

## **Minutes of the Affordable Housing Council (AHC) Meeting**

**Tuesday, April 12, 2022**

**Virtual via WebEx and Facebook Live**

**on Frederick County Boards and Commissions Facebook page**

### **Minutes of Meeting:**

#### Welcome and Call to Order

Hugh Gordon called the meeting to order at 2:33 and reviewed the virtual meeting protocols.

#### In Attendance:

Members Present: Malcolm Furgol, Kandy Alexander, Hugh Gordon, Jason Wiley, Bruce Zavos, Mary Ellen Mitchell, Veronica Henry, Angie Lollar

Members absent: Mark Long, Tiffany Fossett, Kimberly Ashkenazi, Patricia Galloway, Assan Sosseh

#### Public Officials/Staff Liaisons:

Jessica Fitzwater, Liaison, Frederick County Council; Derek Shackelford, Liaison, City of Frederick Board of Alderman; Susan Brown, Director, Department of Housing and Community Development; Megan Shanholtz, Grants Manager for the Department of Housing and Human Services, City of Frederick

#### Guests/Visitors:

Ashli Morris, Family Services Coordinator, Habitat for Humanity; Ryan Trout, Community Member; Eric Anderson, Executive Director, Habitat for Humanity of Frederick County; Diana Fulchiron, Director of Community Impact, Community Foundation of Frederick County; Chevelle Bash, Green and Healthy Homes Initiative; Wes Stewart, Green and Healthy Homes Initiative

Approval of Agenda: Kandi made a motion to approve the agenda. Bruce seconded the motion. The agenda was approved.

Approval of Minutes for March 8, 2022, meeting: Bruce made a motion to approve the minutes. Kandi seconded the motion. The minutes were approved.

### Business

1. Brief Comments from Eric Anderson, new Executive Director of Habitat for Humanity of Frederick.
  - Four lines of service
    - i. Home and Multi-family dwelling unit builds – unique All Saints project
    - ii. Home repairs program – received ARPA funds, so will at least double program

- iii. Frederick Restore – doing well at about 146% budget target – looking at growth possibilities
    - iv. Missions team – just finished 31<sup>st</sup> mission trip in 16 years
  - Malcolm asked if there are any recent important changes. Eric replied the importance of networking, partnering, and communication, improvements to the website including online application, and upcoming meeting about what might be coming after the All Saints project.
2. **Presentation on the Green and Healthy Homes Initiative** – Wes Stewart, Senior Advisor and General Counsel/Maryland Programs Director; Chevelle Bash, Outreach and Education Manager. [www.ghhi.org](http://www.ghhi.org) and <https://www.greenandhealthyhomes.org/ending-lead-poisoning/>
- Presentation slides on Maryland Reduction of Lead Risk in Housing Law – Responsibilities, Rights, and Resources
    - i. Owners of applicable rental properties must register, obtain certificate, and provide tenants with copy of lead informational pamphlets
  - Bruce asked if GHHI is limited to lead paint. Wes replied they do have many more services.
  - Bruce asked Wes to explain the lead remediation process. Wes replied there is often window replacement.
  - Malcolm asked about other services and how to educate property owners. Wes replied HUD offers funds. MD Dept. of Health offers healthy home programs for kids with asthma. Healthcare partners have more programs on healthy homes for asthma. DHCD has many programs available.
  - Hugh asked if the grant funds need to be paid back. Wes replied the grants do not need to be paid back, but the loans do need to be paid back, and there was money left over last year.
  - Susan commented the DHCD MD Whole Home program is administered in the County as well.
  - Malcolm asked about statewide services and how City or County staff to contact GHHI. Wes answered to contact him, and MD Dept. of the Environment is a good partnership for rental registration.
3. **Discussion about future meeting venue/format.**
- Malcolm said he likes the idea of in-person quarterly or as needed.
  - Veronica said she likes the idea of remaining virtual.
  - Angie said she agrees with Malcolm and Veronica.
  - Bruce said he likes in-person but understands the efficiencies.
  - Ryan suggested quarterly in-person.
  - Mary Ellen would like one or more in-person meetings
  - Councilwoman Fitzwater said she prefers some in-person meetings.
  - Jason agrees with Bruce.

- Veronica suggested strategically missing cold and flu seasons.
  - Malcolm made a **motion to continue to meet virtually while reserving the option to schedule meetings in-person as needed and agreed to by the Executive Committee of the AHC**. Angie seconded the motion. The **motion passed**.
4. Recognition of Kandy Alexander for serving on the AHC.
  5. **Appointment of Nomination Committee –**
    - Mary Ellen makes a **motion to accept the Nominating Committee to be Hugh Gordon, Mark Long, and Kimberly Ashkenazi**. Veronica seconded the motion. **The motion passed**.
  6. **Updates from Standing Committees –**
    - **Messaging/Education** – Hugh – No updates
    - **Policy** – Mark – included written report
    - **Development Tracking Committee-** Mary Ellen – New committee looks at new developments coming to community -Mary Ellen would like help with the committee

Updates from Staff Liaisons and Elected Official Liaisons:

- Jessica Fitzwater, Councilwoman, Liaison, Frederick County Council
  - County Executive about the release budget
  - MDPU legislation update
    - i. Ryan asked about funding. Jessica Fitzwater replied she did not know.
- Susan Brown, Director, DCHD
  - LIHTC deals have increased.
  - Emergency rental assistance is still available but running out.
  - Interviews for the Department are pending
  - Hugh asked about the next date for DHCD applications. Susan and Bruce answered it is early May.
  - Bruce, Susan, and Ryan reported on projects in the county.
  - Ryan asked what the gap is on rental assistance need. Susan replied around \$4m.
  - Bruce explained “twinning” for LIHTC projects
  - Jessica Fitzwater asked if Susan’s Department has considered using ARPA funds to help with the gap in rental assistance. Susan replied they have not discussed it recently.
- Megan Shanholtz, Grants Manager for the Department of Housing and Human Services, City of Frederick
  - CDBG applications are available online.
- Mary Ellen, Coalition for the Homeless
  - New name is Continuum of Care Coalition.
  - Reported on recent Town Hall rental registration discussions.

Public comment:

No public comment

Comments and sharing by Council Members:

- Mary Ellen – Met with Melanie and Cindy (Advocates For the Aging) to start a workgroup and is looking for other people who would like to join.
- Malcolm- Announced Healthcare Coalition workgroups are working on the new priorities and open for more people who would like to participate.
- Angie- Update on Housing Authority; would like to create recommendation for the City and County for some automatic affordable housing development approval/waivers

The meeting was adjourned.

**A recording of this meeting can be found on Frederick County Boards and Commissions Facebook page.**

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

The next meeting will be ~~May 10, 2022~~. June 14, 2022.