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**METROPOLITAN WASHINGTON COUNCIL OF GOVERNMENTS
HOUSING DIRECTORS ADVISORY COMMITTEE (HDAC)**

December 15, 2005
MEETING SUMMARY

RESF-6 Emergency Housing Preparedness Planning

Nancy Rea, Manager of Health and Substance Abuse Programs at COG, reminded the committee that concept papers for local governments interested in seeking grants to help them plan for housing during a disaster or emergency are due on January, 17 2006. The concept papers are an outline of how local governments would implement a housing plan during a large scale disaster or emergency. The grants focus on helping jurisdictions plan and act regionally during an emergency or disaster. Nancy mentioned this is a unique time, due to the Katrina disaster, where money is available to help local governments plan for how a disaster could potentially impact their departments and staff attempting to serve existing residents and department needs during a disaster. The purpose of the concept paper is to present a proposal to perform a project and request funds under a grant program. Additional instructions and a template for the concept papers can be found online at:

http://www.mwcog.org/committee/committee/documents.asp?COMMITTEE_ID=191

Predatory Lending Training Session

COG staff outlined the discussions with the National Consumer Law Center about providing a training session addressing predatory lending practices. The committee members agreed the training should be hosted at the COG training center. The committee members were open to a date in February and COG staff will contact the National Consumer Law Center to arrange a date for the training. The housing directors agreed to get an estimate as to how many people on their staff would be interested in attending the training. Committee members also agreed a training session should consist of basic topics mentioned during the Richmond predatory lending conference sponsored by the Virginia Association of Housing Councils and additional topics of interest for individuals that might have attended the Richmond conference. COG staff will continue to work with the National Consumer Law Center and the Housing Directors to finalize the agenda, date, and cost of the training session in February.

Affordable Housing Unit Targets

Keith Fleury, COG, distributed the Projected Housing Unit Shortfall chart based on COG's Round 7.0 Cooperative Forecasts. A summary of the September 27, 2005 meeting's discussion seeking to define affordability was presented as a review. Tom Fleetwood, from Fairfax County presented a second option to determine the need for affordable units. The recommended model builds upon the already accepted cooperative forecasts of employment and households using the following two steps. (1) To reach the "New Number of Affordable Units Needed" the "Number of Units Needed" (based on employment) is multiplied by 20%, the percent desired to be affordable. (2) To reach the "Total Affordable Units Needed Between 2005 – 2015" the "Number of New Affordable Units Needed" is added to the "Current Affordable Units Shortfall" (this shortfall number is found in the jurisdiction's consolidated plans). An attachment with the original model and the new model is attached to the meeting summary for individuals to reference these changes. This new model was agreed upon by the committee members and COG staff will contact Housing Directors or their staff to find the "Current Affordable Unit Shortfall" number in the Jurisdiction's consolidated plan.

The formula and shortfall will be discussed further before and at the next Housing Directors meeting.

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WAHP Toolkit for Affordable Housing Development

The Washington Area Housing Partnership presented their Toolkit for Affordable Housing Development at the Council of Governments December 14th Annual Membership meeting. The Toolkit is a compilation of policies and planning tools local governments can use to preserve and promote affordable housing development in their respective communities. The Toolkit was developed as a response to local leaders' concerns for the need to have more housing affordable to individuals in the public and service sectors of the economy.

COG staff informed committee members about the Partnership's plans to hold workshops in their respective jurisdictions. Workshops will consist of several members from the Partnership or housing specialists to give an overview of the Toolkit and focus on several areas of interest to stakeholders in the respective jurisdiction. COG staff will work with elected officials and housing directors to find the appropriate meetings to hold these brief workshops throughout the region.

A hard copy and CD of the Toolkit for Affordable Housing Development will be mailed to committee members soon. However, for those who would like to review the document online you can find the report at the link below.

<http://www.wahpdc.org/reports.html>

Housing Data Survey

COG staff reminded jurisdictions that the submission date for the survey (December 9th) had already past. Jurisdictions that have not completed the survey were encouraged to do so before the end of the December. Another reminder will be sent out to those jurisdictions that haven't responded and were not in attendance during the meeting.

Other Issues

None

Adjournment

Members in Attendance: Ken Aughenbaugh, Arlington County; Mildrilyn Davis, Alexandria; Tom Fleetwood, Fairfax County; Tommie Thompson, Prince George's County

-Next Meeting February 23, 2006-