



Friday, February 21, 2020, 9:30 am – 11 am
Harriet Elizabeth Brown Community Center
901 Dares Beach Rd, Prince Frederick, MD 20678

Meeting Purpose:

- Review the Housing Task Force’s strategic agenda to increase affordable housing, and refine objectives, performance measures and benchmarks.
- Review the state’s new Housing Advisory Board goals, process and timeline, and discuss alignment with the county Housing Task Force.
- Discuss/decide next steps and agenda for March 13 Housing Task Force meeting.

In Attendance:

Andrea McDonald-Fingland, Local Behavioral Health Authority; Anthony Williams, Built-Rite Homes; Betsy Bridgett, Health Department; Betsy Van-Auker, Community Ministries, Inc.; Corae Young, Lifestyles; Dana Jones, Chair; Citizen; Harriet Gossett, Housing Authority Board of Commissioners; Henry Trentman, Project ECHO; Jacquelyn Culver, Community Resources; Jennifer Moreland, Community Resources; Jenny Plummer-Welker, Planning & Zoning; Julie Forte, Acts 1 Community Outreach; Karen Carloni, So MD Community Network; Ken Phelps, All Saints Episcopal Church; Lorraine Joyner, Community Resources; Maureen Hoffman, Calvert Affordable Housing Alliance; Michael Moore, Citizen; Richard Holler, Planning Commission; Susan Justice, Office on Aging; Wayne Millette, Local Behavioral Health Authority;

Time	Topic/Activity	Notes: Insights, Decisions, Next Steps
9:30 am – 9:50 am	<p>Task: Welcome and Check-In <i>What are the common stigmas you hear associated with “affordable housing”?</i></p> <p>Result: Housing Task Force members identify the stigmas that would need to be addressed in an educational campaign.</p> <ul style="list-style-type: none"> • Deteriorating property value* • Low-income* • Race* • “The Projects” mindset/connotations • Lack of buy-in • Crime • Denial of homelessness in County • Drugs • Dysfunctional kids impacting your family • Moved away from something (poor schools, Black D.C., less desirable housing in concentrated areas, areas where >30% are low income) • Quality of construction/lack of upkeep • Safety 	

	<ul style="list-style-type: none"> • Section 8/Poverty • Undeserving poor • Welfare/government handout <p><i>* indicates more than one mention</i></p>	
<p>9:50 -11 am</p>	<p>Task: Review the four strategies as a group, and break into groups for further input on strategic agenda.</p> <p>Result: Housing Task Force members are refining the objectives, performance measures and benchmarks for the strategic agenda to increase affordable housing,</p> <ul style="list-style-type: none"> • See <i>Housing Task Force Strategic Agenda with notes for Community Education, Market Trend Analysis, Planned Unit Development and Developer Incentives</i> <p>Parking Lot Issues/Group Feedback to Recommendations:</p> <p>General</p> <ul style="list-style-type: none"> • Use HUD’s Area Median Income (AMI) vs. Census data to define media income levels • Instead of using “diverse” or “workforce” housing, which are both politically fueled, reference “existing housing shortage.” • Designated growth areas are defined in state tier mapping <p>Community Education</p> <ul style="list-style-type: none"> • Video profiles will help to put a face to the issue • Engagement is needed for formal and informal leaders • Logo and swag will be helpful to normalize message • Intellectual talent (kids returning from college) can’t afford housing here with entry level income <p>Market Trend Analysis</p> <ul style="list-style-type: none"> • Reach out to youth councils at schools – what type of housing do they want • Surveys should consider gaps of pay vs. cost to live here • Ensure CMR and Economic Development are at next meeting <p>Planned Unit Development</p> <ul style="list-style-type: none"> • Consideration for outlining changes in a design manual, for clarity and to respond to questions. Ex. Question: Does mixed-use zoning allow for non-service employment opportunities, like office space? • Consideration for Accessory Dwelling Unit regulation adjustments in zoning updates 	

	<p>Developer Incentives</p> <ul style="list-style-type: none"> • Density bonus brings down cost. • In terms of school density planning, town homes typically have less students – consideration for waiver for town center development from school system • Negative connotation of term “impact fee.” “Excise tax” is more appropriate term • Strategies around reducing homelessness for those not needing supportive services, and with an income • Consideration for increasing rates for water/sewer in negotiating PUD and developer incentives • Planning should account for appropriate funding mechanism for 20-year infrastructure (including potable water/sewer) 	
	<p>Task: Share and get feedback on the goals and outcomes of the state’s Housing Advisory Board.</p> <p>Result: Housing Task Force members assess the alignment in goals, process and timeline between county and state.</p> <p>Not enough time – documents were emailed</p>	
11:00 am -11:10 am	<p>Task: Check Out and Action Commitment</p> <p>Result: Wrap up the days findings & determine next steps</p> <ul style="list-style-type: none"> • Jenny Plummer-Welker cannot attend next meeting— will send Judy Mackall and provide a copy of the town center/tier maps • Jennifer Moreland to send out notes along with zoning/town center documents • Jennifer Moreland to reach out to CMR/Economic Development staff to ensure attendance at next meeting • Task Force members to review notes, maps and policies prior to meeting, so they are prepared to finalize recommendations 	

Upcoming Meetings or Events:

[Webcast – Legal Basics of Subsidized Housing Rents: Income, Formula-Based, and Tax Credit Properties](#)

Tuesday, March 10, 2020, 2:00 p.m.

Next Housing Task Force Meeting

March 13, 2020

9:30 am – 11 am

Mount Hope Community Center, Gymnasium

104 Pushaw Station Rd, Sunderland, MD 20689