

**Montgomery County Commission on Aging
Joint Meeting of
Public Policy Committee
&
Aging in Place/Community and Planning Committee
October 12, 2017, 9:30-11:30 am**

Minutes

1. Welcome and Introductions

PPC Co-chair Stephanie Edelstein welcomed attendees and described the plan for the meeting.

2. HHS Committee Priorities Breakfast (10/18)

The 10/18 County Council HHS Committee breakfast event begins at 8:30 am. The chair of each HHS board, committee or commission (BCC) will have three minutes to present that entity's priorities for the FY19 County budget. Noelle will speak on behalf of the COA. A letter describing the COA's budget priorities has been submitted to the HHS Committee. All BCCs will include as a priority, to preserve the safety net of programs and services for vulnerable residents. The COA will also advocate for the preservation and expansion of affordable senior rental housing options.

3. Montgomery County Delegation Priorities Hearing (11/13)

Pursuant to Jack Sprague's suggestion at the September COA meeting, the COA will speak briefly at this 11/13 evening hearing, to introduce COA state and to reinforce the invitation for members of the delegation to attend the COA Legislative Breakfast later that week, on 11/16 (see below). Noelle has signed up to speak. Members of the public are welcome to sign up to speak about legislative priorities up. Odile will send out the link.

4. Legislative Breakfast (11/16) update

The COA's annual legislative breakfast will take place on 11/16 at Holiday Park, from 8:00 am to 10:00 am. Invitations have been sent to all members of the Montgomery County Delegation, and key County staff who usually attend have been notified. This is an opportunity for the COA to share our priorities for state level action with the delegation, and to hear from them about their issues and priorities. The PPC will work with Summer Study authors to develop talking points for COA presentations and for COA members in attendance. Jack Sprague has agreed to once again be our Master of Ceremonies. We will need 1-2 volunteers to greet and sign in our guests, and will also need volunteers to purchase and bring food items (for which we can be reimbursed). If you are interested in volunteering, please contact Stephanie at Edelstein.stephanie@gmail.com. There will be time to discuss this further, at the November PPC meeting on November 9, 2017.

All members of the COA are urged to attend the breakfast and to interact with members of the delegation who are there. The November COA meeting will take place immediately following breakfast event.

5. AAA Director's Report on FY 18 budget

Odile reported that agencies have been directed by the County Executive to reduce their proposed budgets by 3% over last year. We will not know the final budget until March 2018.

6. 2017 Summer Study - Discussion of Recommendations

Isabelle gave a few highlights of the PHED committee's October 2, 2017 briefing on the Montgomery County's rental housing study conducted by RKG Associates and mentioned Linda McMillan's written briefing that was the basis of the PHED committee's discussion (see attached).

One point that Isabelle highlighted was the PHED committee's discussion about the MDPU program and providing affordable housing "off-site". The discussion centered around how an off-site strategy can be used that avoids segregating the affordable units from market rate buildings since Montgomery County has a policy supporting diversity in local communities. In addition, most federal low to moderate income housing programs require that individuals in those income brackets occupy the units built with federal funding support. However, there is an existing legal framework for using the off-site option.

Isabelle also reported that there was no discussion about seniors per se with respect to the RKG study recommendations and said that senior affordable housing needs particular attention, given the aging population of the County. Carrie McCarthy also in attendance at this meeting mentioned they were conducting a senior housing study that would be wrapping up sometime early next year. Later in the meeting Nanine suggested to Carrie that the Planning Department's senior housing study consider how the broader rental housing study's recommendations would affect the County's senior population.

Nanine then commented on the complexity of the rental housing challenge and gave examples of how the summer study's recommendations interact with each other. She also shared a comparison of the RKG study recommendations in Linda McMillan's briefing memorandum for the PHED Committee meeting with those in our summer study report. She noted that a number of the recommendations in both are aligned. However, rent stabilization as well as most of our recommendations included under the "Operational" and "Education/Advocacy" categories were either minimally or not even addressed in the briefing paper but are beneficial in terms of identifying where the COA can promote senior-specific affordable rental housing issues/strategies.

Carrie pointed out that even though rent stabilization was not included in the briefing memorandum for the PHED committee meeting, the rental housing study does identify it as an

option. However, she also noted that it is controversial. She said that there is concern that it creates many challenges for both landlords and developers, that units don't turn over much, and that over time higher income individuals occupy the affordable units. However, she also sees the need to think about present renters and agrees that more research is needed about the way rent stabilization programs work in other jurisdictions.

A final discussion revolved around the need to change any of the recommendations in the summer study. There was some discussion about modifying the text of recommendations to show where they align with the RKG recommendations. However, it was decided that this was not necessary and that future fact sheets and work by the COA can highlight where the COA supports the RKG recommendation.

All agreed to send the summer study report forward and to give primary focus to the recommendations in the Policy Recommendations section, especially the ones that address ways to generate more funding for affordable rental housing in the county.