



Montgomery County Housing Committee

September 2024 Minutes

1. Welcome
2. Review Minutes from July 10th
3. Introduction to Viva White Oak Development- Carlos Bonner- *Sr. Managing Director, MCB White Oak Developer LLC | MCB Real Estate, LLC*
 - a. Large scale mixed-use project
 - b. Project consists of: Retail town center, over 900 multi family units, professional offices, 12.5% of units anticipated to be MPDUs.
 - c. Current status is raw land; working with county to bring in infrastructure.
 - d. Preliminary plan was submitted 2 days ago.
 - e. Project will follow ADA requirements.
 - f. Exploring energy efficiency and sustainability.
 - g. Accessible Design Guidelines Resources:
 - i. The Kelsey - <https://thekelsey.org/design/>

ii. Prince George's County Universal Design Group -

<https://pgccouncil.us/957/Universal-Design-Implementation-Workgrou>

4. DHCD Updates- Chelsea Hayman- *Deputy Director, Special Populations*

a. HUD FMR Update information: - [novoco.com/public-](https://www.novoco.com/public-media/documents/federal-register-hud-2024-18002-08132024.pdf)

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b. DDA Rent Subsidy Program utilizes Small Area Fair Market Rent.

c. Application for 811 Project Rental Assistance Program (PRA) was not successful this year. Only 18 states were awarded this year.

i. Individuals presently receiving 811 PRA assistance will not be impacted.

d. HUD has pushed back its HOTMA implementation date to 2025 and DHCD has not yet released updates to its Admin Plan, so they will continue to follow existing protocols as it relates to the DDA program.

i. Increase in disability deduction.

e. Nine individuals have been housed through the DDA Rent Subsidy Program. They are working through existing referrals. They are updating the Tenant Selection Plan and protocols for program.

i. An additional 1 million dollars was included in the FY2025 DDA Rent Subsidy Program budget.

- f. Qualified Allocation Plan – Developers compete for Low Income Housing Tax Credit. A small handful of developers get selected for 9% tax credit.

5. Mainstream Voucher Updates

- a. The **minimum initial search term will increase from 60 to 120 days**, giving participants more time to search for housing before they need to request an extension.
- b. The process for requesting search extensions **requires PHAs to approve all initial extension requests** which will be for a minimum of 90 days.
- c. PHAs will not be permitted to exercise a residency preference for Mainstream Vouchers because applicants who are experiencing homelessness or residing in an institution may be doing so outside of the PHA's jurisdiction
- d. PHAs may adopt a **separate Mainstream Voucher waiting list**. PHAs with high utilization of their Mainstream vouchers may find it unnecessary to establish a separate waiting list, but some may choose to do so to reduce burden in identifying eligible applicants.
- e. PHAs may adopt **admissions preferences that prioritize direct referrals** from health care and disability agencies that support community living, so long as the referral source is not serving one specific disability type. PHAs can choose to adopt these preferences only for Mainstream Vouchers or to their overall Housing Choice Voucher program.

6. Committee Member Updates:

- a. Jubilee Association now has six Housing Support Specialists on staff.
- b. Main Street Apartments is hosting the Money Follows the Person Celebration on 9/12/2024.

7. Next Meeting Date: November 13, 2024.