

Minutes of the Affordable Housing Council

Tuesday, December 6, 2016

2:30 pm to 4:30 pm

Bernard W. Brown Community Center

629 N. Market Street, Frederick, Maryland

Meeting was called to order at 2:35 pm.

Council members present: Bruce Zavos, Chair; Katie Nash, Vice-chair; Mark Long, Sec; Jason Wiley, Mary Ellen Mitchell, Jay Mason, Larry Johnson, Kimberly Ashkenazi, Angela Brinkley Morris

Public Officials/Staff Liaisons Present: County Council member Jessica Fitzwater; Alderman Donna Kuzemchak; Milton Bailey, Director of DHCD; Sarah Nelson, Housing Program Manger at DHCD; Karin Tome, Liaison for MML; Kathy Mitchell, Assistant County Attorney

Guests: Angie Liddiard, Housing Authority of Frederick City;

Council members/Liaisons absent: Kandy Joseph- Alexander

CONSENT AGENDA:

The minutes of the November 1, 2016 meeting were approved.

LIASON REPORTS:

Donna Kuzemchak reported that the Aldermen of Frederick City voted to extend their MPDU PIL program indefinitely.

Jessica Fitzwater noted the upcoming County Executive's Budget Hearing the 12th and encouraged people to attend and speak on behalf of funding for affordable housing. Donna also encouraged people to attend the City's Budget hearing on the 20th.

NEW BUSINESS:

Members of the AHC received a copy of the "**Frederick County Affordable Housing Needs Assessment**" that was conducted by HR&A Consultants. Agenda Item, "Discussion of strategy for utilizing and leveraging the County's Affordable Housing Study" was tabled and will be discussed at a future meeting to allow time for council members to review the study.

Ombudsman Program for City/County was briefly discussed and proposal will be brought back to the AHC in January for approval.

Item, "**Frederick County Coalition for the Homeless Strategic Plan**" was taken off the Agenda.

Brief discussion about importance of council members **meeting with state, county and city elected officials** to promote affordable housing initiatives.

OLD BUSINESS:

The AHC “Legislative Agenda Approval Process” was discussed. Renamed “**AHC Position Approval Process**” and approved.

The regular meeting of the AHC was adjourned at 3:40 pm. A motion was then made by Katie Nash and seconded by Jay Mason to go into closed session per General Provisions Article 3-305(b): (7) To consult with counsel to obtain legal advice on a legal matter.

SPECIAL CLOSED SESSION TO DISCUSS THE MPDU PIL PROGRAM:

In this session, an overview of the **Moderately Priced Dwelling Unit Payment In Lieu (MPDU PIL) program** was presented to the council by Milton Bailey. The current program will sunset in June and County Executive Gardner has requested that the AHC weigh in with recommendations regarding the future of the MPDU PIL program.

The recommendation of HR&A consultants regarding the MPDU PIL as presented in the Affordable Housing Needs Assessment was reviewed. Several options for the AHC to consider were also presented. Options include; 1) Keeping the Payment in Lieu as it currently stands; 2) Raising the PIL as prescribed by the housing study; 3) Raising the PIL to some level between where it currently stands and the level recommend by HR&A consultants. Milton also noted that virtually all developments with Development Rights and Responsibilities Agreements (DRRAs) will not be affected by any new legislation. It will only apply to any new developments with over 25 homes.

Some discussion followed and further discussion regarding the MPDU PIL will be held at another special session of the Affordable Housing Council on 12/14.

Meeting was adjourned at 4:30 pm.

Submitted By Mark Long, AHC Secretary