

**Minutes of the Affordable Housing Council
Tuesday, November 14, 2017**

2:30 pm to 4:00 pm
DHCD Conference Room
401 Sagner Ave.
Frederick, MD

Meeting was called to order at 2:30 pm by Chair, Bruce Zavos.

Council Members present: Bruce Zavos, Chair; Mark Long, Sec; , Diane Bill, Kandy Joseph-Alexander, Marva Younger, Mary Ellen Mitchell, Shirley McDonald,

Public Officials/Staff Liaisons Present: Jessica Fitzwater, County Council; Milton Bailey, Director of DHCD; Sarah Nelson, DHCD; Monica Grant, Director of Citizen Services

Council Members Absent: Angie Liddiard, Jason Wiley, Jay Mason, Kimberly Ashkenazi, Malcolm Furgol

Guests Present: Kellye Murphy, FCB; Hugh Gordon, IHA; Sandra Wastler, Commission on Aging; Robin Inskip, FC Finance Dept; Betsy Day, Community Foundation; Karin Tome, former Mayor of Brunswick

Approval of Minutes:

Minutes for the October 10 meeting were approved as submitted.

AGENDA was approved as presented.

PUBLIC COMMENT: Karin Tome, former Mayor of Brunswick, gave a brief overview of an affordable housing project that is in the initial stages of development in Brunswick and is getting resistance from the community. Emphasized the need for continuing education about who the people are that need affordable housing, the benefits of affordable housing to the community, etc. Suggestion was made that a 20-30 second elevator speech be developed to quickly inform people when the subject arises. Suggestion was also made to produce a Public Information Video regarding affordable housing, the Faces of Affordable Housing.

REGULAR BUSINESS:

2:40 Update on Ad Hoc Working Groups: None of the groups had met yet, but were in the process of scheduling meetings in the coming weeks. The need to move ahead with these meetings was emphasized. Ad Hoc Working Groups and Chairs are as follows:

- Builder Fees, Jason Wiley
- Zoning Improvement, Mary Ellen Mitchel
- Sources of Funding, Kellye Murphy
- Types of Housing Needed, Kandy Alexander

2:45 Update on Tax Reform and QAP. Bruce gave a summary of the Tax Reform legislation moving through Congress and its implication for affordable housing. The House Bill eliminates Low Income Housing Tax Credits (LIHTC) and is not good for affordable housing. The Senate Bill retains LIHTC, but Historic Preservation Tax Credits are on the chopping block. Also, if the corporate tax rate is lowered to 20%, it may make LIHTC less appealing to investors.

It was also noted that Maryland's Qualified Allocation Plan (QAP) for the coming year will give more scoring points to affordable projects in Baltimore and the surrounding area to fulfill the requirements of a lawsuit against DHCD in Baltimore. This will make it difficult for affordable projects in our area to get approval for LIHTC.

2:52 Discussion of Affordable Housing Summit. There was general agreement that there was good representation from various stakeholders and the overall turnout for the summit and was good. There were energized discussions and similar comments from the 10 break out groups. Some concern was expressed about follow up and losing momentum. It was suggested that an umbrella group should be formed to move priorities forward.

The need for more input from the business community was also noted. Can employees afford to live here? Elizabeth Cromwell, CEO of the Chamber of Commerce, will be asked to attend an AHC meeting to share businesses' perspective.

Public Education about affordable housing seems to be a continuing need, and is some of the low hanging fruit.

3:15 Betsy Day, from Community Foundation, joined the meeting and discussion. Betsy shared that staff were still working on compiling data from the summit. There was a lot of data! Stressed importance of follow through. Noted that public education about affordable housing seems to be important and that some people expressed an interest in volunteering to help address NIMBYism.

It was suggested that perhaps some Infographics and/or Infomercial could be created to help communicate the need for and benefits of affordable housing, as well as show who the people are that require affordable housing; "The Faces of Affordable Housing". It was noted that Federated Charities may be able to help with a Marketing project. Betsy Day and Mary Ellen Mitchell volunteered to follow up with Federated Charities. It was also suggested that a senior Marketing Class at Hood College could be approached for help.

Betsy reiterated the desire of the Coalition for the Homeless that the Affordable Housing Council commit to be the Champion for the Coalition's Goal #1 of their Strategic Plan, "Increase Housing Options". After some discussion and noting that the Coalition's Goal #1 and the mission of the AHC were essentially the same, Mark Long moved, and Mary Ellen Mitchell seconded, the following motion; **"The Frederick County Affordable Housing Council commits to be the Champion of Goal #1 of the Frederick County Coalition for the Homeless Strategic Plan"**. The motion passed unanimously.

Chair, Bruce Zavos stated that he will be the liaison to the Coalition's Strategic Plan. At a previous meeting, Malcolm Furgol had volunteered to be the liaison to the Coalition. (This will have to be clarified)

3:45 Liaison Report. Milton shared that DHCD is planning an Affordable Housing Fair to take place in June 2018.

Jessica Fitzwater shared that she continues to work on the details of Payment In Lieu of Taxes (PILOT) legislation, using 520 N. Market as a model and comparing it to other jurisdictions. She's also considering other sources of funding, such as a piece of Recordation Taxes, because income from MPDU PIL is unpredictable.

Meeting was adjourned at 4:05 pm.

Submitted by Mark Long, AHC Secretary

Next regularly scheduled meeting will be on December 12, the second Tuesday of the month, and will be held at DHCD; 401 Sagner Ave., Frederick.