**Howard County Housing Committee Meeting Minutes**

**November 14, 2023, 3:30 – 5:00 pm**

**Virtual By Zoom**

**Present**: Dorothy Plantz, Anna Lancaster, Chris Kelter, Katie Collins-Ihrke, Pat Sylvester, Matthew Plantz, Erin Ashinghurst, Chelsea Hayman, Patrick Lloyd, Marge Gold, Diane Dressler, Tim Wiens, Sarah Hochbaum, Terri Bradford

1. Welcome
	1. Tim welcomed the committee to the meeting.
2. Review of Minutes from Meeting – September 18. 2023
	1. The minutes from September were reviewed. There were no questions.
3. The Arc of Howard County
	1. Katie Collins-Ihrke, Executive Director
		1. There are 40 different properties and people that they support. Currently, they have 7 people in supported living and group home residential living services that provide 24-hour services.
		2. State dollars fund nursing services.
		3. Future ideas:
			1. The ARC would like to provide housing for transitional youth.
			2. They are also hoping to provide housing support services on their next license.
			3. She envisions separating housing from services because if people don't like their provider, they have to move.
		4. The ARC has two homes that support people with nursing needs. She envisions supporting people where they are in the community rather than sending them to a nursing facility.
		5. Congratulations to the ARC on receiving a Housing Opportunities Trust Fund (HOTF) grant of $67,000. They are using this money to fill the gap between what a rental home costs and the amount they receive for room and board.
		6. The ARC has not used Community First Choice from DDA (Developmental Disabilities Administration). Direct support staff can be used while using this program, but other LPNs or RNs cannot be used.
4. Enterprise Community Partners - Waverly Winds PILOT
	1. Anna Lancaster, Real Estate Development Manager
		1. Enterprise Community Development is based in Columbia and their founders were Jim and Patty Rouse. They own 15 communities, and they are working through all of them to redevelop them.
			1. Rosalyn Rise is close to opening.
			2. Bramley Court and Waverly Winds will reopen in late 2025 or early 2026.
		2. They are putting in an application for the competitive 9% tax credits with the state.
		3. Pilot legislation is on the agenda for November 20, 2023, which is crucial for funding.
			1. We are requesting a minimum of $300 per unit per year. This would yield a minimum annual pilot payment of almost $37,000 and would include provisions for surplus cash. This exceeds what has historically been paid.
			2. Redeveloping will contribute significantly more to local charges like ad valorem, taxes, and CA fees beginning in year one.
		4. Waverly Winds was constructed at least 50 years ago. The units have not had a substantial renovation since then. Accessibility for these units is not good.
			1. They will temporarily relocate residents and rebuild 2 units from the ground up.
			2. 123 total apartments will be mixed income from at or below 30% AMI (Area Median Income) to market rate. All units will be accessible with blocking to add necessary accommodations as needed in the future. 8 units will comply with uniform federal accessibility standards and 4 additional units will be set aside for those with disabilities.
			3. They will add a small solar array with solar ready for a larger project in the future (limited by tax credits).
			4. The site plan has been submitted and final development plan hearing this week. Begin construction in Q3 of 2024 with reopening late Q1 2026.
	2. MIH will send a letter on behalf of the committee.
5. Maryland Department of Disabilities Updates
	1. Chelsea shared that [ACL](https://acl.gov/HousingAndServices/Accelerator) released a technical assistance (no funding) opportunity that they will pursue with MDH, DCD and the Department of Aging
	2. Due 12/1/23. It is designed to help states how to create a comprehensive approach to dealing with the housing needs of people who are experiencing homelessness.
	3. More details can be found here: <https://acl.gov/sites/default/files/2023-10/HSPA%20Application%2010.27.23_FINAL_Formatted_508%20%28002%29.pdf>
6. Housing OTF
	1. They are working on improving the application.
	2. During the first round of funding, they were awarded $3 million. 1.6 million went to Patuxent Commons, and $500,000 went to bridges to housing stability to allow them to acquire homes. CAC got a little under $500,000 to help repair existing homes. HCHC got $12,000 in housing down payment assistance. And the ARC got some funds.
7. Open Forum
	1. Nursing may be an advocacy issue. People want to stay in place and if someone has a chronic condition, they need nursing support, and it is not easy to get funding for it. If we can get support for that people can stay in their homes.
	2. CB 44 – proposes to stabilize rents in Howard County like “rent control.” There are concerns about the bill being a good idea for Howard County (but it can sound good). Limits rent from 5%-10% tied to consumer price index. The county would release the amount that rent could go up each year. The bill has several exemptions for nonprofits, affordable units, etc.
		1. There are concerns that this could cause landlords to raise rent every year at the rate set by the county which is much larger than currently happens.
		2. This would only apply to units rented for 20 years or longer, NOT new developments.
		3. It will only be in place for three years and could go away based on a study.
		4. The coalition has not taken a formal position yet but is concerned about unintended consequences.
8. Next Meeting (Virtual) -
	1. Tentative date 1/9/24 @ 3:30 – 5 pm