

October 10, 2019 MINUTES

HOWARD COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT BOARD

9820 Patuxent Woods Drive, Columbia, MD 21046

HCDB Members Present

Caroline Harper, *Chair*

Mitra Basu

Grace Morris

Linda Skelton

HCDB Members Absent

Maury Zeitler, *Vice Chair*

Mike Sloan

Staff Present

Kelly Cimino, *Director*

Quanita Kareem, *Compliance Officer*

Staff Absent

Lisa Wiseman, *Chief,*

Housing Opportunities Programs

Guests/Visitors

Recording Secretary

Tracy Deik

I. CALL TO ORDER 6:10 P.M.

- With a quorum present, Chairperson Harper called the October 10, 2019 meeting of the Department of Housing and Community Development Board to order at 6:10 P.M.

II. APPROVAL OF AGENDA

- *Board Member Morris motioned to approve the October 10, 2019 Agenda as submitted. Motion passed 4-0.*

III. INTRODUCTION OF GUESTS

- No guests were present at the board meeting.

IV. APPROVAL OF JUNE 2019 MINUTES

- The June 13, 2019 Minutes were e-mailed and mailed to all board members for review and comments. *Board Member Morris motioned to approve the minutes as submitted. Motion passed 4-0.*

V. DIRECTOR'S REPORT (attached)

- Board members received a copy of the September 2019 Director's Report in advance of the meeting.
- An updated MOU between the County and the Columbia Downtown Housing

Corporation (CDHC) was signed on September 18. The MOU specifies the Department's role in providing administrative and financial support to CDHC and includes the responsibilities for managing the new LWYW Program.

- The Hospital has selected 5 eligible candidates for the LWYW Program. DHCD is currently processing the applications and verifying candidate information.
- On November 20, CDHC plans to tour the Juniper building and the Merriweather District. HCD Board Members were invited to attend.
- In September, Kelly Cimino and Dan Pontious of the Baltimore Metropolitan Council presented information from the Baltimore Regional Fair Housing Group's draft Analysis of Impediments (AI) to Fair Housing Choice Report to the CDHC Board. The draft Regional AI will be released in mid-October and the first Public Hearing will take place on October 29.
- The FFY2018 CAPER, which describes the County's affordable housing and community development activities over the past program year, was submitted to HUD in September.
- The Grants Division is in the process of selecting a consultant to complete the upcoming 5-year Consolidated Plan and Annual Action Plan. A strategy meeting with the selected consultant will be held in October.

VI. MIHU REPORT (attached)

- Board members received a copy of the September 2019 MIHU Report at the meeting.
- Dartmoor Place in Oxford Square will open in December. All 39 MIHU units were leased within the first 60 days.
- Annapolis Junction currently has MIHU studio units available. Board Member Morris offered to refer anyone on Heritage Housing's waitlist who might be interested in renting a studio apartment.

VII. ACTION ITEM: RECOMMENDATION FOR APPROVAL OF RENTAL HOUSING EXPENSE ASSISTANCE PROGRAM APPLICATION FROM KIRBY DEVELOPMENT (attached)

- Kirby Development is requesting financial assistance through the County's Rental Housing Expense Assistance Program.
The program helps to "increase the supply of decent, safe and sanitary rental housing for occupancy by households of low or moderate income and provide assistance for certain costs of constructing or rehabilitating rental housing so that it is affordable by households of low or moderate income."
- Riverwatch II will provide 45 affordable rental units to residents earning 30-50% of the Howard County Area Median Income when it is complete in 2020. These funds will help offset some of the costs associated with constructing affordable housing.
- *The Board discussed Kirby Development's request and unanimously voted, 4-0, to recommend approval of the Rental Housing Expense Assistance Program*

application.

VIII. ACTION ITEM: RECOMMENDATION FOR APPROVAL OF CB50-2019 (attached)

- The Department is requesting approval of CB50-2019, which would update current MIHU Regulations to include terms like disability income; disability income housing unit (DIHU); DIHU as an optional method of providing MIHU units; and provide fines/penalties to MIHU purchasers who don't comply with program requirements. (See attached Bill No. 50-2019 for specific updates.)
- *After discussion, the Board unanimously voted, 4-0, to recommend approval of CB50-2019.*
- The Legislative Public Hearing regarding CB50-2019 will be held on October 21.

IX. DISCUSSION ITEM: HOUSING OPPORTUNITIES MASTER PLAN RFP AND TASK FORCE ANNOUNCEMENT

- An RFP Pre-proposal meeting was held on October 10. 8 prospective consultants attended. The selected consultant will be responsible for creating the County's Housing Opportunities Master Plan, managing community engagement efforts and reporting back to the Department, County Executive and County Council. All proposals are due on October 30.
- A Housing Opportunities Master Plan Task Force Orientation will be held on October 23. Dr. Caroline Harper and Bill McCormack will be co-chairing the 23-member task force. The orientation will go over the scope of the plan and will be an opportunity for members to meet each other and learn more about their role in the development of the master plan.
- Board members were invited to the County Executive's announcement of the Housing Opportunities Master Plan Task Force, which will be held at Ellicott Gardens on October 30 at 11:30 A.M.

X. MEMBER COMMENTS

- Board Members were reminded that the 2020 MIHU pricing will need to be approved at the December meeting.
- The Department is anticipating an alternative compliance request from a developer. More details will be shared at the next board meeting.

XI. ADJOURNMENT 6:46 P.M.

- The October 10, 2019 HCD Board Meeting adjourned at 6:46 P.M.

Respectfully submitted by,

Tracy Deik