



Howard County Council

George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043-4392

COUNCILMEMBERS

- Opel Jones, Chair
District 2
- Christiana Rigby, Vice Chair
District 3
- Deb Jung
District 4
- Liz Walsh
District 1
- David Yungmann
District 5

Work Session Minutes - Approved

Monday, February 28, 2022
Hybrid – In Person and Virtually via Webex
Video Streamed on <https://cc.howardcountymd.gov/Online-Tools/Watch-Us>
1:00 p.m.

Chair Jones called the meeting to order at 1:05 pm

Councilmembers – Chair Opel Jones; Vice-chair Christiana Rigby; Deb Jung; Liz Walsh and David Yungmann

Staff Present: Michelle Harrod, Council Administrator; Theo Wimberly, Administrative Manager; Margery Sayers, Executive Assistant; Gary Kuc, County Solicitor; Amanda Mihill, Assistant County Solicitor; Craig Glendenning, County Auditor

Agenda

Contingency Reserve transfer for DHCD

SAO3-FY2022 - AN ACT transferring \$6,560,000 from the General Fund, Contingency Reserve to the Department of Housing and Community Development in order to move priority affordable housing communities forward and to further affordable housing initiatives. (*Expires 4/18/22; 5/23/22 if extended; or 6/27/22 if extended twice.*)

Ms. Cimino and Mr. Wall responded to questions from the Council about the funding and the transfer request. Specific topics included the purpose and use of the \$5.2 m in the FY2022 approved budget; need for fund transfer in FY2022; allocations for FY2022 settlement down payment assistance; subordinated loans; MIHU fee in lieu; Dorsey Overlook; source of funds; Housing Opportunity Trust Fund; and reallocate of projects to create mixed income rental housing units.

There was general discussion about the settlement down payment loan program; combined program and project within the SAO request; funds transferred to contingency in prior years; and FY2023 budget request.

The Council requested details of funds allocated and expected to be allocated by June 30, 2022; breakdown of the \$2.8 m that is going to the SDLP program versus the individual project; average term of the SDLP; details of how much is spent; and how many individuals assisted.

Ms. Cimino provided an overview of the MIHU program and how DHCD determines the base sale price by housing type. There was general discussion about the process for evaluating eligible home ownership; creating generational wealth; and criteria impacting the individual's qualification.

Ms. Everhart, Mission First Housing, provided the Council with information about providing housing for persons with disability; the impact on State and Federal tax credits; and various programs supporting this initiative. Ms. Clutts provided details of affordable housing for persons with disabilities from the perspective of the Howard County Autism Society.

There was general discussion about allocation based upon Fair Housing Standards and Low-Income Housing Tax Credit regulations for set aside of disability units versus preference for senior housing units; Low-Income Housing Tax Credit details for Patuxent Commons; and details of the land acquisition.

Ms. Everhart answered Council questions about the appraised value; number of properties; wooded lots; and location of transit.

Ms. Cimino responded to questions about the Community Renewal Fund. Specific topics discussed include: the \$43 million fund balance; purpose and restricted use of fund; programs covered within the loan; and reason for needing additional funds in FY2022.

The Council requested information about what is the unencumbered balance of the Community Renewal Fund. What is projected to be spent using the encumbered and unencumbered balance of this fund?

Mr. Kuc responded to questions from the Council about measures taken by the Council to place funds in contingency described for a certain purpose and extracted for a different purpose. Specific topics include: budget transfer to contingency in FY2022; and change from projects presented during the budget process and the projects presented in the legislation.

There was general discussion about the three distinct requests included in this legislation and the authority of the Council to place restrictions on funds placed in contingency.

The Council requested details of the four budget conditions available to the Council and examples of when the Council placed restrictions on funds placed in contingency.

Dr. Sun and Ms. Cimino responded to questions about of the source of funding; restrictions and use of funding; and status of the Community Renewal Fund.

There was general discussion about the transfer of funds to contingency at the beginning of FY2022; and the criteria set forth for the use of these contingency funds.

Chair Jones adjourned the meeting at 2:31 pm

Attendee List:

Department of Housing and Community Development

- Kelly Cimino, HCDH - kcimino@howardcountymd.gov
- Tom Wall – _twall@howardcountymd.gov

Mission First Housing Development

- Sarah Constant – sconstant@missionfirsthousing.org
- Elizabeth Everhart - eeverhart@missionfirsthousing.org
- William Erskine - werskine@offitkurman.com

Housing Affordability Coalition

- Jacqueline Eng - jleng1747@gmail.com

Enterprise Community Development, Inc.

- Mackenzie Kisiel - mkisiel@ecdcommunities.org
- Riane McWain - rmcwain@ecdcommunities.org

HC Autism Society

- Theresa Ballinger - tballinger@verizon.net
- Deborah Clutts - deborahclutts@gmail.com
- Mark Dunham – jmarkdunham@gmail.com

Columbia Downtown Housing Corporation

- Pat Sylvester - psylvester@ats2.org