

COMMISSION ON AGING
MEETING SUMMARY MINUTES
April 27, 2017

Members Present	Members Absent
Noelle Heyman	Amoke Alakoye
Jack Sprague	Noureen Chochan
Alan Kaplan	John Honig
Richard Jourdenais	Syed Yusuf
Hillery Tsumba	Rashid Makhdoom
Shenita Freeman	Judith Peres
Barbara Brubeck	Hileia Seeger
Isabelle Schoenfeld	
Mary Petrizzo	Alumni
Sue Guenther	Charles Kauffman
Nanine Meiklejohn	Morton Davis
Mort Faller	
Neal Brown	Liaisons
Revathi Vikram	Austin Heyman, Senior Fellow, Office of Community Partnerships
Phyllis Rand	Marcia Pruzan, Senior Fellow, Age Friendly Montgomery
Stephanie Edelstein	Hyewon Lee, Asian Health Initiative
Monica Schaeffer	Phil Smakula, Department of Recreation
David Denton	Guests
	Doris Gantos, Senior VP Bozzuto Development Company
	Robert Goldman, CEO, Montgomery Housing Partnership
	Alan Goldstein, Director, Multifamily Division AHC Inc.
	Staff
	John J. Kenney, Department of Health & Human Services
	Odile Brunetto, Department of Health & Human Services
	Tremayne Jones, Department of Health & Human Services
	Pazit Aviv, Department of Health & Human Services

Call to order–Chair, Noelle Heyman called the meeting to order at 9:30 am.

Welcome and Introductions–Noelle welcomed all attendees. Staff and guest introduced themselves.

Action–Approval of March 23, 2017 full Commission minutes were approved unanimously.

Treasurer’s Report–Treasurer Revathi Vikram reported that the COA account balance is \$ 6,380.82.

MNCPPS Senior Housing Study–Gwen Wright from the Montgomery County Planning Office heard from Aging in Place Committee about the concerns and challenges with the Rental Housing Study that is being conducting in conjunction with the Department of Housing and Community Affairs. Ms. Wright sent a letter to the COA addressing some of the questions asked by Aging in Place Committee (AIPC). Montgomery County Planning Office is conducting a senior housing study and is inviting COA participation.

Affordable Senior Housing Roundtable Discussion–moderated by Leslie Marks. Guest speakers include: Doris Gantos, Senior VP Bozzuto, Robert Goldman, CEO Montgomery Housing Partnership and Alan Goldstein, AHC Inc. The population in Montgomery County is over a million people. It is projected in 2040 there will be more seniors ages 65 and over in Montgomery County than school age children. According to County Stat 61% of renters in Montgomery County are housing burdened which mean people are paying over 30% of their income for housing.

Robert Goldman, President of Montgomery Housing Partnership. Robert Goldman has been President of Montgomery Housing Partnership (MHP) for the past 13 years and has also worked in housing policy on both the federal and local levels. MHP creates quality affordable homes. It accomplishes its affordable housing mission by housing people, empowering families, and strengthening neighborhoods. Formed in 1989 as a 501(c)(3) to meet Montgomery County’s growing need for affordable housing, MHP builds, acquires and rehabilitates apartments, condos and homes for low- and moderate-income families. Through its affiliates, MHP has developed more than 1,400 apartments, condos, and townhomes around the county, including in transit-oriented neighborhoods in Silver Spring, Takoma Park, Rockville, and Wheaton.

MHP's holistic approach to housing includes providing affordable rents, developing educational programs for residents and implementing neighborhood revitalization efforts in communities impacted by foreclosures and the economic downturn.

Montgomery Housing Partnership's mission is to preserve and expand quality affordable housing in Montgomery County. They advance their mission through three key strategies:

1. *Housing People* by acquiring, rehabilitating, building and managing quality affordable housing
2. *Empowering Families* by developing and implementing community life programs to improve the quality of life and increase opportunities for Montgomery County residents.
3. *Strengthening Neighborhoods* by collaborating with concerned citizens and businesses, public officials and community organizations to build strong, vital neighborhoods.

For more information on MHP affordable housing visit their website at <http://mhpartners.org/>

Doris Gantos, Senior Vice President, Bozzuto Development Company. Doris Gantos brings 30 years of real estate experience to her role in overseeing the development of more than 1,000 units annually. Supervising a team of developers, her work at Bozzuto Development has focused on overseeing the development of mixed- use and mixed-income projects.

Ms. Gantos addressed the audience on the six-integrated real estate companies the Bozzuto group consists of:

1. Development
2. Homebuilding
3. Management
4. Construction
5. Acquisitions
6. Land Development

The mission of Bozzuto Development is to create the best possible living environment for their customers and to do so in a way that creates community and respects the world in which they live. They started more than 3,500 new apartment homes in the past 36 months and have approximately 5,100 pipeline units under construction or in planning.

Bozzuto core values include concern for the communities they touch and creativity in everything they do. They have completed the development of 1,285 tax credits at a range of affordability levels. They also, have approximately 906 pipeline affordable units under construction or in planning, including both Low Income Housing Tax Credits (LIHTC) and inclusionary zoning units.

For more information on Bozzuto Development visit their website at <https://www.bozzuto.com/services/development/leadership>

Alan Goldstein Director, Multifamily Division, AHC Inc. Mr. Goldstein joined the multifamily development team in 2002. In 2009, Mr. Goldstein led AHC's acquisition of affordable rental housing in Montgomery County, Maryland. AHC Inc. was founded in 1975, with the mission to produce and preserve high quality affordable housing for low- and moderate-income families in the mid-Atlantic region and to build strong futures for our residents through onsite educational programs.

AHC continues to expand, and is one of the largest developers of affordable and mixed-income housing in the region. With 40 years of experience and 6,500 apartment units, AHC takes pride in its long-time partnerships and quality developments that strengthen neighborhoods and boost property values. They work hard to develop innovative strategies to produce and finance successful projects.

Developing affordable housing can be complex and challenging, bringing quality affordable living opportunities to life means bringing creativity to the table. Mr. Goldstein addressed some of the strengths they bring to each and every project:

Financial strength - AHC's real estate portfolio has an estimated value in excess of \$500 million. A well-capitalized balance sheet, lines of credit and substantial liquidity ensure capacity and strength to complete complex projects.

Established partners - As a major developer, AHC has access to a wide range of debt and equity partners. AHC's network of financial partners enables them to obtain multiple debt and equity offers that result in the lowest possible cost of funds and maximum equity for projects.

Financial expertise - AHC's staff has expertise in project financing, including conventional debt, fixed- and variable-rate tax-exempt bonds, historic and low-income housing tax credits, grants and more.

Design - AHC is committed to design excellence and has extensive experience planning, designing and reviewing architectural plans for both renovation and new construction projects. AHC prides itself on developing rental housing that doesn't look "affordable" and has won multiple design awards.

Construction Management - AHC's in-house Construction Management Division includes experienced construction professionals who ensure construction work is top quality, on-budget and on time. AHC has extensive experience selecting contractors, writing contracts, value-engineering plans, and providing construction management support for its own projects. An in-house team of Construction Managers oversees the contractor and architect to ensure that development goals are met.

Asset Management - AHC's in-house staff works hand-in-hand with AHC Management to ensure continuous quality management of the properties in our portfolio. In addition, the Asset Management team ensures compliance with all local jurisdiction, lender and equity provider requirements.

Resident Services - Through AHC's in-house Resident Services division, AHC has offered onsite educational services to residents since 1993. Annually, over 2,000 children, teens, adults, and seniors participate in programs that focus on strengthening adults' life skills and improving children's academic performance at 12 AHC communities in Virginia and Maryland.

For more information on AHCI visit their website at <http://www.ahcinc.org/about-ahc-inc/>

Area Agency on Aging (AAA)– Dr. Odile Brunetto reported that the County Council has added to their wish list in addition to Mr. Leggett's FY18 budget the following:

- Full-time position for Public Guardianship Program.
- \$150,000 for a Senior Center Plus Program in partnership with Department of Recreation.

Dementia Friendly America are putting together a Speaker Bureau to go to various businesses in the County to promote Dementia Friendly. There will be a kickoff event on June 21st at 10am the location will be announced at a later time.

Age Friendly Montgomery County Advisory Group met on April 26th. There was a presentation from Janine Tursini, Executive Director for Arts for the Aging. (AFTA). Ms. Tursini spoke to the audience about their vision and to promote how important dignity and compassion are in the care of older adults.

On the federal level, Administration on Aging is preparing for a 16% reduction. The impact of this funding reduction would be felt most severely in meals programs, the senior employment program and the senior health insurance program—the last two are proposed for elimination.

During the discussion at the HHS Committee meeting, Councilmember Roger Berliner proposed \$5,400 for one time funding to developing a toolkit that will explain to caregivers the challenges of hiring caregivers privately compared to hiring caregivers through an agency.

COMMISSION BUSINESS

Summer Studies- Noelle addressed the Commission on Aging about the summer studies reiterating that the Commission does not meet in June, July or August to focus on summer studies and that people are expected to actively participate in summer studies.

March 29th Stakeholders Meeting Feedback-The Commission on Aging's Stakeholders Forum which was held on March 29th presentation is available on Montgomery County's Commission on Aging webpage listed under "*What's New*".

Next meeting: Commission on Aging's annual meeting will take place on Thursday, May 25, 2017 from 9-12:00 pm at North Potomac Community Center.

Meeting Adjourned at noon.

Respectfully Submitted,
Hillary Tumba, Secretary