*City of Greenbelt, Maryland*

***GREENBELT CITYLINK***

 WORK SESSION of the Greenbelt City Council held Monday, July 31, 2006, for the purpose of meeting with representatives of the Washington Area Housing Partnership (WAHP) to receive a briefing on affordable housing.

*Mayor Pro Tem Roberts started the meeting at 8:03 p.m. It was held in the Council Room of the Municipal Building .*

***PRESENT WERE:*** *Council members Konrad E. Herling, Leta M. Mach, Edward V.J. Putens, and Mayor Pro Tem Rodney M. Roberts. Mayor Judith Davis was out of town.*

***STAFF PRESENT WAS:*** *David E. Moran, Assistant City Manager.*

***ALSO PRESENT WERE:*** *Sheldon Goldberg, Julia Eichhorst, Bill Orleans, Sylvia Lewis, Kevin Hammet and Brian Gibbons; Carol Griffith, News Review; and Calvin Smith, Barbara Favola, Mildrilyn Davis, Elizabeth Davidson, Robert Boulter, Jim Gray, John Mataya, Dara Dann & John Kelley, MWCOG/WAHP representatives.*

*Mr. Smith provided some general information on the Metropolitan Washington Council of Governments (COG). Ms. Favola presented an overview on affordable housing. Her overview included statistics about the housing market in Prince George 's County, as well as information about WAHP. Ms. Davis outlined how Alexandria had used Community Development Block Grant (CDBG) funds to support affordable housing efforts.*

*Ms. Davidson provided a briefing on Montgomery County 's Housing Trust Fund and how the funds are used. Mr. Boulter gave a presentation on the "land trust" model. Mr. Gray spoke about limited equity cooperatives.*

*Mr. Roberts noted that Greenbelt was fortunate to have a core of affordable housing and provide a range of housing choices.*

*Ms. Mach asked how the City could get developers to consider cooperatives. Mr. Gray responded that developers respond to money. He noted that the Cooperative Bank makes loans to developers as do some other lenders. Mr. Roberts stated that co-ops can limit rental of their units and this was an asset. Mr. Gray noted that co-ops can also limit resale of units.*

*Mr. Herling asked about the definition of affordable housing and also if it was more difficult for people to afford to buy houses. Mr. Boulter suggested that the City consider buying units, which could then become affordable housing units in perpetuity.*

*There was discussion about using City, county or church owned land to develop into affordable housing opportunities.*

*Ms. Favola encouraged the City to set up a Housing Trust Fund.*

*Mr. Orleans expressed interest in learning what Prince George 's County was doing to promote affordable housing. He asked if the county communicated with its counterparts in Montgomery or Arlington counties. He also suggested that government, faith communities and an organization like the cooperative bank partner to develop a project.*

*Mr. Roberts asked about the eviction fund in Alexandria . Ms. Davis responded it was a fund to assist with moving and storage expenses.*

*Mr. Herling expressed support for a mixed income project and asked about community reaction to the "Victory Housing" (low income senior housing) project in Potomac . Ms. Davidson responded that the neighbors were "won over" over time, but she stressed the need to make it a quality project that the community will value.*

*Ms. Favola stressed that affordable housing was no longer for "those" people, but our parents, sons and daughters. She also noted that successful affordable development is held to the same high standard as other development projects.*

*Ms. Mach asked about methods to encourage senior housing. Ms. Favola noted there were "whole other sources" of federal and state funding for senior housing.*

*Mayor Pro Tem Roberts thanked the WAHP representatives for their presentations. Ms. Favola thanked the Council for the opportunity for dialogue.*

*The meeting ended at 10:02 p.m.*

*Respectfully submitted,*

*David E. Moran*

*Assistant City Manager*