

Minutes of the Affordable Housing Council (AHC) Meeting
Tuesday, November 10, 2020
2:30-4:00 pm
Virtual Via WebEx and
Facebook Live on Frederick County Boards and Commissions Facebook page

Minutes of Meeting

Call to Order: Chairperson Mark Long called the meeting to order at 2:32 and reviewed good virtual meeting practices and protocol. He stated: Public comments will be accepted on the AHC live portal located at www.FrederickCountyMD.gov/Commissions, or by calling toll-free 855-9252801, entering meeting code 9813, and leaving a voicemail comment to be played back to the board or entering into a queue to give live public comment. Written comments and transcribed voice messages will be included in the AHC record and minutes. Please note that personnel matters are confidential and cannot be received through this kind of forum.

Roll Call: Taken by Secretary Diane Bill. She asked each individual to introduce themselves after their name was called.

Members Present: Angie Liddiard, Bruce Zavos, Diane Bill, Hugh Gordon, Jason Wiley, Kandy Alexander, Kimberly Ashkenazi, Linda Duckett, Malcolm Furgol, Mark Long, Mary Ellen Mitchel, Patricia Galloway

Public Officials/Staff Liaisons Present: Milton Bailey, Director DHCD; Ryan Trout, DHCD; Christine Kay, Director Citizen Services; Marc DeOcampo, CAO City of Frederick; Robin Innskeep, Frederick County Finance

Guests and Visitors Present: Carrie Font, New Harbor Development; Mike Font, New Harbor Development; Scott Link, Pax Edwards LLC; Jodie Ostoich, CEO IHA; Diana Fulchiron, Director Community Foundation of Frederick; Kara Norman, Director Downtown Frederick Partnership; Alan Feinberg. At 3:15 Maria Herrera, Spanish Speaking Community of MD, joined the meeting.

Agenda: Kimberly made a motion to approve the minutes as presented. Bruce seconded the motion. The agenda was approved unanimously.

Minutes for October 13, 2020 Meeting: Hugh made a motion to approve the minutes as presented. Kandy seconded the motion. The minutes were approved unanimously.

Madison on North Market Presentation: Mike and Carrie Font of New Harbor Development presented information on this 9% LIHTC proposed community. Angie Liddiard assisted with and spoke to the presentation as well. New Harbor Development along with SCG Development and The City of Frederick Housing Authority comprise the development team for this project. This is their second 9% application to the state. Angie noted that the housing authority is moving in a new direction in how they are providing affordable housing with their involvement in this project. The community is located at 1724 North Market Street amongst new market rate housing communities and local schools. It is comprised of 4 stories consisting of 60 units ranging from studios to 3-bedrooms. Rent range is \$460-1,310 and based on 20-60% AMI. Total development

cost is ~\$22 million using federal, state, county and city funds and credits. Architecturally designed with respect to historic flavor of the area. Some of the amenities include in suite washer/dyers, 90 parking spaces, fenced outdoor community area and in unit home office spaces. Many of the elements are focused on helping residents with access to clean and safe remote working and learning space and technology services. Council members commented they were highly impressed with the design and forward thinking in supporting the residents. Questions were: How did New Harbor find city/county to work with? Mike stated it was positive and felt supported during the process. He felt the shortage of available land seemed to be the main hinderance. Did they include elevators? Yes, they are part of the plan. Could the home office be used as bedroom? They could not because of the lack of windows in the offices.

Hamilton Station Presentation: Scott Link, VP of development for Pax Edwards presented information on this 4% LIHTC proposed community. Pax Edwards is a Mid-Atlantic affordable housing developer focusing on Maryland. They have closed on 26 projects in Maryland, completing 23 and finishing 3 others. Hamilton Station was originally presented as a 9% LIHTC 2 years ago. This community will be located at 33 Hamilton Avenue on the southeast side of Frederick on former city owned property. This community will be comprised of 5 3-story garden style buildings consisting of 80 units ranging from 1- to 3- bedrooms. Rents range from \$1200-1500 and are based on 60% AMI. Amenities include washer/dryer hook ups, fitness center, cybercafé and proximity to Grove Park. Severn Management will manage the facility. Site plan was approved in August with a building permit in the works. If approved they are hoping to close in the second quarter of 2021. Scott was asked about the difficulties of restructuring 9% to 4% LIHTC. He stated that although it was a challenge, the ease of working with the city and county via loans and tax credits helped immensely. Also, the current low interest rates helped. General council consensus was supportive of this project.

Mark asked the AHC if it should consider submitting a letter of support for the proposed Madison community to the state via Secretary Holt. Bruce made a motion that the AHC should send a letter of support to Secretary Holt supporting the Madison. Mary Ellen seconded it. The motion was unanimously approved. Further discussion wondered if the AHC should also write a letter of support for the proposed Hamilton community. Bruce made a motion that the AHC should send a letter of support for the Hamilton community to Secretary Holt. Mary Ellen seconded it. The motion was unanimously approved. Discussion then turned to the upcoming proposed LIHTC presentations at December's meeting and if the AHC would be able to offer support in a timely manner. Milton assured Mark that he could help the AHC get a letter of support to the state in time. Milton requested that copies of these letters of support be sent to the county executive and council members as well.

RFP and other DHCD Updates: Milton stated the two county RFP sites have been approved by the development team and sent to the CE for approval. His other updates included: (1) Sharpe Square AMI averaging amendments have been approved by the county and the city. (2) Budget appeals are in the works. (3) There may be a postponement of the Housing Fair. (4) Christine Kay has tasked the DHCD with exploring more community/resident support services in addition to their "bricks and mortar" focus. (5) Milton is investigating the state's leanings in regards to Frederick

County's DLP funding. (6) The CE will be lifting PILOT caps to encourage more affordable housing projects. (7) Advancing an amendment to change impact fees to allow the use of income averaging for tax codes. (8) Presenting information to the county council about HIPs, cold weather shelters and senior housing buydowns along with ALICE information by February. (9) Updating internal operating manuals. (10) Establishing a rental unit inspection program to assist in allowing rental units continuity in receiving county funds and staying affordable.

MPDU Review Workgroup Update: Ryan shared that the workgroup continues to meet monthly. Break out groups are meeting and researching regularly. A UMD grad student has been brought on board to research, compile information and produce recommendation documents. Ryan's thoughts are that there will be a prioritized list of recommendations presented in the future. He also discussed that emergency rental assistance funds are still available and please direct anyone in need to The Religious Coalition to get these funds distributed before they run out. Legal assistance fund is available as well to help with evictions due to Covid.

Committee Meeting Updates: Mark and Hugh both stated that the Policy and Messaging committees have not met since last month.

Liaison and Officials Updates: **Marc DeOcampo/CAO Frederick City** He stated Ramenta Cottrell, Director for City Housing and Human Services, will be the city's liaison to the AHC. He will continue to attend when possible and assist Ramenta with transition. Marc will continue to be active in the MPDU discussion. He also is promoting the emergency rental assistance program and encouraging all to help get as many eligible people connected to the funds. He mentioned that the utility assistance program is also available but it doesn't seem to be getting momentum. He would like to get the funds disbursed to people in need by connecting to the correct organizations.

Public Comment: There was no public comment at this time.

Council Members Comment: **Mary Ellen:** Eviction Prevention Funding is available but people in need are unaware of it. Please help get the word out to make the public aware that these funds are available through The Religious Coalition. **Malcolm:** 2020 Frederick County ALICE Report is available on United Way's website and he will share it via email. **Mark:** He is serving on the South Frederick Corridor scoping group. It's part of a committee of the Livable Frederick Master Plan. This group is reimagining this area 20-30 years into the future and hopes to integrate more housing into this commercial area. Mark is advocating for inclusion of affordable housing in that planning.

Meeting was adjourned at 4:12 pm

The next meeting will be Tuesday, December 2, 2020 at 2:30 pm