



# FREDERICK COUNTY GOVERNMENT

Jan H. Gardner  
County Executive

## OFFICE OF THE COUNTY EXECUTIVE

Raymond V. Barnes, Jr., Chief Administrative Officer

**TO:** County Council

**FROM:** County Executive Jan H. Gardner 

**DATE:** July 10, 2018

**SUBJECT:** Comments on Council Bill #18-16 - Construction of Accessory Dwelling Units in Frederick County and Bill #18-17 - Impact Fee for Accessory Dwelling Units

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The following comments are presented in support of Bill #18-16 - Construction of Accessory Dwelling Units in Frederick County as sponsored by Council Members Otis and Fitzwater. This bill is scheduled for second reading on Tuesday, July 17, 2018.

Addressing the need for affordable housing has been a key priority of this administration. The recent ALICE Report determined that 32% of Frederick County residents met the definition of "Asset Limited, Income Constrained and Employed." The ALICE Report noted that more housing options need to be available so that our residents can live and work in a community where a secure and prosperous future can be provided.

In support of the recommendations from the ALICE Report, this Administration has been working hard to find both short- and long-term solutions to the housing affordability challenge. Our position is that Bill #18-16 helps take a key step forward in this direction. This bill provides incentives and reduces the cost of building accessory dwelling units. Accessory dwelling units provide another option for homeowners to meet the needs of elderly parents, grown children with limited incomes or housing to serve the needs of our local workforce.

The Administration is also in support of the companion Bill #18-17 - Impact Fee for Accessory Dwelling Units. This bill helps reduce costs of construction by waiving school impact fees for accessory dwelling units under 800 square feet. Based on the recommendations of a staff committee and the Affordable Housing Council, accessory housing units of this size will not have a significant impact on school enrollments and will assist in the addressing affordable housing needs across Frederick County.

The Administration thanks Council Members Otis and Fitzwater for their efforts, as the well as the efforts of the Affordable Housing Council. We urge its support and approval by the County Council.