Montgomery County Housing Committee Meeting Minutes

Wednesday, November 8, 2023, 3:00 – 4:30 pm via [Zoom](#%20US%20(Washington%20DC)%20+13092053325,,83940717869#,,,,*059855#%20US%C2%A0%20---%C2%A0%20Dial%20by%20your%20location%20%E2%80%A2%20+1%20301%20715%208592%20US%20(Washington%20DC)%20%E2%80%A2%20+1%20309%20205%203325%20US%20%E2%80%A2%20+1%20312%20626%206799%20US%20(Chicago)%20%E2%80%A2%20+1%20646%20931%203860%20US%20%E2%80%A2%20+1%20929%20205%206099%20US%20(New%20York)%20%E2%80%A2%20+1%20305%20224%201968%20US%20%E2%80%A2%20+1%20360%20209%205623%20US%20%E2%80%A2%20+1%20386%20347%205053%20US%20%E2%80%A2%20+1%20507%20473%204847%20US%20%E2%80%A2%20+1%20564%20217%202000%20US%20%E2%80%A2%20+1%20669%20444%209171%20US%20%E2%80%A2%20+1%20669%20900%206833%20US%20(San%20Jose)%20%E2%80%A2%20+1%20689%20278%201000%20US%20%E2%80%A2%20+1%20719%20359%204580%20US%20%E2%80%A2%20+1%20253%20205%200468%20US%20%E2%80%A2%20+1%20253%20215%208782%20US%20(Tacoma)%20%E2%80%A2%20+1%20346%20248%207799%20US%20(Houston)%C2%A0%20Meeting%20ID:%20839%204071%207869%20Passcode:%20059855%C2%A0%20Find%20your%20local%20number:%20https://us02web.zoom.us/u/kbilbPZure)

**Present:** Davida Rowley-Blackman, Stephanie Proestel, John Bogasky, Rosemary DiPietro, Chelsea Hayman, Diane Dressler, Rick Callahan, Sharon Cichy, Jillian Copeland, Rita Harris, Joy Stein, Steve Keener, Char McCready, Andy Krauss, Lauren Silverstone, Tierra Medley, Tim Wiens, Terri Bradford

1. Welcome and Introduction
   1. Tim had the committee members introduce themselves.
2. Review of minutes from meeting September 13
   1. The minutes were shared with committee members.
3. Guest Speaker: Stephanie Proestel, Deputy Director of [Housing Initiative Partnership (HIP)](https://hiphomes.org/)
   1. The affordable housing developer and counseling organization provides services in Montgomery, Prince Georges, and Anne Arundel counties. Connect with them on their website: [www.HIPhomes.org](http://www.HIPhomes.org)
   2. One focus is on the following: Affordable multifamily development, single family home rehabilitation and construction and neighborhood revitalization projects.
      1. Multifamily: Serve families at 60% AMI in Prince Georges, Cecil, and Anne Arundel counties.
      2. Single family: Sell homes to first time homebuyers who earn 80% AMI or less primarily inside the beltway. None of these homes have been purchased by a person with a disability using the Home Ability mortgage program. They do have down payment and closing cost assistance that can be paired with other programs.
      3. Revitalization: HRAP (housing rehabilitation assistance program) is a program that works with low-income homeowners to make safety improvements via a 0% interest home loan (max $60,000) for families whose income does not exceed 80% AMI.
         1. A committee member asked about Habitat for Humanity. HIP has partnered with Habitat for Humanity in the Kentland community of Montgomery County. They have also worked with Habitat to develop a home maintenance workshop bimonthly via Zoom.
   3. Another focus is they provide the following services: HUD counseling agency, Montgomery County home sharing program, Prince Georges housing stabilization program and Gaithersburg Financial empowerment center.
      1. Counseling: work with people for rentals, pre-purchase, post-purchase, and foreclosure.
      2. Community outreach and navigation assistance by providing information about the types of services available. Housing counseling and education classes.
      3. Montgomery county home sharing program helps homeowners (many who are seniors) connect with renters for rooms or in law apartments.
         1. There is a room-ready fund for those 60 and older which is financial assistance (up to $6000) to help them make a room ready for a renter.
         2. They have made about 20 matches so far. They have not had anyone with disabilities participate yet, but they are interested in talking about it further.
      4. Gaithersburg Financial Empowerment Center provides free counseling to help clients with financial stability pay down debt, improve credit scores, create a budget, find affordable banking products for those in zip codes 20877, 20878 and 20879.
4. Chelsea Hayman MDOD
   1. Community Choice Homes Program
      1. We have a meeting on Monday to get more information about this.
   2. 811
      1. DHCD and the Department of Health are applying for more funding for project 811 housing. The [NOFO](https://www.hud.gov/program_offices/cfo/gmomgmt/grantsinfo/fundingopps/fy2023_section811) is for $8 million. It includes a project rental assistance capital program. It could be used as a resource for building more disability housing on the shore that is permanent supportive housing.
         1. Note: 811 PRA must be used with LIHTC.
   3. Housing Services [partnership accelerator](https://acl.gov/HousingAndServices/Accelerator)
      1. Plan to apply for this. It supports states in developing or expanding innovative housing-related supports and services for Medicaid-eligible people with disabilities and older adults who are experiencing or at risk of homelessness. As the name suggests, the Partnership Accelerator will focus on helping states improve collaboration and coordination between organizations and systems that provide services and resources that help people find – and keep – stable housing in the community.
      2. There is an information session (via Zoom) on Monday, November 13 from 2-3 p.m. EST. [Advance registration is required](https://us06web.zoom.us/webinar/register/WN_CDCzH2nXRXKpVqa-2fIIkg#/registration). Complete details also can be found in [the program overview](https://acl.gov/sites/default/files/2023-10/HSPA%20Overview%2010.27.23_Final_Formatted_508.pdf).
      3. Letter of intent due 11/15 and applications due 12/1.
   4. ACL
      1. Does not have funding but it provides technical assistance to better collaborate to provide services.
5. Updates on DDA Rent Subsidy/Technology
   1. MIH has been working with some people who have been called off the list. The first group is people receiving DDA services, and the second is people who meet the definition of homeless.
   2. MIH has been advocating for funding for an additional 100 units in FY25. The annualized cost would be about 1.9 million in FY25. MIH has asked the DD coalition to make it a priority in their advocacy work.
   3. Statistics from Montgomery County: 9 individuals have received outreach contact; 2 have not responded regarding the slots, and 1 is not ready to move. There are a handful of individuals pending DDA services review which is needed before proceeding.
   4. DDA published policies related to the DDA rental subsidy program. Tim and July Olinger are meeting with MACS (Maryland Association of Community Services) to talk about their input.
   5. It is modeled after the housing choice program at the Federal level and uses the same structures as HUD 811 and Weinberg uses with MDOD doing the admissions and DHCD doing a lot of other functionality. Uses small area fair market rents which provides more opportunity for people to rent in neighborhoods that might not be affordable otherwise.
6. Open Forum
   1. Most services are for supported living and the rest would be personal support. Most organizations are starting out with small numbers of people. The biggest hurdle is the rental subsidy. Affordable utilities are yet another challenge.
   2. Education should be a focus to help people expand their knowledge of housing choices more than just a group home.
   3. There is an open LIHTC funding round where developers submit a proposal to create new multifamily communities and then those proposals are ranked by the states housing department based on how the proposal embodies the initiatives that are being promoted by the state. They want the projects in “areas of opportunity” which have low concentration of poverty, good schools, and accessible transit.
      1. Energy efficiency and universal design are emphasized this year.
         1. See page 46-48 of the [RFP Guide](https://dhcd.maryland.gov/HousingDevelopment/Documents/QAP_MRFP/2023-MF-RFP-Guide-2ndDraft-Blackline.pdf)
      2. Funding is December 15th.
7. Next meeting
   1. January 10, 2024, from 3:00 pm to 4:30 pm