

Minutes of the Affordable Housing Council (AHC) Meeting

Tuesday, November 13, 2018

2:30 pm to 4:00 pm

Citizen Service Division Building – Main Conference Room

401 Sagner Avenue, Frederick, MD 21701

MINUTES OF MEETING

Call to Order: Chairperson Kimberly Ashkenazi called the meeting to order at approximately 2:35PM.

Members Present: Kimberly Ashkenazi, Chair; Mark Long, Vice Chair; Marva Younger, Secretary; Diane Bill; Kandy Joseph-Alexander; Mary Ellen Mitchell; Angie Liddiard; Vincent Rogers; and Malcolm Furgol.

Members Absent: Bruce Zavos; Jason Wiley; and Jay Mason (resigning)

Public Officials/Staff Liaisons Present: Derek Shackelford, Frederick Alderman; and Milton Bailey, Director, DHCD;

Guests Present: Jodie Ostoich, IHA; Hugh Gordon, FCAR; James Baker, United Way; Theresa Wyatt; Nicole Prorock, IHA; Wyatt Massey, Frederick News Post; Hillal Eastburn, resident; and Gayon Sampson, Mayor's Office.

Regular Business:

1. Welcome and Introductions.
2. Minutes from September was approved
3. Agenda was approved
4. Public Comments: None.

Business:

Report of Nomination Committee -- The Nominating Committee, including Diane Bill, Kandy Joseph-Alexander and Mary Ellen Mitchell presented the nominees for election. The members of AHC voted and approved the uncontested election of Mark Long as Vice Chair and Marva Younger as Secretary. Per AHC Bylaws, the current Vice Chair, Kimberly Ashkenazi, automatically assumes the position of Chair.

Summary of Chairperson Ashkenazi's Theme Vision – “Awareness of Affordable Housing Spectrum” During the Next 7 Months – The Chair thanked everyone for attending her first meeting and asked their support during her tenure. She outlined the following theme focuses:

- Raise awareness for needed affordable housing;
- Educate and inform the public about affordable housing;
- Utilize the tools and resources of AHC members to raise and push awareness;
- Educate buyers and renters about opportunities offered by affordable housing, such as tax credit, reduced rental fees, and special programs to help buyers;
- Make quarterly presentations to various organizations to raise awareness;
- Support City and County on affordable housing legislations and policies;
- Create messaging and marketing materials to inform public and organizations; and
- Provide affordable housing workshop to Mayor, Aldermen and County Council.

Chairperson Ashkenazi asked AHC members for comments and suggestion as “how can you help?” AHC members responded with the following comments and suggestions:

- Utilize the ALICE Report and County Housing Report to show data analysis as resource tools;
- Encourage public to support affordable housing policies and legislations by contacting their representatives;
- Follow affordable housing social media -- website and video;
- Interview residents to see how their lives have changed and how well they are connected to the community;
- Advocate to builders, developers, and architectures for needed affordable housing verses payment in lieu of fees; and
- Attend FCBIA meeting – Malcom Furgol volunteered to contact Jason Wiley to get AHC on calendar for meeting.

Mark Long gave an overview on affordable housing at Maxwell Square Salon. The “Faces of Affordable Housing” video was shown. The Salon audience wanted to know about donating funds and/or what other ways they may be able to help.

Accepting funds to develop videos and promotional pamphlets would have a stronger marketing impact. However, Milton Bailey suggested that we need to determine if County would allow us to accept donations. Mary Ellen volunteered to work on this effort to accept cash and in-kind donations and ways to acknowledge donors.

Ongoing Outreach Projects:

A new messaging video is being developed by Hugh Gordon and Milton Bailey.

Mary Ellen reported that “Housing Day” will be held in February at the state legislature and she volunteered to organize a group of AHC members to attend.

It was suggested that AHC have a joint County/City workshop to discuss affordable housing issues.

Sharpe Senior Housing Deal:

Milton reported that the Sharpe senior housing cannot have anyone under 18 years old living with grandparent. The Federal statute allows grandchildren; however, the policy for the City does not allow grandchildren under 18 years of age. Many grandparents are raising grandchildren. If City reappplies, it will take approximately 4 months. This is an opportunity for AHC to voice our opinion and do some letter writing for City to rethink the responsibility of grandparents raising grandchildren.

At a public hearing in support of the PILOT, Mark sent an email on behalf of AHC supporting the approval of the PILOT Agreement for the Sharpe senior housing project.

Milton suggested writing a letter rather than an email which would have a greater impact. He will craft letter with appropriate language for any issue, policy, or legislation. In addition, Milton will create letterhead with each AHC member printed, and each will sign letter.

Speaker of the Day – Vincent Rogers:

Vincent is the Director of Fairfax County, Policy Redevelopment of Housing Authority, Department of Housing. Vincent provided an overview of the Community Housing Strategic Plan that his office developed in June 2018 with the help of a consultant from Virginia Tech. There were 25 strategies adopted under Phase I. Fairfax County expects approximately 60,000 new households in the next 15 years. A workgroup held meetings with several communities to address the need for affordable housing and where resources should be allocated. As a strategy to get everybody to the table, all people (public servants, seniors, disabled, etc.) were invited to participate in a survey. The workgroup connected with district board members through some of the residential meetings. Flyers were also distributed to alert residents and citizens about the meetings. These meetings were held in different geographical locations due mainly to Fairfax County's large population of approximately 1.5 million people. The workgroup received over 5,000 responses to the survey. Vincent noted that this was the 3rd highest number of people responded to an online survey in Fairfax County. Noted in Vincent's handout were testimonies of real situations. Although the pictorial features shown were not identified as real people.

Approximately 80% to 90% of Vincent's time was devoted to the development of Phase I with the assistance of a consultant from Virginia Tech who was paid \$70,000 to \$80,000. Phase II will address the goals and resources needed. The estimated start date for Phase II is July.

The Affordable Advisory Committee of Fairfax County worked over a period of 5 to 6 years to put together a workgroup to focus on specific issues, such as capital formation, homeownership, land use and zoning. The recommendations from these issues laid the foundation for Vincent's office to develop a report on housing needs.

Vincent noted that the connotation “affordable” is replaced with “price appropriate”. This includes all people and income spectrums. The report is public and may be obtained on the website of Fairfax County.

The AHC thanked Vincent for an informative and excellent overview of his project.

Adding to the kudos, Mark stated that the recommended initiatives in Livable Frederick Master Plan could benefit AHC in developing a strategic plan.

Announcements:

Honorable Derek Shackelford introduced Gayon Sampson who is the Executive Assistant to Frederick City Mayor O’Connor. Gayon will be attending AHC meetings.

Honorable Shackelford will continue to work on scheduling a workshop with City and will investigate how to work on legislation for Accessory Dwelling Units in the City of Frederick.

Malcolm reported that the Alice Report will be coming out, possibly March. It will be a helpful tool as we move forward with AHC outreach efforts.

Angie Liddiard announced sale of house at 7th and Markets Streets as part of Hope 6 grant. It is walking distance from downtown built by Lancaster for \$375,000 but buyer who qualifies only pays \$225,000. The house has 3 bedrooms/finished basement/parking available. Great lenders just looking for the right buyer. See website: HAC.frederick.org/hope6

Kandy Joseph-Alexander suggested spreading the word to consumers via website and other media outlets.

AHC Resignation and Filling of Vacancies:

Kandy and Jay Mason are the two consumer representatives on AHC. However, Jay is resigning. Mark will request a letter of resignation from Jay.

There are two openings on AHC, 1 consumer and 1 at-large.

There was some confusion defining AHC representation. It was suggested to revise bylaws for clarity of the category for the different representatives.

Milton will notify Joyce Grossnickle to let her know that Jay is resigning

The Nomination Committee will stay in place until vacancies are filled.

Adjournment:

The AHC meeting adjourned at 4:02pm.

Submitted

Marva Younger, Secretary