Housing Element Action Framework

Frederick County Planning Commission
September 17, 2025

GOALS

People First

- Frederick County is for everyone. The County's housing policies make it possible for everyone who lives or wants to live here can in dignified, safe, and stable conditions.

Complete Communities

- Our neighborhoods are vibrant and inclusive places where homes, jobs, services, and nature are connected through walkable, mixed-use design accessible to all ages and abilities.

Homes

- Encourage a range of housing types, densities, and locations to meet the needs of a growing and changing population through 2050 that furthers our goals for affordability and sustainability.

People First

Housing Stability

Housing Choice

Complete Communities

Comprehensive Planning

Multimodal Transportation

Green Communities

Homes

Regulatory Review

Infrastructure

Affordability Incentives

Technical Assistance

INITIATIVES & SUPPORTING INITIATIVES

People First

Housing Stability

Housing Choice

Housing Stability: *Support residents in attaining and maintaining their preferred living situations and ensuring their housing is safe, secure, and accessible.*

1. Partnerships for volunteer or reduced-cost home repairs
2. Property tax credit for qualified households and repairs
3. Housing assistance programs

Housing Choice: *Provide housing options for the evolving needs of people across all life stages, household sizes, and income levels.*

1. High-opportunity areas
2. Mixed-income housing

INITIATIVES & SUPPORTING INITIATIVES

Complete Communities

- Comprehensive Planning
- Multimodal Transportation
- Green Communities

Comprehensive Planning: *Use the long-range planning process to recognize community assets, respond to challenges, and reflect the unique character of Frederick County to guide growth and deliver the necessary infrastructure for the future.*

1. Small area plans
2. Infrastructure upgrades to support higher density
3. New Community Growth Area
4. Residential capacity analysis updates

Multimodal Transportation: *Expand and enhance multimodal transportation networks to facilitate safe and convenient access for people of all ages and abilities to housing, jobs, schools, and services without relying solely on cars.*

1. Promote TOD
2. Expand transit service

Green Communities: *Preserve and enhance natural systems during development and integrate green infrastructure into community design.*

1. Increase tree canopy coverage
2. Prioritize underserved communities

INITIATIVES & SUPPORTING INITIATIVES

Homes

- Regulatory Review
- Infrastructure
- Affordability Incentives
- Technical Assistance

Regulatory Review: *Advance smart, sustainable growth by modernizing Frederick County's codes and approval processes while protecting public health, safety, and welfare.*

1. Zoning and subdivision ordinance changes
2. State law changes
3. Water and Sewerage Plan classification system

Infrastructure: *Proactively resolve infrastructure limitations in priority areas. Examples include roads, public transportation, bicycle and pedestrian networks, public water and sewer, and schools.*

1. Water and sewer studies
2. Alternative funding for public infrastructure
3. Assess APFO requirements

Affordability Incentives: *Expand equitable access to affordable housing for all Frederick County residents, regardless of income.*

1. New construction affordable housing
2. Redevelopment or rehabilitation
3. Affordable housing preservation

Technical Assistance: *Identify creative solutions to help individual property owners and small builders to construct diverse housing types.*

1. Small builder pilot program
2. Infill housing designs and plans