

APRIL 13, 2017 MINUTES

HOWARD COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT BOARD

April 13, 2017

Gateway Building, Third Floor, Housing Conference Room

HCDB Members Present

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

HCDB Members Absent

David Vane
Ike Okoye

Staff Present

Kelly Cimino, Director
Quanita Kareem, Compliance Officer
Elizabeth Meadows, Chief, Community Planning & Grants Mgmt.
Brian Perry, Grants Specialist

Staff Absent/Excused

Guests/Visitors

Ian Gifford
Brenda Sackandy, the ARC of Howard County
Kola Sekoni, Student
Arihern Austin, Student
Lauren Ganfolo, Student

Recording Secretary

Debbie Gillen

I. CALL TO ORDER - 6:04 P.M.

With a quorum present, the April 13, 2017 meeting of the Department of Housing and Community Development Board was called to order at 6:04 PM by Chairperson Caroline Harper.

II. APPROVAL OF AGENDA

The Agenda was approved as submitted.

III. INTRODUCTION OF GUESTS & COMMENTS

Several local college students attended the meeting to satisfy a class requirement.

IV. APPROVAL OF FEBRUARY 2017 MINUTES

The February 2017 Minutes were e-mailed and mailed to all Board Members for review and comments. Following a brief review of the Minutes, Chairperson Harper entertained a motion to approve the Minutes. They were approved as submitted.

V. DIRECTOR'S REPORT

The Board Members received the February & March 2017 Director's Reports at the meeting. On March 30, 2017, the County Executive announced two important projects for Fiscal Year 2018. The creation of the Howard County Innovation Center in the Gateway Building will consolidate the Maryland Center for Entrepreneurship and the County's Economic Development Authority into the Columbia Gateway Innovation District to advance future business and economic development in Howard County. The County Executive also announced the creation of the Howard County Community Resources Campus, located a few miles away on Patuxent Woods Drive. The Housing Department, the Department of Community Resources and Services, the Office of Human Rights and the Community Action Council will join the Non-Profit Center in the same business park sometime this fall. The campus will be convenient assist clients by grouping many health and human service providers in one location. On March 24, the Housing Commission moved out of Columbia Gateway and into the new Non-Profit Center.

After spending over \$1 million to fund the Settlement Downpayment Loan Program in FY17, a program suspension notice was issued to all participating lenders. New SDLP funding will be available beginning July 1, 2017.

VI. MIHU REPORT

There are two new rental communities in the MIHU program. Brompton House II on Rt.1 in ElkrIDGE opened in March 2017 with 9 MIHU apartments for households earning up to 60% of HC AMI and 9 LIHU apartments for households earning up to 40% of HC AMI. This is the first rental community to offer the lower income alternative units. The Vine is currently under construction and located on Rt. 29 South at Rt. 216. This is the first affordable rental community in that area of the County with 43 MIHUs.

April is an open enrollment period for the MIHU homeownership program. Applications will be accepted until April 30, 2017. MIHU workshops are scheduled for this month on April 19th and 20th. A "Lunch and Learn" workshop is planned on April 20th for County employees to learn about available housing programs to help them live and work in the County.

VII. ACTION ITEM: APPROVAL OF FFY17 ANNUAL ACTION PLAN

Elizabeth Meadows of the Grants Division presented information on the Action Plan and the future of potential funding of the CDBG and HOME programs. This Action Plan, the second

year of the five-year plan consolidated plan, is the application to HUD to officially request CDBG and HOME funding. Each year the department is required to assess needs in the community by holding public needs hearings. An online survey was also used this year to assess needs from advocates and service providers. The needs and strategies in the Action Plan are similar to those funded last year. The Housing Board approved going forward with submission of the FFY 18 Action Plan to HUD as presented. Vote 5-0.

Director Cimino will testify at the County Council hearing on Wednesday, April 19, 2017, to request approval for the submission of the FFY17 Action Plan.

On March 16, 2017 President Trump's "skinny" budget was released. The budget appears to cut \$6.2 billion from HUD's budget in FFY 2018. These funds are currently allocated to the CDBG and HOME programs. Howard County uses CDBG and HOME funding to further affordable housing through development, acquisition and preservation activities to mitigate the lack of affordable housing and prevent homelessness. Elizabeth requested that the Board contact their representatives explaining what the CDBG and HOME dollars accomplished in Howard County in the past year. The attachment she provided included speaking points about the federal programs and the positive impact in Howard County, as well as contact information for the County and State Representatives. Director Cimino offered to write a letter on behalf of the Board stressing the importance of CDBG and HOME funding for programs that benefit Howard County residents. The letter will be signed by the Director and Board Chair. See attachment.

VIII. PROGRAM UPDATES: RENEW HOWARD AND COUNTY REHABILITATION LOAN

Director Cimino said that the County anticipated signing the Grant Agreement with the Community Foundation of Howard County for the RENEW Howard Program in April. The Foundation's role will be as the Administrator of the program and the Housing Department will provide support services. The Foundation will manage the loan loss reserve fund and solicit lenders for the loan pool. The Department will coordinate the marketing efforts, particularly to the Howard County Association of Realtors.

The newly revised County Rehabilitation Loan Program (Reinvest*Renovate*Restore) will be announced the same time as the RENEW Howard Program. These programs will assist new buyers moving into the area as well as homeowners that want to stay in their homes.

IX. DISCUSSION: COLUMBIA DOWNTOWN HOUSING CORPORATION ANNUAL REPORT

Director Cimino handed out the Columbia Downtown Housing Corporation 2016 Annual Report. The focus of the affordable housing plan in Downtown is to provide rental apartments for individuals and families earning up to 60% of HC AMI. CDHC is working

with area employers to develop Live Near Your Work (LNYW) incentives. These incentives could be offered to units already built as well as those to be built. The CDHC wants employers to contribute funds to be able to offer incentives to their employees. The Columbia Downtown Housing Corporation will also be offering gap financing to developers from their trust fund. The Columbia Downtown Housing Corporation meets the 3rd Wednesday of every month at the Enterprise Building on Broken Land Parkway. The meetings are open to the public. It was mentioned that the Toby's construction project is scheduled to begin this fall. See attachment.

X. DISCUSSION: COLUMBIA COMMUNITY RESOURCES CENTER AT PATUXENT WOODS

The move to the Community Resources Campus is hopefully the last move for the Department. It can be difficult for residents to find the services they need when the location changes. The Department will work with the County to make sure information is provided in multiple places and at multiple times.

The following offices are currently located at the Non-Profit Center at Patuxent Woods: Howard County Housing Commission, Association of Community Services, Compass Inc., Autism Society of Howard County, HopeWorks, Making Changes, Ready, United Way, Camp Attaway, Volunteers of America Management of the Leola Dorsey Building, Bridges to Housing Stability, Heritage Housing Partners and the Mediation & Conflict Resolution Center.

XI. MEMBER COMMENTS

Chairperson Harper spoke about when the County Executive was elected and his transition team was involved in the decision process to have the County services located in one area so it would be more accessible for County residents.

XII. ADJOURNMENT

The April 13, 2017 monthly meeting of the Housing and Community Development Board adjourned at 6:47 P.M.

Respectfully submitted,
Debbie Gillen
Recording Secretary

Next Meeting:
Housing and Community Development Board
May 11, 2017