

AGING IN PLACE/COMMUNITY AND PLANNING COMMITTEE
OF THE
COMMISSION ON AGING

March 13, 2018

9:30-11:00am

7300 Calhoun Place, Room 6C Rockville, MD

In Attendance: Monica Schaeffer, Nanine Meiklejohn, Dick Jourdenais, Isabelle Schoenfeld

Staff: Pazit Aviv, Marcia Pruzan, Pamela Zorich

Guests: from Habitat for Humanity, John Paukstis, President and CEO, Habitat for Humanity Metro Maryland, Sarah Reddinger, Director, Program Services, Rachel Rice; Miriam Kelty, Dana Hirsch/JCA, Mary Sweeney/GROWS, Marsha Weber

Topic	Discussion Points	Decisions/Follow Up
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<p>Habitat for Humanity Affordable Senior Housing Alternatives.</p>	<p>John Paukstis provided background and mission for the organization.</p> <p>Sarah Reddinger provided information on MC Class 3 Accessory Apartments</p> <ul style="list-style-type: none"> • A brief review of the MC Class 3 Accessory Apartment Program was given. Owners of single family detached homes may be permitted to create and rent a Class 3 accessory apartment in their home if certain requirements are met including an income requirement of 80% AI, being owner occupied, be at least 5 years old, located in certain zones, have on-site parking, have a separate entrance, of certain square footage, be internal to the house, have the same address as the main house, be self-contained and be in compliance with applicable laws. • MC statistics show 114 licensed homeowners and 193 applications over the 2013-2017 period. • Habitat for Humanity has recently initiated a pilot program with the MC Villages program to provide repairs and services to seniors. Montgomery College provides interns/volunteers for the pilot. <p>Sarah Reddinger also provided information regarding Access Dwelling Units (ADUs). ADU programs exist in Portland, OR,</p>	<p>Follow ups and Decisions since 2/13/18:</p> <p>AIP/PC is still awaiting data from Linda MacMillan and Tim Goetzinger regarding numbers of affordable housing units in MC, data on numbers of people/contractors utilizing the Design for Life Tax Credit Program and information on market rate rents and their use in determining numbers of affordable housing units per project.</p> <p>The 2017 MC Senior Housing report is in the draft stage and will accept input from Habitat for Humanity regarding its senior housing initiatives.</p> <p>Next steps.</p> <p>Areas of focus were reviewed and refined to be affordable housing through preservation and intergenerational community building. It was also recognized that the Committee will have to soon conclude its exploration of affordable senior housing and prepare some recommendations for future action.</p> <p>Nanine agreed to prepare a scope of study for housing preservation.</p>
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	<p>Minneapolis, MN, Monterey County, CA, New Hampshire, Asheville NC, British Columbia and Seattle, WA.</p> <ul style="list-style-type: none"> • Access Dwelling Units (ADU) help to make more efficient use of existing housing stock. ADUs are smaller dwellings on the same property as the main house. ADUs can provide a source of income for seniors to help them maintain living independence. • MC allows ADUs. For lots less than an acre, the ADU must be internal to an existing home. The owner must occupy the main unit, not the ADU and must be licensed by MC. Bethesda allows ADUs but they cannot be rented. IN MC, a neighbor of an ADU cannot create one adjacent to an existing one. There is often neighborhood pushback to the creation of an ADU. • CA, WA and BC approve 200-700 ADUs per year compared to MC approval of 114 over the last 5 years. 	<p>Monica will conduct the April 10th meeting regarding intergenerational community building with the following speakers: Emi Kiyota, Environmental Gerontologist, and Leah Bradley, Assistant director of the Heyman Interages Center at JCA.</p> <p>Due to Noelle's absence, the May meeting agenda was not discussed.</p>
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Next Meeting: 4/10/18, 7300 Calhoun
Place.

Meeting adjourned.

