

**Prince Georges Housing Committee Meeting Minutes**

**Wednesday, June 26, 2024**

**3:00 PM – 4:30 PM**

**Via Zoom**

Present: Cozy Sailor, Chaunita Clardy, Diane Dressler, Tim Wiens, Terri Bradford, Andy Krauss, Lauren Silverstone, Tierra Medley, Chelsea Hayman

1. Welcome/Introductions
   1. Tim welcomed everyone to the committee meeting
2. a. Review of minutes of April 24, 2024
   1. The minutes were reviewed by the committee.
3. Introduction to Ahmna Khan, new MIH Director of Housing
   1. Ahmna shared her background with the committee.
4. Discussion of Developers to partner with Chaunita Clardy
   1. Criteria for Developments
      1. Close to transportation, walkable, and mixed income.
   2. Developers
      1. Chaunita knows several developers that are interested in setting aside some units for individuals with IDD. Brandon Bellamy of Velocity Capital and Risha Williams runs the management company for the senior community.
         1. Brandon would like to loop several other developers into the call.
      2. Cozy has contacts at DR Horton, Minute Man.
      3. Gilbane is doing is working on projects in West Hyattsville and College Park. Cozy knows people on the construction team (not development side).
      4. Amazon money is being used to make some projects affordable.
      5. Chaunita will give Tim a call to set up a meeting with the developer along with Tim and Ahmna.
      6. Suggestions on developers to reach out to:
         1. Montgomery Housing Partnership got a tax credit award for Amherst Square.
         2. Green Street (usually works on the Eastern Shore) got a tax credit on Sligo apartments.
         3. There is a 9% tax credit award for a proposed development called Silver Hill in PG county.
         4. Urban Atlantic is developing in New Carrollton. It is a phase 3 part of a development.
         5. Penn Rose is a developer working in Capitol Heights.
5. DDA rent subsidy in PG County – Chelsea Hayman
   1. There was a meeting regarding policies and procedures that needed to be clarified for the HSS workers. Issue related to individuals who have no income or are at lowest income threshold and how it relates to utility allowances.
      1. Utility allowances go to the owner or property manager. The DDA program didn’t have a formal mechanism for this.
         1. Payments should really go to the utility company as a credit on the tenant’s bill.
      2. Some individuals are in limbo right now because of these issues and Chelsea is drafting letters to them to clarify where things stand.
   2. Landlords can’t refuse a subsidy but there is no enforcement mechanism for this. However, a fair housing complaint can be made.
   3. The CLCs report a large barrier where the units rent before all the DDA paperwork is done.
      * 1. There is a backlog due to inspections taking too long as well as owners getting the right payment paperwork in place.
        2. Suggestion was made to sell the program as a good business decision with a guaranteed source of income for the unit to encourage owners to wait for the paperwork to be completed.
        3. Perhaps retool the marketing program to owners
           1. Tim will send Chelsea a flier that MIH made previously for landlords in reference to another program. This could be revised and sent to owners.

Include a FAQ section for example “does the applicant have to make 3 times the rental amount” with the answer being “no.”

* + - 1. Follow up with Disability Rights Maryland and Equal Rights Center if there is [blatant discrimination](https://www.huduser.gov/portal/event/quarterlyupdate-July2024.html).
      2. Create a “binder” of owners who are amenable to participating in the subsidy program.
      3. Chelsea welcomed the idea of CLCs emailing owners and cc’ing her office if there is no response from initial contacts. Perhaps reach out to the owners to ask if they have any questions about the program.
      4. Testimonials could be used to increase broad awareness of the program.
      5. Chelsea will research the landlord letter with an official logo that might have been started and see what can be done to revive it to create a letter that can be given to prospective landlords.

1. Universal Design Committee - Tierra Medley, Community Living Coordinator, MIH
   * + 1. Last meeting canceled. The next one will be in July, but the date hasn’t been confirmed.
       2. Prince George’s County has passed the universal design law. Jolene Ivey is the lead sponsor of the bill.
2. Prince George’s Committee Member Updates
   1. None
3. Upcoming Events/Trainings
   1. Housing support services 5-part training series begins 8/8/24. See MIH website for details.
4. Next Meeting – August 28, 2024 at 3:00 pm