

Minutes of the Affordable Housing Council (AHC) Meeting
Tuesday, June 11, 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: Kimberly Ashkenazi, Chair called the meeting to order at 2.37 P.M. and welcomed everyone.

Members Present: Kimberly Ashkenazi, Chair; Mark Long, Vice Chair; Marva Younger, Secretary; Angie Liddiard; Bruce Zavos; Diane Bill; Hugh Gordon; Kandy Alexander; Mary Ellen Mitchell; Jason Wiley; and Patricia Galloway.

Member(s) Absent: Malcolm Furgol

Public Officials/Staff Liaisons Present: Derek Shackelford, Frederick Alderman; Jessica Fitzwater, County Council; Sarah Nelson, Program Manager, DHCD; and Milton Bailey, Director, DHCD.

Visitors Present: Diana Fulchirm, Community Foundation; Roger Sobkowiak, HRC; James Baker, United Way; Robin Inskeep, FCG; and Theresa Wyatt.

Minutes of May 14th: Mark moved to approve the minutes with the sentence change below. The motion was seconded by Diane and unanimously approved.

Delete -- *County Executive not aware of challenges encountered to get APFO's approved.*

Insert-- *County Executive may not be aware that developers are not coming forward with affordable housing projects because of APFO challenges.*

Agenda was approved: Kandy moved to approve the agenda; seconded by Diane and unanimously approved.)

Public Comment: No public comments.

Business:

Results of June Bloom Housing Fair – Milton Bailey:

Approximately 250 people attended the June Bloom Housing Fair. The majority of those attended ranged between 25 to 34 years old. Over the last couple of days, 25 people have responded to the survey. Milton expects to receive more surveys.

The AHC expressed thanks to Milton and his staff for a job well done! Milton thanked Jason for providing lunch to a group in a class; gave kudos to Jessica Fitzwater for opening remarks; and expressed gratitude to Hugh and his team for having an impactful video ready for the Bloom. Several suggestions were offered such as strategically stationing the AHC table to readily assist attendees to their areas of interest and rearrange the floor plan of exhibitors. Milton noted that June Bloom will continue to build each year based on experiences during previous events and will start the planning process earlier to attract more exhibitors.

Messaging Committee – Hugh Gordon:

Hugh Gordon shared that the first video featuring “The Places of Affordable Housing” attracted 1,634 viewers and shared by 716. It was suggested to share the video with the National Home Builders Association. Milton and Hugh will work together to determine other organizations to share the video with for marketing purposes. The next videos will be shorter. There were also comments for one of the next videos to show the pathway from homelessness to homeownership to show a continuum of progress.

Ad Hoc Workgroup – Impact Fees, APFO, and Affordable Housing Overlay Zone

Kimberly reported on the meeting of the Policy Committee to discuss the proposed Ad Hoc Workgroup to be composed of representatives of the building community, housing consumers, community members, affordable housing providers and other stakeholders. In addition to examining the impact fees (as referenced in the United Way’s letter to the County Council), the Policy Committee recommended to expand the scope of the workgroup to include the Adequately Public Facilities Ordinance (APFO) and Affordable Housing Overlay Zone. Kimberly and Mark plan to meet with the County Executive to discuss the purpose of the workgroup.

Strategic Planning Session:

The AHC agreed to have a strategic planning session with a goal/vision to brainstorm audacious ideas on how the housing gap may be closed. It is estimated that 800 units per year are needed, and 11,000 units needed by the year 2040. Roger Sobkowiak will serve as the facilitator for a one-day session on a Saturday in August or September. Gordon will check the availability of the FCAR facility and will create a doodle poll for attendees.

Liaison Reports

Alderman Derek Shackelford – The City of Frederick will meet with County Council to discuss how they may be able to work together on affordable housing, as well as other initiatives. This meeting will be held on Wednesday, June 19 at 7:00 PM.

Council Member Jessica Fitzwater – The earliest timeline is August for the proposed bill to allocate 1.5 percent of the proceeds from the recordation tax to the Housing Initiative Fund (HIF). The HIF will be used to facilitate affordable housing in Frederick County. Jessica noted that the ALICE Report and Housing Study are sources to support an allocation higher than 1.5 percent to the HIF. Jessica will advocate raising the allocation percentage.

In addition, Jessica noted that a resolution to recommend minor changes to the Payment-In-Lieu-Of Tax Policy (PILOT), such as incentives for senior housing and Community Development Housing Organizations (CHDO) to potentially wave the tax credit overall cap of \$312,000 in a given year; and clean up some language to make it clearer.

Milton Bailey –The County Executive will meet with Milton on the availability of surplus property (school land).

AHC Membership

Welcome to Patricia Galloway! Patricia is an official member of the AHC. Milton will provide Patricia with the AHC handbook and badge.

The meeting was adjourned at 3:45 pm.

Next AHC meeting is July 9th.

Minutes submitted by
Marva Younger, Secretary