

Minutes of the Affordable Housing Council (AHC)
Tuesday, April 10, 2018
2:30 pm to 4:00 pm
Citizen Service Division Building – Main Conference Room
401 Sagner Avenue, Frederick, MD 21701

MINUES of MEETING

Call to Order: Chairman Bruce Zavos called the meeting to order at 2:30PM. A quorum was established.

Members Present: Bruce Zavos, Chair; Kimberly Ashkenazi, Vice Chair; Mark Long, Secretary; Diane Bill; Jason Wiley; Jay Mason; Kandy Joseph-Alexander; Kellye Murphy; Malcolm Furgol; Marva Younger; and Shirley McDonald.

Members Absent: Angie Liddiard; and Mary Ellen Mitchell.

Public Officials/Staff Liaisons Present: Bud Otis, President, County Council; Ray Barnes, County Administrator; Monica Grant, Director, Citizens Services Division; Carolyn True, Director, Department of Aging; Jessica Fitzwater, County Council; Derek Shackelford, City Alderman; Kathy Mitchell, Asst. County Attorney; Robin Inskeep, FC-Finance Department; Pat Fleet, Citizen's Services Division; Sarah Nelson, DHCD; and Milton Bailey, Director, DHCD.

Guests Present: Roger Sobkowiak, Human Relations Commission; Jodie Ostoich, IHA; Shelly Aloj, MRC – RCEHN; Cynthia Trout; Jimmy Trout; Hugh Gordon, IHA; and Joe Parsley.

Order of Business:

1. Approval of Minutes: Minutes from the March 13th meeting were approved at approximately 2:34PM.
2. Approval of Agenda: Agenda was approved at approximately 2:35PM.
3. Introduction of Persons Attending Meeting. Introductions were made at approximately 2:36PM.
4. Public Comments. None
5. Discussion Regarding Accessory Dwelling Unit (ADU) Legislation 2:37PM — Messrs. Barnes and Otis, with staff support provided by Ms. Kathy Mitchell, Esq., led a detailed discussion covering the status of the development of ADU legislation. It was established that the County Executive and the President of the County Council are supportive of legislation allowing for the development of such units. It was further established that the AHC recommendations, offered by letter of January 24, 2018 to President Otis, have been factored into the legislation. Attached is a copy of Mr. Barns' memorandum to Mr. Otis.

Along with the memo, two draft Bills are included. The first Bill amends the Zoning Ordinance, clarifying and simplifying the zoning requirements for ADUs. The second Bill is an amendment to the Impact Fee Regulations, exempting accessory dwelling units less than 800 square feet from the impact fee for schools.

6. Update on Housing Fair 3:30PM —Ms. Fleet and Mr. Bailey provided updates on the planning and execution status of the Housing Fair. Ms. Fleet provided examples of the ways and means by which AHC members could be involved in lining up sponsors, securing sponsor donations and advocating for exhibitor and public participation in the event. Ms. Fleet encouraged AHC members to rely on her as their coordinating intermediary. Second round of external email and save the date campaign has begun including re-posting of save the date to County email distribution system. DHCD is also reaching out to colleges, school board, teacher and firefighter unions, and synagogues, churches and media outlets. In Ms. Fleet's absence, Ms. Kim Halter can be reached on (301) 600-6091 or at KHalter@FrederickCountyMD.gov Housing Fair Update attached.
7. Report from Messaging Committee 3:35PM — Mr. Hugh Gordon, Chair of the Messaging Committee provided an update on the status of his committee's development and execution of Public Service Announcements and Event Video, of which AHC members will participate. Airing of the PSA has commenced. The Event Video will be aired during the weeks leading into the June 16, 2018 Housing Fair.
8. Staff Liaison Reports 3:25PM — Councilperson Jessica Fitzwater provided an update and led a discussion on the status of the County's PILOT policies against the backdrop of those of surrounding jurisdictions (e.g., Howard County, Montgomery County and Baltimore City). Ms. Fitzwater expressed concern about the County's method of assessing PILOTs may not be the best method of attracting developers as its formula does may not provide a sufficiently clear or predictable framework for attracting developers. There is also a need to clean up outdated language in the County's policy, including the need to revise the general annual outstanding aggregate cap limit, as well as the cap applied to individual projects. Ms. Fitzwater requested the Council to consider sending forward a letter to the County Council calling for a deeper dive into the PILOT policy.

Mr. Zavos was familiar with the issue and had drafted a letter which he distributed and read into the record. After further discussion, Mr. Long offered a resolution supporting the spirit of the letter to be sent to the County Executive recommending the PILOT be studied, and if needed, modernized. Mr. Zavos called for discussion on the resolution— hearing none, a voice vote was called and the resolution passed unanimously. The delivered version of Mr. Zavos' letter is attached.

Ms. Fitzwater reminded the AHC the County Executive would be unveiling her FY 2018 Budget proposal at a public rollout on April 12, 2018, and offering it for consideration by the County Council on April 16 and 17, 2018. Ms. Fitzwater suggested that the AHC may wish to review the budget proposal and to offer comments as appropriate. The discussion moved to a discussion on the County's use of recordation taxes and the need to identify additional streams of HIF income.

Mr. Zavos briefly mentioned the prospect of placing a fee on commercial development to help fund affordable housing development as has been done in California. The concept was tabled for further investigation.

9. Staff Liaison Reports 3:45PM — Alderman Derek Shackelford stated the City of Fredrick is also involved in budget discussions and expressed its strong commitment to affordable housing and affordable living. Mr. Shackelford also stated that on the evening of April 12, 2018, Alderman and the Mayor will be discussing finance, legal, risk management and human resources. Mr. Shackelford further stated that he will be participating in a workshop on April 13, 2018, at which members would be discussing tax credits for senior homeowners. A Planning for Housing workshop will be held on May 1, 2018. Updates will be provided at the May 8th AHC meeting.

Mr. Zavos congratulated Mr. Shackelford on being selected as the City's liaison to the AHC and stated he is looking forward to working with him on mutually impactful housing matters. Mr. Zavos' welcoming sentiment was expressed by other AHC members.

Mr. Long mentioned the County's work on Accessory Dwelling Units (ADUs) and encouraged Mr. Shackelford's participation in that effort with a view toward the City piggybacking on the County's legislative efforts. Mr. Shackelford expressed a willingness to consider the possibility.

Mr. Zavos mentioned that while ADUs and tiny houses were not the panacea to resolving the affordable housing crisis, they were a step in the right direction.

10. Meeting Wrap-up 3:50PM—Mr. Zavos opened a roundtable discussion, during which he mentioned the Fredrick News Post pod cast concerning the need for affordable housing. Please follow this link: <http://www.fnppodcasts.com/frederick-uncut/2018/4/2/ep-72-bruce-zavos> Mr. Zavos recommended forwarding the pod cast to people who may not have a clear understanding of the beneficial aspects of affordable housing or how to messenger those benefits.

Mr. Furgol confirmed the AHC would have a table at the housing fair and was assigned the task of staffing out the table by Mr. Zavos. Mses. Younger and Joseph-Alexander will assist Mr. Furgol in this regard.

11. Adjournment: The AHC meeting was adjourned at approximately 4:05PM.

12. The next AHC Meeting will be held at 2:30PM, on May 8, 2018, Citizens Services Division, 401 Sagner Avenue, in the Main Conference room.