



A public-private partnership affiliated with the Metropolitan Washington Council of Governments to expand affordable housing opportunities in the Washington metropolitan region.

**WASHINGTON AREA HOUSING PARTNERSHIP
BOARD MEETING
March 3, 2006**

1. Call to Order

Barbara Favola opened the discussion by welcoming board members in attendance.

2. Budget/Administrative

Barbara Favola, Board Chair, opened discussion outlining the need for a Partnership member brochure. Board members wanted to complete a membership brochure before the first scheduled workshop in Bowie on March 27th. COG staff will begin working with the public affairs office to create and finalize a membership brochure before March 27th. COG staff updated Board Members regarding additional Toolkit publishing. Since the last meeting COG staff ordered an additional 1,000 copies of the Toolkit. Membership dues were not discussed and COG staff is continuing to prepare due options to bring to the next Board meeting in May.

3. Affordable Housing Workshops and Outreach

Board members and COG staff discussed the details and reviewed the draft agenda for the upcoming affordable housing workshop in the City of Bowie. The workshop in Bowie will draw from the Partnership's membership base at least for the first workshop. Ms. Favola will moderate the workshop and the first presenter will be Mildrilyn Davis, Housing Director from the City of Alexandria, presenting on the CDBG program. The second presenter for the community land trust section will be Bob Boulter, of Faithworks, Inc., and the final presenter on an affordable housing trust fund will be Elizabeth Davison, Director of Housing and Community Affairs in Montgomery County. Ms. Favola indicated that the most effective portion of the meeting will be the dialogue including the question and answer session following the presentations. Board members agreed and decided to keep each presentation to 10 minutes. Ms. Favola also suggested recording the workshop for documentation purposes. COG staff will continue to work with the City of Bowie's planning staff to finalize the logistics for the March 27th workshop.

The second scheduled workshop will take place in Prince William County on May 9th. The workshop will be conducted during a County Board Meeting and the Partnership will be given 45 minutes to make a presentation. Several presenters were suggested from Virginia jurisdictions. COG staff will touch base with Julian Burmudez, Housing Director in Prince William County to determine the appropriate focus for the workshop. Ms. Favola gave an overview of outreach efforts in terms of presentations given to the Board of Trade, including additional presentations to policy and technical committees at COG. To date there have been eight presentations on the Toolkit and the two workshop outreach activities planned in local jurisdictions this spring. COG staff will continue to find opportunities to present the Toolkit and plans for the workshops. COG staff will also continue to work with the jurisdictions expressing an interest in hosting a workshop and notify Board Members of progress as things evolve.

4. Development Options for Real Estate Assets



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Jim Edmondson, President of UniDev, presented how his organization operated in a niche market to provide affordable housing for educational institutions, states, municipalities, hospitals, economic development or revitalization agencies, and non-profit community development organizations. UniDev primarily provides affordable housing through a ground lease model similar to that of the land trust model where a separate entity such as a hospital, educational institution or non-profit owns the land and provides the exclusive use of their land through a lease to the owner of any buildings. The buildings or housing (improvements) is then owned by a household. When the unit is resold a portion of the resale value goes to the owner's equity, the transaction, and the landowner to keep the unit affordable.

Next Meeting – May 3, 2006 at 9:30 a.m. in room 2.

5. Adjournment

Attendance: Barbara Favola, Arlington County Board; Bob Boulter, Faithworks; Kim Henderson, Greater Washington Urban League; Michael Bodaken, Housing Trust; Mary Burkholder, DHCD Maryland; Jim Edmondson, UniDev; Dara Dann, COG; Paul Desjardin, COG; John Mataya, COG;