

Minutes of the Affordable Housing Council (AHC) Meeting

Tuesday, March 8, 2022

Virtual via WebEx and Facebook Live

on Frederick County Boards and Commissions Facebook page

Minutes of Meeting:

Welcome and Call to Order

Mark Long called the meeting to order at 2:33 and reviewed the virtual meeting protocols.

In Attendance:

Members Present: Mark Long, Malcolm Furgol, Kandy Alexander, Hugh Gordon, Tiffany Fossett, Jason Wiley, Patricia Galloway, Bruce Zavos, Mary Ellen Mitchell, Assan Sosseh, Veronica Henry

Members absent: Kimberly Ashkenazi, Angie Lollar

Public Officials/Staff Liaisons:

Jessica Fitzwater, Liaison, Frederick County Council; Derek Shackelford, Liaison, City of Frederick Board of Alderman; Susan Brown, Director, Department of Housing and Community Development; Megan Shanholtz, Grants Manager for the Department of Housing and Human Services, City of Frederick; Monica Bearden, Deputy Chief Administrative Officer, Frederick County Government

Guests/Visitors:

Ashli Morris, Family Services Coordinator, Habitat for Humanity; Ryan Trout, Resident; Alan Feinberg, Resident; Roger Sobkowiak, Human Relations Commission; Eric Soter, Land Planner, Roger's Consulting; James Baker, Resident; Cindy Powell, Advocates for the Aging, and Housing Authority; Melanie Sharon Cox, Advocates for the Aging, and FH; Mark Kamie, Community Impact Manager, Community Foundation of Frederick County

Approval of Agenda: Hugh made a motion to approve the agenda. Malcolm seconded the motion. The agenda was approved.

Approval of Minutes for January 11, 2022, and February 8, 2022, meetings: Hugh made a motion to approve the minutes. Malcolm seconded the motion. The minutes were approved.

Business

1. Presentation: **Design, Fixtures, Safety and Service Coordination Issues** with Senior Housing by Melanie Cox, President of Advocates for the Aging of Frederick County; and Cynthia Powell, VP of AAFC
 - Bruce recommended AAFC offer input to State during the QAP. Bruce suggested interest in Habitat for Humanity working with AAFC.

- Hugh asked if AAFC has collected numbers to show trends. Cindy responded difficulty to quantify income brackets within age brackets, and AAFC is looking into PACE program data. Malcolm said the ALICE report offers relevant data.
 - Mary Ellen said she would like to meet with AAFC and asked if OTs look for additional hazards. Sharon responded they do assess the environment. Cindy responded that this is another reason why the service is so valuable. Mary Ellen said there has been pushback from community on housing development projects for the aging and would like AAFC to offer input. AAFC agreed.
 - Ryan Trout cautioned the income data could be misleading, and the City is looking into creating a rental licensing program that could align with some of the goals of AAFC. Malcolm agreed. Mary Ellen said there is a workshop on the program tomorrow.
 - Bruce said Habitat for Humanity has had difficulty getting word out about their home repair program.
2. **State of the Building Industry** by Jason Wiley, Vice President, Elm Street Development and Past President of Frederick County Building Industry Association (FCBIA) and Eric Soter.
- Ryan asked if there is a “Silver lining”. Jason responded there is not likely a “silver bullet” answer or a silver lining. Ryan asked clarifying follow-up question about if we had the land, would there still be too great of a lack of resources to solve the problem. Jason responded that labor shortage is not as bad locally as other places. Eric Soter responded that the affordable housing issues are nationwide and discussed some of the issues. Ryan responded the issues could potentially be exacerbated as wealth who can work from home from anywhere leaves communities. Eric Soter responded about the relevance of the connection between new housing and resale. Jason added that it brings an added “through-traffic” issue.
 - Roger asked about data on small homes and small parcel trends. Jason responded he agreed increased density will be a trend.
 - Megan asked if Frederick is keeping in mind the vision. Mark responded Livable Frederick is the guiding document. Monica agreed with Mark about Livable Frederick and suggested reading it.
 - Eric said a priority will need to be addressing the needs of the aging community.
3. **Real Estate market** by Hugh Gordon, Association Executive of Frederick County Association of Realtors (FCAR)
- Malcolm asked if there was data on people who could sell their homes but don’t have a place in the area to go. Hugh confirmed that is the case.
 - Ryan asked what “more supply” would look like changing zoning or adding more development. Hugh responded he thinks there will need to be more new home sales available.

- Alan Feinberg said professional and citizen planners have discussions and webinars planned including on March 16 at Frederick Social.
 - Malcolm made comments on presentations that the council could discuss vacant property and underdeveloped neighborhood opportunities, and increasing density in preferred development areas.
4. Discussion: **Proposed new Standing Committee** to track affordable developments from inception to completion, and perhaps beyond – Introduced by Mark.
- Ryan would like to encourage AHC reach out to Planning Staff.
 - Mary Ellen reminded to include Frederick City.
 - Malcolm made a motion to form the committee. Assan seconded the motion. Vote was unanimous in favor. The motion passes.
5. **Updates from Standing Committees –**
- **Messaging/Education** – Hugh – No updates
 - **Policy** – Mark – No updates

Updates from Staff Liaisons and Elected Official Liaisons:

- Susan Brown, Director, DCHD
 - Rental assistance is still available
 - Position is open
- Jessica Fitzwater, Councilwoman, Liaison, Frederick County Council
 - AHC MPDU workgroup met. Will be introducing recommendations for legislation.
 - Councilmember McKay will be introducing changes to the Adequate Public Facility Ordinance.
 - County Executive Gardner budget public hearing will be March 21 at 7:00 PM. Information and Survey are available at online.
- Derek Shackelford, Alderman, Liaison, City of Frederick
 - Rental license and registration legislation public meeting tomorrow.
 - Terrace Lanes will be developed into New affordable housing
 - Moving forward on MDPU legislation before June.
- (Updates made after “Public Comment”)Megan Shanholtz, Grants Manager for the Department of Housing and Human Services, City of Frederick
 - CDBG applications are available online.
- Mary Ellen, Coalition for the Homeless
 - Did Point-In-Time survey. 235 were counted.

Public comment:

Ryan Trout – Updates on YIMBY Maryland, proposed legislation, and the Maryland Affordable Coalition. Asked Susan Brown how much money is left in the ERA. Susan answered there is about \$4 million left.

Comments and sharing by Council Members:

- Malcolm- asked if AHC was providing comment for upcoming Frederick City meetings. Mark said nothing official yet. - Announced workgroups are working on the new priorities.
- Assan announced Habitat partnering with land trusts to introduce legislation.

The meeting was adjourned at 4:38.

A recording of this meeting can be found on Frederick County Boards and Commissions Facebook page.

The council meets the second Tuesday of each month at 2:30 pm.

The next meeting will be April 12, 2022.