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In addition to these community parks, school sites within the town boundaries of Elkton have a variety of open space and recreational facilities for activities such as softball, volleyball, and basketball, as well as playground equipment.

Among the elementary schools, Gilpin Manor has a basketball court and a multipurpose field on 3.7 acres, Holly Hall has a basketball court, two other blacktop courts, a multipurpose field on 5.4 acres, and Thompson Estates has a basketball court and multipurpose field on 7.1 acres.

Elkton Middle School, at 615 North Street, is a 6.9 acre site that includes a basketball court, ballfield and two multipurpose fields, while Elkton High School, at 110 James Street, is a 10.7 acre site that features a basketball court, five tennis courts and two multipurpose fields. In addition, there are other school sites that serve students from the Town of Elkton and have similar recreational facilities and open space that are a short drive from the Town.

Although not technically in the Town's boundaries, the Cecil County YMCA and Elk River State Park also offer significant park and recreation opportunities to town residents. The YMCA is the only multi-purpose indoor recreation facility in Cecil County and features the County's only indoor pool. The complex is 34.4 acres.

**8.2.2. Schools**

Cecil County Public Schools (CCPS) has 28 schools with a total enrollment of 16,128 as of the 2008-09 school year, including 17 elementary schools (serving kindergarten through fifth grade), six middle schools (grades 6-8), and five high schools (Map 8.2). Elkton is served by three elementary schools, two middle schools, and two high schools operated by CCPS. The number of students attending these schools will grow as the community does, and the growth forecast in the Town and Cecil County by 2030 will result in additional school needs.



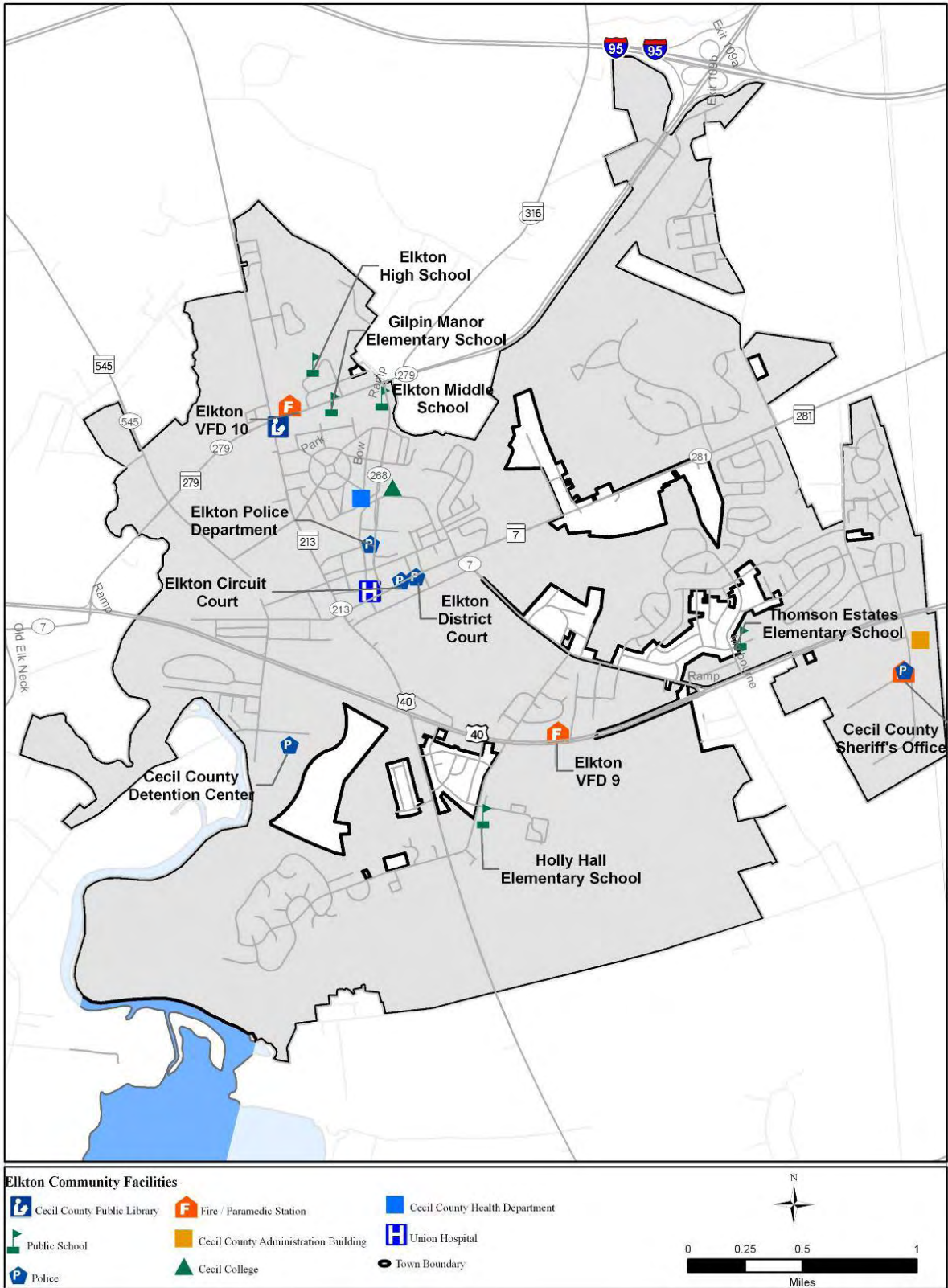
**Cecil Manor Elementary is located on Elk Mills Rd**

Public school enrollment in Cecil County experienced growth beginning in the early 1980s. From 1986 to 1995, total enrollment increased 20 percent from 12,221 to 14,673. The primary increase was at the elementary level, where pre-K through Grade 5 enrollment increased by 29 percent. Projections for all of Elkton's schools predict larger enrollments through the year 2019.

As shown in Table 8.1, one elementary school and Elkton and Bohemia Manor high schools were at or over capacity as of the 2008-09 school year. By 2015, one additional elementary school will exceed state rated capacity, and by 2019, based on the existing inventory of schools, all but one school (Bohemia Manor Middle School) serving the Town will be over capacity. However, because Bohemia Manor Middle and High School share one facility, the combined enrollment of the schools will be higher than the schools' combined capacity.

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Map 8.2 Community Facilities



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The Town does not own, nor has it been deeded, any lands suitable for new school facilities. The Cecil County Public Schools' approach (as expressed in its Capital Improvement Plan) is to accommodate increased enrollment through renovation and addition to existing school facilities, or demolition and reconstruction of outdated facilities.

**Table 8.1 Public School Enrollment and Capacity (2008-09 School Year)**

School	State Rated Capacity	Existing Enrollment (2008/9)		Projected Enrollment (2014/15)		Projected Enrollment (2018/19)	
		Enrollment	Percent of Capacity	Enrollment	Percent of Capacity	Enrollment	Percent of Capacity
Gilpin Manor ES <sup>20</sup>	416	460	111%	448	108%	493	119%
Holly Hall ES	624	611	98%	668	107%	744	119%
Thomson Estates ES	614	531	86%	596	97%	661	108%
Bohemia Manor MS	601	471	78%	522	87%	588	98%
Elkton MS	712	601	84%	659	93%	764	107%
Bohemia Manor HS	643	708	110%	739	115%	832	129%
Elkton HS	944	1088	115%	1246	132%	1403	149%

Source: Cecil County Public Schools FY09 Report

**8.2.3. Cecil College**

Cecil College is the only higher education facility in Cecil County, offering two-year associate degrees and providing opportunities for students to earn credits for transfer to four-year colleges. It is the fastest growing community college in Maryland, with enrollment of credit students growing more than 20 percent between 2005 and 2009, to 3,175. Cecil College had 4,700 non-credit students in 2009 in workforce training, certification and personal enrichment programs.

Cecil College opened Elkton Station on Railroad Avenue in 2005. This 52,000-square foot facility provides classroom space for continuing education and credit courses. This facility has been very successful in serving students and anchors the Town's redevelopment efforts in a key location near the Municipal Building, Union Hospital and the Town's former train station. The facility also provides an opportunity to enhance partnerships with area businesses and the Cecil County Public Schools. The building replaced a former Cecil College facility at the same location. Elkton Station includes 17 classrooms and five labs used primarily for noncredit courses. As Cecil College grows, this space is planned to accommodate additional credit courses.



**Elkton Station is a satellite campus of Cecil College located on Railroad Avenue in Elkton.**

The *Cecil College Master Plan* recommends that the college's business program eventually be moved to Elkton from the North East campus to provide space for other departments on the North East campus. The college's continued growth will

<sup>20</sup> The capacity figures from the FY09 report are based on Gilpin Manor's existing state rated capacity.

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provide opportunities in Elkton and can be leveraged to support the college's educational and facility goals and provide further development and revitalization opportunities for the Town.

**8.3. Emergency Services**

In Cecil County and including Elkton, Emergency Medical Services (EMS) are provided through a partnership between volunteer fire departments and Cecil County Department of Emergency Services (CCDES). CCDES coordinates 911 emergency communications, emergency medical services, emergency management, hazardous material response, electronic support services, and training and education.

Each volunteer department provides EMS services for its defined first response areas, while CCDES operates three paramedic stations. Some volunteer departments in the County estimate a ratio of one EMS call for every 10 residents, and EMS calls account for more than 75 percent of all calls for most volunteer departments. The majority of these calls occur in the daytime, when volunteer availability is at its lowest.

*Fire Protection and Ambulance/Emergency Management Services*

Fire, Rescue, and EMS services in Elkton are provided by a combination of volunteer and paid emergency medical services personnel. The Singerly Fire Company provides fire and rescue services in Elkton.

There are three Singerly Fire Stations that serve Elkton:

- Station 3 at 399 E. Pulaski Highway in eastern Elkton
- Station 13 at 300 Newark Avenue near the center of Elkton
- Station 14 on Singerly Road in the Fair Hill area

This fire company also has reciprocal fire fighting arrangements with surrounding communities.

The National Fire Protection Association (NFPA) recommends that a jurisdiction the size of Elkton have 15 personnel available to respond to a fire within nine minutes. The Singerly Fire Company has 21 fire suppression officers and seven EMS officers on staff, a number that is supplemented by volunteers.

Although the exact number of volunteers is difficult to quantify, the VFD appears to have adequate staff to serve the Town's current and projected population. However, as the community grows, the need for volunteers will continue to grow. The Town should support efforts to recruit and retain volunteer staff

**8.3.1. Police**

The Town of Elkton receives police services from its municipal police force, which provides a full range of police services within Elkton. As of 2008, the department was comprised of 51 members, of whom 43 were sworn officers. In addition, the Cecil County Sheriff's Office and Maryland State Police provide a variety of essential services in support of local police forces. Collectively, these law enforcement agencies provide services in the areas of traffic control and enforcement, crime prevention and investigation, court room security, and educational and support programs that benefit the community at large.

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For a community the size of Elkton, the International Association of Chiefs of Police (IACP) recommends 2.6 police officers per 1,000 residents. The addition of 8,466 residents over the next 20 years will place greater demands on local public safety and police resources. Using IACP standards, the Town would need a full-time police force of approximately 57 officers to serve the Town's projected population of 22,070 in 2030.

To serve the projected population, the Elkton Police Department's estimate are that the Town's total sworn police staffing could reach between 66 and 70 officers by 2020, an increase of 55 percent over current levels.

**8.3.2. *Other Emergency Service Facilities Located in Elkton***

The Headquarters for the Cecil County Emergency Management and Civil Defense Agency is located in the Upper Chesapeake Corporate Center in Elkton. This agency provides central communications for all emergency services, including fire, rescue, and ambulance service and maintains a 24-hour communication center from which police, fire, ambulance, and other emergency service can be dispatched and coordinated. The agency prepares an *Emergency Response Plan* for Cecil County, including an emergency evacuation plan for nuclear power plant failures.

The Cecil County Correctional Center is located on Landing Lane in Elkton and is operated by the Cecil County Sheriff's Department. The Sheriff's Department manages the Correctional Center, which includes a Detention Center and a Community Corrections Center.

The Correctional Center was built in 1983, designed to house 70 inmates in the Detention Center and 32 inmates in the Community Corrections Center. In 2009, the combined average daily population of the Detention Center and the Community Corrections Center was 250, and an expansion of the facility is expected to be completed by 2011.

**8.3.3. *Solid Waste***

Trash collection is contracted through Tri State Solutions, Inc. to residential areas within the Town limits. Residents receive twice-weekly service. Service is not provided outside of the Town.

Waste is disposed of at the 418-acre Cecil County Landfill, located off MD 7 near North East. The landfill is constructed as a standard trench-and-fill sanitary operation and has the capacity to dispose of asbestos materials under strict guidelines for packaging, handling and disposal.

The Maryland Department of the Environment requires Cecil County to build landfill cells which are lined with an impervious material and to provide for a collection system to catch leachate (contaminants from the landfill) and to dispose of these contaminants in a safe manner.

The *Cecil County Solid Waste Management Plan 2008-17* evaluated the landfill's capacity and recommended that the land area generally north and west of existing Cells 1 and 4 be permitted and developed for waste disposal to accommodate the County's projected needs beyond 2017, including Elkton's.

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8.3.4. *Health Care*

*Union Hospital of Cecil County*

Union Hospital of Cecil County is headquartered in Elkton. The hospital is an anchor of downtown and has generated spinoff medical offices and an associated need for a significant amount of parking. The hospital built a parking deck on Railroad Avenue and High Street to accommodate this need.



Union Hospital in Elkton is staffed by 260 physicians

In all, the hospital has nearly 900 staff members and 260 physicians offering outpatient, surgical and emergency services, and

comprehensive health education programs. The hospital has six operating rooms performing an average of 20 procedures per day.

In 2007, the hospital opened a 48-bed inpatient tower in Elkton, expanding its capacity and services in patient care. The hospital's *2008-11 Strategic Plan* calls for further program development in cardiovascular disease, oncology, and chest diseases. The hospital also plans to focus on physician recruitment and the creation of primary care and multi-specialty group medical practices.

In support of these goals, the hospital has identified short-term strategic capital investments of \$15 million to enhance its facilities. The hospital also has constructed and is planning satellite facilities to improve access to medical care in the southern and western parts of Cecil County.

*Cecil County Health Department*

The Cecil County Health Department is located on Bow Street. The facility opened in 1990. The department offers community health services and education, children's medical services, epidemiology and communicable diseases, tuberculosis control, sexually transmitted diseases, adult health, home health, developmental disabilities, early and periodic screening diagnosis and treatment, adolescent pregnancy, improved pregnancy outcome and high risk infant care, geriatric evaluation services, family planning, environmental health, community mental health, community rehabilitation (SHARE), community residence (Sun Rise), alcoholism, drug abuse, and medical adult day care.

8.3.5. *Public Utilities*

Residents of Elkton receive electric service from the Connective Power Company. Natural gas is provided by the Elkton Gas Company. This company is franchised to serve a larger area but at present no natural gas is piped outside of the immediate Elkton area. Natural gas is rated at 1,050 BTU per cubic foot and is purchased from the Eastern Shore Natural Gas Company.

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### 8.3.6. *Public Library*

The Cecil County Public Library (CCPL) is headquartered in a 25,000-square foot building near the intersection of MD 213 and MD 279. This facility serves the local Elkton population and supports the operation of six branch libraries distributed throughout Cecil County.

The Elkton branch offers 125,000 library items, including books, material in large print, DVDs and books on compact disc, videos, records and audio tapes. It is the county's busiest branch.



**Cecil County Public Library**

CCPL's current services include books on all subjects and in all formats (including downloadable electronic versions), audiovisuals, reference services, early literacy programs, educational programs for adults, young adults, and children, databases on science, business, health, technology, and career advancement, public high speed internet computers and wireless internet access, introductory computer classes, and a range of library services for small businesses.

### 8.3.7. *Other Government Office Buildings in Elkton*

The Elkton Municipal Building at 100 Railroad Avenue opened in February 2001. This building houses the Administration, Finance, Planning, Building and Zoning, Human Resources, and the Elkton Police Department. In addition, the Town provides office space in the Old Town Hall to the Elkton Alliance, Inc. The Parks and Recreation Department is at 219 North Street.

A local branch of the Social Security Administration is housed in the Upper Chesapeake Corporate Center.

The U.S. Department of Agriculture's Soil Conservation Service is housed the Upper Chesapeake Corporate Center on U.S 40.

Cecil County offices for many years were concentrated in the Courthouse on Main Street and the former Elkton Municipal Building at 107 North Street. Cecil County moved many of their offices in 2007 to the Upper Chesapeake Corporate Center on U.S. Route 40 in Elkton. The County Courthouse remains in Downtown Elkton.

A number of state agencies are located in a District Court/Multi-Service Center at the intersection of South and East Main Streets.

## 8.4. **Community Facilities Issues**

### 8.4.1. *Future growth and physical constraints will require that the Town be creative and collaborative in meeting future park and recreation needs.*

Elkton has a significant inventory of parks and open space: more than 400 acres, including public school sites and facilities; and more than 500 acres, including facilities like the YMCA and county parks adjacent to town boundaries.

Generally, the areas north of Big Elk Creek are better served in terms of parks and recreational facilities than the areas south of Big Elk Creek, given the town's development pattern. Older neighborhoods are generally better served than newer

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neighborhoods because they tend to be denser and closer to the center of Town, which includes the majority of Elkton's park acreage and recreation facilities. The areas north of Big Elk Creek also tend to have park facilities accessible by foot.

However, many of the athletic fields in the Town are unusable during wet conditions or following flooding events. The Town also is in need of indoor recreational facilities. As many as 150 children a year have been turned away from youth basketball programs because of a lack of facilities.

The State of Maryland recommends that jurisdictions provide at least 30 acres of parkland and open space per 1,000 residents, of which 15 acres should be for active recreation uses.

The Town of Elkton had an estimated population of 13,312 in 2005, which equates to about 27 acres of parkland per 1,000 residents. Based on data from the County's 2005 *Land Preservation, Parks and Recreation Plan* (LPPRP), Elkton exceeded this standard, with about 30 acres of parkland per 1,000 residents.

Given the Town's projected population of 22,070 in 2030, Elkton would need a total of 662 acres of parkland and open space, or 200 acres more than exist today, to meet the state standard for parkland. The need to provide active recreation opportunities will be especially important, given that several of the Town's important open space is subject to flooding and often cannot be used for this purpose.

As the Town grows, it will rely on the Zoning Ordinance to add to the existing inventory of parks and open space. Under the ordinance, proposed residential subdivisions are required to provide open space. The Town requires that all residential developments provide, at a minimum, through dedication or reservation, recreational areas in the form of neighborhood parks at the rate of 0.005 acres per residential unit, with a minimum area of not less than 5,000 square feet. Town Commissioners may permit payment of a fee in-lieu, dedication, reservation or a combination when an individual development project cannot adequately meet these standards, or if the development is less than 30 homes or within 1,500 feet from another park or playground. The fee in-lieu is charged on a per-dwelling-unit basis and fees are collected in an account designated for planned park and recreation facilities.

This mechanism should be applied in the Town's growth areas to add to the existing inventory of parks and open space.

Elkton's need for community parks and recreation space was identified in the 2005 LPPRP. The plan recommends that a community park of 75 to 100 acres be created in the Town of Elkton or in the Elkton/Fair Hill planning area, generally serving the Town. This facility would provide the active recreation uses that are constrained in the center of Town and, if implemented, would fulfill a large share of the Town's future need for open space. As a county-defined need, the Town could partner with Cecil County to identify sites and determine how to develop this facility.

The LPPRP also recommended the development of an indoor sports complex or recreation center in or around Elkton. This facility would include basketball courts, indoor soccer, a fitness center, and possibly an aquatics center to supplement the indoor pool at the YMCA. Many communities in Maryland and elsewhere have developed similar sports complexes in recent years, and this facility could be developed with funding or through a private or non-profit organization.

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Based on an analysis of recreation needs, the LPPRP envisioned this center on a five to 10-acre site. Given the current need for active recreational facilities, this was identified as a short-term priority.

The LPPRP also identifies regional trail systems that provide opportunities for Elkton residents and can support the Town's economic development goals by reinforcing the Town's role as a regional destination.

The East Coast Greenway (ECG) is a planned 2,600-mile long multi-use pathway serving bicyclists and hikers linking Maine to Florida. Portions of the interstate trail are complete but the entire greenway has not been completed. The ECG has two planned routes in Cecil County, a western shore route and an eastern shore alignment. Elkton could serve as a destination for bicyclists and pedestrians if the trail is routed through the Town.

The Mason Dixon Trail runs from Pennsylvania to Delaware. The segment in Cecil County is an existing informal 20-mile trail from Perryville to the Elkton area. It is not officially sanctioned and portions of it follow an easement owned by AT&T. Cecil County has obtained some trail easements along the route as part of development approvals. When completed, this trail would connect Elkton to the central part of the County and link to the Lower Susquehanna Heritage Recreational Greenway Trail, the East Coast Greenway, and the Elk Neck Trail.

The Town also should consider developing a dog park within the town limits.

**8.4.2. *Population growth will create future school needs***

As of 2008, the Cecil County Public Schools are planning three projects that will increase school capacity in the Elkton area.

CCPS's 2010 Facilities Master Plan includes the construction of a new middle school by 2016 to relieve overcrowding at the combined Bohemia Manor Middle and High School. This new facility would allow the educational programs to operate in separate buildings. Based on CCPS policy, it is anticipated that this school would have an enrollment capacity of 700 students. It is the only new middle school currently being planned by CCPS.

The facilities plan also includes an addition and replacement of Gilpin Manor Elementary School by 2011. The new Gilpin Manor would have an enrollment capacity of 600 students, the number mandated by the school district's existing policy on new school size. The renovated Gilpin Manor will be larger than the existing school's current capacity of 460 students.

Students from Elkton also will be eligible to attend the Comprehensive Career and Technology (CTE) High School that will serve 840 students countywide. By drawing students from existing high schools, this school will help to increase their capacity and help to absorb some of the future residential growth projected for Elkton and the region.

In addition to these needs identified by CCPS, the Town's projected population growth makes it likely that a new elementary school or an elementary school expansion will be needed in the Elkton area by 2030. As the need for this facility becomes clearer, potential sites should be identified.

The CCPS Facilities Master Plan forecasts growth to 2019, while the horizon of this Comprehensive Plan is 2030. An analysis of the County's projected growth suggests

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that CCPS will need four new elementary schools by 2030, in addition to the facilities identified in the CCPS plan. The exact location of these schools has not been determined, but if future growth continues as expected in the Elkton area, a new school in the Elkton or Elkton West area likely will be needed between 2020 and 2030.

**8.4.3. *As the population grows and ages, access to the Town's health care facilities will become a more pressing need***

Elkton's health care needs are well served by the headquarters of Union Hospital and the County Health Department. Although both of these facilities are located in Downtown Elkton, they are not abundantly served by public transit, and as the Town's population grows and ages, the need to access these facilities will become more pressing. Therefore, the benefits of transit are connected to public health issues, and a recognition of these linkages should inform future planning for transit and public health facility expansions.

**8.4.4. *The Elkton Branch Library is constrained and will need to expand by 2022***

Population growth has a direct positive effect on the demand and usage of public library services and facilities. During the past 30 years, growth in library usage rates in Cecil County has far exceeded the rate of population growth. This pattern of usage growth continues today.

In 2009, the Cecil County Board of Library Trustees adopted a facilities plan through 2030 that identifies future library needs and priorities. This plan includes, as its second priority, the construction of a new Elkton branch library by 2022.

Although the existing library in Elkton was built in 1987, the site is only 2.5 acres and lacks the capacity to support an expanded facility. The Library Board is planning for a branch of 50,000 to 60,000 square feet, requiring parking for 200 to 250 vehicles. The site needs, therefore, are in the range of six to eight acres. If the Library Board opts to include the system's processing and administrative functions into the facility, such uses would require an additional 15,000 to 20,000 square feet.

For efficient operations, a public library needs accessibility, visibility and access to a major thoroughfare, ideally adjacent to or near a busy commercial center, in order to maximize its use.

The future Elkton branch is envisioned to serve the Elkton and Fair Hill regions and would host the County's largest collections, serve as a countywide resource, host public events and exhibits and serve as a vibrant community center.

Because a site has not been identified, the Town should coordinate site identification with the Library Board to identify strategic locations for the facility, to facilitate the expansion of the facility and maximize its spin-off benefits to the Town.

**8.5. Policies and Actions**

1. Where possible, expand community facilities as additions to existing systems.
  - a. Coordinate with the Cecil County Public Library and Board of Library Trustees to identify potential sites for the expansion of the Elkton branch. Identify locations that maximize the benefits to the Town and support other Comprehensive Plan goals.

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- b. Support the Cecil County Public Schools' proposal to expand the capacity of the combined Bohemia Manor Middle and High School by building at the existing site.
2. Plan for and stage community facilities and services to meet the needs of Elkton's population.
  - a. Support efforts to recruit and retain volunteer fire and emergency services staff.
  - b. Support funding for additional public works employees.
3. Require developers to pay for or provide all of the additional public facilities necessary (including water and sewer, parks) to support their developments when scheduled facilities planning will not result in the timely provision of services needed.
  - a. Continue to require that developers provide open space in their developments or the payment of a fee in-lieu, dedication, reservation or a combination when an individual development project cannot adequately meet the standards in the zoning ordinance.
4. Require that no plan for subdivision or development be approved unless the Town determines that adequate facilities are available to support and service the proposed development.
5. Assure that limitations imposed by environmentally sensitive areas are considered when planning extensions of public facilities.
  - a. Continue to implement provisions in the Town's development ordinances to preserve floodplains, wetlands and other ecologically significant areas.
6. Support the expansion of parks and recreation facilities to serve the Town's existing population as well as its future needs.
  - a. Consider the development of a community park in the range of 75 to 100 acres, including an active recreational uses, in the Town and/or the identified growth areas.
  - b. Explore the concept of developing an indoor sports complex or recreation center in or around Elkton, in collaboration with the County or through a private or non-profit organization.
  - c. Take the lead in ensuring the implementation of the East Coast Greenway within Elkton.
  - d. Identify opportunities to market Elkton as a regional destination along these trails.
  - e. Ensure that parks are linked to the rest of Town by sidewalks, safe bicycle routes and paths.
  - f. Consider developing a dog park within Town limits.
7. Support a range of educational opportunities for Town residents in facilities located in Elkton.
  - a. Collaborate with Cecil College to support the college's educational and facility goals and provide further development and revitalization opportunities in Downtown Elkton.

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8. Support the development of health care facilities serving the local population.
  - a. Support the expansion of Union Hospital in Downtown Elkton.
  - b. Support the expansion of transit service providing residents with access to local health care facilities.
  - c. Participate in collaborative efforts among the Union Hospital, the Cecil County Health Department, Social Services and charitable organizations to increase the availability of health care.
9. Encourage recycling and reuse of refuse by residents and businesses.
  - a. Pursue options to support curbside recycling services.



## 9. Housing

Between 1990 and 2000, the number of housing units in the Town of Elkton increased by 32 percent, from 3,597 to 4,731 units. This total represents 13.7 percent of all housing units in Cecil County.

As the Town grows and developers annex land for housing, units will continue to be added to the Town's housing stock. This chapter describes the Town's housing characteristics and identifies policies and action items to meet the Town's future housing needs.

### 9.1. Goals and Objectives

- Encourage the development of safe, decent, and sanitary housing in a variety of housing types, located in a manner that permits good access and proximity to services, jobs, and cultural amenities, to assure the widest possibility of choice to meet the housing needs of all economic groups in the Town of Elkton.
- Strive for a balance in the Town's housing stock, from affordable, workforce housing to higher-value homes, to meet the needs and financial abilities of a broad range of current and future residents.
- Increase the percentage of owner-occupied housing.
- Increase public transportation connections to affordable housing.
- Improve housing conditions for all Town residents, especially the disadvantaged and low-income families.
- Encourage the development of walkable residential communities.
- Encourage the use of sustainable materials and "green" construction in new housing design.
- Encourage the development of housing options for active senior adults and assisted care facilities for the elderly population.

### 9.2. Background

#### 9.2.1. *Housing Characteristics*

Of the 4,731 units in Elkton in 2000, about 65 percent were single-family units, including 40 percent as detached homes and 25 percent as attached units (see Table 9.1). Multifamily units made up 35 percent of the Town's housing stock in 2000.

Owners occupied 45 percent of the Town's housing units (2,133 units), while renters occupied a larger percentage -- almost 49 percent (Table 9.1). The percentage of owner-occupied units was much lower in Elkton than either Cecil County (at 61 percent) or the state (at 60 percent). Conversely, the percentage of rental units in the Town was much higher than in the county (24 percent) and the state (32 percent).

Six percent of the Town's housing units were vacant, a vacancy rate that was lower than both Cecil County (nine percent) and the State (eight percent).

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**Table 9.1 Housing Type and Tenure, 2000**

Unit Type	Number	Percent
1 unit detached	1,869	39.5%
1 unit attached	1,192	25.2%
Multi-Family, 2 to 9 units	1,296	27.4%
Multi-Family, 10 or more units	369	7.8%
Mobile Home, Trailer, Other	5	0.1%
<b>Total</b>	<b>4,731</b>	<b>100%</b>
<b>Tenure and Vacancy</b>		
Owner-Occupied	2,133	45.1%
Renter-Occupied	2,314	48.9%
Vacant	284	6.0%
<b>Total</b>	<b>4,731</b>	<b>100%</b>

Source: 2000 Census

Housing demand varies with age, income, as well as household size and composition. The age of the Town’s population is an indicator of the type of housing needed to meet demand. Table 9.2 summarizes some of the typical housing demand characteristics associated with different age groups, as well as the number of Elkton residents in each category and the percentage of the total population that each category represents.

Sixty percent of the Town’s population was age 34 or younger in 2000, and these are the age ranges often most served by smaller houses, townhouses and multifamily units.

**Table 9.2 Age Distribution and Housing Demand, 2000**

Age	Residents	Percent	Age Characteristics	Housing Demand Characteristics
<b>Under 5</b>	1,021	9	Dependents of family starters	Apartments, mobile homes, townhouses, duplexes, single-family homes
<b>5-17</b>	2,453	22	Dependents of young adults and families	Single-family homes, apartments
<b>18-24</b>	1,100	10	Young adults and family starters	Apartments, mobile homes, small single-family homes
<b>25-34</b>	2,162	19	Family starters and middle families	Townhouses, duplexes, single-family homes
<b>35-44</b>	1,681	15	Middle families	Single-family homes
<b>45-64</b>	1,961	17	Empty nesters	Townhouses, apartments, single-family homes
<b>Over 64</b>	980	9	Senior citizens	Apartments, small single- family homes, duplexes

Source: 2000 Census (population data)

As Table 9.3 shows, Elkton’s population is younger than Cecil County and the State of Maryland, with 30 percent of the Town’s population under 18 and 60 percent between the ages of 18 and 64.