

Minutes of the Affordable Housing Council (AHC) Meeting
Tuesday, January 8, 2019
2:30 pm to 4:00 pm
Citizens Services Division Building – Main Conference Room
401 Sagner Avenue, Frederick, MD 21701

MINUTES OF MEETING

Call to Order: Vice Chair Mark Long called the meeting to order at 2:35 PM. (awaiting the arrival of Chair Ashkenazi).

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

Members Absent: Bruce Zavos and Mary Ellen Mitchell.

Public Officials/Staff Liaisons Present: Derek Shackelford, Frederick Alderman; Jessica Fitzwater, County Council; Milton Bailey, Director, DHCD; Sarah Nelson, Manager, DHCD; Monica Grant, Director, CSD; and Gayon Sampson, Frederick Mayor's Office.

Guests Present: Roger T. Sobkowiak, HRC; Kara Norman, Downtown Frederick Partnership; Robin Inskeep, FCG-Finance; Theresa Wyatt; Veronica Henry, HACF; Jodie Ostoich, IHA; Hugh Gordon, FCAR; Mike Spurrier, FCAA; Carol Seipler; and Jeanette Bartelt.

Regular Business:

1. Welcome and Introductions.
2. Minutes from December 11th were approved
3. Amended Agenda Approved (removal of **Housing Frederick Coordinator** due to the absence of Mary Ellen Mitchell and the addition of **AHC Priorities**)
4. Public Comments: None.

Business:

Draft Elevator Speech

Chair Ashkenazi plans to draft a 30-second elevator speech explaining the purpose of the Affordable Housing Council. The speech will capture two to five bullet points that will resonate and engage community members, elected officials and others at public meetings/hearings about the importance of affordable housing. The Messaging Committee will review and make further edits as needed prior to submission to AHC for discussion/approval.

Tiny Houses – Mr. Roger T. Sobkowiak, HFC

Roger gave an overview of tiny houses in the Netherlands where his niece currently lives. Although she has a very good salary, she chooses to live in the tiny housing community. The community consists of 5 tiny houses: a family with 3 children, 4 young, up and coming individuals, and 1 senior. They also share a community garden. In the Netherlands and Europe, many cities are using vacant spaces for tiny houses to be placed off the grid; therefore, solar and collected water are utilized rather than standard utilities. Roger stated that many people may associate tiny homes with homelessness, but in the Netherlands and some parts of Europe, tiny houses are popular for the young, up and coming generation as well as for the seniors.

Ms. Jeanette Bartelt, AHC guest is an advocate for tiny housing in Frederick County. She believes tiny houses would solve the housing shortage. She further stated that her rental cost would be reduced about one-half if she could live in a tiny house.

The AHC agreed that further research and study will need to be conducted regarding the impact fees and zoning requirements in relationship to tiny houses. Mark believes that in order to achieve more affordable housing unit numbers, multi-family housing is more efficient of scale and more efficient of square footage construction cost. Lifestyle changes for tiny houses may be a choice for many, especially, the young, up and coming generation.

Short-Term Priorities for this Year—Presented by Mark:

Messaging/Outreach priorities are:

1. Raising awareness of affordable housing;
2. Create Elevator Speech for use by all AHC members when opportunity presents itself. (Messaging Committee) Make Presentation for the Envision Frederick County speaker series event proposed for March 2019. (Mark as the liaison, Bruce, Malcolm, Hugh, and Mary Ellen volunteered to prepare presentation);
3. Complete Video, “Places of Affordable Housing” (Hugh and Messaging Committee);
4. Presentations preparation for civic/faith groups (Bruce and Theresa preparing slides for Inter-faith group presentation);
5. Create Public Information pieces similar to what Vin shared from Fairfax County; and
6. Advocate for Faith groups to provide property for affordable housing.

Policy Priorities

1. Request another allocation of the Recordation Fee to HIF, and advocate for an increase in the allocation and for making it permanent (Jessica reported that during a breakfast meeting the County Executive made remarks regarding this initiative, a subject on her radar);
2. Advocate for Municipalities to co-invest with the County on affordable housing developments located in their communities;
3. Advocate for Frederick City to pass ADU legislation similar to what the County passed last year;
4. Advocate for Frederick City to align their MPDU PIL program with the County’s;
5. Request Inventory of properties owned by County and Municipalities;

6. Advocate for mixed used, mixed-income development; and
7. Consider developing inclusionary zoning laws for mixed income, multi-family development.

After discussion of the Priorities it was decided to re-establish a Policy Committee. Kimberly, Mark, Diane, Kandy and Malcolm volunteered to serve on this committee. A Messaging Committee is already in place.

Roundtable and June Bloom:

Malcolm suggested having a Roundtable with community and leaders of various organizations prior to the June Bloom to brainstorm some of the policy priorities. The outcome of this Roundtable could be presented at the June Bloom. The format of the Roundtable would be on a smaller scale than the one a couple of years ago facilitated by Betsy Day. AHC agreed to have more discussion about the Roundtable and June Bloom at a later meeting.

Frederick City's MPDU PIL:

Mike Spurrier provide statistics of the City's MPDU PIL. Mike is willing to give an overview of the City's MPDU PIL program at a later date. Jessica suggested having a separate agenda to further discuss the City's priorities of funds spent and determine the plans for other funding revenue streams that become available.

Housing Day is February 14th in Annapolis:

Mary Ellen volunteered to lead the Housing Day initiative; however, due to her absence, Kimberly asked who would be interested in attending and what issues AHC would like to advocate for with State officials. AHC recommended advocating for more funding for affordable housing and to ensure that the Qualified Allocation Plan (QAP) is supportive of affordable housing in Frederick County. Malcolm will be in Annapolis during this time and may be able to meet with State officials on behalf of AHC. Malcolm and Kimberly will make contact and determine if other issues should be included.

Liaison Reports:

City of Frederick -- Derek stated that on February 6th, 3 pm at City Hall and online, the City will have a session on housing. The plan is to have a robust conversation on housing with questions, suggestions, and comments. Speakers are allowed 10 minutes to speak. Gayon reported that the Mayor will hold a series of community events for the residents to be a part of the City's planning priorities.

County Council -- Jessica attended the Maryland Municipal League Winter Conference with other Maryland counties and found that even though Frederick County has challenges, the County is on a good path as compared with Baltimore, Howard, and Arundel Counties. These counties are not doing anything with MPDU's.

Jessica stated that with the new County Council members, the agenda is mostly about operational issues and the budgetary initiatives will be included later. Jessica is a proponent of making an allocation from the Recordation Tax to the HIF permanently, and would like it done legislatively to avoid submitting a request each year.

Unofficially at this time, Jessica stated that a member of the County Planning Commission reached out to her with an interest in affordable housing. It was suggested at one of the Commission's meeting to have a workshop or seminar to include the County Planning Commission, County Council, and Affordable Housing Council to collectively learn the history of affordable housing in Frederick County; the current and projective needs; and a vision for the future. Jessica will work with County Council staff to get this project underway. This would be an opportunity for AHC to reach a wider audience of elected officials to amplify our theme, "raising awareness" about affordable housing. Jessica suggested that maybe the City should also be included in the workshop. Milton and Jessica will work together to gather information for a presentation.

Jessica, Milton and other county representatives are working on revisions to the Payment In Lieu of Taxes (PILOT) policy and will have information to share with AHC within a couple of months.

Adjournment:

The AHC meeting adjourned at 4:15 pm.

Submitted:

Marva Younger, Secretary