

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

April 20, 2006
MEETING SUMMARY

*District of Columbia
Bowie
College Park
Frederick County
Gaithersburg
Greenbelt
Montgomery County
Prince George's County
Rockville
Takoma Park
Alexandria
Arlington County
Fairfax
Fairfax County
Falls Church
Loudoun County
Manassas
Manassas Park
Prince William County*

Predatory Lending Conference Update

Dara Dann outlined progress COG staff has made to date for the Predatory Lending Conference on Thursday April 27th. Since the last meeting, COG staff has met twice with steering committee members consisting of individuals and housing staff from COG's member jurisdictions and predatory lending experts both local and national. COG staff and the steering committee have both worked to schedule a number of speakers which include sub prime lender, advocates, elected officials, and attorneys to provide attendees with a general understanding of predatory lending, local government best practices, and Federal/State/Local laws. COG staff has also prepared resource materials to be distributed to participants of the conference. Currently there are approximately 70 audience members planning on attending the event. For additional information and to RSVP, please visit the Predatory Lending Conference section at www.mwcog.org

Work Plan for 2006

Mr. Greene and HDAC members discussed topics for a 2006 work plan. Mr. Greene opened the discussion by focusing on four main topics, Green Building, using Tax Increment Financing for affordable housing, retail corridors, and a discussion on covenants and the administration process used to keep affordable/subsidized homeowner units affordable as turnover ensued. Mr. Greene and committee members expressed an interest in understanding the various levels of green building technologies and characteristics that qualify a development for USGBC's LEED standards. COG staff agreed to seek speakers that can educate committee members on such topics for the next meeting in June.

Further discussion about the administration process housing departments use to keep subsidized units affordable when they turn over was shared among committee members. Housing directors explained that the process is difficult to administer and can typically change from year to year depending upon tenure, assessments, and price indexes.

Housing Data Survey

COG Staff passed out the Housing Data Survey to HDAC members for their review. COG staff will briefly review the survey results during the next meeting. COG staff will also ask for suggestions from HDAC members to revise the survey and report to best meet the needs of housing departments in the region.

Other Issues

Committee members agreed to additionally meet on July 27th because the committee will not be meeting in August.

Site Tour in the District of Columbia

Mr. Greene arranged for committee members to tour select sites the District's Department of Housing and Community Development Department has been actively involved with to provide affordable housing and revitalize Congress Heights and neighborhoods East of the River in Ward 8. The District highlighted 12 different sites for committee members to see throughout the area. Committee members were shown developments consisting of occupied homeowner units (single family, townhouses, and condominiums) and rental units. A variety of developments were showcased including mixed tenure, mixed income developments, and a community center which included arts and recreation facilities. Committee members finished their tour by stopping at the

Town Hall Educational Arts Cultural Facility (THE ARC) and members were taken on a site specific tour that showed how DHCD helped William C. Smith & Co. to provide a unique development intended to build a stronger community by centralizing activities and resources needed by low-income residents in the neighborhood. THE ARC provided a range of services which include healthcare, recreation, education (private school), job training, dance studies, a theater, before and after school programs, arts and crafts, summer camps, senior programs, and children's activities.

Attendance: Sarah Pizzo, Arlington County; Mildrilyn Davis, Alexandria; Tennille Parker, Falls Church; Jalal Greene, District of Columbia; Robert Trent, District of Columbia; Jenny Short, Frederick County; Belinda Fadlelmola, HUD; Dara Dann, COG; Paul DesJardin, COG; and John Mataya, COG;

-Next Meeting June 22, 2006-