

Minutes of the Affordable Housing Council (AHC) Meeting

Tuesday, January 11, 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, Assan Sosseh, Kandy Alexander, Hugh Gordon, Tiffany Fossett, Kimberly Ashkenazi, Jason Wiley

Members absent: Angie Liddiard, Bruce Zavos, Mary Ellen Mitchell, Patricia Galloway

Public Officials/Staff Liaisons: Derek Shackelford, Liaison, City of Frederick Board of Alderman; Susan Brown, Director, DHCD; Ruth Waxter, Assistant Director, Housing and Human Services, City of Frederick; Ryan Trout, DHCD Housing Program Manager

Guests/Visitors:

Christine Cambareri Kay, Division Director, Citizens Services of Frederick County; Ashli Morris, Family Services Coordinator, Habitat for Humanity; Kara Norman, Executive Director, Downtown Frederick Partnership; Jodie Ostoich, CEO/President, IHA; Diana Fulchiron, Director of Community Impact, Community Foundation of Frederick County; Veronica Henry, United Way of Frederick County; James Baker, Community Resource Impact Coordinator, Housing Choice Voucher Program; Steven Rose, Housing Counselor, Department of Housing and Human Services; Patricia McMorrow, Housing Counselor, Department of Housing and Human Services

Approval of Agenda: With no changes, Hugh made a motion to approve the agenda. Assan seconded the motion. The agenda was approved.

Approval of Minutes for November 9, 2021, meeting: With spelling correction, Assan motioned to approve the minutes. Hugh seconded the motion. The minutes were approved.

Business

1. **Recommendations of the Moderately (MPDU) Ordinance Workgroup** –Ryan Trout
 - a. Presentation included background and explanation of MDPU and *payment in lieu of* (PIL) ordinance.
 - b. Hugh asked about excess value of units at resale going back to the County; Ryan responds that funds do not go directly to the Housing Department.

- c. Kim asked if the PIL fee tapers off over time; Ryan said that is not currently a recommendation.
 - d. Assan asked how County manages the program; Ryan responded the program previously had an organizer but does not currently have dedicated staff for the program, but that it could change if the program grows.
 - e. Malcolm asked how the new max purchase cap was determined; Ryan responded it was derived initially from income and applied to a formula.
 - f. Mark requests the AHC take a **vote of support for the recommendations**. Malcolm makes a motion to approve the recommendations. Kandy seconds the motion. The motion passes unanimously.
2. **Update on AHC meeting venue/format.**
- a. Mark reported meetings will remain virtual until at least April.
3. **Motion to go into Closed Session**
- a. Hugh makes a **motion to go into Closed Session per General Provisions Art. § 3-305(b)(1) of the Open Meetings Act**:
 - i. **Specific Topic:** To Interview an Applicant to the AHC and make a decision to Recommend, or Not Recommend, Appointment to the Affordable Housing Council. AHC members, and support staff, will go into Closed Session at the end of today's meeting.
 - ii. Kandy seconds the motion. The motion passes.
4. Presentation: **First Time Home Buyer Program of the City of Frederick Dept. of Housing and Human Services**, by Patricia Morrow and Steve Rose, Housing Counselors
- a. Hugh asked about the number of people served; Patricia Morrow answered an average of about 20 -25 per class.
 - b. Ruth Waxter added the class is open to everyone.
 - c. Susan Brown asked for information on the New MD Homeowners Assistance Fund; Steve and Patricia gave details on the Fund.
 - d. Susan Brown asked about residence limitations; Steve and Patricia answer it is open to residents of Frederick County.
 - e. Kandy asked if attendees are allowed to retake the class; Patricia said people can retake the class, and the class certification expires after 12 months.
 - f. Kandy asked about the timing of attending class before/after closing on a loan; Patricia said they try to reach them before they go into closing but sometimes don't reach them until later in the loan process.
 - g. Malcolm asked about limitations due to COVID-19 and best way to access services; Steve said there are no current limitations to services due to COVID-19, and the best way to access the services is to call the Department. Patricia added that classes are currently offered virtually.
 - h. Another phone number was offered
 - i. Malcolm asked another question
 - j. Veronica Henry shared information and offered collaboration

1. Updates from on-going Committees

- Messaging/Education – Hugh
- Policy - Mark

Updates from Staff Liaisons and Elected Official Liaisons:

- Susan Brown, Director, DHCD
- Derek Shackelford, City of Frederick Alderman
- Ruth Waxter, Assistant Director, Housing and Human Services, City of Frederick

Public comment:

Veronica Henry, on behalf of United Way of Frederick County, announced that the Volunteer Income Tax Assistance (VITA) program for low to moderate income homeowners has begun.

Comments and sharing by Council Members:

- Malcolm– Community Health Needs Survey public feedback will be virtual Wednesday, January 19, 2-4PM

Closed Session. The meeting went into closed session at 4:12 PM. Members present; Long, Gordon, Alexander, Furgol, Fossett, Ashkenazi, Sosseh. During the Closed Session, members of the AHC interviewed applicant Veronica Henry, and afterward voted unanimously to recommend that she be appointed to the AHC.

The AHC did not go back into Open Session.

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

The next meeting will be February 8, 2022.