Howard County Housing Committee

**NOTES**

Thursday September 16th 3:30 – 5:00

**Committee members and invited participants present:** Dorothy Plants, Matthew Plants, Diane Dressler, Marian Vessels, Cindy Parr, Grace Morris, Judi Olinger, Erin Ashinghurst, Melissa Gibson, Katie Collins-Ihrke, Kelly Cimino, Pat Sylvester, Theresa Ballinger, Mark Dunham

**MIH Staff present:** Tim Wiens, Lauren Silverstone, Terri Bradford

1. Welcome to new members Erin Ashinghurst and Marian Vessels.

1. Review of minutes from last meeting and updates
2. Review of July 8th Minutes

There were no questions or comments on the notes from July 8th meeting.

1. Report on the Implementation of the Howard County Housing Opportunities Master Plan

Kelly Cimino, Director, Howard County Department of Housing and Community Development

* The plan was completed in June. Implementation is starting.
* Housing trust fund was included in the county council budget. 2.5 million was allocated but it was put in a fund to obtain further information about the trust fund before the money is released. They are working with legislature to set up the trust fund.
* Getting close to having 9 new units in Jessup for persons with IDD.
* People with less than 30% AMI have few opportunities available.
* There have been about 25 million dollars to help with rental assistance, utilities etc. About 52% of the money has helped people with less than 30% AMI. Money was given to Maryland legal aid to help tenants keep out of eviction and provide services.
* Enterprise community redevelopment has put their payment in lieu of taxes plan request. It goes before county council soon.
* Robinson overlook has some section 811 units and received project based vouchers.
* They have the ability to pull vouchers from other counties so that people with IDD can live in HoCo.
* Exploring opportunities for other types of housing (ADUs for 1-2 people and missing middle housing).
* They are looking for opportunities for redevelopment and infill to provide housing for individuals for IDD.
* There is a rehab loan program available so homeowners can make modifications to their home to stay there. They are considering making this program available to renters who would then pay it back.

Participant Feedback and Comments:

* Robinson Overlook is working for the people.
* The last state legislative session there was talk of considering ADUs for people who have space in their property (like a garage in the back yard).
* There is a big need for accessibility modification money so it is appreciated that people might have this.
* Tiny houses are being used in other states for people to put in their back yard for people who aren’t quite ready to leave their parents home but want some independence.

Questions:

* What is the timeline for recommendations of master plan to move forward?
* They are pressing developers that have MIHU requirements and try to push the DIHU option. There is a requirement in planned golf course communities. Looking for commitment of task force by the end of the year. DIHU is supported by most council members.
* Converting garages into ADU is allowed in some parts of the county based on zoning code but is limited to family members. They are considering having the law changed to extend beyond family. Some places also do not allow extra stoves in basements so they are pursuing changes to allow for ADUs.
* Rental assistance for IDD is a challenge due to limited funding. The trust fund will have a rental assistance component.
* Education is key for ADUs (what they are, how they’re regulated, etc).
* Where will the county executive be in promoting housing for people with IDD? He fully supports Patuxent Commons. He is an advocate for projects like that. There is a lot of support from our state delegation (even though it needs a pilot and waivers).
* What could move option forward? Developers concerned about behavioral issues or how other residents might react to it. Landlords are worried it will become more work for them. Landlords and property managers should be educated on how persons with IDD will be supported.
* Kelly indicated she would be willing to come back in 6 months to give us an update (this would be March 2022). MIH reiterated that we would like to collaborate with Kelly in HoCo on housing needs for persons with IDD.

1. MIH
2. Housing Support Services

Lauren Silverstone was introduced as providing HSS for MIH. She described what she has been working on and some of the barriers she has encountered. Diane described the HSS training topics that has happened/will happen again. She described the hope of creating a collaborative network of HSS staff that can work together across the state to share best practices, ideas, etc.

1. Accessible Resources for Independence
2. Katie Collins-Ihrke; updates

* ARI provides case management to people in housing; helps people get on the list and apply for housing; many of the units they’ve gotten people into using are in other jurisdictions.
* They are looking for more consistent funding source (applied for MFP but did not receive it). They also have applied for rebalanced funds and are waiting to hear.
* ARI would like to expand out of housing and into other areas. [Three was a suggestion that DDA is taking applications for waivers to provide services which ARI might consider applying for.]
* ARI described a HoCo housing guide that they share with people. [Katie will email the link to their resource guide to Tim and we will put on our website.] ARI also has one for AACo which will be shared.

1. Talk about next steps.
2. Agenda/ speakers for next meeting

* Find ways to make sure our Howard County Council members are concerned about housing for people with IDD.
* Housing is a consideration for The Arc CCR. Their footprint has shrunk and they are only housing about 72-73 individuals. They are looking to expand housing opportunities.
* MIH is interested in working with groups in HoCo that have engagement with families and helping to share their stories to make it personal for elected officials.
* In the autism world, parents are sharing that they want different types of housing options. Person centered and individual choices are big. HoCo Autism Society can provide individuals to share their stories. Mission First is submitting their application for waiver and pilot request. It will be an advocacy opportunity.
* Pat will email their template for housing services to Tim and MIH will distribute it.

1. Next meeting

November 11, 2021 at 3:30 pm

Possible speakers & agenda items:

* Enterprise to talk about the redevelopment plan (Roslyn Rise is the first; not reserved specifically for people with IDD). McKenzie and Jessie are the two lead people for that development. [Pat will provide their emails to Tim.]
* Mainstream vouchers – could potentially be pursued since some were going unused. Nanette could speak on the vouchers. [Katie will send Tim an email to outline for him what she should talk about. ]