AGING IN PLACE/COMMUNITY AND PLANNING COMMITTEE

OF THE

COMMISSION ON AGING

February 13, 2018

9:30-11:00am

7300 Calhoun Place, Room 6C Rockville, MD

In Attendance: Monica Schafer, Nanine Meiklejohn, Dick Jourdenais, Noelle Heyman

Staff: Pazit Aviv, Marcia Pruzan, Austin Heyman

Guests: Dana Hirsch, JCA

Topic	Discussion Points	Decisions/Follow Up
Linda MacMillan and Tim Goetzinger discussed RKG Rental Housing Study	 DC HIF is funded at \$100m as a percent of budget. Montgomery County budget is much smaller. Council is concerned about whether or not they could spend \$100m. Fund contains many sources: recordation tax on home sales over \$500k (\$15m/yr), General Fund transfer (\$20-25m/yr), 4% of condo sales in buildings converting from rental to condos (\$10-30m), Housing CIP, Grants from Home Investment Partnership and Block Grant. Funding must be balanced by need and project availability Can't use money in the fund for any other need. 	 Follow ups and Decisions since 1/23/18: Areas of focus: Affordable housing and Multigenerational community building as areas of focus. Pazit and Austin will provide a list of resources: non-profit and other organizations and community leaders currently focused and working on multigenerational cities/intergenerational community building. Dick and Monica will review and categorize resources prior to next meeting.

Tim explained the funds many uses:

When asked what could be done to provide rental assistance to a greater number of seniors Tim and Linda described new HIF projects underway

Tim and Linda shared information about MDPUs:

- Council can approve supplemental funding if needed to bring in a project
- Loan funding (\$5-10m)
- Rental assistance for approx. 3500 families (\$15m)
- HHS wrap around services and rental assistance (\$10m)
- Fund non-profits, tenant education re: rehab, home sales and mortgages
- Fund down payments
- Fund foreclosures and mortgages for MPDUs
- Housing CIP loans to for profit developers
- Federal grants (\$2-3m)
- Bonifant project
- Montgomery County Housing Partnership buy downs (purchase and rehab older buildings for rehab/sale)
- Housing for 85+ and homeless considered also including Germantown project, Mt. Jesreal Church, Elizabeth Square, 6 new senior deals committed, 5 currently in feasibility review.
- Guaranteed affordable for 99 years.
- 15% MPDUs in new/proposed projects in Free and Reduced Needs areas of the county (Hans Riemer proposal)
- Alternative payments: increase high end condo fees (Floreen)
- Need to develop a strong alternative payment as opposed to

- Each commissioner will plan/lead/write report on one meeting.
- Nanine to learn more about DC affordable housing and discuss opportunities to tie up loose ends remaining from 2017 Affordable Housing Summer Study.
- Tim and Linda to provide:
- data and charts re: numbers and locations of affordable housing units, including MPDUs for seniors vs. other residents.
- Hans Riemer affordable housing proposal (15%new/proposed projects in Free and Reduced Needs areas of Montgomery County.
- Detail about Nancy Floreen's proposal to increase high end condo fees in buildings with no affordable housing.
- Numbers of MDPU rentals vs. sales.

Next Meeting: 2/13/18, 7300 Calhoun Place. Meeting adjourned.	 MPDUs. Perhaps 3% of market price of every unit that sells. Buildings/developments with less than 20 units do not require MPDUs MPDU rentals work well. MPDU sales, not as well due to fees and resale value. 	
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