

KEEDYSVILLE COMPREHENSIVE PLAN HOUSING ELEMENT

INTRODUCTION

The 1997 Comprehensive Plan describes Keedysville as having 464 persons living in town in 174 households of which 134 were family units. Housing at that time was primarily owner occupied and home ownership was the majority pattern in the Town. Over all there weren't many vacant housing units in Town. The Plan notes that there are many older homes in the community that reflect the historic character of Keedysville and the importance of preserving the overall condition of the housing stock. The major housing goal of the 1997 Plan was providing opportunities for the development of safe and affordable housing options for its residents.

The 1997 Comprehensive Plan established the following housing goals and objectives:

- encourage the availability of a variety of housing types that can meet the needs of various age groups, family sizes, and income capabilities;
- create incentives, a review process, and oversight regarding all residential development to meet the highest standards of site design, and enforce standards for site layout and building construction including conformity with recognized building codes;
- designate land for appropriate locations for various residential types and densities to increase the variety of housing choices available within the community;
- renovate, rehabilitate, and maintain homes and other structures to preserve and enhance property values and protect the tax base of the community; and
- provide incentives for preservation of the Town's historic architecture.

All of these goals appear to have been addressed since the time of the adoption of the 1997 Plan and will continue within this Comprehensive Plan. Washington County's adopted Comprehensive Plan encourages quality housing for all residents as an important goal when planning a sustainable community. It recognizes that the housing market fluctuates over time as new housing enters the market place; family size increases and decreases; and resident's social and economic status changes. These are all factors that make a choice of affordable housing necessary.

The County and the Town both have maintained a large home ownership ratio to rental units in the past. Based on the 2000 US Census, Keedysville has a ninety-one percent majority of owner occupied home ownership which has increased since 2000 with the construction of new single family housing units in Rockingham and Cannon Ridge subdivisions. In comparison, home ownership rates in Washington County as a whole are approximately sixty-six percent in owner occupied properties.

The 2009 Comprehensive Plan notes that there are now additional neighborhoods added to the housing in Keedysville that have been built on land that has been annexed since 1997. Although there has been more aggressive growth from 1997 to 2007, growth in housing has slowed due to

the poor national economic climate in the last eighteen months. Housing starts have moderated to a more traditional growth pattern although 78 single family dwelling units are in the pipeline.

Keedysville has just over four hundred households and approximately 1124 residents now living in its municipal boundaries. Town officials expect previously approved dwelling units will provide for growth in population up until 2020. Housing unit availability after that time is dependent upon a limited amount of additional land being annexed, an increase of density as a result of redevelopment in the Moderate Density land designated on the Comprehensive Land Use map, and availability of water taps. This expectation is supported by the limited number of water taps that are available to the Town during the next twenty year planning period and the desire to maintain their historic, rural residential character while making improvements in infrastructure to serve the Town's existing population and housing. Keedysville is already meeting most of the objectives of Smart Growth as referenced in Box H-1.

This Plan provides guidance to meet all objectives to achieve a sustainable and smart growth community with its adoption and implementation. Proposed densities in the Comprehensive Plan will need to be in place in the next ten years. Although the Town is designated as a Priority Funding area, its growth is somewhat limited as a result of conservation and preservation easements and limited water taps.

The Medium Density Residential district provides the opportunity for mixed use with services and low impact retail to continue to be provided and expanded in future years. Since the Medium Density Residential district is mainly this same area, designated as Keedysville's historic district, when accommodating new growth, emphasis should be placed on the importance of preservation of existing housing stock, especially the historic homes that remind residents of the character of their community. (See page APA-4 in Appendix A for a copy of the Maryland Historical Trust's Keedysville Historic District Map.)

Keedysville's Historic District

In 1999 a national historic district was established on properties in Keedysville primarily along Main Street. Properties were delineated and boundaries created based on a series of alleys that originally ran along the back of the properties:

Box H-1

Smart Neighborhoods

- ❖ **Transportation choice and walk-ability.**
- ❖ **Community interaction and civic life.**
- ❖ **Efficient use of land.**
- ❖ **Supports regional environmental goals, reduced land consumption, improved regional air and water quality.**
- ❖ **Planned open space integral to the community.**
- ❖ **Efficient use of infrastructure.**
- ❖ **Synergistic effect of mixed use, in which residential and commercial uses support each other and contribute to long term vitality.**
- ❖ **Enhances and complements existing community.**
- ❖ **Linked to adjacent communities.**
- ❖ **Range of housing types and densities**
- ❖ **Interconnected streets designed to balance the needs of all users, with sidewalks, and on street parking.**
- ❖ **Compact design.**

many which are regularly used today. The district is significant for its role in the settlement of the Town which contributed to the development of early settlement in Western Maryland. The district includes properties associated with the abandoned B & O railroad right of way that bisects the center of Town and that includes support structures for a timber trestle across the Little Antietam Creek. The railroad reflects the history of the Town's growth with the establishment of Jacob Hess' mill along the Creek in 1768. The loss of the rail road in 1953 started a less prosperous period then previous years when the railroad line was active.

Fortunately, Maryland Route 34 bypasses the Town on the northwest limiting the amount of traffic that travels through the historic district which helps to maintain the integrity of structures along Main Street. The architectural styles along Main Street range from rustic stone or log construction of a Germanic vernacular influence to brick and log structures of a Greek revival architectural style. During the second half of the 19th century there was an addition of Italianate architectural influence on buildings with some High Victorian Gothic influences.

Design guidelines have been proposed in the Community Facilities chapter to help protect the historic resources in Town that may be threatened by new development. Of course, regulations that would solidify the guidelines would require amendment of the Zoning Ordinance. The survey conducted during the fall of 2008 indicated that the some citizens would be in support of such action.

In addition, the Washington County Comprehensive Plan emphasizes the importance of the benefits of historic structures which when rehabilitated lessens the need for building new dwelling units on virgin land and reduces sprawl and additional infrastructure. Adaptive reuse of structures in existing neighborhoods may provide more open space in the community. Improvement of historic and existing properties increases property values and provides greater revenue in taxes.

Housing Demographics

Housing growth in Keedysville historically was moderate. Based on some of the projects that are in the pipe line or have been proposed to the Planning Commission by various property owners, it is possible that many of the housing units projected will be built midway through the Planning period. It is important to acknowledge that the uncertainty in the National economy may provide much slower development of the Town than forecasted.

Number of Households and Household Change 2000-2030
Table H-1

<i>Year</i>	<i>Households</i>	<i>Household Change Yearly</i>
2000	204	-
2005	298	46 %
2010	430	44 %
2015	468	9 %
2020	508	8.5 %
2025	533	5%
2030	560	5 %

Maryland State Planning Projections Data, Actual Town Data. Compiled & Forecasted By ARRO Consulting, INC.

Table H-1 shows that based on previous growth, there will be approximately 560 total dwelling units available in 2030. This number is based on 204 dwelling units in 2000 that were occupied.

Housing Units Status, 2000
Table H-2

Housing Status	Units
Occupied	190
Owner Occupied	174
Renter Occupied	17
Vacant	14
Total Units	204

2000 Census Data summarized by ARRO.

Table H-2 indicates that there were 14 dwelling units in 2000 which were unoccupied either because they were up for sale, due to development of two major developments in the Town or for other reasons.

Owner Occupied Housing Units by Householder's Age, 2000
Table H-3

Age	Number	Percent
15-24 years	0	0
25-34 years	30	16%
35-44 years	45	24 %
45-54 years	48	25 %
55-64 years	22	11 %
65-74 years	40	21%
75-84 years	5	3 %
85 year and older	0	0
Occupied Housing Units	190	100 %

Reference: 2000 US Census Bureau

Table H-3 depicts owner occupied housing units by age. Notice that householders over 65 make up approximately 24 percent of owner occupied householders. An additional 11 percent of owner occupied householders are 55 years old. If the next census replicates these numbers, there will be approximately 35 percent of all owner occupied householders that are approaching retirement or already retired. A 1992 study by Association of Retired Persons (AARP) states that 84 percent of the elderly would like to stay in their home; and 80 percent would prefer to live in a neighborhood with people of all ages. This is significant in that Keedysville will not only have to provide housing for this segment of the population, but will have to have services and shopping for them as well. Public transit will be more important if services are not located within the Town.

HOUSING GOALS

1. Encourage the construction of housing for all age groups and income levels.
2. Support preservation of historic dwellings and buildings located in Town.
3. When considering new routes, support County Transit service to serve the Town.
4. Review existing design guidelines and standards for compliance with land use policies and implementation strategies in land use ordinances, if necessary.
5. Improve the availability of housing stock for the elderly and disabled individuals.

POLICIES AND IMPLEMENTATION STRATEGIES

Policy H.1: Promote the availability of an adequate housing supply for current and future residents.

Implementation Strategies

1. Encourage a mix of dwelling types that are affordable to all citizens.
2. Encourage higher density dwelling units in Medium Residential district when merited by population increase.
3. Balance additional housing stock development with the preservation and conservation easements as dictated in the County Comprehensive Plan and to preserve Keedysville's Historic Preservation district and Rural Legacy designated properties.

Policy H.2: Promote the development of a mix of housing that is commensurate with the range of incomes for all citizens.

Policy H.3: Support housing for the elderly and individuals that are disabled.

Implementation Strategies

1. Encourage new buildings to have features that could be adapted to accommodate elderly or the disabled.
2. Encourage developers of new or rehabilitated dwellings to be adaptable to accommodate the elderly or those who are disabled.

Policy H.4: Encourage the rehabilitation or adaptive reuse of substandard housing through public and private actions and grants.

Policy H.5: Support and encourage Historic Preservation.

Implementation Strategies

1. Promote the presence of the historic structures in Town, and provide incentives to encourage the use of the design guidelines in the Community Facilities chapter of this Comprehensive Plan.
2. Consider appointing a Historic District Commission as provided for in the Zoning Ordinance or amend that section to reference use of design guidelines for historic structures that the Planning Commission may use when encouraging good design for projects in the historic district.

Policy H.6: Support and encourage Home Based Businesses; however, uses should be compatible with the character of the neighborhoods in which they are located.