

Minutes of the Affordable Housing Council (AHC) Meeting
Tuesday, January 14, 2020
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 2.34 P.M. and welcomed everyone.

Members Present Kimberly Ashkenazi, Chair; Mark Long, Vice-Chair; Marva Younger, Secretary; Kandy Alexander; Diane Bill; Hugh Gordon; Mary Ellen Mitchell; Malcolm Furgol; and Bruce Zavos.

Absent: Angie Liddiard; Patricia Galloway; Jason Wiley; and Linda Duckett.

Public Officials/Staff Liaisons Present: Jessica Fitzwater, County Council; Kai Hagen, County Council; Milton Bailey, Director, DHCD; and Monica Bearden, Director, CSD.

Visitors Present: Roger Sobkowiak, Human Relations Commission; James Baker, Frederick Housing Authority; Jodie Ostoich, IHA; Robin Inkeep, FCG; Alan Feinberg, citizen; David Meit, Oculus Development; and Jeff Gross, Brick Lane.

Minutes of December 10th: Kimberly moved to approve the minutes; seconded by Mark and unanimously approved.

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

Public Comment: None

Bottling Plant Development – Presentation by K. David Meit, Principal, Oculus Development; and Jeff Gross, Principal, Brick Lane – This development does not include any Moderately Priced Dwelling Units (MPDU's). Mr. Meit and Mr. Gross started the construction of the Bottling Plant in 2015 and the Payment in Lieu (PIL) had already been paid by the owner. There were some pre-releasing units occurred last October, but the building has not yet opened. There are 86 units consisting of one, two and three bedrooms (only 6 three bedrooms). Rent ranges from \$1,650 to \$3,125 per month. Amenities include a fitness area, dog washing, walking area, etc. The front of the building will keep the architectural design of the Coke Cola plant and will be utilized for commercial business, such as a restaurant or bar. Approximately 40 parking spaces will be allowed for commercial business and 150 for the units. Several inquiries have been received from mostly empty nesters.

Committee Reports:

Education/Relationship Building – Convener is Hugh Gordon (Mary Ellen reported). The committee will focus on the same goals as FCAR. They will evaluate how to influence the community and spread a united message among the various organizations. The committee is

proposing to meet with the Frederick municipalities to listen to their concerns and what they want. The committee will also offer advocacy training, which may be opened to the AHC.

Systems – Convener is Kandy. (No committee report)

Policy – Convener is Mark.

The committee continues to review the Moderately Priced Dwelling Units (MPDU's). The MPDU's in other Maryland jurisdictions are being evaluated by the committee. Mark spoke at the Frederick City workshop in December on the Accessory Detached Dwelling Units (ADDU's). The City Board of Aldermen will continue to review the ADDU's.

Proposed 2020 QAP and Financing Guide – Milton reported that a conference was held during the afternoon of January 14th which he and the County Executive had with Secretary Holt (State of Maryland), regarding the proposed 2020 QAP and Financing Guide. Milton shared the following talking points discussed on the conference call

- Twinning deals of 120 to 150 units that maximize land assembly and utilization;
- Leverage to allow greater points to counties that invest their funds in housing transactions;
- Identify County-owned land to help with financial leveraging and reducing development costs;
- Move forward with the Railroad Square project;
- Ox Fiber deal is a model opportunity zone equity project that has been recognized nationally;
- Encourage more projects to take advantage of opportunity zone financing.

Public Liaison: None (Jessica had to leave early to introduce legislation on binding arbitrations).

Announcement – Malcolm reported that the United Way will offer free tax services 2 to 4 days a week at the Bernard W. Brown Community Center. Appointments are recommended,

Bruce is serving on the Highland Road site team in partnership with the Housing Authority. The site is located near the Fairground and 250 affordable houses are proposed to be built. Bruce may need a letter of support from the Chair.

Bruce will serve as a proxy for Milton on the Maryland Housing Needs Assessment Advisory Group.

Mary Ellen has photos on her phone of the Bottling Plant development on Market Street.

The meeting was adjourned at 4:10 P.M.

The next AHC meeting is on February 11th.

Minutes submitted by Marva Younger, Secretary