



# FREDERICK: Home for Everyone

*LHIP Workgroup Partner with*



**COALITION**

*for a Healthier Frederick County*

Faith & Housing Gathering  
May 19, 2026



# Tiffany Green, CEO

*Concrete Support, LLC*



**CONCRETE**  
S U P P O R T



# Icebreaker

- Name
- Affiliation (Congregation/Organization)
- One reason you felt called to attend

# WHY WE ARE HERE

## A CALL TO ACTION FOR FAITH & HOUSING

We are thrilled for you to join us for this special event as we introduce a **new initiative** designed to equip churches and houses of worship with the tools, partnerships, and knowledge needed to:



**Build** on existing church/house of worship-owned land



**Acquire** and develop new properties



**Support** housing solutions for individuals and families who are often left out of the housing market in our community



**Partner** with developers, funders, and public agencies



TOGETHER, WE CAN EXPLORE WHAT IS POSSIBLE WHEN **FAITH, HOUSING, AND COMMUNITY** COME TOGETHER FOR IMPACT.





**Ann Ryan, Chair**

*Frederick Housing Solutions Taskforce*

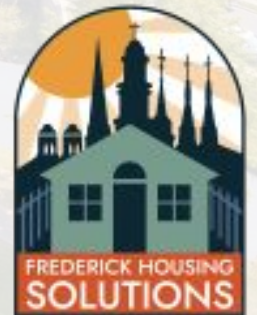


**Marci Coreia, LHIP Workgroup Coordinator**

*Coalition for a Healthier Frederick County*

# What We're About. . .

- According to the [2025 Frederick County housing survey](#), there is little or no housing available within reach of seniors on fixed income, or others making less than \$25k annually (\$50k, for families).
- Stable housing is one of the most significant drivers of good health and well-being. The [2025 Community Health Needs Assessment](#) (CHNA) identified inadequate affordable housing as a priority.
- [Frederick Housing Solutions Task Force](#) works with landlords and local developers, houses of worship and other non-profits, as well as City and County governments, to increase the options available to these valuable members of our community.
- We partner with the [Coalition for a Healthier Frederick County](#) as a Local Health Improvement Plan (LHIP) workgroup.





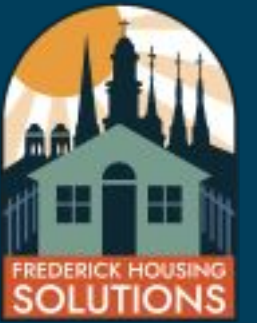
## **Focused Objectives: Subcommittees to create solutions**

- Development
- Community Engagement
- Policy & Advocacy
- Supportive Services
- Landlord Engagement & Locator Assistance



# 2026 Priority Projects

<b>Affordable Housing Build</b>	<b>Shared Housing Pilot</b>	<b>Single Room Occupancy</b>	<b>Landlord Outreach</b>
<b>Led by: Tiffany Green</b>	<b>Led by: Melanie Cox</b>	<b>Led by: Ann Ryan</b>	<b>Led by: Krista Zodet</b>
<ul style="list-style-type: none"><li>● Develop faith-based partnerships</li><li>● Perform site identification &amp; feasibility studies</li><li>● Create development ecosystem &amp; project pipeline</li></ul>	<ul style="list-style-type: none"><li>● Create a scalable shared housing model that safely matches residents with hosts</li><li>● Provide ongoing support for both parties</li><li>● Increase options for seniors to stay in their own homes</li></ul>	<ul style="list-style-type: none"><li>● Identify build/renovation projects</li><li>● Partner with developers to increase inventory of deeply affordable SRO units</li><li>● Ensure that supportive services are an integral part of each project</li></ul>	<ul style="list-style-type: none"><li>● Improve vacancy visibility</li><li>● Engage small landlords through peer learning networks</li><li>● Explore innovative housing models</li></ul>



# Want to Make a Difference?

Scan the code at right, or visit  
[www.FrederickHousingSolutions.org/get-involved](http://www.FrederickHousingSolutions.org/get-involved)  
to request more information  
and let us know how you can help.



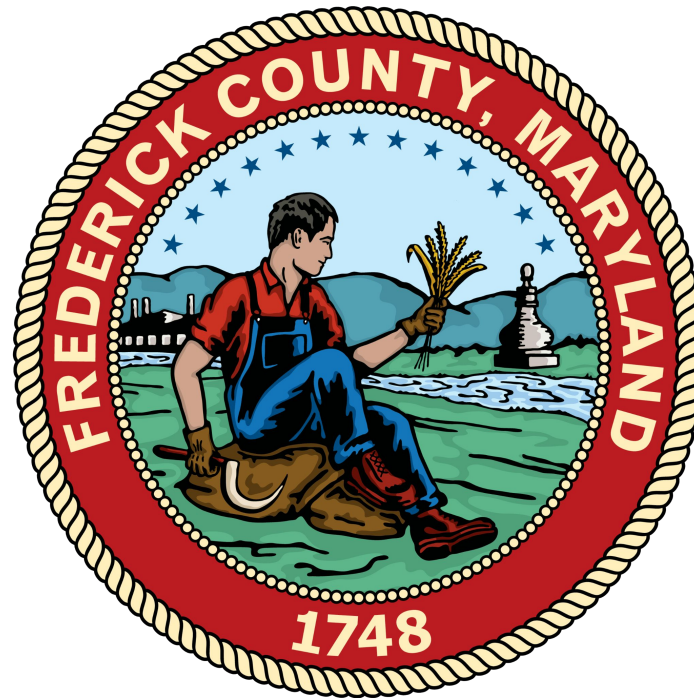
Find us on social media!





# Vincent Rogers, Director

*Frederick County Division of Housing*





# Housing Needs Assessment and Affordable Housing Strategic Plan



Submitted to

**FREDERICK COUNTY, MD**

Vincent Rogers – Director, Frederick County Division of Housing

Scan for links/details - see p. 84 (Strategy 1.6)  
navigator buttons on top



or visit

<https://frederickcountymd.gov/6366/Housing>

Find us on social media!



# Jodie Ostoich, Housing Policy Advisor

*Department of Housing and Human Services, The City of Frederick*



**FREDERICK**  
MARYLAND

# City of Frederick Affordable Housing Goals

Mayor's Affordable Housing Task Force

**13,771** Affordable Units needed by 2035.



Demand by Income Segments	For Sale Demand	For Rent Demand	Totals	Pending	Remaining
<30% AMI	478	1,675	2,153	0	<b>2,153</b>
30-60% AMI	983	1,990	2,973	122	<b>2,851</b>
60-120% AMI	1,548	1,363	2,911	23	<b>2,888</b>
>120%	4,275	1,462	5,737	0	<b>5,737</b>
<b>Total</b>	<b>7,284</b>	<b>6,490</b>	<b>13,774</b>	<b>145</b>	<b>13,629</b>



# Danielle Adams, Executive Officer

*Frederick County Building Industry Association (FCBIA)*





# Pastor Shannon Sullivan

*Trinity United Methodist Church*





# Aleetalynn Schenesky

*Miner Feinstein Architects LLC*

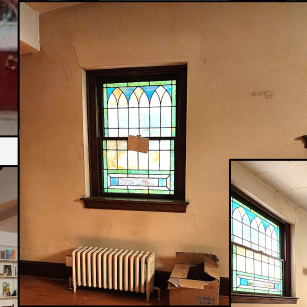


*Centennial Memorial United Methodist Church*



# Development

- Single Resident Occupancy (SRO)
- Downtown Frederick Church
- Utilizing 1-2 Floors of Existing Community Building
- 4-8 SROs + Community Kitchen, Lounge & Bathroom
- Potential Target Population: Mothers and Babies
- Property has Existing Daycare on 1<sup>st</sup> Floor





### Centennial Memorial United Methodist Church

**Existing Building Occupancy:** A-3

**Proposed:** Add R-2 dwelling units (non-transient apartments)

**Scope:** Partial change of occupancy within an existing building

**Codes:** 2015 IEBC + 2015 IBC

**Fire-Resistance-Rated Construction**

- Minimum 1-hour fire-resistance-rated floor/ceiling assemblies between stories
- Minimum 1-hour fire-resistance-rated separation between dwelling units
- Minimum 1-hour fire-resistance-rated separation between Group A-3 and Group R-2 occupancies

**Fire Protection**

- Automatic sprinkler system installed in accordance with section 903.3

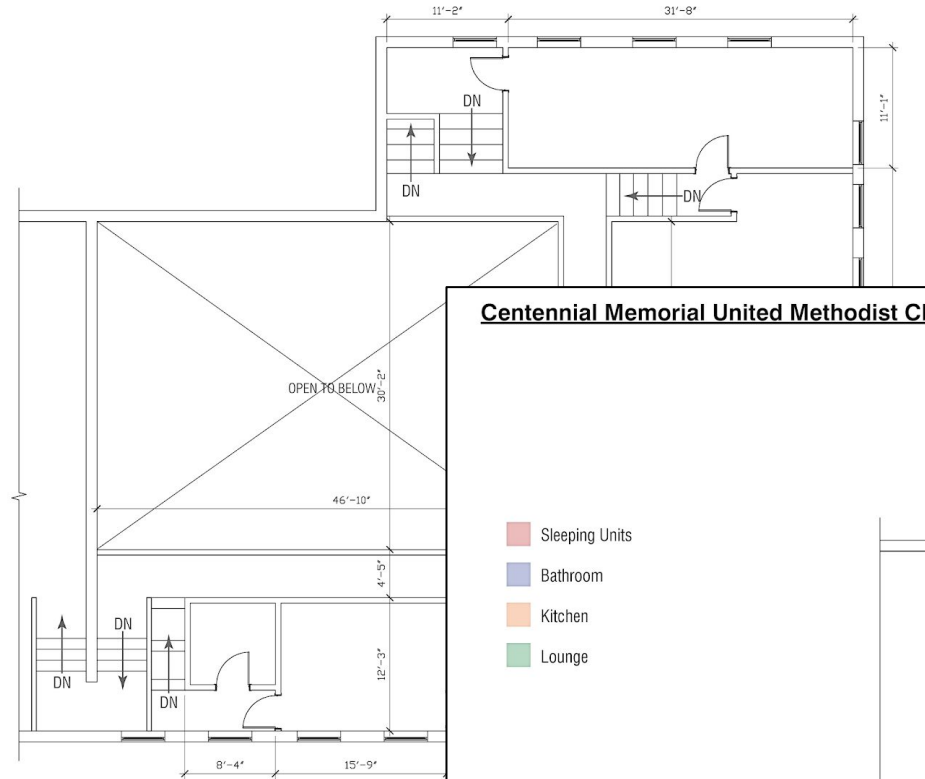
**Means of Egress**

- Provide emergency escape/rescue openings in sleeping/dwelling units (Stained glass windows will need to be lowered and fully operable)
- Provide 2 exits to exterior from second floor or be limited to 4 total R-2 units.

**Mechanical/Electrical/Plumbing**

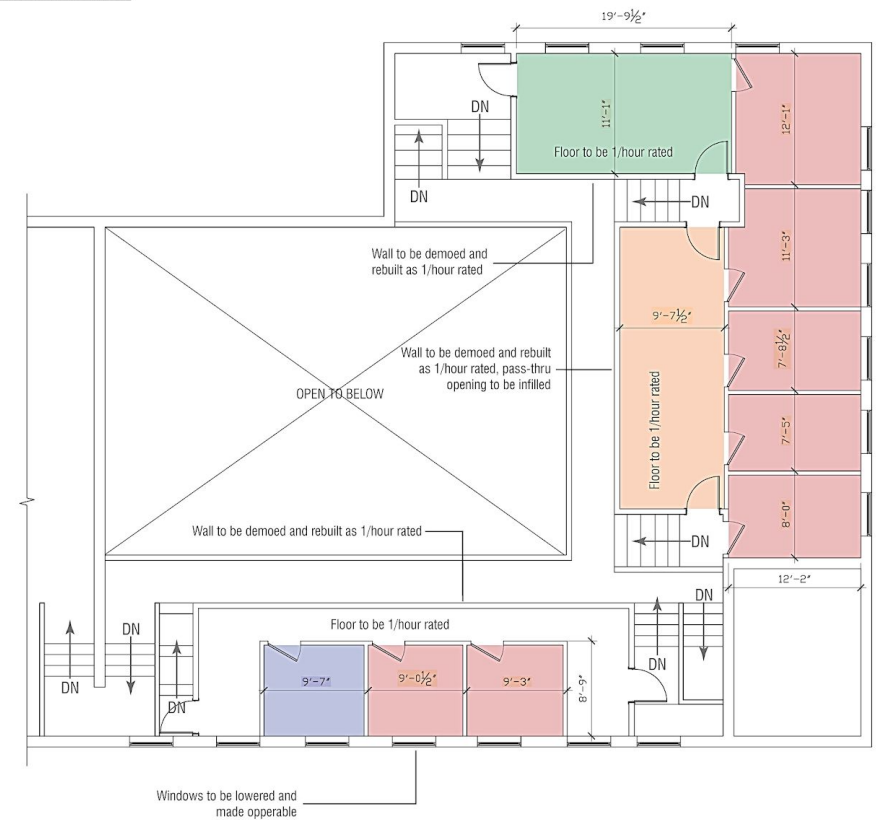
- Provide individual heating and cooling for each dwelling unit
- Individual thermostatic controls per unit
- Dropped ceilings required to, reduce space volume for HVAC efficiency, conceal ductwork, piping, sprinklers, and electrical, and accommodate residential lighting layouts
- Provide code-required outdoor air ventilation
- Dedicated exhaust for kitchen and bathroom
- New electrical panels, circuits, and unit metering
- Firestopping and rated penetrations at all MEP floor and wall crossing

**MINER FEINSTEIN ARCHITECTS**



### Centennial Memorial United Methodist Church

- Sleeping Units
- Bathroom
- Kitchen
- Lounge



**MINER FEINSTEIN ARCHITECTS**





# National Model



## *Southeast Tabernacle Baptist Church*



<https://www.youtube.com/watch?v=qVLVAoA7zy0>

or scan code at right



# ROUNDTABLE DISCUSSION

*Let's Learn From Each Other*



Your insights and experiences are valuable. Please share openly and listen with respect.

## DISCUSSION QUESTIONS

1



How do you see your house of worship **contributing to housing solutions** in your community?



2



What **support, resources, or partnerships** would you need to take the next step?



**TOGETHER, WE CAN MAKE AN IMPACT.**

Be bold in your ideas. There are no wrong answers—just opportunities to create change together.



*Thank You!*

Your voice matters. Your perspective helps shape the future of housing in our community.



**FAITH IN ACTION.  
HOPE IN OUR  
COMMUNITY.**



TOGETHER, WE CAN EXPLORE WHAT IS POSSIBLE WHEN **FAITH, HOUSING, AND COMMUNITY** COME TOGETHER FOR IMPACT.



# INTRODUCING THE FAITH-BASED HOUSING COHORT



Following today's gathering, participating churches and houses of worship will have an opportunity to engage in a guided Faith-Based Housing Cohort designed to equip leaders with the knowledge, partnerships, and technical support needed to move housing ideas forward.

## THROUGH THE COHORT, PARTICIPANTS WILL EXPLORE:



### DEVELOPMENT PATHWAYS

Understanding options to build, redevelop, or support housing initiatives.



### SITE & LAND FEASIBILITY

Assessing church-owned land and identifying development opportunities.



### STRATEGIC PARTNERSHIPS

Connecting with developers, architects, funders, and public agencies.



### FUNDING & CAPITAL OPPORTUNITIES

Learning about financing, grants, tax credits, and partnership models.



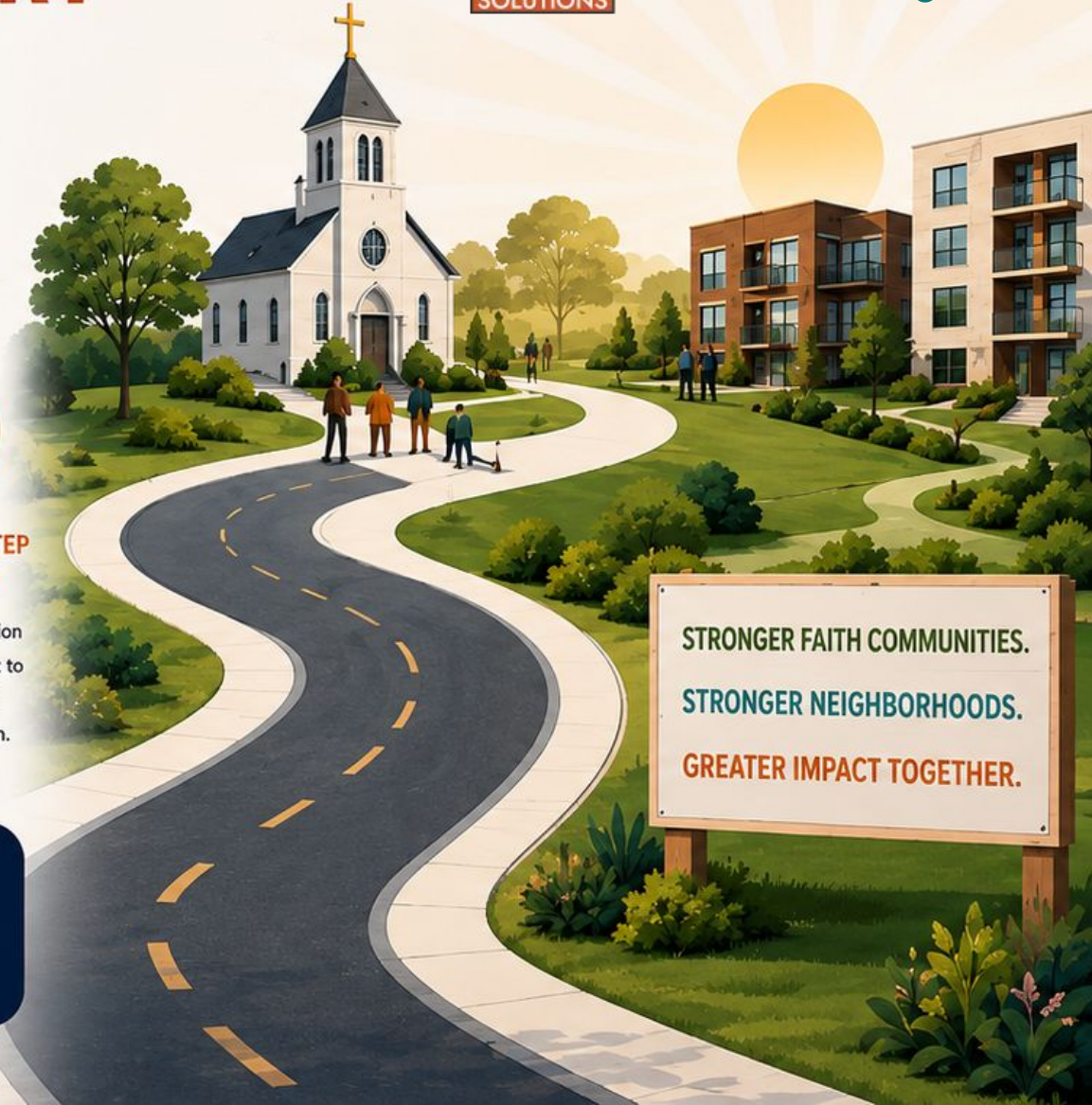
### TECHNICAL ASSISTANCE & COACHING

Receiving expert guidance from housing and development professionals.



### A STEP-BY-STEP ROADMAP

Moving from vision and discernment to planning and implementation.



**STRONGER FAITH COMMUNITIES.**  
**STRONGER NEIGHBORHOODS.**  
**GREATER IMPACT TOGETHER.**



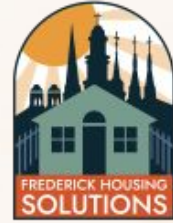
Whether your congregation owns land, wants to partner, or simply desires to make a difference—

**THERE IS A ROLE FOR EVERYONE IN THIS MOVEMENT.**

# FAITH-BASED HOUSING COHORT

*Your Feedback Matters!*

Thank you for taking 10 minutes to share your feedback. Your input will help shape a learning experience and resources that are practical, relevant, and impactful for your congregation and community.



Your voice. Our future.  
Stronger faith communities. Stronger neighborhoods.



## SURVEY OVERVIEW



### TOPICS

What you want to learn about most



### CURRENT STAGE

Where your church or house of worship is in the journey



### PREFERENCES

Ideal cohort length, meeting days, and times



### OUTCOMES

What you hope to achieve through the cohort



### SUPPORT NEEDS

Resources and support that would help you move forward



### ADDITIONAL INPUT

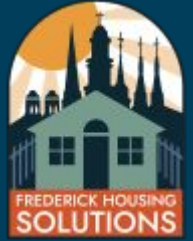
Your ideas and suggestions



TOGETHER, WE CAN EXPLORE WHAT IS POSSIBLE WHEN **FAITH, HOUSING, AND COMMUNITY** COME TOGETHER FOR IMPACT.



# Ways you can get involved...



- Join our Task Force!

*Bring your expertise to one of our teams to help create housing for those most in need, and connect them to the services that will help them succeed.*

- Work with your house of worship and/or professional organization(s)

*How might they participate in creating deeply affordable housing?  
Do they have land available? Would they like to sponsor a unit or a project?*

- Contact your City or County Council member(s)

*Ask how they are supporting the development of affordable housing.  
Advocate for policy changes that will make deeply affordable housing more possible/likely.*



Scan for links/details

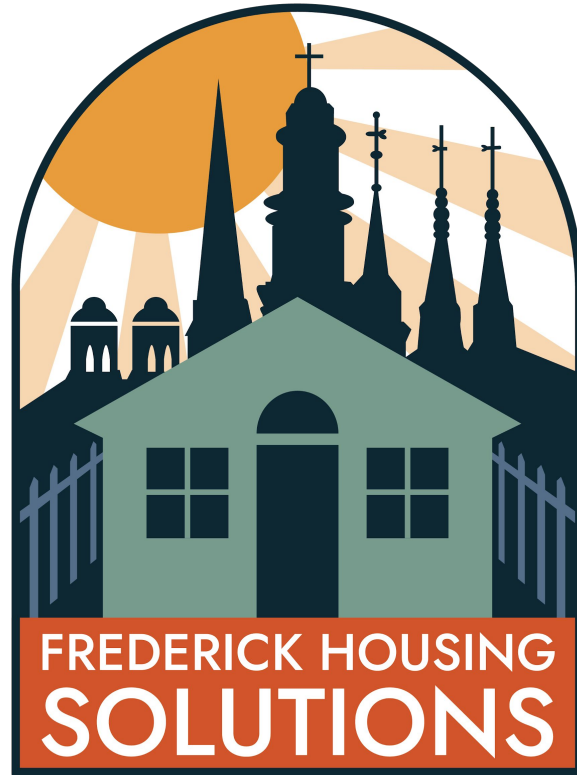


or visit

[www.FrederickHousingSolutions.org](http://www.FrederickHousingSolutions.org)

Find us on social media!





**Making Housing Within Reach**  
[www.FrederickHousingSolutions.org](http://www.FrederickHousingSolutions.org)