

FREDERICK COUNTY AFFORDABLE HOUSING COUNCIL

401 Sagner Avenue • Frederick, Maryland 21701
301-300-3530

<https://frederickcountymd.gov/6371/Affordable-Housing-Council>

Hybrid

Tuesday, September 13, 2022

Minutes of Meeting

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Welcome and Call to Order

Chair Hugh Gordon called the meeting to order at 2:35pm. and reviewed the protocol for the meeting.

Attendance:

Members

<u>X</u> Hugh Gordon, Chair	<u> </u> Patricia Galloway	<u> </u> Assan Sosseh
<u>X</u> Malcolm Furgol, Vice Chair	<u>X</u> Bruce Gourley	<u>X</u> Jason Wiley
<u>X</u> Tiffany Fossett, Secretary	<u>X</u> Veronica Henry	<u> </u> Bruce Zavos
<u>X</u> Gary Bennet	<u>X</u> Angie Liddiard	

Public Officials/Staff Liaisons:

<u>X</u> Susan Brown, Director Department of Housing and Community Development, Frederick County	<u> </u> Derek Shackleford, Alderman, City of Frederick Liaison
<u>X</u> Christine Cambareri Kay, Director, Citizen's Services	<u>X</u> Lauren Metz, Community Program Manager/Community Development
<u>X</u> Jessica Fitzwater, Frederick County Council Liaison	<u>X</u> Ruth Waxter, Assistant Director of Housing City of Frederick Health & Human Services
<u>X</u> Ericka Rohrbaugh, Assistant Director Human Services, City of Frederick	<u>X</u> Conor Glynn, Manager of Weatherization, City of Frederick

Guests / Visitors:

Eric Soter, Member of the Public

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

Approval of Minutes for August 16, 2022, meeting: Tiffany made a correction before the meeting that had been brought to her attention by Susan regarding a project update Susan gave at the August meeting. Bruce made a motion to approve the minutes. Veronica seconded the motion. The minutes were approved.

Public Comment:

There was no public comment.

Business:

1. Updates from Staff, Elected Officials, and other Liaisons:

- Shackleford, Alderman, City of Frederick (not in attendance)
 - Report displayed on screen and read by Hugh-
 1. *Currently in conversation with City Staff that includes, Legal, Housing and Human Services and Director of Public Works to discuss legislation that would (look) at criteria for Affordable Housing Projects, impact fees and the usage of MDPU Funds. I am considering legislative proposals around these 3 option possibilities: Possible Policy Concepts: 1. Possible Waiver of impact fees for all Affordable Housing Projects with an established criteria. 2. Possible Waiver of impact fees and use MDPU funding resources for Affordable Housing Projects with established criteria. 3. Possible waiver for building permit fees for Affordable Housing Projects with established criteria.*

2. Hugh called on Malcolm for a Review of MPDU presentation to County Council – Malcolm Furgol

- Background:
 - MDPU workgroup included over twenty members made up of the AHC as well as members of the community.
 - Took about two years working on the group
 - Workgroup came up with recommendations for modifying the MDPU ordinance for Frederick County
 - Councilmember Fitzwater introduced three bills for changes
- First workshop was last Tuesday

Councilmember Fitzwater joined the meeting and Hugh asked if she wanted to give any thoughts about the topic.

- 2nd workshop this evening
- The plan is to introduce them at next week's meeting
- If another public meeting is required, there is a risk of running out of timeline of the November 1 deadline for legislative actions
- Hugh asked about her impression of what the Council thinks of the Bills. She replied the council seemed receptive to the Bills.
- Hugh asked Councilmember Fitzwater wanted to give her Liaison update as Frederick County Councilmember Liaison.
 - Councilmember McKay proposed bill to amend APFO roads portion

- Councilmember Fitzwater thinks some of the proposed bill is in conflict with the South Frederick Corridor Plan
 - CE Gardner will be giving her last State of the County Address on October 6
3. Finalize County Executive's request for legislative ideas
- Hugh asked Gary to review for the group an article from the Frederick News Post
 - Gary reviewed the FNP article about California allowing school board districts to use their unused land for affordable housing for teachers
 - Gary said he found that CA codified that any excess land is first offered to developers for affordable housing and was wondering if there is any way for MD to do the same
 1. Susan said it is happening in Dearbought
 2. Councilmember Fitzwater said it has come up for Frederick County, but it has been difficult to find the land, and she is unaware of it happening at a State level, but she does not think the legislative package is not the right first step.
 3. Hugh said it might be a good idea to see if MD Realtors have an interest in pursuing it.
 - Gary said he did find in the State code that it says if a county school board has any land no longer needed that they first should transfer it to the county
 - Councilmember Fitzwater said the county does get first refusal of the property
 - Eric said land should be designated as "for public-use" instead of designating the use at public land dedication
 - Jason said he thought it's good there are some examples of legislation in practice in effect elsewhere that could be tweaked for more local legislation
 - Hugh said he would like to get a small group together to start discussing the feasibility
 - Malcolm said the United Way ALICE project did include recommendation that first-time home buyer programs not require government employees, teachers, and first responders be first-time buyers to qualify
4. Presentation by Alesea Jacob, Conifer – Overlook East
- 100, 101, & 103 Overcreek Court, Frederick, MD
 - Conifer develops and manages the property
 - Rehab of historic building (Schley House)
 - New construction of two 4-story buildings
 - 85 affordable units @ 60% AMI
 - 62 surface parking spaces w/2 EV charging stations
 - Preserve exterior elements of the historic building
 - Create connectivity to future Carroll Creek expansion
 - PC approval in July and plans to have leasing completed by August 2024

- Development hurdles – property between Historic Overlay and Carroll Creek Overlay; Soils on site not suitable and clean fill will need to be imported; Underground oil tank will require remediation and clean fill
 - Malcolm asked if it will be DC or Frederick AMI. Susan said it will be DC.
5. Updates from Standing Committees
- Messaging/Education – Hugh- no updates
 - Policy – Malcolm
 - First meeting as Malcolm as Chair. Full committee was not in attendance. Will be reviewing priorities and policies for relevancy and possibly introducing new policies for discussion.
 - Malcolm asked Councilmember Fitzwater if she thought the Council was clear that the AHC supports the MDPU workgroup recommendations. Councilmember Fitzwater said she does but it would also be good for the AHC to write another letter or to show up and comment.
 - Meetings will be the first Tuesday of every month at 2:00
 - Angie said an urban designer is working on form-based code for East Frederick with the City. Angie said there is not enough land in Frederick to meet affordable housing goals and thinks the AHC should make recommendations to the urban designer that would help meet long-term affordable housing goals.
6. Hugh reminded everyone to review Bylaws – Every Council Member is required to participate on a committee.
7. Advertisement for Council openings
- Hugh said he sent out the advertisement for the two openings on the AHC and said he would like everyone to think about people they know who they would like to encourage to apply.
8. Council member updates
- Councilmember Fitzwater said she will be reaching out to Alderman Shackelford to encourage the City to follow the MDPU workgroup’s recommendations similar to what is being proposed in the County.
 - Ericka said the City is interested in the MDPU and info the County has collected and is hoping to look at it for changes to their program.
 - Gary said the Messaging and Education Committee is working on an inventory of affordable housing provider stakeholders and their messaging.

Public Comment:

There was no public comment.

The meeting was adjourned at 3:47pm.

The Frederick County Affordable Housing Council meets the second Tuesday of each month at 2:30 p.m.

The next meeting will be Tuesday, October 11, 2022.