

Sayers, Margery

From: Angelica Bailey <abailey@marylandbuilders.org>
Sent: Monday, November 4, 2019 3:37 PM
To: 'Opel Jones'; Bailey, Najee; Harris, Michael; Walsh, Elizabeth; Dvorak, Nicole; Rigby, Christiana; Facchine, Felix; Jung, Deb; Williams, China; Yungmann, David; Kittleman, Mary; CouncilMail; Sidh, Sameer
Subject: MBIA Letter of Concern re. CB50
Attachments: MBIA Letter of Concern re. CB50 - Disability Housing.pdf

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Howard County Council Members,

Please find MBIA's position re. CB 50-2019 attached. Thank you in advance for your consideration.

Best,
Angelica Bailey

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November 4, 2019

Re: LETTER OF CONCERN re. CB50-2019

Dear Chairwoman Mercer Rigby and Members of the Howard County Council:

MBIA applauds the Administration's proposal in CB 50 2019 to add a much needed new tool for housing for the disabled living on a disability income. MBIA is pleased to join others in recognizing the need for housing for adults with incomes of no more than 20% of the median and coming through SSI or SSDI. However, we have several concerns which we hope the Council will consider when voting this evening.

First, we believe, however, that this option will enjoy only limited success if it mimics the revenue neutral approach established with the LIHU option to MIHU. The LIHU program is little noticed and less used and we are concerned that stems from two factors; multifamily developers unaware of the option until after financing, and its strict adherence to being revenue neutral.

We recommend that the Department of Housing and Community Development, together with disability advocates, contact multifamily developers at the very earliest stage of development (before the Presubmission Community Meeting is held) and acquaint them with the DIHU option. The disability advocates and the Department of Housing and Community Development are eager to see the DIHU program work so we anticipate their presentations to a prospective developer will be informative and enthusiastic. MBIA would be happy to serve as a resource and facilitate these connections.

Second, while we agree with most of the proposed changes to CB50-2019 and appreciate the Housing Coalition and Kelly Cimino's hard work, we have two points of minor difference:

1. We don't see what role the Planning and Community Resource Departments play in making the need determination for this option and we are concerned that a developer will be put off by the prospect of more meetings and red tape.
2. Payment of the fee is proposed to change from before Use and Occupancy to submission of the Building Permit, which adds unnecessary expense and doesn't solve a problem.

Ms. Cimino and her staff have made big improvements to the execution of the MIHU program, especially on the purchase side, over the past few years. MBIA has made a number of recommendations to Ms. Cimino and the Housing Coalition to further improve the MIHU program, but they are probably better dealt with as part of the Housing Master Plan and we look forward to working with the Plan consultant.

Thank you in advance for your consideration. If you have any questions about these comments and would like to discuss MBIA's position further, please do not hesitate to contact me at abailey@marylandbuilders.org or (202) 815-4445.

Best regards,



Angelica Bailey, Esq., Vice President of Government Affairs

Cc: Councilman Opel Jones
Councilmember Deb Jung
Councilman David Yungmann
Councilmember Elizabeth Walsh

County Executive Calvin Ball
Sameer Sidh, Chief of Staff to the County Executive