

Oakland Mills Village Board Housing Committee

Attendees: Bill McCormack Jr., John DiTimosso, Judy Gottsagen, Claudia Hollywood, Edward Morgan, Janice Rattley, Kevin Smith, Chuck Thomas, Ginny Thomas, Kay Wisniewski

Guest Attendees: Kelly Cimino, Director, Howard County Department of Housing and Community Development (DHCD), Peter Engel, Executive Director, Howard County Housing Commission (HC), Regina Stone-Mitchell, Chairperson, Howard County Housing Commission

Important Points made during the meeting

Bill McCormack – The Oakland Mills Housing Goals and Plans are approved by our Village Board and are a one page summarization and consolidation of the Housing Committee recommendations in Appendix B of the Oakland Mills Village Center Community Plan. As a follow-up to attendance at the Enterprise Community Partners presentation of Undesign The Red Line, these Goals and Plans were presented to Assistant Finance/Treasury Manager, Peter Laanisto, and Assistant General Counsel, Jean Sedlacko, as possible tools to “undesign the red line” in Howard County. Peter and Jean presented the Goals and Plans to Enterprise executives who will consider them in future planning of the next steps.

Also, these Goals and Plans were presented in separate meetings to Diane Wilson, Howard County Executive Chief of Staff, and Calvin Ball, Howard County Councilmember.

Plans 2. 1,2,3 ask that DHCD be a central point for monitoring and controlling where subsidized housing (0-100% of Area Median Income) can go. With a data base and a map of all subsidized housing (Housing Commission, Columbia Housing Corp., church group, etc. owned) DHCD would be able to monitor where new subsidized housing is placed to help avoid any further concentration of low and moderate income housing. Also, DHCD is willing to work with existing owners to create a de-concentration plan for existing areas of concentration. Just as the Howard County Department of Planning and Zoning controls land use, DHCD could monitor subsidized housing with the approval of County Administration.

Kelly Cimino – Concerning Plans 2.1,2,3 Existing Housing Code prevents DHCD and HC from using County or federal funds administered by the County to increase the number of low and moderate income housing units in census tract block groups with poverty rates at or above 10%. The code does not govern housing provided by other entities like Enterprise or Columbia Housing Corp.

The 2011 study, Analysis of Impediments to Fair Housing Choice, will be updated in 2019. This is a HUD requirement. HUD enforces the Fair Housing Act, which may limit federal funding for housing in areas that are racially concentrated or have a high concentration of people living below the poverty line.

Peter Engel – Concerning Plans 2.1,2,3 Suggests that OM shift from using elementary school boundaries to census data. No other data is amassed by school. School boundaries change with redistricting.

Janice Rattley – Oakland Mills has changed significantly in 50 years. Rouse’s dream of demographic integration attracted many new residents hopeful of a better life in a welcoming environment. Today’s Oakland Mills is not Rouse’s dream.

Peter Engel – A goal of the HC is to provide more affordable housing elsewhere in the county. 1. Exceptions in zoning code allow for affordable housing to be built in areas where little or none exists. These areas are outside Columbia. 2. It’s easier to get building permits for affordable housing than it is as housing as part of a mixed used. Also, mixed use housing becomes somewhat dependent on the

retail. 3. Need more taxpayer funding for affordable housing. Other jurisdictions provide more than Howard County.

Rather than focusing on deconcentration, sees the need for more affordable housing throughout the County.

Bill McCormack – Low and moderate income housing in Oakland Mills would have been less concentrated had the HC purchased the old Gateway School property in 2012 instead of buying the Verona in 2013. A prominent developer said in 2014 that the \$39.5 million that was used to purchase the Verona, a complex of 251 apartments over 40 years old in an area that already had subsidized housing, could have been used to build a complex of 263 brand new apartments in an area that has little or no subsidized housing.

Based on Howard County Public School System school profiles Stevens Forest Elementary School is one of four elementary schools in Columbia that has more than 50% FARM students and less than 20% Caucasian students. That's de facto segregation. This is not what Jim Rouse had in mind. How do we deal with this?

Peter Engel – It is not possible to build 263 units for the amount spent on Verona. Perhaps on the cheap by a private developer with no government restrictions, but even that is doubtful.

Regina Stone-Mitchell – In the context of redistricting schools so that students aren't always going to the nearest school, busing has had real benefits in the past.

Peter Engel – What is needed is to attract more people with higher incomes to Oakland Mills. How can you market Oakland Mills to prospective residents to achieve that? HUD would see all these areas here as areas of opportunity. With de-concentration people would be moved away from their current residences.

Kevin Smith – When Baltimore City de-concentrated their public housing in the Hope VI program, that's exactly what happened. People were moved away from their residences to new locations.

Janice Rattley – Can we put together a small working group to create a plan for positive changes?

Peter Engel – One part of the solution is to create more affordable housing elsewhere in the county. You may want to build a political coalition of housing advocates and approach the County Executive and County Council for a long term fix.

Ginny Thomas – Concerning Plan 3.1 we need to terminate fee-in-lieu and alternative compliance. Fee-in-lieu hurts the spread of affordable housing.

Kelly Cimino – Enacted in October 2013, the MIHU fee-in-lieu only applies to age-restricted units and single family detached houses. All new development of apartments, condos and townhomes may be subject to an MIHU requirement based on the zoning designation. In the New Town zoning districts, there is no MIHU requirement. In the proposed rewrite of the zoning regulations, there is no consideration to add an MIHU requirement in New Town zoning.

The attendees recommended and agreed that Kelly Cimino, Peter Engel and Bill McCormack would meet as a work group to make progress on the issues highlighted in the Goals and Plans.