



Baltimore's Housing Meeting September 18, 2023, 3:30 PM – 5:00 PM

Present: Kristin Hauth, Ami Taubenfeld, Diane Dressler, Susie McClannahan, Vonnette Harris, Patrick Miles, Tim Wiens, Char McCready, Andy Krauss, Sarah Hochbaum, Terri Bradford, Stephanie Jones, Christina Bolyard

1. Welcome/Introductions

1. The members of the committee introduced themselves.
2. Review of minutes from July 2023
 - i. The minutes were reviewed with the committee.

2. Inclusionary Housing Updates – Char McCready, MIH

1. Movement on the city council president side and the president is working to really push the bill through the city council.
2. Since only 37 rental units were created in 15 years, the coalition began pushing to revamp the law.
3. There are two bills that are being considered: one about the law (#22-095) and the other about financing the costs of the inclusionary units.
 - i. 10% of units will be inclusionary; private developers to set aside 10% of the units at 505 AMI or below.
 1. One member asked about a simple pilot program. Developers don't feel that pilots are adequate.
 - ii. Originally requested the units be citywide.
 1. DHCD have specifically requested that it just be concentrated in the "white L."
 - iii. The council president came up with a new idea and concept for funding. We are waiting on the details of that.

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- iv. Check out the [fact sheet](#).
 - 4. Ways the committee can help:
 - i. Contact your council members and tell them that you support the inclusionary housing bill.
 - ii. There will be a banner, button and t-shirts to wear at Artscape.
 - 5. How do Montgomery and Howard Counties do it?
 - i. MPDU in MoCo has a requirement that 12.5% of new developments to be affordable.
 - ii. Developers may pay a fee in lieu of providing those units. This money goes into a fund that the county can use to provide affordable housing.
 - iii. Howard county has MIHU (moderate income housing units) and two options for developers – LIHU (low income housing unit) and DIHU (disability income housing unit) as alternative compliance strategies to create fewer units than they may have created but cost structure works out to offset the extra financial burden.
3. Equal Rights Center – Susan McClannahan, ERC
- 1. Introduced the mission and purposes of the Equal Rights Center.
 - i. They perform civil rights testing in apartment complexes and all related housing transactions rental, sales, lending, insurance and homeowners' associations. They want to ensure that the Fair housing act applies equally to all the protected classes (race, color, national origin, family status, disability, marital status, sexual orientation, gender identify, gender expression, age, occupation, political opinion, personal appearance and source of income)
 - ii. Advocacy with housing provider to address possible discrimination.
 - iii. Assist people with disabilities with submitting reasonable accommodation or reasonable modification requests to housing providers.

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1. ESA allowed into a “no pets” building, assigned reserved, accessible parking space, transfer to more accessible unit, changing the date of rent payment to match when person receives their monthly disability income, not consider criminal conviction directly related to a person’s disability.
- iv. Assist with submitting housing discrimination complaint with Maryland Commission on Civil Rights or HUD and serving as person’s advocate.
- v. Civil rights testing
- vi. Accessibility site surveys
- vii. Call 202-234-3062 or email info@equalrightscenter.org for more information.

4. Kairos Development, LLC – Vonnnette Harris

1. Kairos is a Housing provider, currently working in Cherry Hill community of Baltimore City.
2. Cherry Hill has been a historically disadvantaged community in Baltimore city.
 - i. The development will be the anchor institution in the community that was established in 1981. It has the highest concentration of public housing in Baltimore city.
 1. 85% of the housing in CH is income restricted (either public housing or low-income housing tax credit restricted at 60% of AMI or below.
 - ii. The master plan needed to be updated and there are community fears about what would happen to the area. Had a retail consultant on the master planning committee to tell them how to attract a grocer to the area which is currently a food desert.
 - iii. The new development will have a variety of income levels without mass displacement and relocation.

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- iv. Three pillars: mixed income housing, cradle to college pipeline to support community members, and community wellness (parks & rec for social interaction, walkability, etc.)
- 3. She is especially interested in working with committees like us that can help them provide amenities that assist individuals with disabilities in their housing products.
- 4. Contact info: vharris@kairosdevelopmentllc.com 410-262-0408.

5. Legislative Priorities; Tim Wiens, MIH

FY24, FY25 Legislative Priorities;

- 1. We are looking at FY25. Since rental subsidy program is just getting started, we should figure out how much we want them to put in the FY25 budget.
 - i. Diane recommends that we take a look at our numbers and recalculate them as the rental market is very tight. She doesn't want to aim too high or too low.
 - ii. There are currently 382 individuals on the list. MIH can help with advocacy to help grow the program.
 - iii. Now is the time to encourage DDA to put this in their budget to start with. Adding legislative support also.
- 5. We should support the efforts of MAHC for funding rental housing works.

2. National Housing Trust Funding

- 6. a. MIH will advocate for DHCD to utilize 50% of its National Housing Trust Funding for Marylanders with disabilities that have incomes at or below 20% AMI. DHCD could accomplish this by awarding National Housing Trust Funding (NHTF) to projects that have received a Low-Income Housing Tax Credit (LIHTC) award and are in areas where people with disabilities can readily access public transportation or Demand Responsive Transportation, as well as other important

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community services such as grocery stores, medical facilities, restaurants, etc. This method of funding allocation is consistent with the DHCD 2022 National Housing Trust Fund Allocation Plan. Alternatively, DHCD could accomplish this by providing incentive points for LIHTC projects that commit to providing at least 10% of units for people with disabilities with income at or below 20% AMI. It is recommended that sponsors committing to this set-aside provide letters of support from disability organizations that support the need for the units at the proposed project location.

3. DHCD HomeAbility Program

7. Increase funding for DHCD HomeAbility Mortgage Program – all funds are spent annually, indicating need is greater than available resources. Work with DHCD to redesign the HomeAbility program to make this more accessible to people with disabilities who have extremely low income. Provide guidance and priority for the HomeAbility program for people with disabilities leasing units in LIHTC projects that have future homeownership options.

4. Local Governments

8. Encourage local governments to set aside rental units for people with disabilities when county or city government funding is used. Prioritize local funding for projects that include partnerships with or support by MIH and other disability organizations. Require visitability for all new housing units created in counties and cities and provide funding for owners of existing rental units to create visitable entrances and bathrooms in 10% of the units. Create incentives for more Uniform Federal Accessibility Standards (UFAS) accessible units than required by HUD. Encourage local governments to enact legislation requiring affordable housing to be included in all new construction and substantial rehabilitation rental and homeownership developments (Inclusionary Zoning) and incorporate incentives for units affordable to people with disabilities at SSI level

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of income in these projects. Collaborate with the Maryland Department of Disabilities on advocacy for this priority. For affordable units financed or created under local inclusionary zoning programs, Universal Design features in rental units and incentivizes such features in homeownership units. Collaborate with people with physical disabilities, advocates and experts to define the universal design features to be required or incentivized.

5. Source of Income Discrimination

9. Advocate for the full implementation of the source of income legislation (HOME Act) that was passed in the 2020 Maryland General Assembly and became law later that year.
10. Support legislation that more fully defines sources of income discrimination.
11. Support rulemaking to better define implementation and enforcement.
12. Work with partner agencies to implement and enforce practices.

6. Maryland Department of Health Capital Bond

13. Support the alignment of the Maryland Department of Health Capital Bond with existing affordable housing resources provided by the Maryland Department of Housing and Community Development so the program becomes readily accessible to housing developers for the purpose of expanding units available for people with disabilities. This initiative will entail collaboration with the Maryland Department of Disabilities.

7. MDHousingSearch.com

14. Support enhanced participation in and utilization of MDHousingSearch.com with the goal of matching households with

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accessible units that meet their needs. This includes providing training for case managers in how to use special search features designed to assist with locating units for people with disabilities.

5. Updates on DDA Rent Subsidy and Technology – Stephanie Jones, MDH

1. They have released the first voucher for the DDA rent subsidy. They are not leased up yet.

6. People on the Go conference

- a. Register [here](#)

7. Next Meeting

- a. November 20, 2023 beginning at 3:30 pm. via Zoom

MDOD Updates:

Federal update

Members of Congress have until September 30th to reach an agreement on funding the federal government or risk partial shutdown on October 1st

Senate THUD bill would provide a 13% increase over HUD's FY23-enacted levels (\$8.26 billion) The Senate bill proposes level funding from FY23 for both the Section 202 Housing for the Elderly program and the Section 811 program to support affordable, accessible housing for people with disabilities, resulting in a total of just over \$1 billion for Section 202 and \$360 million for Section 811.

As with other rental assistance programs, it is crucial that Section 202 and Section 811 accounts receive increased funding every year just to maintain the number of people currently being served by the programs. However, the Senate bill provides \$162 million more for Section 202 and \$152 million more for Section 811 than the House proposal

b. State update

Recent release of the Pathways to Removing Obstacles to Housing (PRO Housing) NOFO; posted on September 7, closes on October 30.

MDOD is exploring co-applying for this opportunity with DHCD and MDoA to explore accessible zoning policies to promote ADU development. We have met with both agencies to discuss further.

c. Local update

No 811 or Weinberg

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