December 9, 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
Mitra Basu
Linda Skelton
Grace Morris
Koe Murphy
Walter Davis

HCDB Members Absent
Mike Sloan, Vice Chair

Staff Present
Kelly Cimino, Director
Quanita Kareem, Compliance Officer
Danielle Emche, Grants Specialist

Guests
Byrdy Kelly

Recording Secretary
Tom Wall

I. CALL TO ORDER 6:07 P.M.
   • With a quorum present, Chairperson Zeitler called the December 9, 2021 meeting of the Department of Housing and Community Development Board to order at 6:05 P.M.

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

III. INTRODUCTION OF GUESTS
   • Brydy Kelly, Melan Property Management
   • Danielle Emche, Housing Department Grants Division

IV. APPROVAL OF OCTOBER 2021 MINUTES
   • The October 14, 2021 Minutes were emailed to all board members for review and comments. Walter Davis motioned to approve the minutes as submitted. Mitra Basu seconded. Motion passed 6-0.
V. DHCD REPORT – Kelly Cimino

- COVID Assistance
  - As of December 1, 2021, $15.4 million of rental, mortgage and utility assistance has been disbursed, enabling 1,849 households to remain in their homes. $17.7 million of funding remains available.
  - The disbursement of the funds in partnership with and through County’s non-profit agencies has proven to be an effective model.
- Greenfields
  - Monday December 6, 2021, the County Council unanimously passed the Adequate Public Facilities Ordinance waiver allowing the project to move forward. Greenfields project will serve 9 adults with disabilities.
  - Homes could be delivered to site within the next two to three months.
  - Possible ribbon cutting in April/May.
- Rental Housing Survey
  - In partnership with the Howard County Housing Commission, the Department has selected Real Property Real Estate Group to perform a rental housing survey. Survey is expected to be completed in early 2022.
  - Survey will detail all rental units within the County, vacancies and number of renter households.
- New Communities
  - Long Gate – Construction has started on townhomes in Ellicott City. Alternative compliance was approved for developer to provide 5 LIHU homes there.
  - Dorsey Ridge- NV Homes currently selling these homes in Columbia. Market prices exceed $700K. MIHU price is expected to be $340K.
- MIHU Activity
  - The department typically awards 28 to 30 units annually. In the current year, builders have requested priority periods for 60 MIHU homes.

VI. ACTION ITEM – Approval of January 2022 MIHU, LIHU and DIHU Pricing and Standards

- The 2022 MIHU, LIHU pricing schedules were provided to the board in advance.
- The driving factors for the change in pricing is the increase in Howard County median income from $117,300 in 2021 to $121,600 for 2022, and the interest rate increase from 2.65% in 2021 to 3.1% for 2022.
- Action Item – approve the 2022 MIHU, LIHU and DIHU pricing and standards.
- Walter Davis motioned to approve the pricing. Mitra Basu seconded. Motion passed 6-0.
VII. **ACTION ITEM – Election of Officers for 2022-2023**
- Walter Davis has agreed to serve as Chair and Grace Morris has agreed to serve as Vice Chair.
- Action Item – Approve the election of Walter Davis as Chair and Grace Morris as Vice Chair.
  - *Koe Murphy motioned. Mitra Basu seconded. Motion passed 6-0*

VIII. **REVIEW – Meeting Dates**
- Schedule of 2022 meeting dates was provided to board members in advance.
- Meetings will remain virtual until further guidance from County Administration.

IX. **Member Comments**
- Maury Zeitler stated it has been a pleasure to serve as chair and is passing the baton to Walter Davis and Grace Morris.

X. **Adjournment**
- *Grace Morris motioned to adjourn the meeting at 6:35. Walter Davis seconded. Motion passed 6-0*

Respectfully submitted by,

*Tom Wall*