

**Minutes of the Affordable Housing Council  
Tuesday, October 10, 2017**

2:30 pm to 4:00 pm  
DHCD Conference Room  
401 Sagner Ave.  
Frederick, MD

**Meeting was called to order at 2:40 pm by Vice Chair, Kimberly Ashkenazi.**

**Council Members present:** Kimberly Ashkenazi, Vice Chair; Mark Long, Sec; Jason Wiley, Kandy Joseph-Alexander, Malcolm Furgol, Mary Ellen Mitchell, Shirley McDonald, Bruce Zavos, Jay Mason, Marva Younger

**Public Officials/Staff Liaisons Present:** Jessica Fitzwater, County Council; Donna Kuzemchak, Frederick City Alderwoman; Milton Bailey, Director of DHCD; Sarah Nelson, DHCD;

**Council Members Absent:** Angie Liddiard, Diane Bill

**Guests Present:** Kellye Murphy, Frederick County Bank, Hugh Gordon, IHA

**Approval of Minutes:**

Minutes for the September 12 meeting were approved as submitted.

**AGENDA** was approved as presented.

**ANNOUNCEMENT: Malcolm Furgol** volunteered to be **Liaison** to the **Coalition for the Homeless**.

**REGULAR BUSINESS:**

**2:40: 2017 Affordable Housing Summit:** The Summit, organized by the Community Foundation, is scheduled for **October 26<sup>th</sup>** from 8:00-11:00 am and will be held at the Arc of Frederick County at Market Street facility, 555 South Market Street. A continental breakfast will be provided. Members of the AHC who wish to attend, were reminded to register, if they hadn't done so already.

The goals for the 2017 Affordable Housing Summit are to identify:

- The need for affordable housing
- Current programs addressing affordable housing
- Barriers for providing affordable housing
- Incentives to create more affordable housing
- Synergies for collaboration
- Solutions and next steps

It was noted that although the AHC has no role in organizing this event, because it's likely that a quorum of AHC members may attend, requirements of the Open Meeting Act should be met. Staff at DHCD will ensure this happens.

**2:50 Meeting with Commission on Aging.** Because of comments made by guest Judy Kendro at the last AHC meeting regarding the need for more affordable housing for seniors, a meeting was held on October 2 with Kimberly Ashkenazi, Milton Bailey, Monica Grant and representatives from the Commission on Aging, Thomas F. Lawler and Thea Uhlig-Ruff. They discussed how the AHC may help with the concerns of the commission. Participants agreed to have future meetings, but first the COA will clarify/define the need and how they best see the AHC helping with their goals.

It was suggested that representatives from the Commission on Aging attend a future meeting with the full AHC, as well.

Marva Younger noted that she has applied for membership on the Commission on Aging and once she is appointed she will be willing to serve as liaison between the AHC and COA.

**3:00 Proposed PILOT Legislation.** County Councilwoman Jessica Fitzwater gave an update on Payment In Lieu Of Taxes (PILOT) Legislation that she is crafting with input from DHCD staff and AHC Executive Committee. As it now stands, some components being considered for this new legislation are; to offer some additional predictability for affordable housing developers requesting PILOT, a minimum level of tax waiver with the option of negotiating additional waivers in exceptional circumstances, and additional incentives for some special target areas, such as senior housing. Also, being considered is 1) to eliminate the waiver cap for any single project and 2) to eliminate the aggregate cap for all projects in the county for any given year.

Jessica noted that information will continue to be gathered from other jurisdictions as to how they handle the PILOT and comparisons made with different scenarios.

Kimberly pointed out that it was essential for the PILOT to be in place for the duration that housing project remains affordable.

**3:10 DLP Loan Scoring Matrix.** Milton gave a brief update on DLP Loan Scoring Matrix. Noted that some comments came in from members of the AHC and any further comments are still being accepted before the revisions are finalized.

Milton also noted that DHCD was looking to move away from a specific application cycle and allow applications to come in throughout the year. They are also looking for ways to keep some monies in reserve for unanticipated projects.

**3:20 Priorities.** Discussion regarding priorities to focus on near term for the AHC. Jason suggested that ad hoc groups be formed to focus on specific topics and then bring back information for full council to consider. The council agreed that this was an effective approach and the following groups were formed;

- 1) Builder Fees – Jason Wiley and Jay Mason
- 2) Zoning/Code Improvements – Kimberly Ashkenazi, Donna Kuzemchak, Mary Ellen Mitchell
- 3) Other Sources of Funding – Kellye Murphy, Jessica Fitzwater, Hugh Gordon, Kimberly Ashkenazi, Diane Bill (joined after the meeting)
- 4) Types of Housing Needed – Kandy Alexander, Malcolm Furgol, Marva Younger, Shirley McDonald

The AHC will also remain open to reconsider and adjust priorities after Affordable Housing Summit.

**It was decided that the primary Agenda item for November meeting of AHC will be a discussion of takeaways from the Affordable Housing Summit.**

Will then begin in December to hear reports from Ad Hoc groups...with perhaps the first group to report would be “Builder Fees”. Brief reports/updates may also be heard from other groups each month.

**3:45 Liaison Report.** Alderwomen Donna Kuzemchak shared that the City was working on text amendment to encourage more infill development. More areas will be opened up to allow a project to pay a fee per unit in lieu of creating a park at the project.

**Other Announcements:** Malcolm shared that a city candidate forum hosted by the United Way and League of Women voters, and with a focus on the ALICE population, is being held Thursday, 10/12 at the Bernard Brown Center.

Malcolm also shared that the annual forum of the Coalition for the Homeless is being held on Tuesday, November 14 at the Rosenstock Hall, Hood College. Milton Bailey is one of the primary speakers. The event is free by Registration is required.

Meeting was adjourned at 4:10 pm.

Submitted by Mark Long, AHC Secretary

**Next regularly scheduled meeting will be on November 14, the second Tuesday of the month, and will be held at the **New DHCD location; 401 Sagner Ave., Frederick.****