



**Howard County Housing Committee Meeting Minutes
September 19, 2023, 3:30 – 5:00 pm**

Present: Bita Dayhoff, Dorothy Plantz, Matthew Plantz, Patricia Sylvester, Mark Dunham, Jackie Eng, Marge Gold, Chris Kelter, Erin Ashinghurst, Patrick Lloyd, Christina Bolyard, Diane Dressler, Peter Engel, Tim Wiens, Char McCready, Terri Bradford, Andy Krauss, Sarah Hochbaum, Mackenzie Kisiel, Anna Lancaster

1. Welcome and Introduction
 - a. Introductions
 - b. MIH's New Director of Housing – Char McCready
2. Review of Minutes from Meeting – July 18, 2023
 - a. The minutes were reviewed by the committee.
3. Housing Commission Updates
 - a. Provided by Peter Engel, Executive Director, Howard County Housing Commission
 - b. They own or operate rental units around the county that are mixed income targeting at 60% AMI (Area Median Income) or less, while the voucher program serves people at 30% or less of AMI. They don't do much with home ownership currently.
 - c. Funded by the federal government section 8 program. They get no other government support. Their advocacy work, housing work and development work has to be paid for by the commission. They're not grant funded since they are a government entity. Money comes from properties they own. This is why mixed income makes sense.
 - d. They attempt to retrofit units in older properties as they become available for those with disabilities. Currently they are retrofitting 6 units at the Marlow. The goal is to get 10% of the affordable units to be accessible.
4. HoCo By Design Updates



- a. Provided by Jackie Eng, Coordinator, Howard County Affordable Housing Coalition
 - b. Through outreach efforts they have 500 individual members and 44 organizations along with 95 allies that sign petitions or write letters or testify on behalf of affordable housing.
 - c. The HoCo by Design general plan update is having a public hearing on Wednesday evening.
 - d. The coalition wants to make policy statements and implement strategies that correct the significant housing to jobs ratio. The ratio in HoCo is much lower than in surrounding jurisdictions.
 - e. They want to help correct inequities in housing and housing justice issues that have concentrated many low-income families in certain parts of the county. They underscore the importance of housing to the economy and community.
 - f. There has been a housing allocation of 2000 homes per year of which 500 are available to people at 60% of AMI.
 - g. Their goal is a net zero loss goal of current affordable housing through revitalization and redevelopment.
 - h. They have requested the plan be amended to include seniors and people with disabilities.
 - i. Please come out on Wednesday night at the Council meeting at 7:00 pm at the George Howard building.
5. Advocacy Opportunity for Patuxent Commons
- a. Mark Durham - Consultant to the Howard County Autism Society
 - i. The predevelopment process is ending. Hoping to close on financing and secure a construction permit to begin in early 2024.
 - ii. Please voice support for this project at the meeting either in person or by written testimony at the Howard County Planning Board Meeting on September 21st
6. Enterprise Community Development Updates
- a. Mackenzie Kisel, Sr. Real Estate Development Manager, Enterprise
 - b. There are about 500 units in the Enterprise Development portfolio.



- c. These communities were developed in the original part of Columbia in the late 1960s/early 1970s. Units are aging, inefficient, and not accessible. Communities do not have any amenities (no on-site leasing, shared laundry rooms, etc.).
- d. They are demolishing and rebuilding the units from the ground up. They are trying to make them environmentally friendly, preserve the existing affordability, enrich the amenities, making the units accessible.
- e. Legacy at Twin Rivers (formerly Roslyn Rise) is delivering the first building between now and January. It is a 59-unit project with 9 units set aside for persons with disabilities. The second building will be delivered in February and includes units set aside for persons with disabilities. Some units in both buildings will be UFAS (Uniform Federal Accessibility Standards) compliant. They encourage people to reach out to them through their website to apply once those applications are available.
 - i. There are no HUD 811 units in Twin Rivers.
 - ii. One-to-four-bedroom units are in the project, ranging from 646 square feet to over 1000 square feet.
 - iii. There are 25 residents they expect to return to Twin Rivers. MK didn't have the number of people who are on project based rental based assistance. They have a total of 51 vouchers at this community. Other residents that have non project rental assistance will be coming into the property. They will have a range of affordable units available. People will be called off the waitlist in order that they are on it so register early!
- f. Ranleagh Court is being redeveloped at 82 units. It is in predevelopment to start construction in 2024. Construction cost hikes and interest rate hikes have created a gap in the project they are trying to fill.
 - i. Units will have in unit washer/dryers, new appliances, class A finishes.



- ii. Amenities include dog park, outdoor patios, walking areas, playgrounds, club room, after school homework space, etc.
- iii. 100% visitable and includes 5 UFAS units.
- iv. Keyed control access, security cameras for safety and security.
- g. Waverly Winds is the third community that will be redeveloped.
 - i. It is creating 123 units that range from 1-4 bedrooms. The income range the community will range from 30% AMI to full market rate.
 - ii. 8 UFAS units and 4 units with enhanced accessibility for persons with disabilities.
 - iii. Energy efficiency is emphasized. Business center, fitness center, work from home spaces, residence lounge and outdoor recreation areas.
 - iv. On-site property management and maintenance with dedicated resident services offices to assess the resident population's needs to tailor services to residents.
 - v. Will include 42 units with project based rental assistance at or below 50% AMI.
 - vi. 9 ADA parking spaces, 6 EV charging spaces with infrastructure to increase that in the future.
 - vii. Target to close on financing in Q3 of 2024 so they can begin construction with property opening date of early 2026.
- h. Tim reiterated the support that MIH and this committee has for these projects and asked to be kept informed of how best to help advocate for them.

7. Legislative Priorities FY24/25

- a. Provided by Tim Wiens, Executive Director, Maryland Inclusive Housing.
- b. MIH has drafted its legislative priorities for FY24/25. They include:
 - i. DDA Rent subsidy program
 - ii. Support Additional Funding for the Maryland Department of Housing and Community Development.



- iii. National Housing Trust Funding
 - iv. DHCD HomeAbility Program
 - v. Local Governments
 - vi. Source of Income Discrimination
 - vii. Maryland Department of Health Capital Bond
 - viii. MDHousingSearch.com
 - ix. Reach out to MIH for details.
8. Maryland Department of Disabilities – Christina Geller, MDOD
 - a. Working on Ellicott Gardens 2 for the lease up for section 811 and Weinberg units.
 9. Open Forum
 - a. No items were brought up.
 10. Next Meeting (In Person or Virtual)
 - a. November 14, 2023, from 3:30-5:00 pm via Zoom