

What Does Home Look Like?

A Flipbook for Talking About Options



Purpose of this book

This flipbook illustrates different housing options and provides discussion starters to help identify what people need and want. It is a tool to help our Task Force and others as we work to make Frederick Home for Everyone.

Note:

- *These examples come from **real strategies** other cities have used to create more stable and affordable homes.*
- *These options are **not** expected to happen right away. They're here to help us imagine what's possible and start conversations about the future.*

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ADUs - Auxiliary dwelling unit

SROs - Single room occupancy

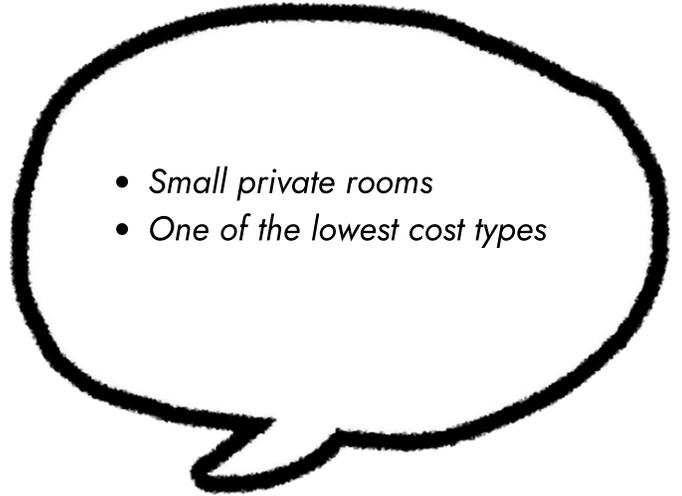
Container Homes

Cottage Clusters

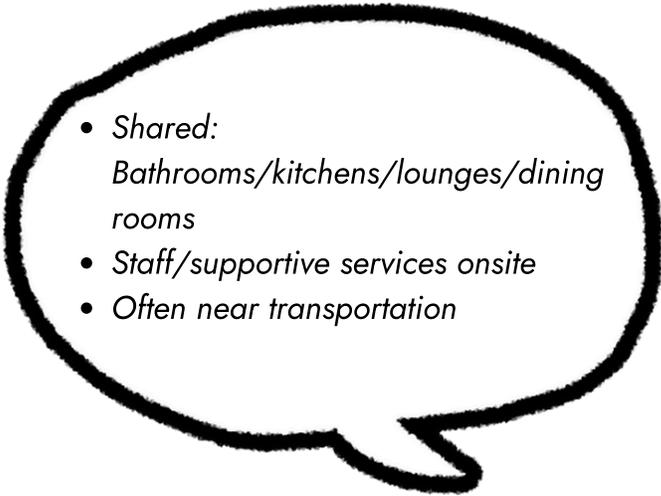
- *Tiny Homes*
- *Cottage Homes*

Shared Apartments

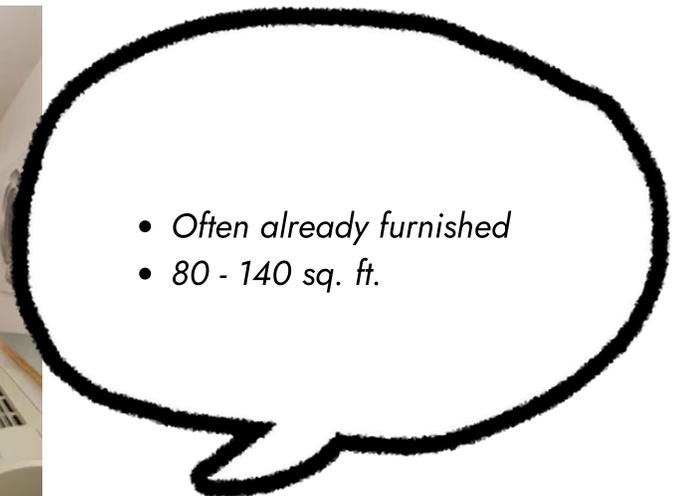
Single Room Occupancies (SROs)



- *Small private rooms*
- *One of the lowest cost types*



- *Shared:
Bathrooms/kitchens/lounges/dining
rooms*
- *Staff/supportive services onsite*
- *Often near transportation*

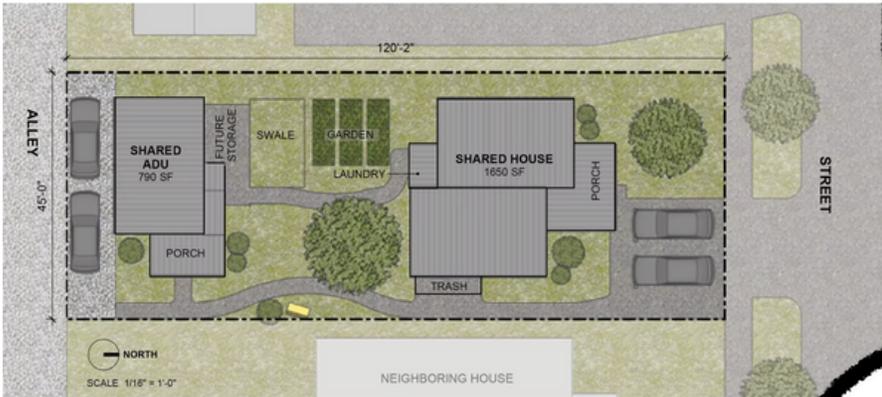


- *Often already furnished*
- *80 - 140 sq. ft.*

Things to Think About:

- How do you imagine living in a space where you have your own room but share bathrooms or kitchens with others?
- What safety features would help you feel comfortable in this kind of housing?
- How do rules like quiet hours or guest policies affect how you feel about where you live?
- How would shared spaces need to work for you to feel respected and at ease?
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- What would feel like a fair monthly cost in this context?

Accessory Dwelling Units (ADUs)



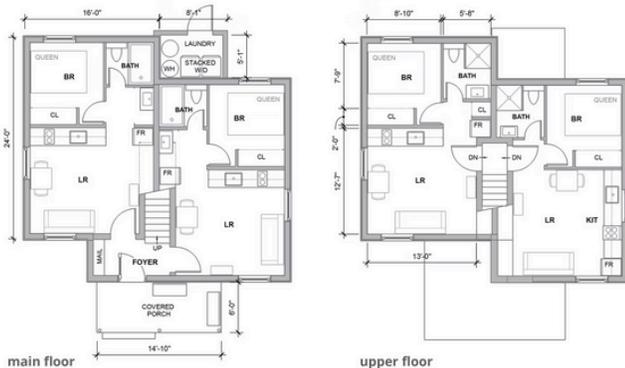
- Small houses attached/detached from someone else's property
- Garage Apartment/Backyard Cottage

- 300 - 800 sq. ft.
- Private: Bathroom/entrance/living space
- Shared: Yard/driveway
- Can feel safer and calmer than a large building

Floorplan | Shared House

4 Bedrooms, 4 Bathrooms, 1 Full Kitchen
Total Area 1650 SF

The house is designed to be shared by four co-op owners (with a maximum of five unrelated occupants per City regulation). Each bedroom area enjoys a bathroom and living space with a kitchenette, improving options for privacy among the shared household.



Floorplan | Shared ADU

2 Bedrooms, 2 Bathrooms, 1 Full Kitchen
Total Area 790 SF



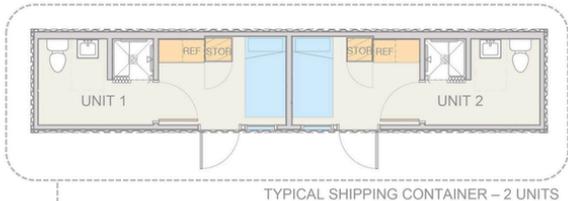
- Owner lives on the same property
- Limited parking
- Smaller storage space

Things to Think About:

- How does the idea of living in someone's backyard, basement, or above a garage feel to you?
- What would having your own entrance change about your comfort or sense of privacy?
- When you think about a small unit, what types of space or features feel most important for your daily life?
- How much household noise from the main home would feel acceptable or manageable for you?
- What would feel like a fair monthly cost in this context?

Container Homes

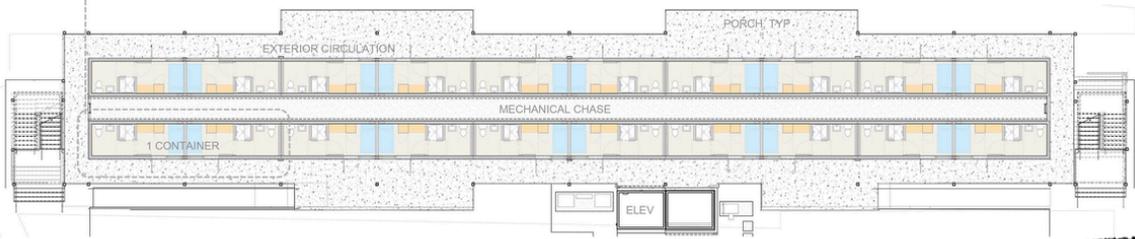
- 20 - 40 ft. shipping container single/combined small units
- Long and narrow
- May share outdoor community spaces/parking



TYPICAL SHIPPING CONTAINER - 2 UNITS



PARTIAL CONTAINER - 1 UNIT



BUILDING B FLOOR 1

- Fully enclosed, durable space with locking door
- Requires good insulation for heat/cold
- Limited windows and natural light



Things to Think About:

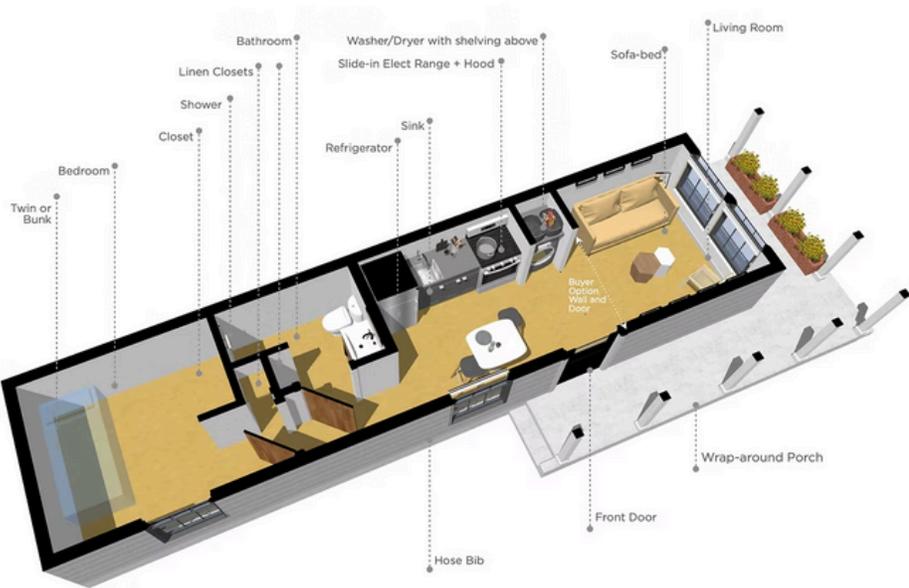
- How do you feel about the idea of living in a home built from a shipping container?
- How does the long, narrow shape of this type of unit affect how you imagine living in it?
- What role do insulation and soundproofing play in whether this option feels comfortable or safe for you?
- How much does the outside appearance of the unit matter for your comfort or sense of home?
- What kinds of outdoor or shared spaces (small yard, porch) would make this housing option feel more livable for you?
- What would feel like a fair monthly cost in this context?

Cottage Clusters



- *Very small houses*
- *Can be temporary (mobile) or permanent (modular)*

- *More privacy than shelters (may share bathrooms/kitchens/laundry)*
- *Limited storage*



- *Basic amenities and utilities*
- *100 - 1500 sq. ft.*



- Neighbors for seniors/singles adults/small families
- Community feel

- Shared courtyard/green spaces/gardens/parking
- Low maintenance

Similar design to showcase interior:



<https://missingmiddlehousing.com/types/bungalow-court/#idealized>

Things to Think About:

- How do you imagine making a smaller living space work for your belongings and daily routines?
- What kinds of outdoor features, like a porch or small sitting area, would make a small home feel welcoming to you?
- How do you like to interact with neighbors, and what level of closeness or distance feels right for you?
- What would make shared outdoor spaces useful or enjoyable for you?
- When you think about living in a small home, what helps you feel safe, comfortable, and at ease?
- What would feel like a fair monthly cost for a small home in this community context?

Shared Apartments

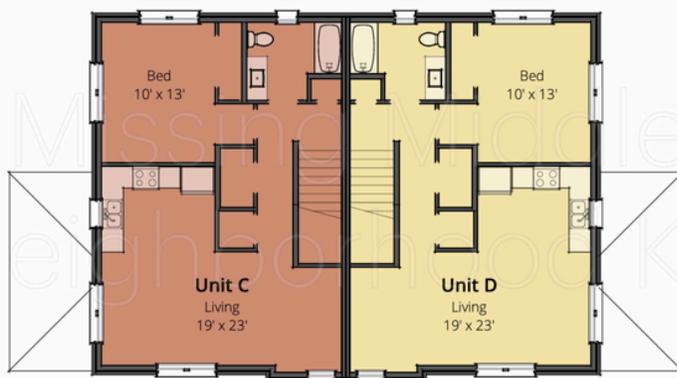


- Many housing units: studios, condos, townhome, multi-room
- Near buses/stores/schools/services

- Private: Your own kitchen/bathroom/living space.
- Shared: Hallways/entrances, laundry rooms/parking lots/outdoor areas.



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- Staff/management onsite
- Must follow building rules and safety policies

Things to Think About:

- When you picture a shared apartment option, what layout feels best for you and why?
- How do building features like elevators or ground-floor access influence your comfort or mobility?
- How do you balance the importance of apartment size with being close to stores, services, or transit?
- How have your past apartment experiences (if applicable) shaped the way you feel about this option now?
- What would feel like a fair monthly cost in this community context?

ABOUT FHS

Frederick Housing Solutions Task Force is a group of concerned citizens committed to increasing the supply of available housing in Frederick County, Maryland.

OUR MISSION is to address issues associated with the lack of available housing. The Task Force collaborates with local organizations, faith communities, and government entities to promote the development of innovative housing solutions for under-resourced and vulnerable groups.

OUR GOAL is to increase housing options for individuals whose annual income is less than \$25,000—or \$50,000 for families. This includes many minimum wage or part-time workers, and people on fixed incomes.

The Task Force has combined forces with the Coalition for a Healthier Frederick County's Affordable Housing Workgroup for the current Local Health Improvement Process (LHIP) cycle.

Our website



**Thank you for helping move
the discussion forward.**

Digital Version with links

