

June 15, 2017 MINUTES

HOWARD COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT BOARD

June 15, 2017

Gateway Building, Third Floor, Housing Conference Room

HCDB Members Present

Caroline Harper, *Chairperson*
Maurice Zeitler, *Vice Chairperson*
Mitra Basu
Linda Skelton
David Vane

HCDB Members Absent

Ike Okoye
Nancy Smith

Staff Present

Kelly Cimino, *Director*
Quanita Kareem, *Compliance Officer*
Debbie Gillen, *Homeownership Specialist*

Staff Absent/Excused

Lisa Wiseman, *Chief,
Housing Opportunities Prog.*

Guests/Visitors

Jen Broderick, *Bridges to Housing Stability*
Grace Kubofcik, *Association of Community Services*

Recording Secretary

Tracy Deik

I. CALL TO ORDER - 6:05 P.M.

- With a quorum present, Chairperson Harper called the June 15, 2017 meeting of the Department of Housing and Community Development Board to order at 6:05 P.M.

II. APPROVAL OF AGENDA

- *Board Member Vane motioned, seconded by Board Member Skelton, to approve the June 15, 2017 Agenda as submitted. Motion passed.*

III. INTRODUCTION OF GUESTS

Attending the meeting were:

- Jen Broderick, *Bridges to Housing Stability*
- Grace Kubofcik, *Association of Community Services*

IV. APPROVAL OF APRIL 2017 MINUTES

- The April 2017 Minutes were e-mailed and mailed to all Board Members for review and comments. *Board Member Vane motioned, seconded by Vice Chairperson Zeitler, to approve the minutes as submitted. Motion passed.*

V. DIRECTOR'S REPORT

- All Board Members received a copy of the Director's Report in advance.
- The Board sent letters of concern to all Senators and Congressmen regarding potential federal budget cuts. Senator Cardin responded to the letter, sharing the Board's concern.
- HUD awarded the Department of Housing & Community Development approximately \$1.4 million in funds for FY18 (\$60,000 more than FY17). Funding will go towards the CDBG and HOME Programs.

VI. MIHU REPORT

- Board Members received the May 2017 MIHU Report at the meeting.
- Director Cimino shared that Lisa Wiseman has been promoted to Chief of Housing Opportunities Programs.
- Plans for Long Gate Overlook will include 5 LIHUs interspersed throughout the development. The LIHU base sales price for these homes will be approximately \$240,000 (almost 50% of the market value). Plans have been submitted and are awaiting approval.
- River Overlook at Oxford Square will add a new phase of townhomes. 15% of these homes will be MIHUs.
- All 5 2-bedroom MIHUs at Foxwood Manor in Laurel were awarded.
- Brompton House II, in Elkridge, has rented all 9 MIHUs and 9 LIHUs. This is the first rental community to take advantage of the MIHU mixed income option.
- Annapolis Junction will be the first market rate property participating in the MIHU program to include utilities in the monthly rent payment.
- As of May 31, 2017, 32 developers have signed fee-in-lieu agreements for 267 units (single-family detached/age-restricted communities) for FY17.
- Fee-in-lieu funds provided loans totaling \$492,883 through the Settlement Downpayment Loan Program (SDLP) in 2016 to income-eligible homebuyers.

VII. ACTION ITEM: APPROVAL OF JULY 2017 MIHU AND LIHU PRICING AND STANDARDS (attached)

- Interest rates for MIHU and LIHU pricing will drop from 4% to 3.875% (tax rate will remain the same).
- Due to a lower interest rate, MIHU base sale prices will change from \$251,000 to \$254,000 for a 3-bedroom townhome.
- Pricing for rentals will remain the same.
- *Vice Chairperson Zeitler motioned, seconded by Chairperson Harper, to approve the July 2017 MIHU and LIHU Pricing and Standards. Motion passed.*

VIII. PROGRAM UPDATES—RENEW HOWARD AND REINVEST*RENOVATE* RESTORE

- The RENEW Program will be available to realtors and sellers in approximately 6-8 months.
- The \$2 million loan loss reserve will transfer to the Community Foundation of Howard County before 6/30/17.
- The RENEW Program will be announced in the next 30-60 days.
- The Reinvest*Renovate*Restore Program will begin July 2017.
- Reinvest*Renovate*Restore will allow homeowners to borrow up to \$40,000 to make home improvements/upgrades (heating systems, roofing, flooring, etc.) and help revitalize neighborhoods. (The FY18 budget will provide funding for up to 8 loans a year.)

IX. MEMBER COMMENTS

- Concerns regarding the ability of LIHU homeowners @ Long Gate Overlook to pay HOA fees were discussed. To better prepare homebuyers, Director Cimino noted that they would have to qualify to pay the HOA fee as part of the affordability calculation, as well as take a homebuyer education course offered by the Department.
- The Board thanked David Vane for his 5 years of service on the HCD Board and presented him with a plaque.
- Board Member Ike Okoye (absent) also ended a 5-year term on the HCD Board. The Board will follow up with him.
- The Board discussed possible candidates to fill open positions. Prospective Board Members' names have been submitted to the County Executive for consideration. Nominees will likely be appointed in July/August 2017.

X. ADJOURNMENT 6:28 P.M.

- *Board Member Vane motioned, seconded by Vice Chairperson Zeitler, to adjourn the June 15, 2017 HCD Board Meeting at 6:28 P.M. Motion passed.*

Respectfully submitted by,

Tracy Deik

Recording Secretary

**Next Meeting:
Housing and Community Development Board
July 13, 2017**