Montgomery County Housing Committee

Meeting Minutes

Wednesday January 18, 2023 3:30 – 5:00 pm via Zoom

**Present:** John Bogasky, Larry Bram, Tigest Alemu, Stacy Kaplowitz, Fred Swan, Sabria Still, Diane Dressler, Steve Keener, Rick Callahan, Andy Krauss, Tim Wiens, Sharonda Huffman, Lauren Silverstone, Terri Bradford

1. Welcome and Introduction
   1. Tim welcomed everyone to the meeting.
2. Review of minutes from November 16th meeting.
   1. There were no changes or corrections to the minutes from last time.
3. MIH statewide legislative advocacy priorities
   1. Next steps with newly elected offices
      1. MIH staff will be in Annapolis for the budget hearings and DD day at the legislature in February.
         1. The staff plan to educate them on the work MIH is doing and share the MIH [priorities](https://mih-inc.org/news/mih-fy23-statewide-funding-and-advocacy-priorities/#:~:text=It%20is%20the%20mission%20of%20Maryland%20Inclusive%20Housing,opportunities%2C%20identifying%20resources%2C%20connecting%20people%20and%20providing%20services). They also plan to talk about the context of the DDA rental subsidy program.
      2. Sabria used to work for Reznik and is willing to facilitate an introduction. Email: Sabriams@icloud.com
   2. DDA Rental Subsidy
      1. The rental subsidy program has not opened yet. DHCD and Dept of Health are still working on the MOU. There are about 185 people on the waitlist, but they all haven’t been verified.
4. Montgomery County Affordably Housing Opportunities
   1. Five Squares Development
      1. [Strathmore Square](http://www.fivesquaresdevelopment.com/projects/strathmore-square/)
         1. The preliminary plan was approved in May 2019. The developers include AIMCO and 5 Squares who have partnered with the Strathmore music center.
         2. It’s close to Grosvenor metro station. The community covers 8 acres.
         3. It will ultimately be 2200 units. 550 of these units will be funded by Amazon, and they will be affordable between 50-70% AMI for 98 years.
         4. There will be a 26-story senior building.
         5. There will be a commercial building with potential office space. The units are mixed income.
            1. 15% of units (330 units) will be MPDUs. Affordable at 50% and 75% AMI.
         6. There will be bicycle and automobile spaces. Community amenities will include parks, classrooms, galleries, outdoor performance places, dog park, restaurants, pools, pickleball courts, etc.
   2. [Lincoln Avenue Capital](https://www.lincolnavecap.com/) (LAC)
      1. Stacy Kaplowitz joined us.
         1. Stacy described her background and what types of projects she’s interested in.
         2. LAC asked her to help them create a national platform for them. LAC develops mixed income and low-income homes.
         3. She is looking for projects to develop and wants to see how she can help add units for people with IDD.
         4. Stacy’s contact info: skaplowitz@lincolnavecap.com, 202-744-1479
5. Communications initiatives
   1. Rockville; updates
      1. On the resource page on our website, we are beginning to create a comprehensive list of those buildings in Rockville that are MPDU’s or are tax credit properties, etc. and how to navigate the application process to rent those units which are priced below market. Once it is complete, the plan is to do the same for other locations in Montgomery County and throughout the state.
   2. The MIH website has been revamped. Check it out: [www.mih-inc.org](http://www.mih-inc.org)
6. Opportunities with new Governor Wes Moore Administration
   1. [Partner with a National Foundation](https://mih-inc.org/wp-content/uploads/2023/01/MIH-Housing-Partnerships-.pdf) to fund integrated housing.
      1. The hope is to get developers to set aside about 10% of the units for people that get assistance. MIH would do the referral so that the units got filled and do the social inclusion at that site. The funding for this will come from a foundation and the State of Maryland.
7. DD Committee updates Larry Bram
   1. The commission sent out a letter to the county executive to ask it to be spun off from the Commission for people with Disabilities. The CE is considering forming a new commission.
   2. Inter ACC/DD plans to share their concerns regarding these changes with the CE.
8. Next meeting
   1. March 15, 2023, from 3:30 pm to 5:00 pm.
   2. Topic suggestions for next meeting:
      1. Parking
      2. Tenant’s associations