Baltimore County Housing Committee MINUTES

Monday July 27th, 2026 at 3:00pm via ZOOM

Attendees: Sharonda Huffman, Ahmna Khan, Terry Hickey, Arkia Wade, Kevin Drumheller-Richcroft, Tim Wiens, Andy Krauss, Delegate Jennifer White Holland.

1.) **Welcome/Introduction-** Sharonda Huffman, Chair

- Ahmna Khan welcomed attendees and shared that the previous meeting minutes had been distributed for review.
- Members were asked to notify Ahmna if they attended the previous meeting but were not included on the attendance list.
- No objections to the previous meeting minutes were raised, and the minutes were approved for posting.
- Committee members and guests introduced themselves and their respective organizations.

2.) **Guest Speaker-** Terry Hickey, *Director, Department of Housing And Community Development, Baltimore County.*

- Current State of Affordable Housing in Baltimore County
- Terry Hickey provided an overview of Baltimore County's current affordable housing priorities, including completion of Voluntary Compliance Agreement requirements, preservation of existing affordable housing, expansion of accessible housing, and preparation for the upcoming county administration transition.
- Baltimore County has approved funding for approximately 1,100 affordable housing units under the Voluntary Compliance Agreement and is working to ensure that the units are constructed, renovated, and leased before the agreement concludes in March 2028.
- The County continues to prioritize wheelchair-accessible housing and is exploring opportunities to maintain programs that support housing mobility and accessibility modifications.
- Several affordable housing developments are currently underway, including Overlook at Old Court, Loch Raven Overlook, Red Maple Place, Ridgedale Apartments, Towson Town Place, and Courtney View.

- Overlook at Old Court will include approximately 70 affordable units, including four accessible units, and will provide additional larger units for families.
- Loch Raven Overlook, located at the former Days Inn site, will include approximately 115 affordable units and seven accessible units.
- Red Maple Place is under construction and will include 56 affordable units, including three wheelchair-accessible units.
- Ridgedale Apartments will be an intergenerational development combining senior housing with affordable family townhomes and is expected to be the first Low-Income Housing Tax Credit intergenerational development of its kind in Maryland.
- Towson Town Place will preserve more than 400 units at varying affordability levels in the Towson area.
- Courtney View will include 74 units, including four accessible units, with a significant portion serving individuals who have experienced homelessness.
- The County continues to monitor the proposed Lutherville Station development and emphasized that projects receiving County benefits are generally expected to include an affordable housing component.
- Terry shared that an executive order requires developments receiving certain County benefits to provide approximately 20% affordable housing, generally serving households between 60% and 80% of Area Median Income.
- Delegate Jennifer White Holland raised the importance of integrating community amenities such as pools, recreation centers, senior centers, and other public resources into future housing and mixed-use development.
- Members discussed the need for stronger coordination between housing, planning, economic development, infrastructure, and other County agencies when considering future development.
- Baltimore County currently faces challenges meeting the wheelchair-accessible housing requirements of the Voluntary Compliance Agreement, with 21 units completed and 22 additional units currently in the pipeline.
- The County plans to release a request for applications aimed at partnering with developers and property owners to create additional long-term affordable wheelchair-accessible units within existing and planned developments.
- The County hopes to integrate accessible and supportive housing throughout mixed-income developments rather than concentrating such units in individual properties or communities.
- Terry discussed challenges facing the Housing Choice Voucher Program due to reduced reserves and increasing rental costs but reported that the County is no longer in shortfall.

- The County is exploring increased use of project-based vouchers as a way to support very-low-income households within future affordable housing developments.
- The County's recently completed housing needs assessment found approximately 24,000 renter households earning below 30% of Area Median Income but fewer than 5,000 units considered affordable to those households.
- The assessment indicates a shortage of approximately 19,000 units affordable to households earning 30% of Area Median Income or below.
- Approximately 55% of Baltimore County renters are considered rent burdened, while approximately 29% are considered severely cost burdened.
- The housing needs assessment also found that household growth is expected to exceed population growth as household sizes continue to decrease.
- Members discussed the need for additional apartments, townhomes, smaller multifamily developments, and other housing types that reflect changing household sizes and housing preferences.
- Terry emphasized the importance of mixed-income housing, redevelopment of commercial corridors, use of underutilized church property, preservation of existing housing, and strategic planning for future development.
- The County is also exploring ways to establish a more consistent and sustainable source of funding for its housing fund.
- Potential approaches discussed included recordation or transfer taxes, County-issued bonds, equity investment models, and greater involvement of pension funds in housing investment.
- Members emphasized that Baltimore County will need a more coordinated, data-driven housing strategy that reduces departmental silos and establishes clearer expectations for where and how future housing development should occur.

3.) **Federal /Housing Bill Updates-** Sharonda Huffman, Chair

- Terry Hickey provided an overview of several housing provisions contained in the recently enacted federal Road to Housing legislation.
- The legislation reauthorizes HOME funding and expands flexibility for the use of HOME funds in affordable and mixed-income housing developments.
- The legislation permits greater use of HOME funds for households at somewhat higher income levels, which may support workforce and mixed-income housing.
- Counties will be permitted to use a portion of Community Development Block Grant funding toward new housing construction rather than limiting its use primarily to rehabilitation.

- The legislation creates a $200 million innovative housing fund for jurisdictions demonstrating efforts to increase housing production.
- Future federal funding may potentially be affected for jurisdictions that fail to adequately address housing needs and housing production goals.
- The legislation places limits on the number of single-family homes certain institutional investors may own while providing exceptions for some build-to-rent housing developments.
- The RESIDE Act provisions create opportunities for local governments to convert vacant and abandoned properties into affordable homeownership and rental housing.
- Baltimore County is beginning to explore how vacant properties could be converted into affordable housing opportunities.
- Changes to federal environmental review requirements may reduce delays associated with affordable housing development.
- The legislation also creates opportunities and incentives for increased housing development within future Opportunity Zones.
- Federal changes affecting manufactured housing may make it easier to construct modular and manufactured homes on permanent foundations.
- Members discussed the potential for modular housing to provide additional affordable and accessible housing opportunities for individuals with disabilities.
- Sharonda raised questions about HUD Section 811 funding and encouraged the County to continue educating developers about available resources for housing individuals with disabilities.
- Members also discussed barriers experienced by residents of manufactured-home communities, including increasing land rents and accessibility modification requirements.
- Terry noted that fair housing protections generally require landlords and property owners to permit reasonable accessibility modifications for individuals with disabilities.

4.) **Landlord Subcommittee Updates-** Kenyatta Green

- Kenyatta Green was unable to attend the meeting due to vacation.
- Terry Hickey shared that the County continues to address landlord participation and accessibility-related housing needs.
- The County is working to identify additional tenants who may benefit from existing accessible units and to strengthen referrals to available housing opportunities.
- Terry noted that property owners are generally required under fair housing laws to permit reasonable accessibility modifications when needed by tenants with disabilities.
- Baltimore County's modification program can assist with accessibility improvements and may also address concerns from property owners regarding removal of modifications when a tenant moves.

- Additional Landlord Subcommittee updates will continue at a future meeting when Kenyatta Green is available.

5.) Committee Members Updates-

- Delegate Jennifer White Holland raised concerns about the loss of community swimming facilities in Randallstown and Dundalk and encouraged the County to consider public amenities as part of future mixed-use and housing development.
- Members discussed the importance of connecting housing investments with recreation, transportation, infrastructure, senior services, and other community amenities.
- Committee members emphasized the need for improved collaboration between County departments and stronger adherence to long-term planning goals.
- Sharonda Huffman discussed the potential benefits of establishing a more independent housing authority or Housing Opportunities Commission-style structure in Baltimore County.
- Members discussed Montgomery County's model of using public investment, lending, and equity participation to support affordable housing development.
- The committee discussed the importance of establishing a dedicated and sustainable source of local housing funding rather than relying solely on annual appropriations.
- Terry Hickey emphasized that Baltimore County has significant redevelopment opportunities, including commercial corridors, underutilized church properties, vacant properties, and major sites such as Security Square Mall.
- Members emphasized the need for stronger political and community support for a range of housing types, including mixed-income housing, townhomes, smaller multifamily buildings, and other "missing middle" housing options.

6.) Next Meeting:

- A specific date for the next committee meeting was not established during the recorded portion of the meeting.
- Meeting information and follow-up items will be shared with committee members as they become available.