of its higher share of single-family attached and detached homes. Compared to Maryland, Frederick County has a lower share of one- and two-bedroom homes and a higher proportion of homes with three or more bedrooms and in particular, four-bedroom homes.

However, the distribution of the number of bedrooms in a home is not equal between renters and homeowners. Table 5 illustrates how over 88% of homeowners live in a home with three or more bedrooms but renters tend to live in homes with fewer bedrooms, with just over 61% living in a unit with two or fewer bedrooms.

**Table 4: Number of Bedrooms**

	Number of Units (Frederick County)	Percent (Frederick County)	Percent (Maryland)	Percentage Point Difference
No bedroom	1,260	1.2%	2.0%	-0.8%
1 bedroom	6,102	5.9%	10.2%	-4.3%
2 bedrooms	17,684	17.0%	21.3%	-4.3%
3 bedrooms	39,467	37.9%	36.3%	1.6%
4 bedrooms	30,580	29.3%	22.1%	7.2%
5+ bedrooms	9,124	8.8%	8.1%	0.7%

2022 5-Year ACS; Table B25041



**Table 5: Tenure by Bedrooms (Frederick County)**

	<b>Owner</b>	<b>Renter</b>
No bedroom	0.3%	3.5%
1 bedroom	0.8%	20.9%
2 bedrooms	10.3%	36.7%
3 bedrooms	41.6%	26.3%
4 bedrooms	36.2%	9.6%
5+ bedrooms	10.8%	3.0%

2022 5-Year ACS; Table B25042

Table 4 and Table 5 suggest there may be a lack of housing supply for smaller households looking to purchase their housing and for larger households looking for larger homes to rent. An undersupply of housing appropriate for households may mean the household has to compromise such as: live in something too large or too small, live further away from their place of work, or not find a home for purchase within their price range. There are some caveats to this including the fact that the decision to rent or purchase housing is influenced by many factors. In addition, the number of bedrooms in a home can change throughout the structure's lifetime as well as whether the structure is for rent or for purchase. Still, the Housing Element should look forward to the expected population trends of the next 20 years and ensure an adequate range of housing types are available regardless of whether a household rents or owns.

Table 6 categorizes homes based on the year the structure was built. While there is an overall wide range of the age of housing in Frederick County, the period of 1970 to 2000 saw the construction of almost half of all of Frederick County's present housing stock (47.0%). The influence of regional and national trends towards suburbanization and population growth, fueled by the growing dominance of the automobile and highway improvements is evident.

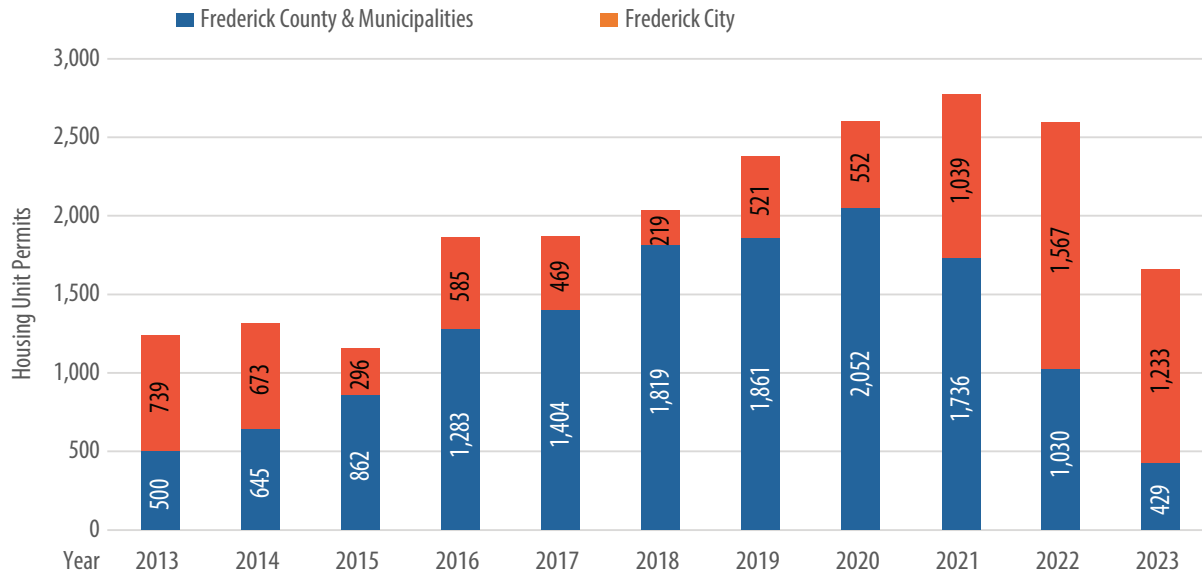
Growth in the number of housing units has continued into the 21<sup>st</sup> century, with around 28% of the current housing supply being built since 2000. Figure 3 provides a 10-year lookback (2013-2023) at residential permit activity. New housing construction has averaged around 1,200 permits per year. This number includes the unincorporated area of Frederick County and all municipalities except for the City of Frederick. In 2022 and 2023 the number of new dwellings permitted in the City outpaced the County. There has been a recent decrease in new housing unit permits. It remains to be seen if this is a long-term trend.

**Table 6: Year Structure Built**

	<b>Number of Units (Frederick County)</b>	<b>Percent (Frederick County)</b>
2020 or later	1,150	1.1%
2010 to 2019	11,867	11.4%
2000 to 2009	16,464	15.8%
1990 to 1999	21,003	20.2%
1980 to 1989	16,304	15.6%
1970 to 1979	11,677	11.2%
1960 to 1969	6,737	6.5%
1950 to 1959	4,871	4.7%
1940 to 1949	2,007	1.9%
1939 or earlier	12,137	11.6%

2022 5-Year ACS; Table B25034

**Figure 3: Housing Unit Permits 2013-2023**



Source: Frederick County Division of Planning & Permitting

## PEOPLE

This section presents demographic and socioeconomic data about the people who live in Frederick County.

As described in the “Homes” section, Frederick County has an estimated 104,217 homes with 99,891 occupied units (also referred to as “households”). The total population in the 2022 5-Year Estimate is 273,829. Because the 5-Year Estimates look at a five-year window (2017-2022) this does not mean the December 31, 2022 population was 273,829. In fact, more recent annual estimates have the County approaching 300,000 residents. The Maryland Department of Planning State Data Center estimated a July 1, 2023 population of 293,391.

The following information is from Table DP02 for the 2022 ACS 5-Year Estimates:

- The average household size is 2.70 and the average family size is 3.18
- 35.7% of households have at least one person younger than 18 years old
- 29.3% of households have at least one person who is at least 65 years old
- 9.4% of all households are an individual 65 years old or older who is living alone

Table 7 details the race and ethnicity in Frederick County. The majority of the population is White (73.8%), followed by Black or African American (10.1%), and two or more races (8.6%). Eleven percent are of Hispanic or Latino origin of any race. The table also compares the County’s demographics to the Washington, DC region. Although Frederick County has become more diverse in recent years, it still has a much higher share of individuals who identify as White alone than the region.



**Table 7: Frederick County Population by Race and Ethnicity**

	Population (Frederick County)	Percent (Frederick County)	Percent (Washington, DC Metropolitan Statistical Area)
Race			
White alone	202,183	73.8%	48.1%
Black or African American alone	27,723	10.1%	25.0%
American Indian and Alaska Native alone	652	0.2%	0.4%
Asian alone	13,586	5.0%	10.6%
Native Hawaiian and Other Pacific Islander alone	95	0.0%	0.1%
Some Other Race alone	5,909	2.2%	7.5%
Two or More Races	23,681	8.6%	8.3%
Ethnicity			
Hispanic or Latino Origin (Any Race)	30,072	11.0%	16.5%

2022 5-Year ACS; B02001 (race) and B03003 (ethnicity)

Table 8 presents household income data for Frederick County and the region. Household income is high in Frederick County and the distribution of household incomes compares similarly to the region. At the bottom of Table 8 are the average and median household incomes in Frederick County for various household types. Nonfamily households have significantly lower median and average income compared to all households or family households.

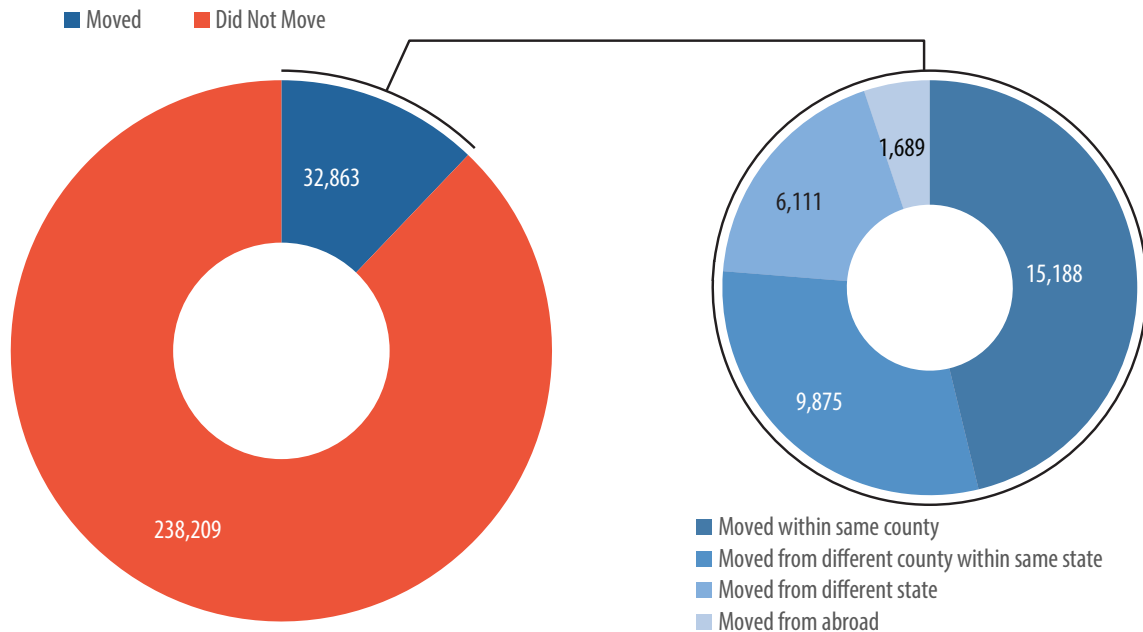
**Table 8: Frederick County Annual Household Income**

	Households (Frederick County)	Percent (Frederick County)	Percent (Washington, DC Metropolitan Statistical Area)
Less than \$25,000	7,563	7.6%	8.7%
\$25,000 to \$49,999	10,030	10.0%	10.0%
\$50,000 to \$74,999	12,803	12.8%	11.4%
\$75,000 to \$99,999	11,641	11.7%	11.4%
\$100,000 to \$149,999	21,860	21.9%	19.3%
\$150,000 or more	35,994	36.0%	39.2%
Median Household Income:			\$115,724
Average Household Income:			\$138,462
Median Family Income:			\$135,543
Average Family Income:			\$156,043
Median Nonfamily Income:			\$66,713
Average Nonfamily Income:			\$84,860

2022 5-Year ACS; DP03 (Past 12 Months, inflation-adjusted to 2022 dollars)

Frederick County has experienced population growth since the 2020 Census. This growth is the highest percent increase among Maryland counties.<sup>3</sup> Population change is affected by births, deaths, and migration (domestic and international). Figure 4 is one estimate of where new residents to Frederick County within the last year moved from. Around 12% of Frederick County residents had moved within the past year (survey responses from 2018-2022). Almost half of them moved within Frederick County. Around 30% moved from another Maryland county, 18.5% from a different state, and 5.1% from abroad.

**Figure 4: Where New Frederick County Residents Moved From**



2022 5-Year ACS; B07001

Table 9 calculates the tenure status of Frederick County residents (whether a household rents or owns their home) and compares it to Maryland and the U.S. The majority of households in Frederick County own their home (76.4%) and the majority of homeowners have a mortgage (76.4%). This is higher than both the state and national homeownership rates. Rates of homeownership in Frederick County are almost 9 percentage points higher than Maryland and almost 12 percentage points higher than the U.S. The share of ownership units that have a mortgage is also higher compared to Maryland and significantly higher when compared to the national share.

**Table 9: Tenure Status**

	Number of Households (Frederick County)	Percent (Frederick County)	Percent (Maryland)	Percent (United States)
Owner-Occupied	76,338	76.4%	67.5%	64.8%
With Mortgage	58,319	76.4%	71.8%	61.5%
Without Mortgage	18,019	23.6%	28.2%	38.5%
Renter-Occupied	23,553	23.6%	32.5%	35.2%

2022 5-Year ACS; Table DP04

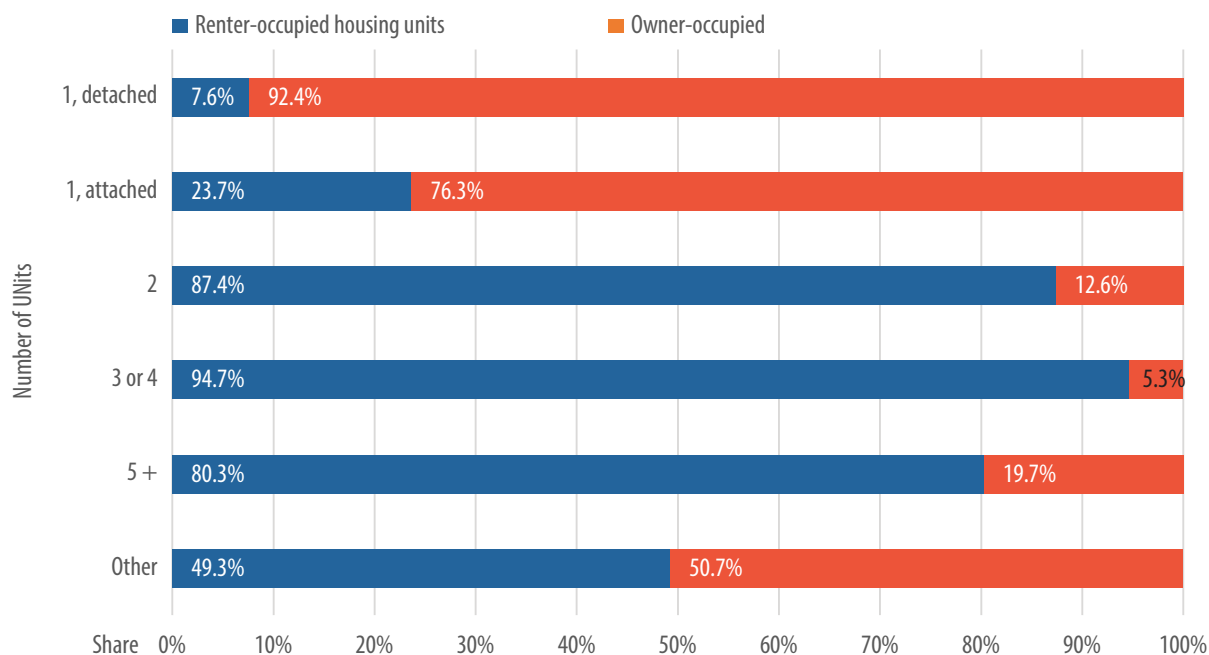
Figure 5 looks at whether a home is rented or owned based on the number of units in a building. While the County's overall renter-occupied share is 23.6%, buildings with two or more units are significantly more likely to be renter-occupied and single-family detached are significantly more likely to be owner-occupied. This may indicate there is limited choice in housing types for both renters and homeowners. People who want

<sup>3</sup> [https://www.fredericknewspost.com/news/politics\\_and\\_government/census-data-shows-frederick-countys-recent-population-growth-is-top-in-maryland/article\\_cb04a257-3a26-5e80-b09b-cf66056f398e.html](https://www.fredericknewspost.com/news/politics_and_government/census-data-shows-frederick-countys-recent-population-growth-is-top-in-maryland/article_cb04a257-3a26-5e80-b09b-cf66056f398e.html)



to rent may find it difficult to find a unit that is not in a multi-family building, and those who want to own their home may find it difficult to find anything except a single family attached or detached home.

**Figure 5: Tenure by Units in Structure**



2022 5-Year ACS; Table B25032

Table 10 considers the relationship between household type and tenure status. The majority of households in Frederick County are family households (71.8%). The Census Bureau defines a family as “a group of two people or more (one of whom is the householder) related by birth, marriage, or adoption and residing together.”<sup>4</sup> A family household can also include people who are unrelated to the family. The majority of family households own their home (82.8%).

The second largest household type is a one-person household (22.3%). While the majority of one-person households own their home (61.5%), it is less pronounced than family households. Households that are not a family are the remainder of households (5.9%). Tenure status is still predominantly owner-occupied but this household type has the smallest differential.

**Table 10: Household Type and Tenure Status**

	Number of Households	Owner-Occupied	Renter-Occupied
Family households	71,714	82.8%	17.2%
Householder living alone	22,275	61.5%	38.5%
Householder not living alone	5,902	54.8%	45.2%

2022 5-Year ACS; Table S2501

Table 11 classifies renter- and owner-occupied homes by the monthly housing costs. Owner-occupied households have two extremes – large percentages of households pay either less than \$1,000 per month as well as \$3,000 or more per month. Renter-occupied households cluster between \$1,000 and \$2,000 per month, though there are also prevalent lower cost and higher cost units being occupied.

<sup>4</sup> <https://www.census.gov/programs-surveys/cps/technical-documentation/subject-definitions.html#family>

**Table 11: Monthly Housing Costs by Tenure Status**

	Renter-Occupied	Owner-Occupied
Less than \$1,000	14.9%	23.0%
\$1,000 < \$1,500	26.2%	11.2%
\$1,500 < \$2,000	33.2%	17.0%
\$2,000 < \$2,500	15.8%	17.0%
\$2,500 < \$3,000	6.9%	12.8%
\$3,000 or more	3.0%	19.0%

2022 5-Year ACS; B25063 (Renters) and B25094 (Owners)

## Affordable Housing

How much a household pays in housing costs in absolute terms does not paint an accurate picture of affordability. While overall the median household income in Frederick County is \$115,724, it is higher for owner-occupied households (\$135,090) and lower for renter-occupied households (\$65,632).<sup>5</sup> A homeowner household may be able to afford a \$3,000 or more monthly payment; but a renter household may struggle with the most common rental cost of \$1,500 - \$2,000.

Overall, 19.5% of owner-occupied households and 45.4% of renter-occupied households are considered cost-burdened – spending 30% or more of their income on housing costs.

Figure 6 and Figure 7 show the housing cost burden of homeowner and renter households at various income levels. Blue represents households spending between 30% to just under 50% of household income on housing and orange are households spending 50% or more. The total percent is totaled on the right-hand side of the chart.

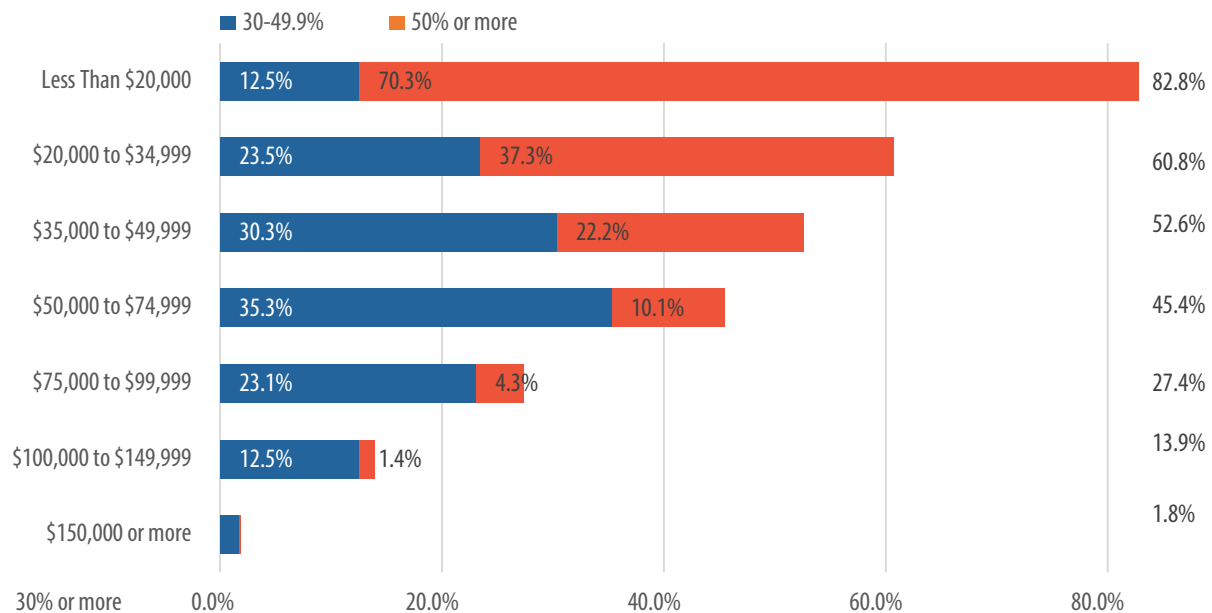
The figures show both renter and homeowner households experience cost burden and lower income households are more likely to be extremely cost burdened (spending 50% or more). Renters tend to experience more cost burden than homeowners across all income bands. For homeowners, as household income increases, the total share of households spending 30% or more decreases. In particular, the share of households spending 50% or more decreases with increased household income.

For renters, there is a high rate of cost burden that does not necessarily decrease when income increases. While the income band with the largest percent of cost burden is \$20,000 to \$34,999, it is the lowest income band (less than \$20,000) that has the highest share of renter households spending 50% or more in housing costs. The proportion of renter households spending more than 50% on housing costs significantly decreases with households earning \$50,000 - \$74,999.

<sup>5</sup> 2022 5-Year ACS; Table S2503

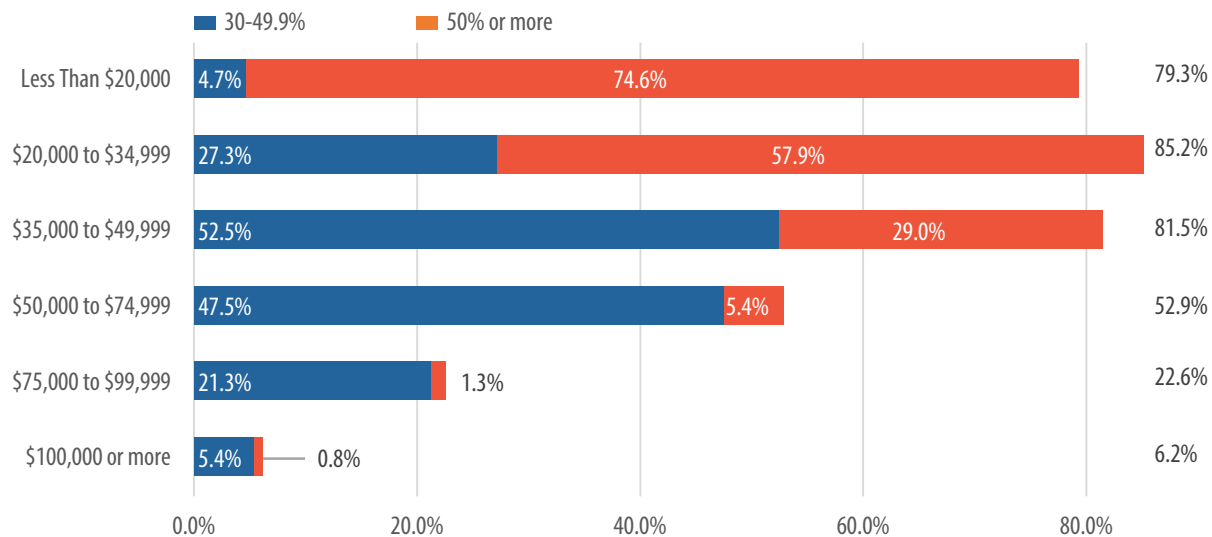


**Figure 6: Owner-Occupied Households With Monthly Housing Costs Exceeding 30% of Income**



2022 5-Year ACS; B25095

**Figure 7: Renter-Occupied Households with Monthly Housing Costs Exceeding 30% of Income**



2022 5-Year ACS; B25074

### Low-Income Housing

Low-income housing is a specific type of affordable housing. In 2019, the Maryland General Assembly passed HB1045 mandating comprehensive plan housing elements address low-income housing. The statute defines low-income housing as “housing that is affordable for a household with an aggregate annual income that is below 60% of the area median income.” Area Median Income (AMI) is defined by the statute as the median household income of the area as determined by the US Department of Housing and Urban Development (HUD). HUD publishes AMI annually and

adjusts for household size. HUD AMI is used in most federally-funded housing and community development programs such as voucher programs (Housing Choice Voucher Program and Project Based Vouchers, or PBV), housing created using Low Income Housing Tax Credits (LIHTC), and the Community Development Block Grant (CDBG) program.

Frederick County is part of HUD's Washington-Arlington-Alexandria, DC-VA-MD metropolitan area. The 2024 HUD AMI<sup>6</sup> of \$154,700 is significantly higher than Frederick County's median household income as measured in the 2022 5-Year ACS Estimates (\$115,724). HUD AMI is broken down by household size and income threshold in Table 12. It provides the income thresholds for 30%, 50%, and 60% of AMI for 1-person, 2-person, and 4-person households. These household sizes were chosen since 87.8% of owner-occupied households and 91.3% of renter households are between 1 and 4 people in Frederick County.<sup>7</sup> The 60% low-income threshold for a 4-person household is \$92,820. The 30% low-income threshold for a 4-person household is \$46,400.

**Table 12: Low-Income Thresholds by Household Size**

	<b>30% AMI</b>	<b>50% AMI</b>	<b>60% AMI</b>
1-Person Household	\$32,500	\$54,150	\$64,980
2-Person Household	\$37,150	\$61,900	\$74,280
4-Person Household	\$46,400	\$77,350	\$92,820

*2024 Community Development Block Grant (CDBG) Frederick County Income Limits, based on HUD's AMI calculations. Accessed via <https://dhcd.maryland.gov/HousingDevelopment/Documents/prhp/2024-MD-Income-Limits.pdf>*

Table 13 estimates the number of households that meet the income criteria for a 4-person household. Up to 42,037 Frederick County households, or approximately 42%, would be considered low-income households (60% AMI) and up to 17,593 households, or 17.6%, would be considered extremely low-income households (30% AMI). The breakdown is different for renters and owner-occupied households. Up to 69.7% of renter households are low-income where 33.5% of owner-occupied households are.

It is important to caveat Table 13 is likely an over-estimate for two reasons. First, the source data does not consider household size. Second, the source data income categories do not align exactly with the AMI limits in Table 12. Table 13 is inclusive up to \$50,000 (30% AMI) and \$100,000 (60% AMI). However, this is a "best-guess" estimate for planning purposes.

**Table 13: Estimated Extremely Low-Income and Low-Income Households**

	<b>Extremely Low-Income (30% AMI)</b>		<b>Low-Income (60% AMI)</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Total Households	17,593	17.6%	42,037	42.1%
Renter Households	8,569	36.4%	16,423	69.7%
Owner-Occupied Households	9,024	11.8%	25,614	33.5%

*2022 5-Year ACS; Table S2503*

Table 14 uses ACS data to estimate how many rental units in Frederick County are affordable based on household size and AMI threshold. To be considered affordable to extremely low-income households (30% AMI), housing should not exceed \$813 - \$1,160 and for low-income households (60% AMI), costs should not exceed \$1,625 - \$2,321. For reference, the median gross rent in Frederick County is \$1,633.<sup>8</sup> Affordable rental housing is difficult to find for lower-income households and to some moderate-income households. This aligns with the findings in Figure 7 which analyzed the percentage of rental households paying more than 30% of income on housing.

<sup>6</sup> The 2024 HUD Income limits are based on 2022 American Community Survey data. HUD publishes its methodology for each annual estimate online: [huduser.gov/portal/datasets/il.html](https://huduser.gov/portal/datasets/il.html)

<sup>7</sup> 2022 ACS 5-Year Estimates; Table B25009

<sup>8</sup> 2022 5-Year Estimates, ACS (in 2022 dollars); B25064

**Table 14: Rental Housing Affordable to Extremely Low- and Low-Income Households**

	Extremely Low-Income (30% AMI)			Low-Income (60% AMI)		
	Affordable Monthly Housing Costs	Count of Units <sup>1</sup>	Percent of Rental Stock <sup>1</sup>	Affordable Monthly Housing Costs	Count of Units <sup>2</sup>	Percent of Rental Stock <sup>2</sup>
1-Person Household	\$813	> 1,788	7.6%	\$1,625	> 9,382	39.8%
2-Person Household	\$929	> 2,492	10.6%	\$1,857	< 16,937	71.9%
4-Person Household	\$1,160	> 5,969	25.3%	\$2,321	> 20,531	87.2%

2022 5-Year ACS; Table B25063. "Affordable" is calculated as 30% of the corresponding AMI in Table 12 divided by 12.

<sup>1</sup> Rent categories are inclusive up to \$799 (1-person), \$899 (2-person), \$1,249 (4-person).

<sup>2</sup> Rent categories are inclusive up to \$1,499 (1-person), \$1,999 (2-person), \$2,499 (4-person).

## A Note on HUD AMI:

Table 14 may not be the most accurate depiction of local housing affordability. According to HUD, the Washington, DC metropolitan region AMI is \$154,700. While Frederick County is within HUD's DC region, Frederick County's median household income is \$115,724. Household income also varies depending on tenure status. Frederick County's median renter household income is \$65,632. Based on this, \$19,689 would be considered an extremely low-income renter household (30%) and \$39,379 would be considered low-income (60%). To be considered affordable, monthly housing costs should not exceed \$476 - \$952. While these calculations do not consider household size, they are significantly different than the affordable monthly housing costs determined in Table 14 using HUD AMI. This highlights the importance that the Housing Element and resulting goals and initiatives be specific in what is meant by "affordable housing" and for whom. It also suggests that while mandated by HB1045, HUD AMI may not be the appropriate income baseline for Frederick County at this time.

Affordable homeownership is also a concern in Frederick County. The median sales price in 2023 was \$456,299, a 1.1% increase from 2022.<sup>9</sup> Table 15 calculates a hypothetical monthly principal and interest payment (\$2,780) for the median priced home and assumptions. Notably, this number is not a full accounting of the total monthly costs of homeownership. It does not include private mortgage insurance premiums (PMI), taxes, insurance, HOA fees, or utilities. Even without including these monthly costs, the principal and interest alone exceed the affordable threshold for a low-income household (60% AMI), which is \$2,243 a month for a 4-person household. Purchasing the median-priced home in Frederick County as a first-time homebuyer or a homebuyer that may have limited financial assets is out of reach for many low-income households and possibly even moderate-income households.

**Table 15: Estimated Monthly Principal & Interest of 2023 Median Priced Home**

Purchase Price: \$456,299	
Down Payment (3.5%)	\$16,000
Loan Principal	\$440,299
Interest Rate <sup>1</sup>	6.49%
Monthly Principal & Interest	\$2,780

<sup>1</sup> Author calculations of 2023 Home Mortgage Disclosure Act (HMDA) data. The rate shown was the average of originated 30-year mortgage loans for purchase of a home that will be occupied by the borrower(s).

<sup>9</sup> Maryland Realtors, 2023 Year at a Glance: <https://www.mdrealtor.org/News-and-Events/Housing-Statistics>



## Workforce Housing

HB1045 also added a requirement to examine workforce housing with different income ranges for renters and homeowners. As with low-income housing, the statute requires the use of HUD AMI.

### Rental Workforce Housing

Rental workforce housing is affordable for a household earning between 50% and 100% AMI. Table 16 provides income thresholds for 50%, 80%, and 100% AMI by household size. For 50% AMI, affordable monthly housing costs range from \$1,354 - \$1,934. For 80% AMI, they range from \$1,713 - \$2,445. For 100% AMI, the range is \$2,141 - \$3,867. Table 17 estimates the amount of housing stock affordable to each group.

As with the discussion for affordable housing in the previous section, these income limits look different when calculated on Frederick County's median renter household income (\$65,632). 50% median income would be considered \$32,816 and 80% would be \$52,506. Affordable monthly housing costs would be considered from \$820 - \$1,641. While this does not consider household size, it may indicate constrained housing options for workforce households. With the median gross rent at \$1,633, only around half of rental units would be considered affordable for workforce households. This is quite different than Table 17's estimate that a family of four at 100% AMI essentially has complete housing choice in the rental market.

**Table 16: Rental Workforce Housing Income Thresholds by Household Size**

	50% AMI	80% AMI	100% AMI <sup>1</sup>
1-Person Household	\$54,150	\$68,500	\$85,620
2-Person Household	\$61,900	\$78,250	\$97,810
4-Person Household	\$77,350	\$97,800	\$154,700

<sup>1</sup> Source for 100% limits: <https://dhcd.maryland.gov/HousingDevelopment/Documents/prhp/2024-MD-Income-Limits.pdf>

**Table 17: Rental Housing Affordable to Workforce Households (50%-100% AMI) by Household Size**

	50% AMI		80% AMI		100% AMI	
	Affordable Monthly Housing Costs	Percent of Rental Stock <sup>1</sup>	Affordable Monthly Housing Costs	Percent of Rental Stock	Affordable Monthly Housing Costs	Percent of Rental Stock <sup>1</sup>
1-Person Household	\$1,354	14% to <25%	\$1,713	40% to <72%	\$2,141	72% to <87%
2-Person Household	\$1,548	40% to <72%	\$1,956	40% to <72%	\$2,445	72% to <87%
4-Person Household	\$1,934	40% to <72%	\$2,445	72% to <87%	\$3,868	~100%

2022 5-Year ACS; Table B25063. "Affordable" is calculated as 30% of the corresponding AMI in Table 16 divided by 12.

<sup>1</sup> "Percent of Rental Stock" is a range since the "Affordable Monthly Housing Cost" amount may fall within a wide-spread category.

### Homeownership Workforce Housing

Homeownership workforce housing is affordable to a household earning between 60% and 120% AMI. Table 18 provides the income thresholds for 60%, 80%, 100% and 120% of AMI based on household size. Table 19 calculates the affordable monthly housing costs. For a 4-person household, affordable ownership payments range from \$2,321 - \$4,641. Table 11 suggests 81% of owner households pay less than \$3,000 per month in housing costs and around 68% pay less than \$2,500 per month. However, a household's monthly housing costs vary widely based on individual factors. In the hypothetical purchase scenario in Table 15, the monthly principal and interest payment was estimated at \$2,780. Like with low-income households, ownership for workforce households may similarly be challenging for asset-limited households.

The numbers are also challenging based on Frederick County's household median income of \$115,724. At 60% (\$69,434) a maximum affordable payment is \$1,736; at 80% (\$92,579) the maximum payment would be \$2,314 and at 120% (\$138,869) it is \$3,472.

**Table 18: Ownership Workforce Housing Income Thresholds by Household Size**

	<b>60% AMI</b>	<b>80% AMI</b>	<b>100% AMI <sup>1</sup></b>	<b>120% AMI <sup>2</sup></b>
1-Person Household	\$64,980	\$68,500	\$85,620	\$129,950
2-Person Household	\$74,280	\$78,250	\$97,810	\$148,500
4-Person Household	\$92,820	\$97,800	\$154,700	\$185,650

<sup>1</sup> 100% limits 1- and 2- person households: <https://dhcd.maryland.gov/HousingDevelopment/Documents/prhp/2024-MD-Income-Limits.pdf>

<sup>2</sup> 120% CDBG-DR limits.

**Table 19: Ownership Workforce Housing Affordable Monthly Housing Costs**

	<b>60% AMI</b>	<b>80% AMI</b>	<b>100% AMI</b>	<b>120% AMI</b>
1-Person Household	\$1,625	\$1,713	\$2,141	\$3,249
2-Person Household	\$1,857	\$1,956	\$2,445	\$3,713
4-Person Household	\$2,321	\$2,445	\$3,868	\$4,641

"Affordable" is calculated 30% of the income limited in Table 18, divided by 12.

# Economic Influences on Housing Demand

## COMMUTING PATTERNS

According to 2021 Longitudinal Employer-Household Dynamics (LEHD) data prepared by the U.S. Census Bureau's "OnTheMap" tool, Frederick County had an estimated 99,164 total jobs.<sup>10</sup> Table 20 breaks down where workers who have a job in Frederick County live. Of the total jobs, almost half (48,017 or 48.4%) are filled by a Frederick County resident. Frederick County "imports" workers from many nearby communities. Primarily, workers coming into the County come from Washington County (8.8%) and Montgomery County (8.1%) and to a lesser extent Carroll County (4.3%) and Baltimore County (3.0%). Workers also come from other locations in Maryland (12.0%) and neighboring states such as Pennsylvania, West Virginia, and Virginia.

While almost half of jobs are filled by a County resident, Table 21 shows only around one-third of employed County residents also work here (36.5%). In other words, most County residents leave the County to go to work. The most common job destination is Montgomery County (24.4%). There is a significant drop-off in destinations after this with Howard County (4.2%), Baltimore County (4.0%) and Washington County (3.5%) rounding out the other top three spots. Around 14.3% of jobs are in another Maryland county, 6.8% in Virginia, and 2.9% in Washington, DC.

Households choose where to live based on many factors, including but not limited to the cost and of housing, housing type, commute time, proximity to amenities, or proximity to social networks. What is valuable to one household may not be valuable to another. A household's priorities can also change over time. A household may place high value on proximity to quality schools when they have young children, but when those children leave home, the household may decide to move and prioritize a different need (such as proximity to healthcare services or a retirement destination).

Nevertheless, ensuring a variety of housing options (both in cost of housing and the kind of housing available) and a variety of jobs are close to where people live are critical to reduce commuting times, transportation costs, and increasing choice in the housing market. In addition to the Housing Element, Frederick County is concurrently undertaking the Investing in Workers and Workplaces plan which considers economic development issues. Both plans will inform the other.

**Table 20: Where Workers Employed in Frederick County Live**

Worker's Home	Number of Workers	Share of Workers
Frederick County, MD (Live and work in Frederick County)	48,017	48.4%
<i>Worker Inflow</i>		
Washington County, MD	8,771	8.8%
Montgomery County, MD	8,055	8.1%
Carroll County, MD	4,264	4.3%
Baltimore County, MD	2,996	3.0%
Balance of Maryland	11,893	12.0%
Pennsylvania	5,472	5.5%
West Virginia	4,274	4.3%
Virginia	3,656	3.7%
All others	1,766	1.8%

2021 Longitudinal Employer-Household Dynamics (LEHD); accessed via OnTheMap.

<sup>10</sup> In this context, "total jobs" refers to All Jobs as defined in OnTheMap: "All public and private sector jobs." Because a worker may have more than one job, "total jobs" is not synonymous with the number of workers.



**Table 21: Where Workers Living in Frederick County Work**

Job Location	Number of Jobs	Share of Jobs
Frederick County, MD (Live and work in Frederick County)	48,017	36.5%
<i>Worker Outflow</i>		
Montgomery County, MD	31,653	24.0%
Howard County, MD	5,458	4.1%
Baltimore County, MD	5,263	4.0%
Washington County, MD	4,601	3.5%
Balance of Maryland	18,786	14.3%
Virginia	8,906	6.8%
Washington, DC	3,764	2.9%
All others	5,198	4.0%

2021 Longitudinal Employer-Household Dynamics (LEHD); accessed via OnTheMap.

## JOB AND WORKER CHARACTERISTICS

Frederick County has a diverse job base not overly reliant on one industry or even sector. Five industries make up over half of all jobs in the County: health care and social assistance; retail trade; professional, scientific, and technical services; educational services; and construction. Table 22 provides the Top 10 industries in the County by NAICS Industry Sector. The top 10 industries make up 87.7% of all jobs in the County.

Table 23 examines job earnings. The majority of jobs in the County pay more than \$3,333 per month (55.1%). However, 17.3% pay \$1,250 or less. This level of income may not provide enough to afford market-rate housing in the County and other household expenses. Even the next earnings band between \$1,251 and \$3,333 may face financial challenges. While Table 23 provides limited information since workers may have more than one job or may live in dual-income households, other studies have shown employed workers struggle affording basic needs. One example is the 2023 ALICE Report from the United Way. “ALICE” stands for Asset Limited, Income Constrained, Employed. Approximately 36% of households in Frederick County are estimated to struggle with affording necessities such as housing, food, transportation, and childcare.<sup>11</sup> The Housing Element should look at strategies to increase housing availability and affordability to reduce cost burden for these households.

Table 24 considers educational attainment of people working in Frederick County compared to workers who live in Frederick County (but may leave the County for work). This dataset calculates educational attainment for workers who are 30 years old or older. Workers living in Frederick County have slightly higher educational attainment than people employed in Frederick County, with a 5.1 percentage point higher share of workers with at least a Bachelor’s degree.

Table 25 builds off the conclusions of the previous section and Tables 23–25. For jobs located in Frederick County, there is a relatively even split between jobs filled by a County resident or non-resident for the first two earning tiers (\$1,250 per month or less and \$1,251 to \$3,333 per month). However, for jobs paying more than \$3,333 per month, slightly more of those positions are filled by non-County residents. Workers whose job is outside Frederick County also are more likely to earn \$3,333 per month or more. It is evident that Frederick County is home to highly-qualified labor and this labor both lives in the County and commutes in from outside. However, this data may suggest while wages are attractive to non-County residents (causing worker inflow), workers who live in the County are drawn to work outside the County by even higher wages (causing worker outflow). It may also be a symptom of mismatches in the regional housing market (the “drive until you qualify” effect).

<sup>11</sup> <https://www.unitedwayfrederick.org/challenge-ALICE>

**Table 22: Top 10 NAICS Industry Sectors in Frederick County**

	Count	Share
Health Care and Social Assistance	13,313	13.4%
Retail Trade	12,690	12.8%
Professional, Scientific, and Technical Services	11,204	11.3%
Educational Services	10,656	10.7%
Construction	10,378	10.5%
Accommodation and Food Services	8,267	8.3%
Manufacturing	5,900	5.9%
Administration & Support, Waste Management and Remediation	5,442	5.5%
Public Administration	4,955	5.0%
Other Services (excluding Public Administration)	4,162	4.2%
Total (Top 10 Industries)	<b>86,967</b>	<b>87.7%</b>

2021 Longitudinal Employer-Household Dynamics (LEHD); accessed via OnTheMap.

**Table 23: Jobs by Earnings**

	Number of Jobs	Share of Jobs
\$1,250 per month or less	17,110	17.3%
\$1,251 to \$3,333 per month	27,395	27.6%
More than \$3,333 per month	54,659	55.1%

2021 Longitudinal Employer-Household Dynamics (LEHD); accessed via OnTheMap.

**Table 24: Educational Attainment of Workers**

	Employed in Frederick County (Share)	Living in Frederick County (Share)
Less than high school	9.5%	8.7%
High school or equivalent, no college	20.7%	19.3%
Some college or Associate's degree	23.2%	22.6%
Bachelor's degree or advanced degree	24.8%	29.9%
Not Computed (aged 29 or younger)	21.8%	19.5%

2021 Longitudinal Employer-Household Dynamics (LEHD); accessed via OnTheMap. Unlike other OnTheMap tables in this Briefing Book, Table 24 is calculated on "Primary Job" in order to not double-count workers. "Primary Job" is a worker's highest paying job.

**Table 25: Internal and External Jobs by Earnings**

	Internal Jobs Filled by Residents		Internal Jobs Filled by Outside Workers		External Jobs Filled by Residents	
	Count	Share	Count	Share	Count	Share
\$1,250 per month or less	8,796	18.3%	8,314	16.3%	10,559	12.6%
\$1,251 to \$3,333 per month	14,080	29.3%	13,315	26.0%	15,703	18.8%
More than \$3,333 per month	25,141	52.4%	29,518	57.7%	57,367	68.6%

2021 Longitudinal Employer-Household Dynamics (LEHD); accessed via OnTheMap.







# Housing Trends

## HOUSING COST BURDEN TRENDS

It is important to consider trends in addition to a snapshot in time of housing and demographic data. Table 26 looks at three ACS 5-Year Estimate windows (2012, 2017, and 2022) which captures data from 2008-2022. While at first median household income in the County appears to have increased, when adjusted for inflation there is only modest change. The 2012 median household income would be equivalent to \$108,204 in 2022 and the 2017 estimate would be \$114,403.<sup>12</sup> For renters, there has been a consistent trend of being cost burdened. On the other hand, for homeowners with a mortgage, the median percentage of monthly housing costs has decreased. This could be due to many factors, such as stricter mortgage qualification requirements after the 2008 financial crisis, refinances, and/or homeowners realizing equity gains in subsequent home purchases.

**Table 26: Median Income and Housing Costs Trends, 2008 – 2022**

	2012 5-Year	2017 5-Year	2022 5-Year
Median Household Income	\$83,706	\$88,502	\$115,724
Median Gross Rent	\$1,210	\$1,338	\$1,633
Median Gross Rent as a percentage of household income	29.4%	30.1%	28.9%
Median Owner-Occupied Housing Cost	\$1,607	\$1,578	\$1,846
Median Monthly Owner Costs as a percentage of household income (households with a mortgage only)	24.4%	22.1%	20.1%

*ACS Estimates, table sources in row order: DP03, DP04, B25071, DP04, B25092.*

**Table 27: Share of Renters and Homeowners Who Are Cost-Burdened, 2008 - 2022**

	2012 5-Year	2017 5-Year	2022 5-Year
Cost-Burdened Renters	48.3%	50.1%	47.2%
Cost-Burdened Owners (with mortgage)	34.1%	27.5%	22.8%
Cost-Burdened Owners (without mortgage)	14.2%	11.7%	9.0%

*ACS Estimates; Table DP04*

To provide more context, particularly to Table 27, recall Figure 7 which showed renter cost burden by income level. Although Table 27 suggests the overall rate of cost burden has not changed significantly over a ten-year span, Figure 8 shows a shifting degree of cost burden.<sup>13</sup> In other words, households were already spending more than 30% of their income on housing from 2013-2017, but in 2018-2022 more households spent more than 50%. For higher income bands such as \$50,000 - \$74,999 and \$75,000 to \$99,999 the increase is more notable at the 30 – 49.9% level.

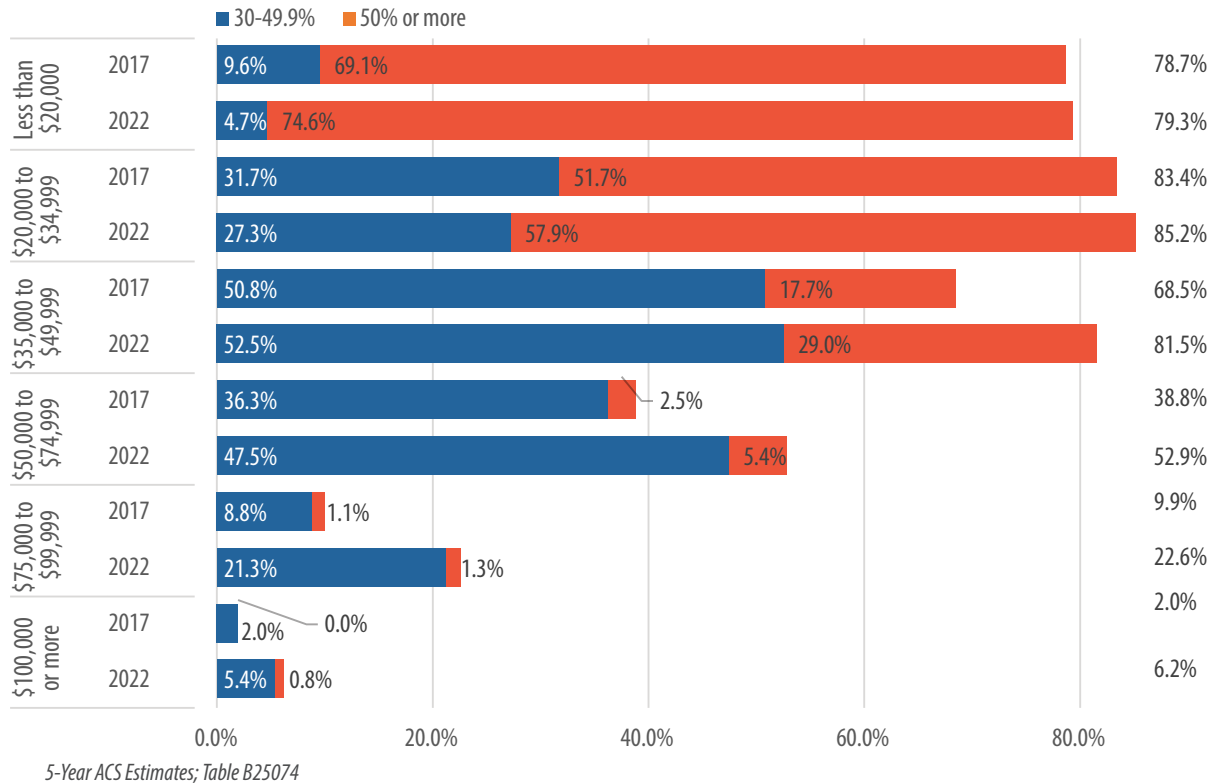
With an increase in the share of cost burdened renter households, it may seem inconsistent that the overall rate of cost burden decreased from 50.15 to 47.2% (Table 27). This can likely be explained by the fact that income level of renters has shifted. Figure 9 compares renter household incomes between the 2017 and 2022 estimates. The total number of renter households increased by approximately 836, or 3.6%. However, there

<sup>12</sup> Consumer Price Index (CPI) Inflation Calculator, comparing December 2012 and December 2017 to December 2022. <https://data.bls.gov/cgi-bin/cpicalc.pl>

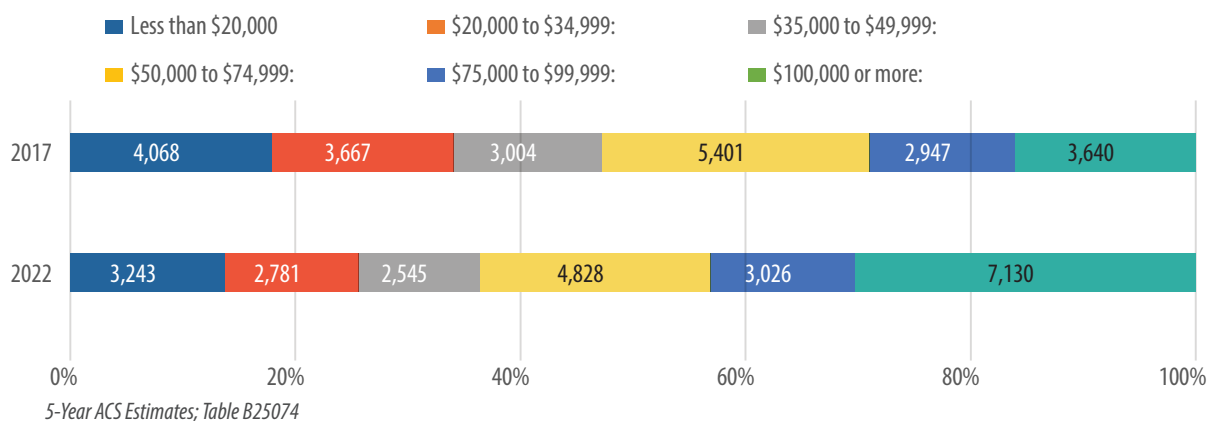
<sup>13</sup> Information was not tabulated for the 2012 5-Year Estimates because Table B25074's highest data value is for 35% or more of housing costs.

was a decline in the number and percent of households at all income levels under \$75,000 and significant growth in renter households earning \$100,000 or more. Because all but two income levels were reduced in number, it is unlikely that inflation is the sole cause of this shift. It may suggest displacement of lower-income renter households is occurring in the County.

**Figure 8: Renter Cost Burden, 2013-2017 and 2018-2022**



**Figure 9: Renter Household Income, 2013-2017 and 2018-2022**

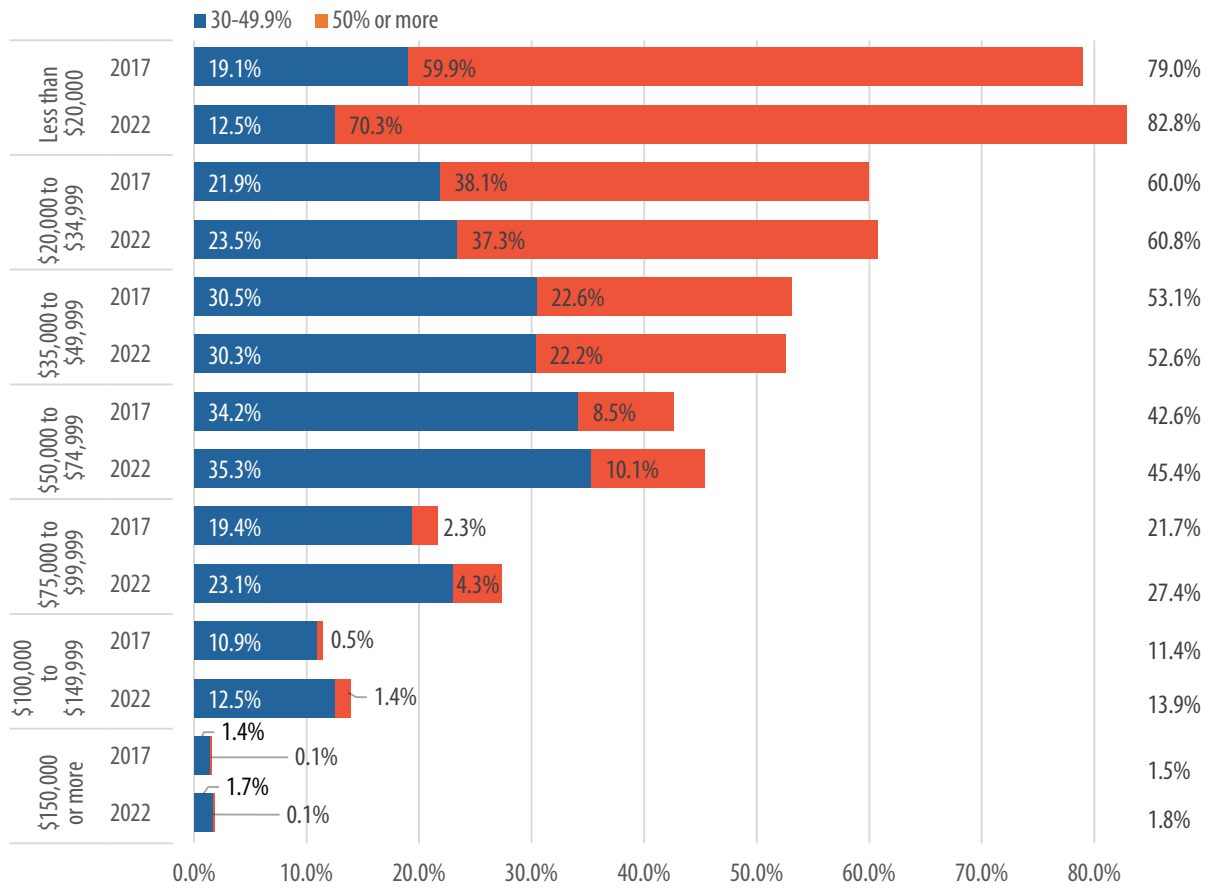


Owner-occupied households did not experience as much shift in the degree of cost burden as renters (Figure 10). Most income levels experienced an increase in cost burden. The largest increases were among households earning less than \$20,000 and \$75,000 to \$99,999. There were smaller increases in the \$50,000 to \$74,999 and \$100,000 to \$149,999 ranges. The largest change in households paying more than 50% of their income towards housing costs was in the less than \$20,000 range. Households earning \$75,000 - \$99,999 increased cost burden at both 30% and 50%.

Figure 11 shows a similar trend in the number and share of owner-occupied households at each income level as renter households in Figure 9. Unlike renter households, there was a notable increase in the number of owner-occupied households (9,043 or 13.4%). While owner-occupied

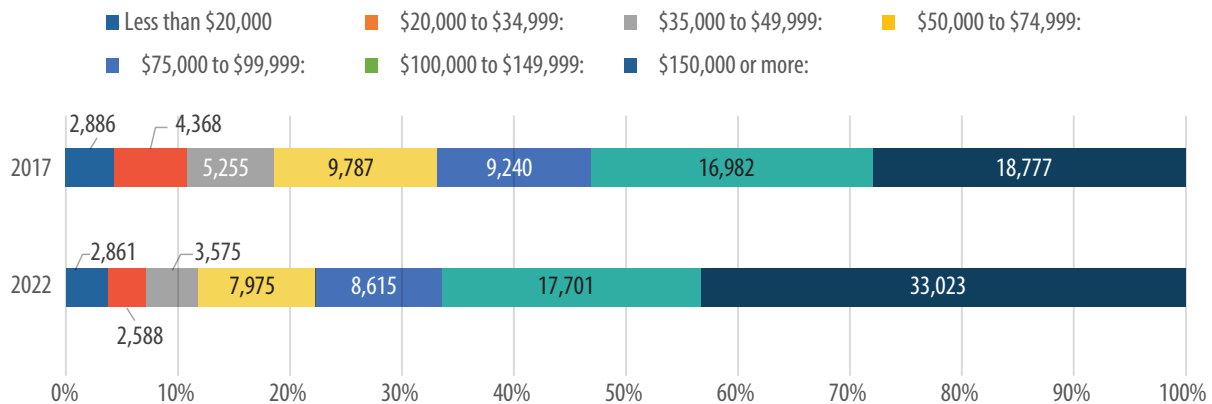
households already skewed towards the higher income ranges of \$100,000 and above in 2017, there has been particular growth in absolute terms and as a percentage in the \$150,000 and above range. The largest numerical and percent decrease was in the \$20,000 to \$34,999 band. The increase in owner-occupied households could be explained by the increase in housing units between the two surveys (new construction). Like with renter households, the shifting incomes suggest displacement of lower income households.

**Figure 10: Homeowner Cost Burden, 2013-2017 and 2018-2022**



ACS Estimates; Table B25095

**Figure 11: Homeowner Household Income, 2013-2017 and 2018-2022**



ACS Estimates; Table B25095



## REAL ESTATE TRENDS

Table 28 combines year-end residential sales data for Frederick County from 2015-2023 as published by Maryland Realtors. From 2015-2019, the decrease in the median days on market even as the supply of homes for sale increased suggests the real estate market was becoming more competitive even before the COVID-19 pandemic. There are modest increases in the average and median sale prices year-over-year. The median sale price increased 20% over this time frame and the average increased 18%. Without adjusting for inflation, over the same period the median household income increased 23% and the average household income increased 18%.

The onset and after-effects of the COVID-19 are a different story. The competition for housing continued even with two more years of increases in the number of units sold and the number of new listings. Inventory markedly declined in 2022 and 2023 and this trend is continuing into 2024. The year-over-year increases in the median and average sale prices are more pronounced than 2015-2019 and cumulatively the median sale price increased 27% in four years and the average sale price increased 30%.

**Table 28: Residential Sales Data, 2015-2023**

	2015	2016	2017	2018	2019	2020	2021	2022	2023
New Listings	5,517	5,540	6,108	6,091	6,637	6,647	7,095	6,098	4,313
Units Sold	3,726	4,164	4,497	4,445	4,500	5,548	6,169	4,926	3,676
Median Days on Market	36	33	22	20	19	8	6	6	6
Median Sale Price	\$270,000	\$280,000	\$305,000	\$320,000	\$325,340	\$357,225	\$410,000	\$451,125	\$456,299
Average Sale Price	\$295,621	\$303,453	\$322,778	\$341,426	\$349,780	\$381,851	\$440,540	\$488,045	\$498,154

*Compiled from Year-End Sales Data, 2016-2023 from Maryland Realtors: <https://www.mdrealtor.org/News-and-Events/Housing-Statistics>*

# Key Insights & Housing Element Planning Strategies

This Briefing Book has analyzed a significant amount of housing data. The bullet points below summarize key insights.

- Although the pace of change may feel rapid and recent, Frederick County has been consistently growing since the 1970s. The County is projected to continue to increase in population along with the greater Washington, DC region.
- The predominant housing type is single-family detached followed by single-family attached (townhomes). Smaller units with 1 or 2 bedrooms tend to be renter-occupied and larger units with 3 or more bedrooms tend to be owner-occupied. There is likely an inadequate range of housing types to promote housing choice for both renters and homeowners.
- Most residentially zoned land in unincorporated areas only permits low density housing types. It is not practical or desirable for future development to continue to be predominantly single family detached or attached dwellings.
- Overall, renters are more likely to experience housing cost burden than homeowners (paying more than 30% of income towards housing costs). However, households with lower incomes are highly likely to be cost burdened regardless of whether they rent or own.
- The cost of housing had been increasing prior to the COVID-19 pandemic. The pandemic and its after-effects have accelerated and intensified these increases.
- Half of all jobs in the County are filled by a County resident but most employed County residents leave the County for work.

To address these challenges, the Housing Element should look at the following.

- Increasing both the supply of housing and kinds of housing available to ensure residents can live in a home that meets their needs in a safe, quality neighborhood throughout all life stages.
- The Housing Element and Investing in Workers and Workplaces Plan should look at strategies to both increase employment options within the County and increase the supply of affordable housing. Creating a place where people live close to work can also reduce burdens on the transportation network.
- Residents enjoy living in Frederick County for quality public facilities and services. The County needs to ensure these facilities are maintained (and improved) along with a growing population.











Division of  
Planning and Permitting

**Livable Frederick Planning and Design Office**

---

**Frederick County**  
Government *Maryland*