

Housing Element Advisory Group #4

November 14, 2024



Division of
Planning and Permitting
Frederick County
Government Maryland

Meeting #3 Recap



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Question #1: Geographic Focus

- Access to transportation – both auto (arterials, highways, interstates) and public transportation
- Access to areas with other existing infrastructure capacity, such as north County
- Adding multi-family living options where there is already development; create the density needed for more public transportation



Question #2: New Unit Mix

	Group A	Group B	Group C
Single Family Detached	14%	22%	19%
Single Family Attached	22%	43%	23%
Missing Middle	4%	4%	25%
Multi-Family	60%	31%	33%

- Add variety of housing types that don't exist now in developed areas – also a way to respect identity
- Home types such as single family detached and attached will still be built but at a higher density
- Infill, redevelopment, and taking advantage of local opportunities and economic development should be future goals



Question #3: New Home Make-Up

- Be walkable and have more amenities
- Need for smaller units across housing types
- Housing that is flexible over peoples' lifespans and can accommodate multigenerational living (first floor suite)
- Resilient – not located in flood plains
- Explore different ownership structures, such as land trusts



Question #4: Tenure Mix

- Groups were consistent that a mix of rental and homeownership opportunities are needed through 2050 and depend on the location.
- More rental choices are needed within municipalities



Question #5: Neighborhoods

- Need to create sense of community: more things like groceries, healthcare/urgent care, and small shops within walking distance.
- Must have high speed internet/fiberoptic capability



Today's Exercise...



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Meeting #1

Challenges

1. Community Opposition
2. Lack of Supply/Variety
3. (Tie) Development Costs
4. (Tie) Wages

Strengths

1. Political Support
2. Community Support
3. Institutional Support
4. Place people want to live

Meeting #2

Toolbox

- **Maintain existing housing stock:** funds to upgrade building systems, green banks, weatherization, emergency rehab, clean energy, aging in place, affordable housing preservation
- **Household subsidies:** first time downpayment assistance, rental assistance
- **Innovation:** expand public-private partnerships, building codes, building materials, land development opportunities (houses of worship; public land), land ownership, public infrastructure investments and timing (schools, road, transit)
- **County financial incentives:** recordation tax, bonds, deferred loans, affordable housing PILOTS or impact fee waivers, other LIHTC project support
- **County regulations:** Moderately Priced Dwelling Unit (MPDU), zoning (ADUs, multifamily, affordable), redevelopment, house-sharing



For each toolbox bucket, should Frederick County...

- (3) Increase focus on these tools
- (3) Maintain focus on these tools; or
- (1) Less focus on these tools?

Toolbox

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Housing Element Reschedule

Meeting 5



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