October 14, 2021 MINUTES

HOWARD COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT BOARD
9820 Patuxent Woods Drive, Columbia, MD 21046
Web Ex Conference Call

HCDB Members Present
Maury Zeitler, Chair
Mike Sloan, Vice Chair
Mitra Basu
Linda Skelton
Grace Morris
Koe Murphy

HCDB Members Absent
Walter Davis

Staff Present
Kelly Cimino, Director
Quanita Kareem, Compliance Officer

Guests
Chris Murn
Sarah Dye

Recording Secretary
Tom Wall

I. CALL TO ORDER 6:07 P.M.
   • With a quorum present, Chairperson Zeitler called the October 14, 2021 meeting of the Department of Housing and Community Development Board to order at 6:07 P.M.

II. APPROVAL OF AGENDA
   • Linda Skelton motioned to approve the October 14, 2021 Agenda as submitted. Motion passed 6-0.

III. INTRODUCTION OF GUESTS
   • Chris Murn, Developer for Blue Stream, LLC
   • Sarah Dye – Attorney representing the Developer

IV. APPROVAL OF JUNE 2021 MINUTES
   • The August 21, 2021 Minutes were emailed to all board members for review and comments. Mike Sloan motioned to approve the minutes as submitted. Motion passed 6-0.

V. DHCD REPORT – Kelly Cimino
   • In total, $28.6 million in federal COVID funding received by the Department.
   • As of 10/01/21, $12.5 million disbursed to keep 1,553 households in their homes.
• STEP program (United Way) – Landlord applies directly for relief on behalf of their tenants. $585,000 of the $4.6M in program funding has been expended to keep 53 households in their homes.
• American Rescue Plan – County allocated $2M of the County’s $63M award for foreclosure prevention to assist approximately 50 additional households.
• New staff member, Danielle Emche, has joined the grants team.
• October is an open enrollment month for MIHU homeownership program. So far, 50 applications have been received. Department usually receives 120 – 140 applications during each open enrollment period.

VI. ACTION ITEM – Blue Stream Phase 3 Alternative Compliance
• Phase 3 will add 258 new rental units to community in Elkridge – 12 rental townhomes and 246 garden-style apartments around a 196-space parking deck.
• Action Item – The developer, Blue Stream LLC, is asking to reduce the 18.5% MIHU requirement to 10% with 26 MIHU’s on-site, 10 MIHU’s off-site plus $550,000 going to the developer that accepts the off-site units. The 10 off-site units would be constructed in a location away from Route 1 Corridor in Elkridge to geographically disburse new MIHU rental units.
  • Mike Sloan motioned to table proposal. Motion passed 6-0.

VII. ACTION ITEM - ZRA 199 Zoning Proposal by Council Chair Walsh
• Zoning amendment proposed by Council Walsh (ZRA-199) would add 10% MIHU requirement in PGCC (Planned Golf Course Community) zoning districts.
• Turf Valley townhouse community in Ellicott City is zoned PGCC and does not currently have an MIHU requirement.
• Action Item - recommendation from the Board on support for the ZRA.
  • Grace Morris motioned to support ZRA-199. Motion passed 6-0.

VIII. MEMBER COMMENTS
• Maury Zeitler welcomed Koe Murphy to the Board.

IX. ADJOURNMENT 6:41 P.M.
• Mike Sloan motioned to adjourn the meeting at 6:41 P.M. Motion passed 6-0.

Respectfully submitted by,
Tom Wall