Montgomery County Housing Committee Minutes

Wednesday September 21, 2022 3:30 – 5:00 pm

In person at Jubilee Association 10408 Montgomery Avenue Kensington Md 20895 with Hybrid option on Zoom using [link](https://us02web.zoom.us/j/89963357018?pwd=TkRRcmVoczh1V0VkQS9XdEU1a1Fhdz09&from=addon).

**Present**: Steve Keener, John Bogasky, Fred Swann, Diane Dressler, Marcus Ervin, Jillian Copeland, Sabria Still, Rick Callahan, Sharonda Huffman, Andy Krauss, Tim Wiens, Lauren Silverstone, Terri Bradford

1. Welcome and Introduction
   1. Thank you to Jubilee for hosting us in person and providing technology to have a hybrid meeting!
2. Review of minutes from May 15th meeting
   1. There were no changes to the minutes.
3. Wheaton Gateway; Marcus Ervin, Director of Development, HOC
   1. The project is in the preliminary stages of development. A lot of ideas and ideas about sustainability in this project have come from the Hillandale Gateway project.
   2. All of the parcels that were acquired have been combined and design work is underway. There is metro and shopping nearby along with parks and recreation areas.
   3. Targeting a “passive” house development which is a step above energy star. The idea is to eliminate natural gas and electrify all buildings.
      1. Solar orientation, continuous insulation, airtight construction are hallmarks of a passive house.
   4. Emphasis on the triple bottom line: people, planet and profit.
   5. Two phases: phase 1 consists of sections 1 (11 stories) and 2 (6 stories) with 400+ units and then section 3 (13 stories with 350+ units) in the second phase plus commercial/recreational space. Distribution of units from 1 to 3 bedrooms. Rooftop area, childcare rooms, work spaces, art spaces, etc. will get put into the amenity spaces.
   6. Questions and Answers posed by Committee members:
      1. What is the model of affordability? Within each phase, there would be 30% affordability in each building (haven’t set the % of AMI yet). Affordable units will be spread out throughout the complex. All units will be built to the same standard.
      2. Will tax credits be used? Yes, they will look at them along with other soft sources and conventional financing.
      3. What ideas do you have regarding set asides for units for people with disabilities? People with IDD typically have way less AMI than 30% (approximately 12-15% if they use SSI in MoCo). Programs might have to be pursued to help those with IDD be able to rent the units (Weinberg, HUD 811, rent subsidies, vouchers, Community Choice homes in MoCo, etc).
      4. Is Wheaton a good area for people with IDD? Anywhere that has excellent public transportation and is walkable is necessary, so yes.
      5. Early in the process they looked at Common’s cohousing units in a different state. They may explore it, but they haven’t done much with it. This could help with affordability and help those with disabilities potentially room with a caregiver.
         1. <https://www.common.com/national-landing/>
   7. Disability opportunity fund in NY does master leases to help fund projects.
   8. Marcus said he would be interested in meeting with the committee as the process moves along. Shoot him an invite for each meeting as a placeholder for his calendar.
4. MIH statewide legislative advocacy priorities
   1. Senator Craig Zucker, invited but did not respond to invite. He will be invited again.
   2. The MIH document with [funding and advocacy priorities](https://mih-inc.org/mih-fy23-statewide-funding-and-advocacy-priorities/) was shared with the committee and discussed.
      1. Putting the -D houses on the MIH website in a searchable database that people could search if they’re looking for a home as part of the MIH clearinghouse. It could also include links to housing support services and more.
      2. MDhousingsearch.com requires all tax credit units to be listed on the website. Any landlord who wants to advertise their unit under AMI can list it here. Accessibility of the units is entered by the owner but could potentially not be correct. An enhancement of the website which helps people with disabilities identify units that are set aside for only those with disabilities would be helpful!
         1. There was a suggestion to identify what we mean about “affordable” and “accessible” and other terms that are commonly used as one person’s idea of affordable or accessible might be different.
      3. The State is working on the FY24 budget now. This is where help could be used. It’s a political process about what gets funded and what doesn’t. A suggestion was to provide background information to the public/policy makers with a copy of the report recommending the overall goals for the rent subsidy program.
      4. There is a governors’ forum on disabilities next week. It might be worthwhile to broadcast it to people so that they attend and participate in the meeting to ask questions.
      5. A suggestion was made to make documents like this in the future more accessible to the “layperson.” What are the overarching goals and then list the specifics.
5. HHS Medicaid Waiver revisions
   1. HSS that are provided is funded through the Medicaid waiver. DDA is reviewing all of the parts of the waiver including HSS as part of their waiver renewal.
   2. The main items that they are looking at to change/expand include bill paying services, education level of people providing HSS, financial benefits challenges.
   3. Several suggestions to the revisions were made including adding ongoing safety training and technical assistance to access the building’s portal/applications.
   4. This document will be shared with the committee.
6. Next meeting
   1. The Neighborhood of Maryland
      1. This was brought up as an organization that helps those with IDD help purchase homes. Perhaps they could join us at a committee meeting.
      2. <https://theneighborhoodofmd.org/>
   2. Next meeting November 16, 2022 from 3:30-5:00 pm via Zoom.