

June 10, 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*
Dr. Caroline Harper
Grace Morris
Linda Skelton

HCDB Members Absent

Mitra Basu
Walter Davis

Staff Present

Kelly Cimino, *Director*
Quanita Kareem, *Compliance Officer*
Tom Wall, *Fiscal Manager*

Guests

Sarah Constant
Elizabeth Everhart
Mackenzie Kisiel
Jess Neubelt

Recording Secretary

Tracy Deik

I. CALL TO ORDER 6:08 P.M.

- With a quorum present, Chairperson Zeitler called the June 10, 2021 meeting of the Department of Housing and Community Development Board to order at 6:08 P.M.

II. APPROVAL OF AGENDA

- *Dr. Caroline Harper motioned to approve the June 10, 2021 Agenda as submitted. Motion passed 5-0.*

III. INTRODUCTION OF GUESTS

- Sarah Constant, *Mission First Housing Development Corporation*
- Elizabeth Everhart, *Mission First Housing Development Corporation*
- Mackenzie Kisiel, *Enterprise Community Development*
- Jess Neubelt, *Enterprise Community Development*

IV. APPROVAL OF APRIL 2021 & MAY 2021 MINUTES

- The April & May 2021 Minutes were e-mailed to all board members for review and comments. *Grace Morris motioned to approve the minutes as submitted. Motion passed 5-0.*

V. DHCD REPORT

- DHCD is working with the Department of Planning & Zoning on the County's general plan update, *HoCo By Design*, which will address land use, new housing development and missing middle housing issues.
- The County Executive held a press event on May 18 to announce the completion of the Housing Opportunities Master Plan. The final Master Plan can be viewed by visiting the [Department's website](#).
- The Department will launch a new platform to manage applications, process reimbursements and monitor compliance of the rental assistance funding received from the U.S. Treasury. The platform will help the Department meet reporting requirements, as well as track funding and demographics.
- The County's FY22 budget passed in May; however, \$2.5M in funding for the Housing Opportunities Trust Fund was placed in contingency until the Department can provide details on how the trust fund will operate and how the funds will be used.
- Funding for the Dorsey Overlook project was placed in contingency again until the County Council can hold a public hearing to discuss the project and determine how the funds will be used.
- A new grants position has been approved to help the Department manage all the COVID-related grants.
- The MIHU division is currently awarding units at The Yards, Delacour at Blue Stream, Elkridge Crossing II, Paddock Pointe & Cedar Creek.
- On March 11, the County launched its Foreclosure Prevention Program. To date, 31 grants totaling \$701,000 have been awarded to residents who are behind on their mortgage payments or facing foreclosure due to COVID-19.

VI. NACO Achievement Award

- The Department received a NACO Achievement Award for its partnership with Making Change. Making Change works with the Department to provide financial counseling/education to credit-challenged MIHU applicants who want to become homeowners. The County Executive will celebrate with DHCD in July.

VII. Board Service Award

- Board members and staff thanked Dr. Caroline Harper for 10 years of dedicated service and leadership on the HCD Board of Directors, as well as her leadership on the Housing Opportunities Master Plan Task Force.

VIII. County Reopening Plan

- DHCD staff will return to the office beginning July 6. Staff members will have the

option to complete new telework agreements if they plan to continue teleworking a few days a week.

- Beginning July 13, the Department will reopen to visitors by appointment.
- Beginning August 2, all county offices will reopen to the public full time.

IX. Presentation of Patuxent Commons Project (attached)

- Mission First Housing Development Corporation presented the Patuxent Commons project to the Board and highlighted the project's sources of funding; updated income targeting; and updated unit mix.
- Developed by the Howard County Autism Society & Task Force, the project will provide a total of 76 affordable and market-rate units to adults with disabilities, older adults and families in a supportive and inclusive community.
- The project will provide units at affordable rents to residents earning 30-80% of the HUD Baltimore AMI.
- Mission First Housing Development Corporation is requesting \$250,000 in pre-development funding for the Patuxent Commons project.

X. Action Item- Approval of July 2021 MIHU/LIHU/DIHU Pricing & Standards (attached)

- *After review, Dr. Caroline Harper motioned for the Board to approve the July 2021 MIHU/LIHU/DIHU Pricing & Standards. Motion passed 5-0.*

-----CLOSED SESSION-----

XI. Action Item- Recommendation for Allocation of HOME Funds to Patuxent Commons Project

- *Board members Mitra Basu & Walter Davis joined the meeting at 6:52 PM.*
- *Grace Morris motioned to move the action item regarding the recommendation for the allocation of HOME funds to the Patuxent Commons project to a closed session. Motion passed 7-0.*

XII. Action Item (Closed Session)- Recommendation for Roslyn Rise 4 & Roslyn Rise 9 PILOT Request

- *At 6:49 P.M., Grace Morris motioned to move to a closed session to openly deliberate and vet a decision regarding public funding prior to voting and allow anonymity of board members. Motion passed 7-0.*

XIII. Member Comments

- Beginning July, there will be one vacancy on the Housing & Community Development

Board. Suggestions for prospective board members should be sent to Kelly Cimino.

XIV. ADJOURNMENT 7:04 P.M.

- *Dr. Caroline Harper motioned to adjourn the meeting at 7:04 P.M.*
Motion passed 7-0.

Respectfully submitted by,
Tracy Deik