

December 14, 2017 MINUTES

HOWARD COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT BOARD

Gateway Building, Third Floor, Housing Conference Room

HCDB Members Present

Caroline Harper, *Chairperson*
Maurice Zeitler, *Vice Chairperson*
Mitra Basu
Linda Skelton
Mike Sloan
Nancy Smith

HCDB Members Absent

Grace Morris

Staff Present

Kelly Cimino, *Director*
Quanita Kareem, *Compliance Officer*
Lisa Wiseman, *Chief, Housing Opportunities Programs*

Staff Absent/Excused

Guests/Visitors

Recording Secretary

Tracy Deik

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

- With a quorum present, Chairperson Harper called the December 14, 2017 meeting of the Department of Housing and Community Development Board to order at 6:05 P.M.

II. APPROVAL OF AGENDA

- *Board Member Smith motioned to approve the December 14, 2017 Agenda as submitted. Motion passed 6-0.*

III. INTRODUCTION OF GUESTS

- No guests were present at the board meeting.

IV. APPROVAL OF NOVEMBER 2017 MINUTES

- The November 2017 Minutes were e-mailed and mailed to all board members for review and comments. *Vice Chairperson Zeitler motioned to approve the minutes as submitted. Motion passed 6-0.*

V. DIRECTOR'S REPORT (attached)

- Board members received a copy of the November 2017 Director's Report at the meeting.

- The Community Foundation of Howard County announced the RENEW Program at their annual dinner on November 16, 2017.
- A request for proposals will be sent out to area lenders in January 2018 to help fund the RENEW Program's mortgage loan pool.
- Staff from DHCD attended the ribbon cutting ceremony at The Residences at Annapolis Junction in Savage, MD. The new 416-unit rental community includes 32 MIHU studio and 1-bedroom apartments.
- The Settlement Downpayment Loan Program (SDLP) has funded 14 MIHU and 22 non-MIHU loans for FY18, totaling approximately \$600,000.
- The Reinvest*Renovate*Restore Housing Repair Program (RRR) has received its first full application for processing.
- The Board will consider submitting testimony to County Council—before the APFO bill is reintroduced on January 2nd—requesting that affordable housing projects be exempt from the Schools Capacity Test.

VI. MIHU REPORT (attached)

- Board members received a copy of the November 2017 MIHU Report at the meeting.
- Phase 8 of Shipley's Grant, Ellicott City will be starting construction in 2018. There will be 6 new MIHU townhomes in this last phase.
- DHCD met with Beazer Homes to discuss possible alternative compliance options for units at Morris Place. MIHU units will cost more than \$300,000 each, so finding qualified candidates in the database will be a challenge.

VII. ACTION ITEM: APPROVAL OF JANUARY 2018 MIHU AND LIHU PRICING AND STANDARDS (attached)

- Board members received the new 2018 MIHU and LIHU Program Price and Rent Standards in advance.
- Howard County's annual median income (AMI) increased by \$10,000, causing MIHU and LIHU for-sale and for-rent pricing standards to also increase.
- *Vice Chairperson Zeitler motioned to approve the 2018 MIHU Pricing and Standards as submitted. Motion passed 6-0.*
- *Board Member Smith motioned to approve the 2018 LIHU Pricing and Standards as submitted. Motion passed 6-0.*

VIII. DISCUSSION ITEM: PROPOSED ERICKSON LIVING GENERAL PLAN AMENDMENTS (attached)

- Board members received a copy of the Proposed Erickson Living General Plan Amendments at the meeting and were asked to review the amendments and give feedback on the project.
- The 1200-unit retirement community will be in Clarksville, MD.

- The Board discussed concerns regarding high entrance fees and agreed that it would be better to have some form of alternative compliance, as opposed to on-site rental MIHUs.

IX. MEMBER COMMENTS

- Board Members received a copy of a press release on Councilmember Weinstein's Economic Opportunity and Prosperity (EOP) Task Force, which strives to improve economic prosperity in Howard County.
- DHCD will help support the EOP Task Force by providing housing data as requested.
- Board members were invited to attend upcoming task force meetings and participate on its housing committee.

X. ADJOURNMENT 7:10 P.M.

- *Vice Chairperson Zeitler motioned to adjourn the December 14, 2017 HCD Board Meeting at 7:10 P.M. Motion passed 6-0.*

Respectfully submitted by,

Tracy Deik

Recording Secretary

Next Meeting:
Housing and Community Development Board
February 8, 2018