

AGING IN PLACE/COMMUNITY AND PLANNING COMMITTEE

OF THE

COMMISSION ON AGING

May 8, 2018

9:30-11:30 pm

7300 Calhoun Place, Room 6C Rockville, MD

Commissioners In Attendance: Dick Jourdenais, Monica Schaeffer, Nanine Meiklejohn, Isabelle Schoenfeld, Noelle Heyman, Miriam Kelty, Marsha Weber

Staff: Pazit Aviv, Marcia Pruzan, Leslie Marks

Guests: Tim Goetzinger, Chief, Division of Finance on the Administration and the Housing Initiative Fund; Molline Jackson, M-NCPPC

Topic	Discussion Points	Decisions/Follow Up
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<p>Housing Initiative Fund (HIF) “Operations”</p>	<p>Tim Goetzinger was provided a list of questions drawn up by the Commission to help jump start today’s conversation. He began by defining budget items and explaining program financing as follows:</p> <ul style="list-style-type: none"> • The HIF provides grants and loans to developers and non-profits for affordable housing projects: special needs, production, preservation, buy downs for market rate units, (including senior housing), All senior projects in the pipeline are currently funded,. County council staff and DHCA staff believe budget set-asides, including for seniors, tie their hands. Set-aside for senior housing in County Executive budget request not likely to be approved. Special needs and non-profit funding comes from HIF grants and loans. Preservation includes previous ‘affordable housing’ or currently restricted housing. • CIP (Capital Improvement Projects Portion of the HIF. CIP must be used for development Limited obligation bonds, GO bonds for the general public, loan repayments, and limited bonds help support ongoing NEW development projects \$1 million and above. • HIF Non-CIP revenues consist primarily of recordation tax revenue and general fund transfers; also some loan repayments (affordable housing loans). By regulation, half of revenues from the recordation fees go to the HIF . The non-CIP funds are more flexible and can be used for rent subsidies; renovation of existing rental units; programs to reduce homelessness; Apartment Assistance Program which supports the County’s code enforcement program. • HIF can do single family rehab but accomplishes more with partners working on multi-family/unit projects. • Code Enforcement (safety) for Affordable Housing Units is concerning. County bill 1915 requires more inspections though follow up is unclear. There are 70, 000 multi-housing units, 700 of which are major units. Inspectors currently review 35% of units every 3 years. All inspections are supposed to be completed by July 2019. If an issue is identified it must be fixed. The bill also provides tenants with rights (repairs). A rehab program has been 	<p>Advocacy opportunities:</p> <p>Perhaps advocate for universal design pilot in an upcoming project.</p> <p>Perhaps fund home a improvement program pilot.</p> <p>Fund the HIF Chief Innovations Officer, which has been vacant for some time, to develop and run programs.</p> <p>Additional questions:</p>
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<p>Next Steps:</p> <p>Next Meeting: June 12, 2018, 7300 Calhoun Place.</p>	<p>established and the state of Maryland has a list of certified contractors. The county will consider code enforcement status and policies in the fall.</p> <ul style="list-style-type: none">• .• Allocation process for HIF Funding: County Council sets priorities. The Housing Loan Review Committee reviews funding requests for new or existing projects or transfer of ownership. They then make recommendations to the DHCA Director. The Director has sole say over project funding including any multi-family transaction. The County has right of first refusal. All partners understand this loan process. Montgomery County holds quarterly Housing Roundtables to learn what might be in the pipeline.• East County/Purple Line may provide opportunities.• Unit by Unit Survey determines improvements. <p>Process Questions:</p> <ul style="list-style-type: none">• HIF funds related and supportive programs with small grants of \$3-4K. HHS tracks programs and oversees implementation.• HIF will also buy down rents in larger projects. <p>Recommendations for discussion:</p> <ol style="list-style-type: none">1. More funding for HIF. Requires justification: could it be used to support affordable housing or aging in place? How to expand it's use for preservation projects? Provide easily accessible information for users.2. Advertise a one-stop-shop"3. Develop pilot programs for preservation.4. Focus on code enforcement.5. Support for affordable assisted living (H&W working this topic)6. Cross functional coordination for affordable housing (DHCA)--\$/staff7. Standardize and coordinate back-end data collection and dissemination. <p>Consider a roundtable discussion on rent stabilization. Think about talking again with AIM to learn more about what they do.</p>	<p>Follow up on resource website for use by Villages.</p> <p>What's the status of the wait list for affordable units?</p>
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	<p>June topics:</p> <p>Prepare for summer reports:</p> <ul style="list-style-type: none">• Identify recommendations from our work on Affordable Housing and multi/intergenerational work.• Parse out report pieces, identify report coordinator and due date.	
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