Montgomery County Housing Committee

Agenda

Wednesday, March 15, 2023 3:30 – 5:00 pm via Zoom [link](https://us02web.zoom.us/j/89963357018?pwd=TkRRcmVoczh1V0VkQS9XdEU1a1Fhdz09&from=addon).

**Present:** Larry Bram, Rick Callahan, Sabria Still, Sharon Cichy, John Bogasky, Stephanie Jones, Sharonda Huffman, Lauren Silverstone, Robert Budd, Sue Sorrentino, Chelsea Hayman, Steve Keener, David Ervin, Sarah Basehart, Tim Wiens, Andy Krauss, Tierra Medley, Terri Bradford, Diane Dressler, Fred Swan

1. Welcome and Introduction
   1. Sharonda welcomed everyone to the meeting.
2. Review of minutes from January 18, 2023 meeting
   1. There were no changes to the minutes.
3. [Family Residences and Essential Enterprises](https://www.familyres.org/) (FREE) – Robert S. Budd CEO
   1. Currently active in NY, mostly on Long Island (including group homes, supported apartments, etc.) They run mental health clinics, provide social services, assist with employment, etc in addition to housing.
   2. FREE has been partnering with an affordable housing developer in New York who invited them to participate in a project in Montgomery county. FREE has been in conversation with HOC about this possible project.
   3. They are excited to be working here and interested in learning how they can help. They want to be involved in partnerships.
4. Chelsea Hayman, Housing Policy Director, MDOD – Housing Updates
   1. The Federal budget was released last Thursday for FY24. In the budget, there is money for the HUD811 program. $148 million is for new funding for capital and Project Rental Assistance (PRA) (it is less than the current year funding).
   2. A new NOFA (Notice of Funding Availability) will be released this summer and Maryland will apply.
   3. The Community Choice Homes (CCH) program is partnership with HOC to provide unit set asides for people with disabilities in Montgomery County. Ten units have been identified at [the Laureate in MoCo](https://www.bozzuto.com/apartments/derwood/md/the-laureate/) and they are trying to lease them. They will be contacting people on the waitlist (have to be on HOC waitlist and Weinberg waitlists to be eligible) for CCH.
   4. There is a $477 million budget revenue shortfall in the Maryland FY24 budget. No funding will be added so bills without an appropriation will likely not be done this session.
   5. Maryland Partnership for Affordable Housing – they offer trainings. [Sign up](https://lp.constantcontactpages.com/su/3PT4Ijz/housing) for their email list if interested in learning more about the trainings.
   6. Will the tenant-based trainings happen more often? It will happen in May and maybe in July. They don’t currently have an asynchronous option for these trainings but would like to get something in place in the future.
5. Updates on DDA Rent Subsidy – Stephanie Jones, DDA
   1. Starting Tech Tuesdays. Look for emails to register.
   2. MIH goal was to fund an additional 100 people for FY24. It did not get in the governor’s budget. DDA has funding for the program and they are finalizing the MOU for the program. Since the first year hasn’t gotten off the ground, they are hesitant to invest more in round 2. DDA is committed to the program, and they hope to help at least 35 people in the first go round. Once this is established and we have data, then we can help push for more funding in subsequent rounds/years.
6. Legislative Updates
   1. MIH submitted a proposal to the Wes Moore Transition team to partner with developers and the state to create affordable housing for people with disabilities in Maryland. Reports come out from the Wes Moore transition committees soon and we hope to move forward at that time.
   2. The Kelsey was started to marry affordability with community inclusivity and integration with their disability forward design. Their model is 20% of AMI. They have three projects in the Bay area that are ongoing. They have a [design template](https://thekelsey.org/design/) that they are willing to share. Read their [research paper](https://thekelsey.org/urban-institute-the-kelsey-publish-new-research/).
   3. Highlights of The Kelsey advocacy around LIHTC: Lower the private equity bond from 50%-->25%. Have the LIHTC units follow guidelines so that 5% are set aside for those with disabilities. Trying to change the nomenclature so that the language and key elements are the same. They are asking groups to [reach out to state congresspeople](https://docs.google.com/document/d/1HEK-YLcO1t8lPgfhmHmWKf44H1VLXlweFD_dFJg9VPk/edit) to ask for support.
   4. MIH is in the State budget, and is fully funded for FY24. There is good support for our mission.
7. Staffing Updates
   1. Lauren Silverstone is now the Director of Housing Support Services. Lauren is keeping Montgomery County for providing services. Tierra Medley is now the new Community Living Coordinator focusing for Prince Georges and Southern Maryland.
8. Open Forum
   1. Parking is an issue for caregivers, family members, staff and visitors for projects like MainStreet. We should be mindful of parking availability and cost as we are creating new developments.
      1. Perhaps a shuttle could be an idea.
      2. 15 minute spots in front of the building could help with a bottleneck that occurs when people pull in.
      3. Parking could be considered a “reasonable accommodation” and if it’s denied, they must give a reason. If it’s not deemed reasonable, then a conversation should be held to find out what is not considered reasonable about it.
   2. Some agencies are having challenges with DDA needing a 90 day window to approve changes to living situations which doesn’t work well with affordable housing which usually has a much faster turnaround. A provider had been previously told that emergency requests could be made to get these approved.
      1. Jubilee is trying to get a meeting with Nick Burton to ask about it. Steve will follow up with the committee after the meeting.
   3. Steve asked if any other providers were getting pushback from DDA for people who have community pathways waiver, but DDA doesn’t want them to fully fund Supported Living services? Several providers are having same issue.
      1. Diane suggested that staff in regional offices get updated training on this so everyone is on the same page. She will work with Stephanie to make this happen.

1. Next meeting (In Person and Virtual)
   1. May 17, 2023 at 3:30 pm – 5:00 pm in person.
   2. The meeting will be [hybrid](https://us02web.zoom.us/j/83940717869?pwd=YXFZbXdyMzZtS05oQnJEeUlqakJ5dz09) for those not able to attend in person.
2. Please visit the [MIH website](https://mih-inc.org/) and subscribe to our social media channels! Links in the upper right.