

**Minutes of the Affordable Housing Council (AHC) Meeting
Tuesday, February 12, 2019**

2:30 pm to 4:00 pm

Citizens Services Division Building – Main Conference Room
401 Sagner Avenue, Frederick, MD 21701

MINUTES OF MEETING

Call to Order: Vice Chair Mark Long called the meeting to order at 2:33 PM.

Members Present: Mark Long, Vice Chair; Marva Younger, Secretary; Diane Bill; Malcolm Furgol; Kandy Joseph-Alexander; Angie Liddiard; Mary Ellen Mitchell; and Jason Wiley.

Members Absent: Kimberly Ashkenazi, Chair; Bruce Zavos and Vincent Rogers.

Public Officials/Staff Liaisons Present: Derek Shackelford, Frederick Alderman; Milton Bailey, Director, DHCD; and Sarah Nelson, Manager, DHCD;

Guests Present: Kai Hagen, County Council; Kara Norman, Downtown Frederick Partnership; Theresa Wyatt; Veronica Henry, HACF; C. Hillal Eastburn, resident; Hugh Gordon, FCAR; Mike Spurrier, FCAA; Wyatt Massy, Frederick News-Post; James Baker, UWFC; and Jeanette Bartelt, resident.

Regular Business:

1. Welcome and Introductions.
2. Minutes from January 8th were approved.
3. Agenda Approved with the rearrangement of Business Activities.
4. Public Comment: Kai Hagen, County Councilman:

Kai announced that the Little Frederick Plan is moving forward. The County Council will look at the plan this summer. The plan involves redeveloping the 355/85 corridors for housing. In addition to staff support, there will be a working group of a diverse range of stakeholders, such as those in the areas of land use, environmental issues, and affordable housing development. Kai has more information if anyone is interested in this endeavor.

Business:

Messaging Committee – Hugh Gordon:

The Messaging Committee has established a framework for developing and producing “The Places of Affordable Housing” video. The video will be presented in 4 or 5 segments, 3 minutes each to highlight affordable housing attributes: safety, property values, property management, facility maintenance and appearance, and resident selection process. The Messaging Committee

is seeking potential faces (people) for the various segments. Each video segment asks the question, “what’s in it for me?” Video tapping begins in April and will be ready for the June Bloom.

Policy Committee—Mark Long:

Mark and Kimberly met with Mayor O’Connor on Wednesday, February 6th, and reconfirmed with the Mayor that AHC supports the City on issues impacting affordable housing. Mark and Kimberly also emphasized to the Mayor that AHC would like Accessory Dwelling Units (ADU’s) legislation passed for the City similar to what the County passed last year. Mayor O’Connor noted that legislating ADU’s is not a priority at this time but suggested that the AHC continues the dialog with Derek and Gayon on this matter. It was also requested that the City consider adopting the Payment in Lieu (PIL) fee for the Moderately Priced Dwelling Unit (MPDU) ordinance comparable to what the County passed in 2017. The MPDU ordinance seems to be a high priority for the City; it was broadly discussed at the meeting on Wednesday, February 6th.

Review of Priority List - Mark Long:

The Policy Committee reworded and/or summarized a few of the priorities for clarity and inclusiveness. The following additions and revisions were suggested:

- Explore the possibility for tiny homes;
- Examine the entire MPDU ordinances at the County-level (removing -- align the City’s MPDU PIL program with the County’s);
- Develop a website for affordable housing developers in order to have a roadmap for pertinent information and guidance of the processes (Angie will develop a roadmap of information and website linkages for developers); and
- Consider hosting an affordable housing summit (this suggestion was tabled for a later meeting).

Livable Frederick Master Plan:

The Livable Frederick Master Plan presentations are being held at various locations in the County. There is still an opportunity to add/alter language for improved clarity to the plan. Jodie’s comments were shared by email. She noted a typo (200 and 2015); equity section (no comment about utilization of land trust); on page 107-- home stability dealing with homelessness (no strategy for people to prevent becoming homeless such as counseling); and no initiatives under housing justice. Mark suggested AHC forward comments to the AHC Executive Committee. Comments will be summarized and submitted to the appropriate County officials.

Housing Day on February 14th - Mary Ellen Mitchell:

Mary Ellen will attend housing day on behalf of AHC.

Housing Frederick County Coordinator - Mary Ellen Mitchell:

Mary Ellen is the CEO of Housing Frederick County, a nonprofit resource for the housing continuum in Frederick County. Her focus is to address large scale needs such as strengthening credit for renters/buyers, expanding eviction prevention programs, and advocating for creative solutions for senior housing. She has applied for grants from the City and County and will be apply-

ing for other grants. She currently has three board members and plans to develop 25 partnerships. The first phase is to publish a community-wide newsletter and website. She is awaiting paperwork at the State-level and hoping to start Housing Frederick County in July 2019.

Affordable Housing in Frederick – Findings and Recommendations -- Milton Bailey:

Milton reported that the finishing touches of the Affordable Housing in Frederick Report are being reviewed. This report outlines the findings and recommendations pertaining to various housing programs, such as MPDU-PIL, HIF, and rehabilitation assistance, etc. Mark asked Milton to present additional information on this report at the next AHC meeting.

Liaison Reports:

City of Frederick -- Derek stated that Mayor O'Connor and the aldermen are reviewing all the ordinances that impact affordable housing. The meeting on Wednesday night was mostly focused on MPDU ordinance; however, the City will also be reviewing the Adequate Public Facilities Ordinance (APFO) which impacts future growth and development in the City.

County Council – Although Jessica was absent for the AHC meeting, she sent an email stating that she would be meeting with the County Executive to discuss funding for the Housing Initiative Fund (HIF) and potential legislation for a portion of the recordation tax to the HIF. She is also working out the logistics for a joint meeting with the County Planning Commission, County Council, and Affordable Housing Council.

Applications for At-Large AHC Vacancy:

Approximately 3:40 pm the AHC members conducted a closed session to review two applications for one At-Large vacancy. The AHC members voted unanimously for Hugh Gordon to fill this vacancy. Congratulations to Hugh!

Adjournment:

The AHC meeting was adjourned at 4:00 pm.

Submitted:

Marva Younger, Secretary