

# Housing Element Advisory Group #5

January 9, 2025



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Planning and Permitting  
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# Meetings 1-4 Summary



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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



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# Meeting #3

## Mapping Exercise

- **ACCESS:** transportation, public transit, walkability, and infrastructure capacity
- **INCREASE:** housing variety and long-term flexibility, density, redevelopment, and infill, amenities, environmental resiliency

# Meeting #4

## Toolbox Prioritization: Increase, Maintain, Or Less Focus on...?

- **Maintain existing housing stock: INCREASE**  
funds to upgrade building systems, green banks, weatherization, emergency rehab, clean energy, aging in place, affordable housing preservation
- **Household subsidies: VARIED**  
first time downpayment assistance, rental assistance
- **Innovation: INCREASE**  
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: Maintain / INCREASE**  
recording tax, bonds, deferred loans, affordable housing PILOTS or impact fee waivers, other LIHTC project support
- **County regulations: INCREASE**  
Moderately Priced Dwelling Unit (MPDU), zoning (ADUs, multifamily, affordable), redevelopment, house-sharing



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# Investing in Workers & Workplaces

Intersections with Housing Element



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# Investing in Workers & Workplaces

**“Area Median Income” If this metric isn’t working well in Frederick County from an affordable housing perspective, what is a better definition within the County?**



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# Investing in Workers & Workplaces

When thinking about the jobs available in Frederick County, where (geographically) in the County do we have housing affordable to these households?



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# Investing in Workers & Workplaces

When considering the needs of workers, what are some positives and negatives about these locations?



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# Investing in Workers & Workplaces

What programs, investments, or partnerships can have the most impact on providing safe, attainable, and affordable housing for workers?



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# Investing in Workers & Workplaces

How can the County and business community  
collaborate on the housing crisis?



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# Green Infrastructure

Intersections with Housing Element



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# Green Infrastructure

What should be the County's guiding principles when recommending land use or zoning changes to a more intensive use?



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# Green Infrastructure

We do not exist separately from nature. When designing and building our homes and neighborhoods, what are the most important things for a healthy “human habitat?” How can these be incorporated into new and existing neighborhoods?



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# Green Infrastructure

Where in Frederick County do residents need increased access to nature either for passive enjoyment or recreation?



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# Green Infrastructure

What communities or neighborhoods in the County  
are most at-risk from climate change impacts on  
green infrastructure and why?



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# Fair Housing



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# Protected Classes

- Federal Fair Housing Act: race, color, national origin, religion, sex (including gender identity and sexual orientation), familial status, disability
- Maryland (in addition): marital status, sexual orientation, gender identity, source of income, or military status.



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# Fair Housing

What fair housing challenges do people face when seeking housing in the County?



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# Fair Housing

What factors significantly create, contribute to, perpetuate, or increase the severity of segregation?



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# Fair Housing

What does “access to opportunity” mean within  
Frederick County?



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# Fair Housing

Are there disparities with access to opportunity?

Examples: education, employment, transportation, low poverty neighborhoods, environmentally healthy neighborhoods...



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# Fair Housing

How can the Housing Element address fair housing challenges?



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