**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;

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<th>Time</th>
<th>Topic/Activity</th>
<th>Notes: Insights, Decisions, Next Steps</th>
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| 9:30 am – 9:50 am | **Task:** Welcome and Check-In  
*What are the common stigmas you hear associated with “affordable housing”?*  
**Result:** Housing Task Force members identify the stigmas that would need to be addressed in an educational campaign.  
- 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 |
| 9:50 -11 am | **Task:** Review the four strategies as a group, and break into groups for further input on strategic agenda.  
**Result:** Housing Task Force members are refining the objectives, performance measures and benchmarks for the strategic agenda to increase affordable housing,

- **See Housing Task Force Strategic Agenda with notes for Community Education, Market Trend Analysis, Planned Unit Development and Developer Incentives**

**Parking Lot Issues/Group Feedback to Recommendations:**

**General**
- 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

**Community Education**
- 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

**Market Trend Analysis**
- 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

**Planned Unit Development**
- 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
### Developer Incentives
- 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)

### Task: Share and get feedback on the goals and outcomes of the state’s Housing Advisory Board.
**Result:** Housing Task Force members assess the alignment in goals, process and timeline between county and state.

**Not enough time – documents were emailed**

| 11:00 am -11:10 am | **Task:** Check Out and Action Commitment  
**Result:** Wrap up the days findings & determine next steps |
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<td>- Jenny Plummer-Welker cannot attend next meeting—will send Judy Mackall and provide a copy of the town center/tier maps</td>
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<td>- Jennifer Moreland to send out notes along with zoning/town center documents</td>
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<td>- Jennifer Moreland to reach out to CMR/Economic Development staff to ensure attendance at next meeting</td>
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<td>- Task Force members to review notes, maps and policies prior to meeting, so they are prepared to finalize recommendations</td>
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### 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