

April 8, 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*

Mitra Basu

Walter Davis

Dr. Caroline Harper

Grace Morris

Linda Skelton

HCDB Members Absent

Mike Sloan, *Vice Chair*

Staff Present

Kelly Cimino, *Director*

Quanita Kareem, *Compliance Officer*

Elizabeth Meadows, *Chief, Community Planning & Grants*

Kristina Page, *Chief, Housing Opportunities Programs*

Tom Wall, *Finance Manager*

Guests/Visitors

Andrea Ayinde

Koe Murphy

Andrew Teeters

Recording Secretary

Tracy Deik

I. CALL TO ORDER 6:05 P.M.

- With a quorum present, Chairperson Zeitler called the April 8, 2021 meeting of the Department of Housing and Community Development Board to order at 6:05 P.M. The meeting also served as public hearings for the FFY2021 Annual Action Plan & Proposed Amendments to MIHU Regulations.

II. APPROVAL OF AGENDA

- *Linda Skelton motioned to approve the April 8, 2021 Agenda as submitted. Motion passed 6-0.*

III. INTRODUCTION OF GUESTS

- Andrea Ayinde, *UMD Student*
- Koe Murphy
- Andrew Teeters, *Monarch Communities*

IV. APPROVAL OF FEBRUARY 2021 MINUTES

- The February 2021 Minutes were e-mailed to all board members for review and comments. *Walter Davis motioned to approve the minutes as submitted. Motion passed 6-0.*

V. DHCD REPORT

- April has been a busy month for the Department. It is Fair Housing Month & Financial Literacy Month, and the Department will participate in upcoming events related to financial literacy. Information about these events can be obtained by visiting the [Department's website](#).
- April is also an MIHU open-enrollment month, and the Department has already received 32 applications.
- The Department hosted an MIHU virtual workshop on April 7. Over 80 participants registered to attend the workshop.
- This month's Homebuyer Education Workshop will be held on April 10. Over 50 participants have registered to attend the class.

VI. COVID-19 UPDATE

- Director Cimino gave an update on the County's COVID response regarding rental assistance.
- To date, \$2.7M has been expended to help 576 households pay past due rent and stay in their homes.
- The County received an additional \$9.7M in funds to assist residents with rent & utility assistance for up to 15 months. Families who have been impacted by COVID may apply for assistance at Community Action Council, GrassRoots, FIRN or Springboard. Funds must be expended by September 2022.
- On March 11, the County launched its Foreclosure Prevention Program to assist homeowners impacted by COVID with paying past due mortgage payments. \$1.4M has been allocated to this program. To date, 19 applications have been received.

VII HOUSING OPPORTUNITIES MASTER PLAN UPDATE

- The final Housing Opportunities Master Plan (HOMP) will be presented to the County Executive on April 20. The full report will be shared with the public by the end of April.
- HOMP recommendations are divided into three categories which include Land Use, Planning & Zoning; Programs & Policies; and Housing & Infrastructure.
- In addition to the HOMP Task Force, recommendations incorporate feedback and input from the public and communities throughout the County like current/prospective residents, employers/employees and housing advocates.

VIII. ACTION ITEM- DEVELOPER REQUEST FOR MIHU FIL AT MONARCH SENIOR RESIDENCE AT WEXLEY (attached)

- Andrew Teeters requested the Board's approval for Monarch Communities to utilize the MIHU Fee-in-Lieu method of alternative compliance at Monarch Senior Residence at Wexley. The proposed senior residence will provide a total of 165 independent & assisted units.
- *After discussion, Grace Morris motioned to approve the request for Monarch Communities to pay the MIHU Fee-in-Lieu on eighty-nine independent living units instead of providing 10% of the independent living units as MIHUs onsite. Motion passed 6-0.*

IX. ACTION ITEM- PUBLIC HEARING & APPROVAL OF FFY2021 ANNUAL ACTION PLAN FOR SUBMISSIN TO HUD

- Elizabeth Meadows reviewed the FFY21 Annual Action Plan Briefing Notes with the Board.
- The Annual Action Plan outlines how the County will use federal resources to address the current housing and community development needs of our low to moderate income population, while remaining aligned with the goals outlined in the County's 5- year Consolidated Plan.
- Funding will help preserve affordable housing in Howard County and will be distributed to community partners like GrassRoots, Hope Works, CAC, the Housing Commission, United Way, Living in Recovery, the Arc and Bridges to Housing Stability.
- *After discussion, Walter Davis motioned to approve the request for the FFY2021 Annual Action Plan to be submitted to the County Council for approval before submission to HUD. Motion passed 6-0.*

X. ACTION ITEM- PUBLIC HEARING & APPROVAL OF PROPOSED AMENDMENTS TO MIHU REGULATIONS (attached)

- Quanita Kareem reviewed the proposed amendments to the MIHU Regulations.
- Proposed changes include implementing a new method of MIHU resale calculation and penalties/fines for non-compliant MIHU homeowners, rental communities and rental tenants.
- *After discussion, Walter Davis motioned to approve the proposed amendments to the MIHU Regulations. Motion passed 6-0.*

XI. BOARD TRAINING IN APRIL- PILOT & APFO WAIVER PROCESS

- Board members will receive training from the Housing Commission and the Department of Planning & Zoning regarding PILOT requests & APFO waivers. Tentative training dates: April 22 & May 6.

XII. MEMBER COMMENTS

- Next DHCD Board meetings to be scheduled on May 13 & June 10.

XIII. ADJOURNMENT 7:08 P.M.

- *Dr. Caroline Harper motioned to adjourn the meeting at 7:08 P.M. Motion passed 6-0.*

Respectfully submitted by,
Tracy Deik

Next Meeting:
Housing and Community Development Board
May 13, 2021