

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