

**Minutes of the Affordable Housing Council (AHC) Meeting
Tuesday, September 10, 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: Mark Long, Vice Chair called the meeting to order at 2.38 P.M. and welcomed everyone. Kimberly Ashkenazi, Chair was delayed and later chaired the remainder of the meeting.

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

Absent: Bruce Zavos; Diane Bill; Kandy Alexander; and Patricia Galloway.

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

Visitors Present: James Baker, United Way; Robin Inskeep, FCG; Theresa Wyatt; Jodie Ostoich, IHA; Kara Norman, Downtown Frederick Partnership; Ron Cramer, Habitat for Humanity; Mary Ricker; and Gayon Sampson. Mayor's Office.

Minutes of July 9th: Malcolm moved to approve the minutes; seconded by Hugh and unani-
mously approved.

Agenda was approved: Malcolm moved to approve the agenda; seconded by Hugh and unani-
mously approved.

Public Comment: None

Strategic Planning Session – Saturday, October 12, 2019, 9:00 A.M. to 12:00 noon. At the FCAR Office, 478 Prospect Boulevard. Originally, Roger Sobkowiak had planned to facilitate the session, but due to a family commitment, he is unable to do so. Mary Ellen contacted Dr. Joyce Heptner, who agreed to be the facilitator. Following the Open Meeting Act, the strategic planning session is a public announcement and stakeholders and interested parties are invited to attend. It was also suggested to review the existing Strategic Action Plan before the planning session. For resource materials, Mark will send links to the Strategic Plan and the Guidebook on Increasing Housing Affordability by Dr. Lisa Sturtevant to AHC members and stakeholders.

Messaging Committee – Hugh will contact the videographer to continue taping the videos featuring “The Places of Affordable Housing”.

Proposed Uses for City of Frederick Affordable Housing Reserve Fund (\$100,000)

Mary Ellen presented a proposal to educate consumers on creditworthiness for broader housing options. Approximately \$15,000 of the \$100,000 could be invested to purchase 600 credit reports at \$25 each would result in a larger percentage of the Frederick County consumers becoming creditworthy. (Malcolm moved to approve this proposal; seconded by Angie and unanimously approved.)

The AHC decided to undertake specific projects rather than feasibility studies for potential affordable housing projects as proposed by Bruce. Therefore, (Kimberly moved to approve the remaining funds of \$85,000 to be used for the following specific projects; seconded by Angie and unanimously approved:

- Create marketing materials to promote affordable housing for consumers and developers;
- Produce a video with local officials to promote Frederick as a great place to live;
- Produce educational tools for consumers to learn about foreclosures, down payment assistance and other affordable housing opportunities;
- Co-Sponsor Housing Fair

Ad Hoc Workgroup – Impact Fees, APFO, and Affordable Housing Overlay Zone – The AHC decided to delay forming an ad hoc working group to assess the Impact Fees, Adequately Public Facilities Ordinance (APFO), and Affordable Housing Overlay Zone.

Liaison Reports

Alderman Derek Shackelford – The City of Frederick will be working on the Moderately Priced Dwelling Units (MPDU) legislation. A workshop on MPDU's will be conducted in late October or early November.

Milton Bailey, Director of DHCD – Bill No. 17-10 “Continuation of the Payment in Lieu (PIL) Option for Moderately Priced Dwelling Units (MPDU)” will be due to the County Council in January 2020. To comply with the legislation, a decision must be made to maintain or adjust the fee. Milton will email to AHC comparative analyses for FY 2017 vs. FY 2019 MPDU-PIL fee, Area Median Income (AMI), and buyer’s purchasing capacity.

Announcement – Several AHC members and stakeholders were panelists at a breakfast session on affordable housing on September 10th. at Dutch’s Daughters. Kudos to the Frederick County Builders Industry Association (FCBIA) (Jason Wiley) who hosted the event.

The meeting was adjourned at 4:31 P.M.

The next AHC meeting is on October 8th.

Minutes submitted by
Marva Younger, Secretary