

December 13, 2018 MINUTES

HOWARD COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT BOARD

9820 Patuxent Woods Drive, Columbia, MD 21046

HCDB Members Present

Caroline Harper, *Chairperson*
Maury Zeitler, *Vice Chairperson*
Mitra Basu
Grace Morris
Linda Skelton
Mike Sloan

HCDB Members Absent

Nancy Smith

Staff Present

Kelly Cimino, *Director*
Quanita Kareem, *Compliance Officer*
Faith McCullough, *MIHU Entry Coordinator*
Lisa Wiseman, *Division Chief, Housing Opportunities Programs*

Staff Absent

Guests/Visitors

Jacob Hikmat
May Mildenberg

Recording Secretary

Tracy Deik

I. CALL TO ORDER 6:04 P.M.

- With a quorum present, Chairperson Harper called the December 13, 2018 meeting of the Department of Housing and Community Development Board to order at 6:04 P.M.

II. APPROVAL OF AGENDA

- *Vice Chairperson Zeitler motioned to approve the December 13, 2018 Agenda as submitted. Motion passed 6-0.*

III. INTRODUCTION OF GUESTS

Attending the meeting were:

- Jacob Hikmat, *Greenberry Inc.*
- May Mildenberg, *Greenberry Inc.*

IV. APPROVAL OF OCTOBER 2018 MINUTES

- The October 2018 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 REPORT (attached)

- Board members received a copy of the November 2018 Director's Report in advance of the meeting.
- If the moratorium in Ellicott City is lifted in June 2019, Beazer Homes will be building 79 townhomes, including 5 LIHUs, at Long Gate Overlook in July.
- The Department held a rental property manager's training session on November 27th. Property managers and leasing staff from MIHU rental communities had the opportunity to review the MIHU rental process and compliance guidelines.
- The Live-Where-You-Work (LWYW) Program will provide rental housing subsidies to employees who work in Downtown Columbia and want to live downtown. The program, which will be administered by the Department on behalf of the Columbia Downtown Housing Corporation, will assist households earning up to 60% of the County's AMI. CDHC is meeting with 2 potential employers for the program and expect to launch it in Spring 2019.

VI. MIHU REPORT (attached)

- Board members received a copy of the November 2018 MIHU Report at the meeting.
- During October's open-enrollment period, the Department held several informational workshops for potential MIHU homebuyers and renters.
- On October 19, 2018, DHCD participated in the 50+ Expo, a free informational event geared towards Howard County residents ages 50+, at Wilde Lake High School.
- As an outreach to county employees, the Department will distribute MIHU program information at new hire orientations.
- MIHU condo resales have been challenging due to non-warrantable condos and condo associations that do not meet FHA financing requirements. The Department is working on alternative solutions with the Housing Commission and area lenders.

VII. ACTION ITEM: MIHU OPTIONAL COMPLIANCE REQUEST FROM ST. CHARLES WOODS (attached)

- Jacob Hikmat, President and CEO of Greenberry Inc., requested MIHU Optional Compliance for St. Charles Woods. St. Charles Woods is a residential community zoned R-ED that is proposed to be 22 townhouse units, of which 10% or 3 units, must be MIHUs. Stating that the MIHUs to be constructed would be economically unfeasible, Hikmat submitted a request to the Board to allow him to satisfy the MIHU Regulations requirement by:
 1. providing the three (3) MIHUs at a different location, or
 2. providing one (1) LIHU on site.
- *After much discussion, Board Member Morris motioned to accept the Department's Staff Recommendation to approve the optional method of compliance request to*

provide one (1) LIHU on-site instead of three (3) MIHUs on-site. Motion passed 5-0 (Vice Chairperson Zeitler abstained from voting).

VIII. ACTION ITEM: APPROVAL OF JANUARY 2019 MIHU AND LIHU PRICING AND STANDARDS (attached)

- Board members received a copy of the MIHU and LIHU Price and Rent Summaries for January 1 through June 30, 2019.
- Howard County's annual median income (AMI) decreased by almost \$9,500, causing MIHU and LIHU for-sale and rental pricing to also decrease.
- Due to a decrease in AMI, which affects MIHU income limits, the Department will allow current MIHU tenants to maintain current rent and income standards and recertify every two years. New tenants will lease according to 2019 rent standards.
- *The Board unanimously voted to approve the January-June 2019 MIHU & LIHU Pricing Standards. Motion passed 6-0.*

IX. ACTION ITEM: ELECTION OF OFFICERS FROM 2019-2020

- *The Board unanimously voted for Chairperson Harper and Vice Chairperson Zeitler to continue serving as the Housing and Community Development Board Officers from 2019-2020.*

X. REVIEW- 2019 MEETING DATES

- Board members received a copy of the 2019 HCD Board Meeting Schedule at the meeting.

XI. MEMBER COMMENTS

- Board members were invited to the following community events:
 - ❖ The Homeless Persons' Memorial Day Gathering on December 21—hosted by the Office of Community Partnerships—will honor those who have died while homeless in Howard County last year.
 - ❖ Un Design the Red Line—an interactive exhibit exploring the history of structural racism and classism—will be displayed at the Central Branch Library through December 31.
 - ❖ On January 24, the Office of Community Partnerships will host a Resource Fair for Howard County families who have identified themselves as homeless. Board members were encouraged to volunteer for this event.
- The Department volunteered to help a family in need for the holidays. A referral from the Chin Integration and Advocacy Network, we had the opportunity to provide holiday gifts and gift cards to a three-generational Chin family who recently moved to the United States.

XII. ADJOURNMENT 7:00 P.M.

- *Vice Chairperson Zeitler motioned to adjourn the December 13, 2018 HCD Board Meeting at 7:00 P.M. Motion passed 6-0.*

Respectfully submitted by,

Tracy Deik

Recording Secretary

*Next Meeting:
Housing and Community Development Board
February 14, 2019*