**Montgomery County Housing Committee Meeting Minutes**

Wednesday, September 13th at 3 – 4:30 p.m. via [Zoom](#,,,,*059855# US (Washington DC) +13092053325,,83940717869#,,,,*059855# US  ---  Dial by your location • +1 301 715 8592 US (Washington DC) • +1 309 205 3325 US • +1 312 626 6799 US (Chicago) • +1 646 931 3860 US • +1 929 205 6099 US (New York) • +1 305 224 1968 US • +1 360 209 5623 US • +1 386 347 5053 US • +1 507 473 4847 US • +1 564 217 2000 US • +1 669 444 9171 US • +1 669 900 6833 US (San Jose) • +1 689 278 1000 US • +1 719 359 4580 US • +1 253 205 0468 US • +1 253 215 8782 US (Tacoma) • +1 346 248 7799 US (Houston)  Meeting ID: 839 4071 7869 Passcode: 059855  Find your local number: https://us02web.zoom.us/u/kbilbPZure)

**Present**: Rebecca Grayson, Steve Keener, Diane Dressler, Jillian Copeland, Tigest Alemu, Sharon Cichy, Stephanie Jones, Tim Wiens, Char McCready, Lauren Silverstone, Tierra Medley, Terri Bradford, Andy Krauss.

1. Welcome and Introduction
	1. Tim welcomed everyone to the meeting
2. Introduction to Char McCready, MIH Director of Housing
	1. Char introduced herself and shared some information about her background.
3. Review of minutes from meeting July 23
	1. The minutes were distributed to the committee.
4. Chelsea Hayman MDOD
	1. Congress has until 9/30 to reach an agreement on funding of the federal government.
	2. Senate THUD bill has in it a 13% increase over FY23 levels.
	3. Anyone interested in getting involved in budget decisions should register for [webinars](https://nlihc.org/?utm_source=NLIHC+All+Subscribers&utm_campaign=72a05e6bc2-Memo_020419&utm_medium=email&utm_term=0_e090383b5e-72a05e6bc2-291734573&ct=t(Memo_020419)).
	4. Investigating a new program that uses CDBG authority to help address housing obstacles. Read more about it [here](https://www.grants.gov/web/grants/search-grants.html?keywords=HUD).
	5. Talking to an ADU developer based out of Vermont called Wheelpad. They would like to bring their model to Maryland.
	6. No HUD 811 notice of funding yet.
	7. We were able to get a congressional earmark in the federal budget of $500,000 to pay for accessibility improvements to naturally occurring affordable housing units in PG county that are being redeveloped.
		1. You have to apply to get the funds on a non-competitive basis
		2. She would like to bring this model to other counties.
	8. Community choice homes are almost fully leased. The county is interested in adding capacity to that program.
	9. MIH is presenting to the Maryland partnership for affordable housing meeting on 9/20 from 10:00 – noon. Email Chelsea if people want to attend.
	10. Our in-person Tenant Training 101 meeting is coming up as well in Glen Burnie at Heritage Crest! We are meeting at 6670 Roberts Ct. 9-4pm. If you are interested, please email me and Chelsea will send you the registration info.
	11. No Weinberg or 811 properties coming available in Montgomery County. Only turnovers for Weinberg.
		1. Cold Spr9ing Lane is projected for 9/2024.
		2. Brock Bridge Landing and Ellicott Gardens are working on leasing in Howard county.
5. Montgomery County
	1. Rental Stabilization Bill
		1. Montgomery County passed a rent stabilization bill this summer. A lot of compromise went into it.
	2. HOC
		1. Finishing up emergency vouchers and a couple are still searching according to Rebecca Grayson.
	3. [NYT article](https://www.nytimes.com/2023/08/25/business/affordable-housing-montgomery-county.html?unlocked_article_code=wN2rSPuGKunFrTan9Wu5h8MS8Es1a3oGAhX19GXy35RnVHsDxZ38XgrkejcU86s0sEodEexad18FZD6K_z7kHzVngLqxhVxvstvLx1Hku4LDQPdij-kGEx3UJd0dA7l1y9JUq-9PBwJDpIV8ZlAi363WlHnG7_rW-Za5vTJD-ZF-nxTD1hUMLRZYnFRrDuVqW7B7S4r-_K5s_RXi4SjHD7AhPtXHTeV4xRX8m4DbZmHsrUfq3gQhUGKTtqiRYysV0sPVML8SG7FYhopd0UQjNYJOfiWHVkm39c3sQhR4YBzHuFTYhet-9U677O3v7oRTOh2qJksitvHVX184PFgh0_T4j1OA3CH0RRYFPnyHQQ&smid=nytcore-ios-share&referringSource=articleShare)
		1. The committee commented that they found the article interesting.
6. FY24-25 Funding and Advocacy Priorities
	1. DDA Rental Subsidy Program
		1. MIH recommends that DDA increase the FY25 Rental Subsidy Program with an increase of $950,000 to allow 100 additional Maryland residents access to the rental subsidy program over the course of the fiscal year 2025.
		2. Tim will be meeting with Robert White to go through the numbers as they are working on their budget. He has asked Rachel London to bring it to the DD Coalition to make it a priority for the FY25 DDA budget.
		3. The Governor will submit the budget in January. The first step is asking for funding and the second step is asking for political support.
		4. The recommendation that created MIH and the DDA Rental Subsidy Program was that over time, this program would grow to serve 500 people. The current year is looking at maybe 35 individuals. This would be the next step.
		5. We will be putting the proposal on our website and sharing with the committee.
		6. Diane stated the cost structure is developed by looking at prior rent payments made by bridge subsidy programs and factoring in rent increases.
			1. The program will be using small area fair market rents which determines rental rates by zip code.
			2. This gives individuals a wider range of choices. This includes a fee that goes to DHCD for operating the program.
			3. They will be verifying incomes and inspecting units. Diane stated rental rates increased substantially and in some areas, have doubled in cost. Not all counties in MD utilize small area fair market rents.
		7. Keep advocating for Montgomery county to create an inclusionary zoning program with different rent structures to allow those at or below 30% AMI to take part.
	2. Support Additional Funding for the Maryland Department of Housing and Community
		1. Resources are for tax credit development and other initiatives like affordable or green housing.
	3. National Housing Trust Funding
		1. Advocating for half the funds to be used for people with disabilities.
	4. DHCD HomeAbility Program
		1. Special mortgage program for people with disabilities or caregivers of those individuals with a disability.
	5. Local Governments
		1. Encourage them to set aside units for those with disabilities when county or city government funds are used.
		2. Create visitability units.
		3. Create incentives for UFAS units.
	6. Sources of Income Discrimination
		1. 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.
	7. Maryland Department of Health Capital Bond
		1. Support alignment of this program with existing affordable housing resources that are available through DHCD.
	8. MDHousingSearch.com
		1. Support enhanced participation in and utilization of MDHousingSearch.com with the goal of matching households with accessible units that meet their needs.
7. Updates on DDA Rent Subsidy/Technology – Stephanie Jones
	1. In the process of leasing the first 10 slots for the program.
	2. We are advocating to double the program in F25 (from $500,000 to $1,000,000).
	3. There is an opportunity to have a smart home on wheels come to one central location in Maryland for people to experience on 10/19. Is that something that we would be interested in?
		1. The consensus of the group was that it is a great idea.
			1. Tigest will be in touch with Stephanie about a possible space for it to visit in either Montgomery, Prince Georges, Howard or Frederick.
		2. Program is looking for sponsors and partnerships.
			1. Char McCready offered to connect Stephanie with a contact at Fulton Bank for possible sponsorship.
8. Open Forum
	1. No topics were brought forward.
9. Next meeting
	1. November 8, 2023 from 3:00-4:30 pm via Zoom