



Howard County Housing Committee Notes

November 16th, 2021 1 pm – 2:30 pm

1. Redevelopment of Roslyn Rise
 - a. Mackenzie Kisiel, Senior Real Estate Development Manager of Enterprise Community Development Inc., presented.
 - b. Units will be redeveloped to address size, accessibility, and energy efficiency. Amenities will be added.
 - c. There are currently 58 units. 153 units will be built.
 - d. This will be a mixed income community. They aim to preserve affordability.
 - e. Diane advised that many people with disabilities primarily rely on SSI/SSDI for monthly income so 30% AMI units are a great need. There will be 52 project-based voucher units.
 - f. Dorothy discussed need for accessible public transportation and fixed routes without individuals having to cross the road.
 - g. They are building security measures into the community including cameras, lighting, and patrols.
 - h. Mackenzie discussed crowding issues in schools, which is why an APFO waiver is required by the Howard County Council, and the need to go in front of the school board for future developments. Mackenzie thanked the Housing Committee for their support of this.
 - i. They are collecting contact information for their pre-waitlist. **Email Mackenzie at mkisiel@ecdcommunities.org to be added to this list.** They will accept housing authority referrals.
 - j. They are projected to open their first building in August 2023.

2. Mainstream Vouchers

- a. Nannette Livadas, Deputy Director of Howard County Housing Commission, presented.
- b. Katie discussed Mainstream vouchers being underutilized by individuals already in Howard County.
- c. Nannette discussed process of reviewing the waitlists for institutionalized individuals and the Coordinated Entry System.
- d. There was difficulty obtaining information from individuals such as birth certificates and Social Security cards. Applicants were then invited from other counties.
- e. They have 80 mainstream vouchers which have all been issued, 60 are in place and another 20 are being processed.
- f. They have very low voucher turnover.
- g. Given the challenges in issuing these mainstream vouchers, Nannette was asked if that would discourage her department from requesting more of these in the future. Nannette said absolutely not.



3. Patuxent Commons

- a. 4% tax credit was approved.
- b. They are pending the approval letter and will then move forward with the PILOT request and the APFO Waiver request to the County Council.
- c. They would like to do some prep work with schools.
- d. Howard County Housing Commission will be a partner.
- e. They expect to be in ready to move forward by January 2022 with final approvals.
- f. There was discussion about how to effectively work with the Howard County Council in future requests.

4. Our Stomping Ground

- a. Nonprofit group in Northern Virginia.
- b. They collaborate with housing developments to fill units for individuals in need.
- c. They help to provide programming and promote community inclusion.
- d. Their website is: <https://ourstompingground.org/>

5. Connecting with Developers

- a. Diane discussed connecting with developers prior to them submitting their tax credit proposals.
- b. There was discussion about the role of the State Qualified Allocation Plan (QAP) requirements and priorities and how we could influence what was in the State QAP. The QAP provides criteria for developers applying for tax credit financing. Diane and Pat are working on comments to the current proposed QAP for MIH and Tim said he will share these with the Committee.
- c. The Governor and the Secretary of Housing and Community Development approve the QAP, Gregg Hare of DHCD is in charge of receiving input and drafting the document. The Maryland Affordable Housing Coalition and the Development Community have significant influence on the document.
- d. This connection may increase the number of units for people with disabilities, help us obtain information on waitlists, and identify what kind of design features they are going to have.
- e. Committee can Advise developers that we can assist to fill units.

6. Next meeting will be held on January 13th, 2022 at 3:30 pm.