



Prince Georges Housing Committee Meeting MINUTES

Wednesday, August 28th, 2024

3:00 PM – 4:30 PM

Via Zoom

Agenda

1. Welcome/Introductions

- Ahmna Khan initiated the meeting by welcoming attendees. New members, Diane Palmer and Councilmember Danny Schaible, introduced themselves. Diane Palmer provided a background on her experience and role at Independence Now. Councilmember Danny Schaible introduced himself and provided an overview of his interest in affordable housing as it pertains to people with disabilities due to personal experiences. He further discussed the rapid growth of Hyattsville and ongoing development around the city's transit areas. He mentioned the Race and Equity Plan and his intention to include provisions related to housing for people with disabilities.

2. Discussion of Potential Developer Partnerships Criteria/Property Updates

- Tim Wiens and Ahmna Khan discussed MIH's goal of partnering with developers to set aside units for people with disabilities in mixed-income developments. Ahmna Khan shared that Signature Properties had approached MIH with potential partnerships. One property did not meet the mixed-income requirement, but Parkland Square Apartments in Forestville, MD, was discussed as a potential option. Further investigation is needed regarding its accessibility and neighborhood diversity.

3. DDA rent subsidy in PG County-

- Some updates on the DDA rental subsidy program, noting delays due to staff turnover at MDOD (Maryland Department of Disabilities). Only a small number of people have been successfully housed under the program so far.

4. Universal Design Committee.

- Tierra provided detailed updates on the Universal Design Bill passed in Prince George's County, which requires all new single-family and multifamily homes to be universally accessible by January 2026. The Universal Design Committee is working on waiver provisions for developers who cannot meet the 50% accessibility requirement. No developer can receive a waiver for more than 50% of their units. The committee is also considering penalties for non-compliance. The current proposal is a \$5,000 fine, though discussions are ongoing about whether additional penalties will be imposed if developers choose to pay the fine rather than comply with accessibility requirements. Tierra also noted that the committee will vote on the waiver resolution on the 4th of the next month. Key design elements being discussed include no-step entries, first-floor accessible bathrooms, and door width requirements.

7. Pro-Housing –Biden Administration

- Diane Dressler provided an update on the Pro-Housing funding from the Biden Administration, which awarded \$3.5 million to the Metropolitan Washington Council of Governments (MWCOG). The funding is aimed at reforming zoning and land-use policies to increase the supply of affordable housing, particularly in areas that have historically lacked affordable housing. As part of this initiative, Prince George's County will develop a county-wide affordable homeownership strategy and collaborate with the Purple Line Corridor Coalition to promote equitable, transit-oriented development. Another key goal of the funding is the preservation of affordable housing, with a focus on preventing displacement and ensuring "no net loss" of affordable units. Diane emphasized the importance of including people with disabilities in the planning and execution of these housing initiatives and suggested that MIH engage with relevant committees at MWCOG, such as the Housing Directors Advisory Committee and the Planning Directors Committee, to advocate for this inclusion.

8. Updates from DHCD

- **Fair Market Rents (FMRs):** HUD's new FMRs for 2025 have been released, with an implementation date of October 1.

- **HOTMA Implementation:** The **Housing Opportunity Through Modernization Act (HOTMA)** implementation has been delayed to 2025.
- **HUD 811 PRA Funding:** Unfortunately, Maryland's recent application for HUD 811 PRA funding was not successful. Chelsea is working with HUD to request a debrief to better understand the state's scoring and ranking in the application process, aiming for a stronger application in the future.

9. Upcoming Events/Trainings

- **Independence Now's 30th Anniversary Gala** will be held on September 27 at the Silver Spring Convention Center. Diane Palmer invited everyone to attend and highlighted the significance of the event for the disability community.
- MIH is currently in week 4 of its Housing Support Services Training, with one week remaining.

10. Next Meeting –October 23rd, 2024.