



Frederick Affordable Housing Council
Frederick County Division of Housing
401 Sagner Avenue
Frederick, Maryland 21701
www.FrederickCountyMD.gov/housing



FOR IMMEDIATE RELEASE

Affordable Housing Council Releases Policy Priorities

On April 11, Frederick County's Affordable Housing Council released its 2023-2024 affordable housing policy priorities.

The Council advises Frederick City and County government officials on housing policy and advocates for safe, stable and affordable housing opportunities for all Frederick County citizens, but especially for those with low to moderate incomes.

According to Malcolm Furgol, vice-chair of the Council and policy committee chair, "These policy priorities build on past recommendations by the Affordable Housing Council and progress made by Frederick County and the City of Frederick towards realizing a positive environment for safe, stable and affordable housing for all residents."

The Council recommended the following policy priorities for 2023-2024:

- Update the 2016 Frederick County Affordable Housing Needs Assessment report to better reflect 2023 housing and economic realities and to develop a strategic plan to address the findings. Such an assessment and plan would guide county and city programs and resources to better serve residents in need of affordable housing.
- Develop a new moderately priced dwelling unit (MPDU) ordinance for the City of Frederick and other Frederick County municipalities. The proposed ordinance would bring the city and county municipalities into alignment with Frederick County to maximize the development of affordable housing opportunities. The county's MPDU ordinance requires developers to designate a certain percentage of dwelling units as affordable to residents with low to moderate incomes.
- Increase the portion of the county's recordation tax revenue that is earmarked for the housing initiative fund (HIF) in one-time increments and consider permanent changes to the formula that funds the initiative. The HIF is used to provide resources that make home ownership accessible to county residents.
- Support the implementation of the City of Frederick's rental registration and inspection program. The program provides for protection of renters' rights and landlord and tenant education on renters' rights and best practices.

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- Advocate for the inclusion of several key policies in the City of Frederick’s form-based code initiative: implementing an affordable housing overlay, waiving development fees for projects that meet certain income requirements, allowing for more density and building height in designated areas and right-sizing parking requirements for new projects.
- Streamline Frederick County’s and the City of Frederick’s permitting processes to accelerate affordable housing projects. A particular need is to increase staff capacity and use a customer service-based approach to incentivize and encourage affordable housing projects.
- Encourage the implementation of area plans as part of the Livable Frederick Master Plan to include priorities such as implementing an affordable housing overlay, allowing more density in designated areas, aligning available public transportation with affordable housing developments and encouraging municipalities in the county to allow construction of accessory dwelling units (ADUs).
- Waive or defer impact fees in Frederick County and the City of Frederick charged to buyers that meet income requirements for affordable housing purchases from a developer. Further, City of Frederick should formalize the waiving of property taxes and impact fees for developers while they are building or renovating homes for sale or rent to residents meeting income requirements for affordable housing.

Hugh Gordon, chair of the Council, commented that accomplishing these priorities demonstrate a proactive effort on the part of the Frederick County Affordable Housing Council to address one of the greatest needs existing in the Frederick community. “The need for affecting implementation and the potential for assisting seniors, school teachers, policemen, firefighters, restaurant workers, and the most vulnerable residents of Frederick County is critically important.”

The Frederick County Affordable Housing Council meets the second Tuesday of each month at 2:30 pm at a location designated by the Council. Confirm meeting dates and location by checking <https://www.frederickcountymd.gov/6371/Affordable-Housing-Council> or by calling the Frederick County Department of Housing and Community Development at 301-600-6091.

Meetings are open to the general public and public participation is highly encouraged. Agendas can be obtained at the website noted above. Public comment is welcome at all meetings.

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