

**Howard County Housing Committee Notes**

**Date: April 25th 2024**

**Time: 3:00 PM-4:30 PM**

**Attendees:** Tim Wiens, Diane Dressler, Dana Sohr, Patricia Sylvester, Andy Krauss, Sarah,

Hochbaum, Stephanie Jones, Dorothy Plantz, MacKensie Kisiel

1. **Welcome and Introductions**
2. **Reviewed minutes from meeting on April 25, 2024**
3. **Information regarding current goals of Affordable Housing Coalition**
4. Dana Sohr spoke about the Howard County Affordable Housing Coalition continuing to advocate their priorities including: continuing to build momentum and support represented by organized community individuals and coalition members.
5. Engaging in advocacy opportunities to work with elected officials.
6. Housing Trust Fund: The coalition is trying to streamline its process. They are also trying to keep an eye on the rental market.
7. Housing stability measures: They are trying to gather accurate data to show rental market.
8. Advancing affordable housing in Howard County by amplifying messaging that developing downtown Columbia is a key priority.

1. **Mackensie Kisiel-Enterprise Community Development**
2. Redevelopment of community portfolio
3. Enterprise is redeveloping communities that are located in close proximity to each other. Many of these communities were originally built in the late 1960s and early 1970s.
   1. Many are small units and highly energy inefficient.
   2. Most are also 100% inaccessible.
4. The new communities: will be “green” communities, modern buildings, and ADA accessible features throughout the communities
5. Legacy at Twin Rivers: Waitlist is closed.
   1. Building 1: opened in late February
   2. Building 2: opened in late March
6. There are approximately 52 LIHTC (Low income housing tax credit) units and 50 market rent units:

1A. Ranleagh Court-82 units total:

* + 5 units are ADA accessible
  + 15 units are market rent priced
  + 29 units are PBRA units
  + Units are 1-4 bedrooms.
  + They are struggling to make the project work financially but are due to open in 2024.

1B: Waverly Winds-123 units

* 1 to 4 bedroom units
* 61 units for moderate to high income households
* Due to open in 2026

1C: Fall River Terrace-56 units previously, now increasing to 76

* They will be fully accessible (ADA)
* 25 Section 8 units
* 6 units at 80% Area Median Income
* 25 units at 60% Area Median Income
* They will be modern and “green” units

**5. Stephanie Jones-DDA**

a. Provided update on DDA Rental Subsidy

* Informed team that DDA has leased up 5 participants since the waitlist opened in late 2023.

b. Ms. Jones stated that a few bumps had occurred, but they were working them out. DDA has funding for $1.0 million dollars in FY25 into the housing program; stating that the million should cover a year’s worth of subsidy payments. Ms. Jones stated that they hoped to keep calling individuals from the waitlist.

C. Ms. Jones also reminded the committee that the subsidy allows people to use the subsidy anywhere in the state of Maryland. It was further stated that individuals will have a 90 day search period with the option of 60 additional days if needed. Extension requests can be submitted if more than the allotted time is needed to locate safe housing.

E. Ms. Jones updated the committee that they are moving through the priority groups to call individuals from the DDA Rental Subsidy waitlist. After that, they will go by the timestamp of the applications as to how they call individuals off the waitlist.

6.**Sarah Hochbaum**-

* Informed committee that she has been actively educating individuals about Moderate Income Housing Units in Howard County. Ms. Hochbaum informed the team that she has two sets of individuals moving into Dorsey Overlook in mid to late summer 2024.

**7. Tim Wiens and Andy Krauss**-

* Educated the committee that they met with Horizon Foundation staff in Howard County regarding their desire to focus on affordable housing in Howard County.
* Diane commented that Horizon Foundation will use funds to support affordable housing projects in Howard County. She informed the team that they used to focus solely on areas related to health and medical, but they would like to team up with MIH and other partners on future affordable housing projects.
* MIH hopes to partner with developers who want to offer housing to persons with disabilities. Creating community connections that are strong will benefit both MIH and developers, and most importantly the Howard County community.
* Diane inquired as to whether Howard County General Hospital engaged in any community housing projects. Andy told the committee that Howard County General is currently a very strong partner of Horizon Foundation. Pat Sylvester added that Howard County General is helping to cover the cost of 3 employees to live in Downtown Columbia. She informed the committee that those 3 employees are paying Moderate Income Housing Unit rent while Howard County pays a portion as well.

8. **Patuxent Commons**

* Due to begin development in July 2024.
* Due to open in late 2025-early 2026.
* 17 units will be rent assisted
* They are working on a site based waitlist

9. Next Meeting of Howard County Housing Committee-June 26th 2024