

Housing Element - Identifying Housing Strategies

A Guided Exercise

According to the Round 10.0 Cooperative Forecast published in 2023 by the Metropolitan Washington Council of Governments, the unincorporated area of Frederick County is projected to have a demand for approximately an additional 37,725 homes through 2050. In our municipalities, there is a projected demand for approximately 19,575 additional homes.

The adopted South Frederick Corridors Plan allocates 10,000 homes within the planning area and the pipeline for the unincorporated area currently includes around 5,200 homes. Your group's task is to think strategically about the projected need for the remaining projected need of 25,000 homes in the unincorporated areas of the County. This is in terms of *where* geographically the housing should go and *what* that housing should be or look like. You have been provided a number of housing type board pieces that you can place within the unincorporated areas of the County.

This is a thought exercise. It is not about the zoning of specific properties or assigning residential targets across the County. It's an opportunity to think about how to build upon and ultimately realize the housing vision articulated in Livable Frederick (see Page 6 of the Briefing Book for more information).

Your group will need to balance many important but sometimes competing needs. As your group considers the where and what of housing in answering the five questions and placing the icons on the board, here are some topics to keep in mind. Many of these have come up in the advisory group's discussion to date. These are not an exhaustive list.

- Consider if the type of housing currently built will meet the needs in the future of both current and future residents
- Provide a sufficient supply affordable to a range of household sizes, types, ages, abilities, and incomes
Definition reminders -> Low-Income Housing (affordable to households at or below 60% AMI)
Rental Workforce Housing (affordable to households between 50% - 100% AMI)
Homeowner Workforce Housing (affordable to households between 60% - 120% AMI)
- Further fair housing (reduce residential segregation, increase access to areas of opportunity)
- Reduce transportation burdens (cost, time, getting around more easily without a car)
- Balance population growth with the goals of natural, agricultural, and historic preservation
- Housing as both climate mitigation (reduce emissions) and climate adaptation (prepared for a changing climate)
- Promote financial sustainability (long-term maintenance and replacement cost of public infrastructure and services)

Each group should nominate a spokesperson to briefly discuss your housing strategy at the end of the exercise (less than 5 minutes).

Strategic Questions to Guide Your Discussions

1. **Regardless of the existing regulations, where should the County focus its efforts on housing development?** This can include redevelopment areas. Where are the geographic 'sweet spots', and why are they advantageous to achieving your group's housing vision?

2. **Regardless of the existing regulations, what should the mix of new home types be over the coming decades?** *Home type* refers to whether a home is a single family (attached or detached), in a multifamily building, etc.

- Information on the current composition of the housing stock County-wide can be found in the Briefing Book, Table 3 (Housing Type) on Page 7.
- Information on the current composition of County Census Designated Places (CDPs), which are substantially similar to many of the County's unincorporated Community Growth Areas, is included at your table.

3. **What should the new homes look like?** Your group can take this in any direction. Some things to think about could be the number of bedrooms, square footage, lot configurations. All housing and neighborhoods do not need to be the same. For example, your group may envision one geography of the county has different housing needs than another neighborhood.
- Information in the Briefing Book that may be helpful when considering the current physical housing characteristics of homes in the Briefing Book are Table 4, Number of Bedrooms (page 7), Table 5, Tenure by Bedrooms (page 8), Table 6, Year Structure Built (Page 8).

4. **What should the tenure mix be?** Do any of the home types (Question #2) need a particular focus on either renter- or owner-occupancy?
- Information in the Briefing Book that may be helpful when considering the current tenure mix is Table 9, Tenure Status (Page 11), Figure 5, Tenure by Units in Structure (Page 12), Table 10, Household Type and Tenure Status (Page 12), and Table 11, Monthly Housing Costs by Tenure Status (Page 13).

- 5. What should these neighborhoods look like?** Are the traditional suburban, urban, or something in between? Do these places need additional locations to buy groceries, see a movie, or go to work?

6. What was your group's overall housing type mix?

Type	Count
Single Family Detached	
Single Family Attached	
Missing Middle (New or Substantial Redev.)	
Missing Middle or ADU (Infill)	
Multifamily (New or Substantial Redev.)	
Multifamily (Infill)	
Total	25,000