Montgomery County Housing Committee Meeting Minutes

Wednesday November 10th 3:00 – 4:30 on Zoom

Present: Tigest Alemu, Fred Swan, Diana Dressler, Haley Norris, Jeff D, Jillian Copeland, John Bogasky, Sarah Basehart, Stephanie Killian, Trevor Golden, Alan Goldstein, Sabia Still, Rosie McCray-Moody, Conor O'Shaugnessey, Frank Demarais, Regina Morales, Larry Bram, Dr. Rolando Santiago, Francess Issa-Kata, Tim Wiens, Lauren Silverstone, Terri Bradford

1. Review of the Agenda

2. Review of minutes from September 8th (10 min)
    a. Follow -up reporting - None

3. Bushey Dr. Project Description and Updates

    Haley Norris, Senior Development Manager, AHC INC. And Jeff Dee, Habitat for Humanity   haley.norris@ahcinc.org or alan.goldstein@ahcinc.org

    AHC and Habitat for Humanity put together a proposal for the property bordered by Viers Mills and Randolph Rd. There are 195 units. 168 will be affordable units and 27 for H for H. It will be a mix of 1, 2, 3 and 4 bedroom units. Prices will be based on AMI between 30-70%. Initial building permits submitted 11/21 and construction begins 4/22 with opening tentatively occurring in 2024. Housing units are incorporating universal design. They will screen names obtained through outreach approximately 4-8 months before opening to be sure they meet the criteria. It is a private rental and will be marketed through private channels. The Habitat homes will require "sweat equity" and a future homeowner's class as part of their component. Habitat will fund the reserve fund for their complex and retain a seat on the board. Habitat will do a site visit to applicant's current homes which will become part of the application process. People must work **or** live in Montgomery County for preference purposes in the Habitat homes. Preferences for the AHC units will be based on federal funding laws. The buildings will be protected with security measures (lighting, cameras, fobs, etc) which will be determined by committee. There is a community room with lounge space, gym, etc. The committee asked

that they be made aware of when they were going to begin collecting names so that it could be publicized to the people we support.

4. Montgomery County Department of Housing and Community Affairs; Updates

    Frank Demarais, Deputy Director, Affordable Housing and Rosie McCray-Moody, DHCA

Covid response in MoCo has been the DHCA priority and they have focused on evictions and loss of housing. The different rounds of funds went to help those who experienced covid health impacts and housing loss. There is money still available to distribute from the latest round but people must be impacted by Covid. The funds are targeted to low income and those with no employment in the last 90 days. Funds can be used to pay delinquent rent as well as forward rent up to 3 months. Eviction protections expired in August. It is taking about 7-8 weeks from court date to eviction so there is time for people to apply for rental assistance. DHCA is sending counselors to people's home to let them know that rental assistance is available. Housing stabilization services in the county can help people who are facing loss of housing with first month's rent and security deposits.

Rent increases are tied to the voluntary rent guideline. Landlords are encouraged to use that as a benchmark. Law passed in April 2020 no rent increase in the county can be larger than this number. Rent pressures are driving affordability. They are focused on preserving rent protected units (~8500) currently in use. They are also looking to acquire additional units to make them long-term rent restricted units. They are also looking to create new units.

Archives for DHCA Budget narratives and numbers of investment and outcomes organized by Fiscal Year

https://apps.montgomerycountymd.gov/basisoperating/Common/DepartmentArchives.aspx?ID=76D

5. Talk about next steps.   Tim (15 min)
    a. Future Agenda item ideas
        i. Identify and invite developers to join us. Jillian will help Tim identify and invite developers.

    b. Next meeting - January 12, 2022 at 3:00 pm