

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

February 23, 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*

**Washington Area Housing Partnership Outreach Workshops**

Barbara Favola, Arlington County Board Member and Chair of the Partnership, presented the Partnership's plan to conduct affordable housing workshops in localities around the metropolitan Washington region. Ms. Favola explained that the workshops are intended to educate elected officials, public agencies, community leaders, and the general public on best practices local governments can use to preserve and produce affordable housing. The Partnership is pursuing this goal through the workshop forum which would ideally be conducted during a city council or county board work session. Each workshop topic would be tailored to the specific housing concerns and affordable housing programs of interest to the respective jurisdiction. Additionally, housing experts either from the Partnership's membership base or specialists in the housing and planning field will participate as presenters to share their knowledge and experience as it relates to the management and implementation of an affordable housing tool(s) of interest to the jurisdiction. The Partnership intends to reach out to the elected officials and housing directors to determine the appropriate content and date for a workshop.

**HUD's America's Affordable Communities Initiative**

Robert Falkenstein, Supervisor of Housing Programs from HUD, presented an overview of HUD programs available to local jurisdictions and expressed an interest in establishing a relationship with local Housing Departments in order to better understand issues in the metropolitan Washington region. Mr. Falkenstein also explained the America's Affordable Housing Communities initiative as it relates to the elimination of state and local regulatory barriers. Mr. Falkenstein mentioned that HUD is now taking nominations from states and local communities for the second annual Robert L. Woodson, Jr. Award to recognize communities for their leadership in reducing excessive regulations serving as an impediment to the construction of affordable housing. The HUD representatives noted several new changes to the FHA homeowner assistance program and passed out information posted on their website.

**Predatory Lending Conference Update**

Dara Dann outlined progress to host the Predatory Lending Conference on April 27<sup>th</sup>. Since the last meeting, COG staff has assembled a steering committee consisting of individuals and housing staff from COG's member jurisdictions and predatory lending experts both local and national to help shape the content and format of the April conference. The predatory lending steering committee met on Feb. 17<sup>th</sup> and decided that the target audience would be local elected and public officials. Ms. Dann explained that the steering committee decided that the topics of the conference will consist of an overview of the predatory lending process, lessons learned or warning signs, and finally federal, state, and local predatory lending laws.

Ms. Dann also mentioned that the predatory lending steering committee also had several specific recommendations for speakers related to the recommended topics. COG staff will follow up to organize the speakers and the steering committee will meet again on March 24<sup>th</sup>.

**Work Plan for 2006**

Mr. Greene and HDAC members discussed topics for a 2006 work plan. The discussion began with Paul DesJardin, Chief of Housing and Planning, at COG presenting an overview of the COG Board Chair Jay Fiset's agenda as it relates to the 3 year policy focus on growth and development. Included in Jay Fiset's policy focus is a section on workforce housing and the outreach workshops being done by the Partnership. Mr. DesJardin further explained there is

interest in conducting a joint meeting between the Planning Directors Technical Advisory Committee and the Housing Directors Advisory Committee to discuss how COG can begin to holistically focus on issues surrounding growth and development. The committee also agreed a future joint meeting would be of interest to the Housing Directors. COG staff will work to organize such a meeting during the appropriate time this spring. The committee also reviewed the 2005 work plan and specific projects carrying over from 2005, such as the affordable housing unit targets. John Mataya outlined various projects COG committees have been involved with and explained the potential relationships they have in terms of housing and retail corridor analysis and regional housing trends.

Mr. Greene expressed an interest in green building and the benefits of green building technologies as it relates to affordable housing. Mr. Greene pointed out that only one jurisdiction in the region has a policy towards green building and shaping a regional policy to incorporate such building and design standards into affordable housing developments could not only save public dollars over time, but reduce the cost of living for low-to moderate-income residents. Additionally, Mr. Greene discussed the value a work project involving an examination of funding for housing programs and departments. COG staff will work with committee members and Mr. Greene to develop tangible project options related to the housing targets, residential construction, green building, and the funding structure and sources for housing department and developments.

Committee member agreed to begin conducting site tours during future HDAC meetings. Members were interested in seeing first hand the results and projects housing departments have been involved in either managing or implementing.

**Other Issues**

None

**Adjournment**

**Attendance:** Barbara Favola, Member Arlington County Board; Sarah Pizzo, Arlington County; Mildrilyn Davis, Alexandria; Tom Fleetwood, Fairfax County; Tennille Parker, Falls Church; Jalal Greene, District of Columbia; Sarah Coyle Etro, Loudoun County; Robert Trent, District of Columbia; Bob Falkenstein, HUD; Lillian Curley, HUD; Belinda Fadlelmola, HUD; Tommy Bankins, HUD; Dara Dann, COG; Paul DesJardin, COG; Calvin Smith, COG; John Mataya, COG; and Chinyere Uzoukwu, COG

**-Next Meeting April 20, 2006-**