**Howard County Housing Committee Meeting Minutes**

July 18, 2023 3:30 – 5:00 pm

**In Attendance**: Bita Dayhoff, Alicia Kundratic, Dorothy Plantz, Matthew Plantz, Chris Kelter, Pat Sylvester, Grace Morris, Diane Dressler, Chelsea Hayman, Patrick Lloyd, Delegate Pam Guzzone, Marge Gold, Sarach Hochbaum, Sharonda Huffman, Andy Krauss, Tim Wiens, Terri Bradford

1. Welcome and Introduction
   1. Sharonda welcomed everyone to the meeting.
2. Review of minutes from meeting May 19, 2023
   1. The minutes were reviewed by the committee. There were no changes.
3. Delegate Pam Guzzone
   1. Tim provided Delegate Pam Guzzone with a brief history and role of MIH.
   2. Has been on the Arc board for over 10 years. Is interested in learning about programs and how things get funded.
4. Maryland Department of Disabilities – Chelsea Hayman
   1. Initial leasing for Brock Bridge Landing in AA county.
   2. There are units that are opening at various properties in PG, Wicomico, Baltimore County and Baltimore City.
   3. Meeting with the Howard county housing commission to discuss whether or not they would be interested in adding additional MFP bridge subsidy capacity. They have submitted a proposal to HoCo.
   4. Next case manager and property manager training is October 5, 2023 at headquarters in Hanover. Register [online](http://events.r20.constantcontact.com/register/event?oeidk=a07ejvjrktx39b91bed&llr=lj79tucab).
   5. Will hold tenant training in the fall; date not determined yet.
5. Updates from Patuxent Commons
   1. Held two in person community input sessions for people interested in the project. They collected feedback on design elements in community spaces, exterior spaces, accessibility items, etc.
      1. Calvin Ball, Jessica Fellmark, Natalie, Peter Engel, and Carol Beatty attended the input sessions.
6. Updates on DDA Rent Subsidy – Diane Dressler
   1. Program opened up 7/1. They are making sure that everyone on the waitlist is eligible.
   2. Priority is people getting housing subsidies from DDA and they have made those initial outreaches to approximately 7 people to see if they’re interested. Th next category will be homeless people.
   3. Note this is a rent subsidy so only a small number of people will be able to use it.
7. Roundtable FY 24 & 25 Advocacy Priorities
   1. Budgets will begin to be submitted in August and September.
   2. We will ask for 100 additional people in FY25. As the program is successful, we believe the waiting list will grow beyond the 280+ that are on it currently.
   3. Tim has asked Diane to examine the cost per person per month to see if that is still accurate or if it needs to be increased.
   4. How can we help group homes get updates they need?
   5. RAD – Rental Assistance demonstration. It is a program that creates public housing properties with private funding.
      1. Some of it is not being used.
      2. They are having trouble with the program, and they need to modernize it.
      3. Perhaps they could allow those with disabilities to obtain a single room in them
   6. Project-based vouchers are provided if you agree to live where the unit is vs a tenant-based option that uses a main street voucher where they go find a unit in a unit/neighborhood of their choice.
      1. Rents in HoCo are above the voucher payment standard.
      2. Some landlords are requiring a high credit score to be more selective of their tenants.
         1. Looking at creating a guarantee program so that a person would pay their normal $500 rent and then the organization would guarantee an increased security deposit in the event it is needed.
         2. Montgomery county uses surety bonds as the security deposit. There is a cost to using them.
   7. We have shared the Wes Moore proposal to partner with developer so that there were units set aside for people with disabilities that are subsidized. MIH would work on getting the units filled and providing social inclusion for those people moving into those sites.
      1. Similar to the HUD 811. It will create a structure with social inclusion, developers will have one point of contact.
      2. It hasn’t been worked out yet if it’s a project-based voucher or some other way.
      3. The committee members asked that we be sure to follow MPAH so that we aren’t in competition. We want to collaborate and move in the same direction.
8. Open Forum
   1. Public hearing on HoCo by design on Wednesday at 7:00 pm at the George Howard Building 3430 Courthouse Drive Ellicott City. Can provide testimony virtually or in person.
      1. Register to testify in person or virtually. Select the "Legislative" option.
      2. Send an email to the County Council here. Please copy us at [admin@hocohac.org](mailto:admin@hocohac.org).
      3. In addition to describing your own housing experiences in your testimony, feel free to use our suggested talking points.
   2. Howard county is opening their waitlist on July 30, 2023. It is **NOT** first come first served as they will do a random selection so encourage people to apply and get on the [list](https://househoward.org/wait-list-opening-housing-choice-voucher-program/)
   3. Tuesday 7/25 1:30-3:30 pm online or in person at the National Federation of the blind is providing a chance to talk about accessibility issues.
      1. Building sites, information and communications technology, transportation vehicles, streets and sidewalks, passenger vessels and healthcare.
9. Check out the [trainings pages](https://mih-inc.org/trainings-overview/) on the MIH website.
   1. Be sure to join our community!
10. Sharonda shared with the committee that she will be leaving MIH to go to the HOC in Montgomery County. Tim will send out the Director of Housing job description to the committee soon in case anyone is interested or knows someone that might be interested.
11. Next meeting
    1. Tuesday September 19, 2023, 3:30 pm to 5:00 pm via Zoom
12. Housing Opportunities Trust Fund – Marge Gold
    1. No updates yet. She will let us know when she finds something out.

**Specific Follow Up Regarding Maryland Department of Disabilities Director Chelsea Hayman provided after the meeting.**

**HUD 811 PRA**

* MDOD has started the leasing process for Brock Bridge Landing, initial application paperwork likely to be submitted to the property at the end of July/early August. This property will be located in Anne Arundel County (Jessup).
* Leasing is underway for Ellicott Gardens II in Howard County.
* MDOD is leasing for turnovers at the following properties:
  + Berger Square (Anne Arundel County) - 2 turnovers
  + Homes at Johnson Pond (Wicomico County) - 1 turnover
  + Parkview Manor (Prince George's) - 1 turnover
  + Red Run Overlook (Baltimore County) - 1 turnover
  + Walbrook Mill (Baltimore City) - 1 turnover
  + 22 Light (Baltimore City) - 1 turnover (2-bedroom unit)

**MFP Bridge Subsidy** - Updated program MOU process is temporarily on hold until we have obtained the number of commitments from the counties that we have engaged with to request additional slots.

**Weinberg**

* Parkview Towers (Baltimore City) - 1 turnover

**Community Choice Homes (Montgomery County only)**

* MDOD is working with HOC to lease all remaining slots for the program, which will be located at The Laureate. 10 units have been identified in this building and 19 referrals have been made for these slots.
* We will be following up again with the county to determine whether they are interested in expanding this program beyond their initial commitment.

**MPAH Training**

* MDOD is in the process of planning in-person training for the Annual Property Manager/Case Manager meeting in October. It will be hosted at the MDOT Headquarters in Hanover. Slots are limited to the first 100 registrants. Here is the event URL to register: <http://events.constantcontact.com/register/event?llr=lj79tucab&oeidk=a07ejvjrktx39b91bed>
* MDOD is planning to offer the Tenant Training 101 course as an in-person session in the Fall. We are tentatively scheduling this for September. More details to come.