

Minutes of the Affordable Housing Council

Tuesday, March 7, 2017

2:30 pm to 4:00 pm

Bernard W. Brown Community Center
629 N. Market Street, Frederick, Maryland

Meeting was called to order at 2:35 pm.

Council members present: Bruce Zavos, Chair; Mark Long, Sec; Kandy Joseph-Alexander, Mary Ellen Mitchell, Larry Johnson, Kimberly Ashkenazi, Angela Brinkley Morris

Public Officials/Staff Liaisons Present: Jessica Fitzwater, Frederick County Council; Donna Kuzemchak, Frederick City Alderwoman; Milton Bailey, Director of DHCD; Sarah Nelson, Housing Program Manager at DHCD

Guests: Kellye Murphy, Frederick County Bank; Angie Liddiard, Housing Authority City of Frederick; Trey Williams, Keller Williams; Kara Norman, Downtown Frederick Partnership; Nancy Lavin, Frederick News Post

Council members absent: Jason Wiley, Jay Mason

CONSENT AGENDA:

The minutes of the February 7, 2017 meeting were approved without changes.

Agenda was approved.

PUBLIC COMMENT: none

LIASON REPORTS: County Councilwoman Jessica Fitzwater noted that the new, revised MPDU PIL Bill will likely have its first reading at County Council on March 21. There will be no discussion at this time and attendance by AHC members is not necessary.

Milton shared that he met with Jim Gugel, Planning Director to ascertain how many building units may be subject to the new MPDU PIL fee.

Tier 1, Ready to Go: 144 units will be subject to new ordinance.

Tier 2, Near Future: 62 Max

Tier 3, Long-term: 344 potential units

Tier 4, Future-term: 391 potential

CHAIR REPORT: Bruce reported that he and Milton met with Betsy Day to discuss how the AHC might support the Homeless Coalition's "Strategic Plan for Ending Homelessness". The Coalition would like for the AHC to help promote housing options by advocating for changes to zoning ordinances that would 1) allow Accessory Dwelling Units as rental units, and 2) allow for Single Room Occupancies (SRO) buildings. The AHC agreed to support initiatives of the Coalition for the Homeless as much as possible.

Bruce and Betsy also discussed the idea of holding a "Housing Summit" to bring together various housing stakeholders to discuss housing needs and on-going efforts.

Other Report: Kara Norman of the Downtown Partnership shared that in order to promote downtown living, a survey is being conducted that asks developers what are the disincentives for building downtown. Results of survey will be presented on April 28th.

NEW BUSINESS: Interim Vice Chair: Due to the resignation of Katie Nash from the AHC, Kimberly Ashkenazi has been appointed by the Executive Committee to serve as interim Vice Chair until July 1. New officers will be selected prior to July 1 to serve during the coming year.

Amend Bylaws: It was pointed out that the Bylaws state that the AHC meets on the second Tuesday of each month. Discussion was held as to whether or not to amend the bylaws to bring them into alignment with the current practice of meeting on the first Tuesday of the month, or to change the meeting day to conform to the bylaws. It was agreed to move the meeting day to the second Tuesday of each month.

Appoint additional member to the Executive Committee: It was agreed to defer this until the next meeting to allow time for members to consider this.

OLD BUSINESS: Consider Uses of PIL Funds:

A variety of observations, thoughts and suggestions were offered.

It was pointed out that the purpose of the original MPDU ordinance of 2002 was to ensure the creation of "moderately" priced homes, and the question was raised as to whether or not providing funds for homeless services out of PIL fees is in harmony with that purpose. In other words, should MPDU PIL funds go to homeless services?

Others pointed out that the MPDU PIL legislation did not specifically state what the PIL fee should be used for, only that they were to go into the Housing Initiative Fund.

There was some discussion about identifying other sources of funds, both for affordable housing and homeless services. One source could be recordation fees. It was pointed out that given the national situation, Low Income Housing Tax Credit (LIHTC) funding may not be as readily available in the next few years as in past years, and it may be necessary to look for other funds to replace that source.

There appeared to be consensus that the AHC should take a more active role in the future for making recommendations regarding PIL funds use, but there was no consensus reached regarding the types of programs that should receive PIL funds. In other words, should the PIL funds be only used for affordable/workforce housing, or should it also include homeless services and the like.

An ad hoc committee was established composed of the Executive Committee, Bruce, Mark and Kimberly, plus Kellye and Larry, to meet regarding the use of PIL funds and bring a proposal back to the full AHC.

Discussion of other Recommendations from Housing Study: The Council did not get to this agenda item, but a document was provided to the Council that summarized some of the recommendations made by HR&A that the AHC could consider endorsing.

Meeting was adjourned at 4:10 pm.

Submitted By Mark Long, AHC Secretary

Next regularly scheduled meeting will be on April 11, the second Tuesday of the month.