

**Minutes of the Affordable Housing Council (AHC) Meeting**  
**Tuesday, April 9, 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:** Chair Kimberly Ashkenazi called the meeting to order at 2:35 PM and welcomed everyone. Introductions were made.

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

**Members Absent:** Bruce Zavos.

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

**Visitors Present:** Diana Fulchirm, Community Foundation; Robin Inskeep, FCC-Finance; Roger Sobkowiak, HRC; Theresa Wyatt; Jodie Ostoich, IHA; Kara Norman Downtown Frederick Partnership; Veronica Henry, HACF; Patricia Galloway; Catherine Fennell, NHP; and Neal Drobenare, NHP.

**Minutes of the March 12 meeting were approved** (the approval of minutes was moved by Hugh Gordon and seconded by Malcolm Furgol.

**Agenda was approved with deletion “Elevator Speech”.** (the approval of revised agenda was moved by Mark Long and seconded by Malcolm Furgol.

**Public Comment:** Kara Norman of Downtown Frederick Partnership sponsored “Live Downtown Frederick Housing Symposium” on April 4<sup>th</sup>. Kara clarified some of the misconceptions presented by the Economist Anirban Basu of the Sage Group. She stated that the Downtown Frederick Partnership supports a vibrant downtown with affordable housing for all income levels.

**Presentation – National Housing Partnership Foundation – Neal Drobenare and Catherine Fennell.** Mr. Drobenare stated that the foundation preserves affordable housing and does not displace residents by gentrification in the inner-city neighborhoods. Partnering principals with measurable outcomes to support its residents. For example, the children have a support system, such as summer camp, tutoring program, and after-school care.

Ms. Fennell gave an overview of Overlook Manor, which has 64 townhouses. All the townhouses are 3 bedrooms, 1 ½ bath with 1024 square feet. The renovation will cost approximately \$40,000 per unit. The townhomes will stay affordable.

Kimberly recommended to NHP that the AHC is willing to be a resource partner and, as needed, AHC will reach out to city officials during this process.

## **Business:**

### **Messaging Committee – Hugh Gordon:**

Hugh Gordon shared that production of the video series, “The Places of Affordable Housing” was moving forward and shooting will begin this month. It will focus on 2-3 areas-- property values, property maintenance and the selection process for residents.

The Messaging Committee has produced one video. Another video will probably be ready by the June Bloom. The video will highlight maintenance, value perspective, and safety.

### **Envision Frederick County Speaker Event:**

The Envision Frederick County/Affordable Housing Council Speaker Event will be held on Thursday, May 9, 7:00 PM at Frederick Community College, Conference Center. Dr. Lisa Sturtevant is the featured speaker. Mark and Bruce along with other local people are panelists.

### **Land Use Council – Jason Wiley:**

Jason stated that the Land Use Council represents the development community and building industry in Frederick County. His vision is to get all stakeholders together and discuss the whole dynamics of housing issues to ensure goals are achieved. He strongly recommended that AHC and Land Use work together.

### **Impact Fees:**

The AHC unanimously approved Mark to address the County Council on impact fees funding schools and libraries. The AHC proposed establishing an ad hoc work group along with other stakeholders to examine the impact fees with consideration how these fees impact housing affordability. In addition, the AHC supported Mark to request all legislation/policies related to affordable housing programs to be submitted to AHC for review and support.

### **Liaison Reports.**

Milton Bailey reminded everyone that the June Bloom Housing Fair will be held on Saturday, June 1. He shared flyers for the event and encouraged everyone to get the word out about the event.

Derek Shackelford shared that the City of Frederick will hold its budget meeting on Wednesday, April 10. He further stated that there will be a discussion on how the housing reserve fund (\$100,000) will be utilized. He was reminded of the City's PIL as compared to the County.

**Application for Consumer Representative Vacancy:**

The AHC members conducted a closed session to review an application for one Consumer Representative vacancy. The AHC members voted unanimously for Ms. Patricia Galloway to fill this vacancy. Congratulations to Patricia!

The following AHC members were unanimously approved for re-appointment to the Council: Angie Liddiard, Bruce Zavos, Diane Bill, Kandy Joseph-Alexander, Mary Ellen Mitchell, and Jason Wiley.

The meeting was adjourned at 4:15 pm. Next AHC meeting is May 14.

Minutes submitted by Secretary Marva Younger.