

February 11, 2021 MINUTES

HOWARD COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT BOARD

9820 Patuxent Woods Drive, Columbia, MD 21046
WebEx Meeting

HCDB Members Present

Maury Zeitler, *Chair*
Mike Sloan, *Vice Chair*
Mitra Basu
Dr. Caroline Harper
Grace Morris
Linda Skelton

HCDB Members Absent

Walter Davis

Staff Present

Kelly Cimino, *Director*
Quanita Kareem, *Compliance Officer*
Kristina Page, *Chief, Housing Opportunities Programs*
Linda Phillips, *SDLP Coordinator*

Guests/Visitors

Andrea Ayinde
Jason Van Kirk

Recording Secretary

Tracy Deik

I. CALL TO ORDER 6:02 P.M.

- With a quorum present, Chairperson Zeitler called the February 11, 2021 meeting of the Department of Housing and Community Development Board to order at 6:02 P.M.

II. APPROVAL OF AGENDA

- *Grace Morris motioned to approve the February 11, 2021 Agenda as submitted. Motion passed 6-0.*

III. INTRODUCTION OF GUESTS

- Andrea Ayinde, *UMD Student*
- Jason Van Kirk, *Elm Street Development*

IV. APPROVAL OF DECEMBER 2020 MINUTES

- The December 2020 Minutes were e-mailed to all board members for review and comments. *Mike Sloan motioned to approve the minutes as submitted. Motion passed 6-0.*

V. DIRECTOR'S REPORT (see attached DHCD Report)

- Board members received a copy of the DHCD Report in advance of the meeting. The new monthly report replaces the Director's Report and provides a comprehensive review of the Department's efforts & outcomes. The new format incorporates the MIHU Report and highlights current MIHU homeownership & rental opportunities.
- The Grants Division is applying to HUD for the County's annual allocation of approximately \$1.8M in funding for CDBG & HOME programs.
- Ellicott City's new rental community—*The Wexley at 100*—began leasing in January. 28 of the 40 MIHU units were leased during the first month.
- The Department is planning to host live, virtual MIHU workshops during its upcoming open-enrollment periods.

VI. MIHU REPORT (see attached DHCD Report)

- Kristina Page shared challenges and marketing efforts related to Paddock Pointe. Paddock Pointe is offering new condos and townhouse condo units in Laurel. The MIHU requirement for the first phase of this TOD community is 34 MIHUs.
- The Department released three MIHU units at Paddock Pointe in January after the priority period ended. Various challenges related to unit layout and location has made finding interested candidates more difficult. The Department is currently working to award five additional units at Paddock Pointe. The Department will partner with Paddock Pointe's sales team to host a virtual open house on February 17.

VII. COVID-19 UPDATE & COUNCIL BILL 15-2021

- The County Council will meet on February 16 to discuss and vote on Council Bill 15-2021, which will allow DHCD to utilize \$9.7M in grant funding from the U.S. Treasury Department to provide rent and utility assistance to households that suffered a COVID-related loss of income, reduction in hours, or medical illness.
- The Department has been working with local nonprofit partners since July 2020 to provide COVID-related rental assistance and eviction prevention. To date, \$2.2M in funding has been expended and 545 renter households received assistance to remain safely housed.

VIII. ACTION ITEM: RECOMMENDATION FOR DEVELOPER'S REQUEST OF MIHU PHASING PLAN AT WELLINGTON FARMS (attached)

- Jason Van Kirk, Elm Street Development, presented the MIHU phasing plan at Wellington Farms and requested the Board's approval to provide the required 40 MIHU townhomes throughout Phase 1 (Sections 1 & 3) and Phase 2.
- *Grace Morris motioned to approve the developer's request to move forward with the phasing plan at Wellington Farms and provide the required 40 MIHU*

townhomes throughout phases 1 & 2. Motion passed 6-0.

IX. ACTION ITEM: RECOMMENDATION FOR PROPOSED CHANGES TO SETTLEMENT DOWNPAYMENT LOAN PROGRAM (SDLP) REGULATIONS (attached)

- Board members received a copy of the Settlement Downpayment Loan Program (SDLP) regulations, which prescribe the policies and procedures of the program.
- Linda Phillips gave an overview of the proposed changes to the SDLP regulations. The proposed changes will provide clarity and respond to the changes in mortgage lending requirements.
- *Mike Sloan motioned to approve the recommendation for proposed changes to the SDLP regulations. Motion passed 6-0.*

X. DISCUSSION ITEM – CHANGE IN MIHU RESALE PRICE CALCULATION FOR EXISTING MIHU HOMEOWNERS

- Quanita Kareem gave an overview of the changes in MIHU resale price calculations and noted the challenges of re-awarding units to new buyers.
- Resale units have appreciated more quickly than anticipated and are competing with new units because the pricing calculation is currently the same for both.
- Kelly Cimino discussed the new pricing model that was approved by Council Bill 50-2019, noting that the change in MIHU resale price calculation was not instituted in 2020 due to the pandemic.
- Effective July 1, 2021, MIHU resale prices will be calculated by multiplying the original MIHU purchase price by the percentage change of the most recent CPI-U index or area median income—whichever is less. MIHU homeowners will see home values increase at least 1% but not more than 3.5% each year.
- The Department will follow the Administrative Procedure Act and will provide public notice of the proposed change, as well as an opportunity for public comment.

XI. MEMBER COMMENTS

- Kelly Cimino introduced UMD student Andrea Ayinde to the Board. Andrea has been working with the Department to complete a housing project for school.

XII. ADJOURNMENT 6:55 P.M.

- *Grace Morris motioned to adjourn the meeting at 6:55 P.M. Motion passed 6-0.*

Respectfully submitted by,
Tracy Deik

Next HCD Board Meeting: April 8, 2021