

## The Washington Area Housing Partnership's Affordable Housing Workshop

### Draft Agenda for the City of Bowie

**Location:** City of Bowie Council Chambers  
2614 Kenhill Drive  
Bowie, MD 20715

**Date:** Monday March 27<sup>th</sup>, 2006

**Time:** 8:00 pm

*Note: All panelists should tailor their presentations to the fact that the City of Bowie does not have zoning authority.*

#### I. Introductions

5 minutes

*City Manager, David Deutsch  
or Planning Director, Joseph Meinert*

Local City Council Members will open possibly giving some background into the affordable housing issue in the community and what is being done to address the issue. Other Topics...

#### II. Moderator's Opening

10 minutes

*Hon. Barbara Favola  
Member, Arlington County Board  
Chair, Washington Area Housing Partnership*

The Washington Area Housing Partnership (WAHP) is a regional public-private housing partnership that acts as a catalyst to preserve and expand the supply of affordable housing for low- and moderate-income families in the Washington region. During 2005, the Partnership developed a "Toolkit for Affordable Housing Development" containing successful policies and planning tools to preserve and promote the supply of affordable housing in the region. Ms. Favola will describe the Partnership, the Toolkit, and the Partnership's outreach efforts in the form of local workshops in the metropolitan Washington region. Ms. Favola will introduce the panelists and the "tool" they will be presenting.

#### III. Community Development Block Grant (CDBG) Funds

10 minutes

*Mildrilyn Stephens Davis, Housing Director,  
City of Alexandria  
Member, Washington Area Housing  
Partnership*

Mildrilyn Stephens Davis became Director of the Alexandria Office of Housing in 1991, after joining the department as a Housing Analyst in 1982, and serving as its Program Administration Division Chief from 1983 to 1991. Prior to her employment with the City of Alexandria, she spent four years as a research analyst for the U. S. Department of Housing and Urban Development in the Office of Policy Development and Research. Ms. Davis holds the degree of Master of Regional Planning from the University of North Carolina at Chapel Hill, and has a bachelor's degree from Brown University, where she majored in urban studies and political science. Ms. Davis will present the City of Alexandria's CDBG program, with emphasis on ways to use CDBG funds for affordable housing, as well as some of the challenges with using the program for certain types of housing activities. Ms. Davis will also explain the City of Alexandria's program, how it is organized and managed, in addition to concerns for using funds towards rental housing, workforce housing, affordable housing development, and distributing funds to private or non-profit developers for developments.

#### IV. Community Land Trusts

10 minutes

**Robert Boulter, President of Faithworks  
Board Member, Washington Area Housing  
Partnership**  
*(Late [8:30 pm] on the agenda March 27<sup>th</sup>)*

Robert Boulter, President of Faithworks, a faith based non-profit focuses on working with community partners to envision how their real estate assets can become a tool for effective ministry. He has been working in the housing field since 1970 and in faith-based community development since 1978. Mr. Boulter has managed and guided the development of over 1,600 units of multi-family housing and a number of related commercial and social service projects. Through his excellent working relationships with a diverse group of professionals, he has the ability to find and direct resources to development projects. Mr. Boulter will give a presentation on the Land Trust Model and how it works; including the benefits this model has for building equity, providing long term affordable housing, and preserving affordable housing in communities. Mr. Boulter will also address the benefits and concerns of a local government and nonprofit partnership and give insight into how other governments have structured successful partnerships.

#### V. Affordable Housing Trust Fund Montgomery County's Housing Initiative Fund

10 minutes

**Elizabeth B. Davison, Director of Housing  
and Community Affairs, Montgomery County  
Member, Washington Area Housing  
Partnership**

Ms. Davison is the Director of Montgomery County's Department of Housing and Community Affairs. She has been the Director of the Department of Housing and Community Affairs for Montgomery County, Maryland since 1996. She directs the Department of over 84 staff and a combined budget of over \$36 million per year, in the arenas of community development, commercial revitalization, affordable housing programs, and land use policy in Montgomery County, Maryland, a suburb of Washington, D.C. with a population of over 870,000. She was the Director of the Office of Planning Implementation for the County from 1991 through 1996, and also worked for Maryland-National Capital Park and Planning Commission from 1974 through 1980, in the research divisions in both Montgomery and Prince George's County conducting demographic studies and commercial revitalization studies. Ms. Davison will describe Montgomery County's Housing Trust Fund, how it is operated, and what elements make the Trust Fund successful. Ms. Davison will speak about the program's strengths and weaknesses while highlighting specific concerns local governments should consider when creating a trust fund.

#### VI. Question and Answer Session

20-30 minutes

Joeseph Meinert, Planning Director, City of Bowie  
Jesse Buggs, CDBG administrator, City of Bowie  
Community Housing Groups active in the area  
Panelists above  
General Public

#### VII. Next Steps and Action Items

5-10 minutes