

**Minutes of the Affordable Housing Council (AHC) Meeting
Tuesday, October 8, 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.

Members Present: Mark Long, Vice-Chair; Marva Younger, Secretary; Diane Bill; Angie Liddiard; Kandy Alexander; Malcolm Furgol; Hugh Gordon; Patricia Galloway; and Jason Wiley.

Absent: Kimberly Ashkenazi, Chair; Mary Ellen Mitchell; and Bruce Zavos.

Public Officials/Staff Liaisons Present: Jessica Fitzwater, County Council; Milton Bailey, Director, DHCD; and Ryan Trout, Program Manager, HCDD.

Visitors Present: Robert DeSantis, Orchard Development Corporation; Steve Odor, Cavalier Development; James Baker, United Way; Robin Inskeep, FCG; Gayon Sampson, Mayor's Office; and Kia Hagen, County Council.

Minutes of September 10th: Hugh moved to approve the minutes; seconded by Kandy and unanimously approved.

Agenda was approved: Kandy moved to approve the agenda with the addition of Hugh presenting the status of the Messaging Committee; seconded by Diane and unanimously approved.

Public Comment: None

Presentation on Orchard Park at Ballenger Run -- Robert DeSantis, Senior Vice President & Chief Operating Officer of Orchard Development Corporation and Steve Odor, President, Cavalier Development Consultant. Mr. DeSantis extended an invitation to the AHC member to the ribbon cutting ceremony at Orchard Park taking place on Thursday, October 10th. A total of 109 units of the 211 were approved as MPDU's. Mr. Odor stated that the expertise of the Orchard Development working with Federal and County made this deal work in Frederick. The AHC wanted to know how to get more developers to build affordable housing on a larger scale like the Orchard Park Development. Mr. DeSantis did admit that the paperwork for the project was a nightmare, but hopefully, other developers will see the success of Orchard Park and follow suit.

Triennial Review of MPDU-PIL Fee – Milton updated AHC on the latest methodology for adjusting the County's MPDU-PIL Fee. Milton noted that the median sale price, mortgage interest rate

and AMI are the driving factors to adjust the fee; therefore, lower mortgage interest rates yield more purchasers, which lower the MPDU-PIL fee. Milton's handout was based on HUD's AMI and medium sale price rather than the local, which several AHC members thought would be a better methodology for calculating the MPDU-PIL fee. The DHCD will continue to work on the methodology for both, HUD and local using the latest interest rate to determine whether to recommend increasing/decreasing or no adjusting for the January presentation to the County Council. Jessica stated that there would be an opportunity to make adjustment up or down the following year if no adjustment is recommended in January. The expectation is for DHCD to make presentation to County Council in January on its recommendation. The AHC supports action determined by DHCD.

Finalized Recommendations for City of Frederick Affordable Housing Reserve Fund (\$100,000). The AHC continues to clarify and finalize the recommendations for the reserve fund. Also, a cost will be attached to each recommendation to account for the \$100,000. The AHC agreed to the following recommendations:

1. Co-host the June Bloom Housing Fair.
2. Marketing materials
 - hire a professional to develop promotional materials, such as Rack Cards, to supplement Frederick County DHCD's Faces of Affordable Housing videos to promote housing affordability in Frederick City;
 - produce video and other marketing materials geared toward the Qualified Allocation Plan (QAP) process to promote affordable housing in Frederick.
3. Secure grants for affordable housing programs – request for proposal process, such as
 - Credit/financial education for potential home buyers;
 - Funds for Prosperity Center's Matching Savings Account Program;
 - Down payment assistance and security deposit assistance;
 - Feasibility Study for affordable housing project(s).
4. ALICE buy down to subsidy rent including the process to obtain, retain and assist with security deposit (***Ryan will describe this recommendation in detail and submit to Executive Board.***)
5. Potential growth of reserve funds during future years may be provided as deferred loan gap for affordable housing projects supplement the County's Deferred Loan Program.

Malcolm moved to accept the recommendations with the addition of No. 4 (ALICE buy down to include obtain, retain and include security deposit assistance); and delegating funds to the recommendations. Kandy seconded the motion and unanimously approved by AHC.

Strategic/Creative Planning Session will be held on Saturday, October 12, 2019, 9:00 A.M. to 12:00 noon at the FCAR Office, 478 Prospect Boulevard. Dr. Joyce Heptner will facilitate the session. Mark shared the agenda submitted by Dr. Heptner. Attendees are encouraged to think outside the box, share new ideas and suggest ideas to create 5700 affordable houses within the next 5 years.

Messaging Committee – Hugh reported that another video featuring “The Places of Affordable Housing” will be available soon. Hugh and Scott are working on the remaining clips relating to

maintenance management, safety and security. The County Executive would like to see more county presence for exposure included in the video.

Jessica Fitzwater, County Council – Jessica stated that County Executive, Jan Gardner will hold a town hall meeting on Wednesday, October 9, to solicit public input on the county website.

The meeting was adjourned at 4:07 P.M.

The next AHC meeting is on November 12th.

Minutes submitted by
Marva Younger, Secretary