

February 8, 2018 MINUTES

HOWARD COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT BOARD

Gateway Building, Third Floor, Housing Conference Room

HCDB Members Present

Caroline Harper, *Chairperson*
Mitra Basu
Grace Morris
Linda Skelton
Mike Sloan
Nancy Smith

HCDB Members Absent

Maurice Zeitler, *Vice Chairperson*

Staff Present

Kelly Cimino, *Director*
Quanita Kareem, *Compliance Officer*

Staff Absent/Excused

Lisa Wiseman, *Division Chief,*
Housing Opportunities Programs

Guests/Visitors

Recording Secretary

Tracy Deik

I. CALL TO ORDER 6:03 P.M.

- With a quorum present, Chairperson Harper called the February 8, 2018 meeting of the Department of Housing and Community Development Board to order at 6:03 P.M.

II. APPROVAL OF AGENDA

- *Board Member Smith motioned to approve the February 8, 2018 Agenda as submitted. Motion passed 6-0.*

III. INTRODUCTION OF GUESTS

- No guests were present at the board meeting.

IV. APPROVAL OF DECEMBER 2017 MINUTES

- The December 2017 Minutes were e-mailed and mailed to all board members for review and comments. *Board Member Sloan motioned to approve the minutes as submitted. Motion passed 6-0.*

V. DIRECTOR'S REPORTS (attached)

- Board members received a copy of the December 2017 and January 2018 Director's Report in advance.
- On February 5, 2018, the Council voted on—and passed—the APFO legislation. The

legislation includes amendments for affordable housing in Downtown Columbia, which specifies that only the Housing Commission, nonprofit developers and/or developments offering at least 40% of affordable units may be allowed to build in in closed school zones with Council approval.

- The Grants Division received several FFY 2018 CDBG, HOME Programs and MIHU Fee-in-Lieu applications. The Grant Review Committee will meet to review and score the applications so that funds can be awarded.
- The Bickley House in Ellicott City has been renovated and furnished, and will be operated by Hope Works Inc. to serve those in need.
- The new, 6-hour homebuyer education workshops—hosted by Making Change—will now be offered the second Saturday of each month.
- DHCD provided grant funds to Bridges to Housing Stability, Inc. for the acquisition of 2 condos in Columbia. These units will provide affordable housing to low-income households earning up to 60% AMI.
- DHCD hosted 2 MIHU homebuyer workshops and 1 rental workshop in January. The Department received over 90 MIHU homebuyer applications during the January 2018 open enrollment period.

VI. MIHU REPORTS (attached)

- Board members received a copy of the December 2017 and January 2018 MIHU Report in advance.
- This month's MIHU homeownership & rental opportunities:
 - Oxford Square/River Overlook will be awarding 2 townhomes and 1 condo
 - Annapolis Junction and The Vine are currently leasing
 - Pending MIHU resales include Belmont Station, Elkridge Crossing, Howard Square and the Legacy at Cherry Tree
- The HCD Board shared comments with the Planning Board regarding the proposed Erikson Living project. Concerns were raised about high entrance fees and the difficulty of renting similar units (ex: Miller's Grant). There was a consensus with the HCD Board that it would be better to have some form of alternative compliance, as opposed to on-site rental MIHUs, for the Erickson project.

VII. ACTION ITEM: RECOMMENDATION FOR ALTERNATIVE COMPLIANCE AND RIVERWATCH II (attached)

- Board Members received a copy of the Proposed Alternative MIHU Compliance for Morris Place Townhomes at the meeting.
- Beazer Homes Corp. has requested alternative compliance for 19 MIHU for-sale townhouse units at Morris Place in Elkridge to be transferred to the Riverwatch II rental townhouse community.
- The Board unanimously agreed that offering additional 2 and 3-bedroom affordable

rental townhouse units at Riverwatch II in Elkridge will benefit more income-eligible MIHU individuals/families than the units at Morris Place.

- *Board Member Morris motioned to approve the recommendation for Beazer Homes' request for alternative MIHU compliance at Morris Place development. Motion passed 6-0.*

VIII. DISCUSSION ITEM: MIHUs AND HERITAGE HOUSING PARTNERS CORP. (attached)

- DHCD will partner with Heritage Housing Partners (HHP) to purchase its first MIHU resale unit in February. By working together, DHCD and HHP can keep MIHU resale units in the program and help income-eligible families.

IX. ADJOURNMENT 6:55 P.M.

- *Board Member Smith motioned to adjourn the February 8, 2018 HCD Board Meeting at 6:55 P.M. Motion passed 6-0.*

Respectfully submitted by,

Tracy Deik

Recording Secretary

***Next Meeting:
Housing and Community Development Board
April 12, 2018***