



A Catalyst for
**GROWTH
& PROGRESS**

Monthly Meeting September 2023

Maryland Secretary of Housing and Community Development



Please Welcome Secretary Jake Day



A Catalyst for
GROWTH
& PROGRESS

Welcome

GHC Monthly Meeting
September 2023

BJ Goetz
GHC Chair



Welcome GHC's New Members & Changes



Tony Heaton

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President/General Manager

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GHC Monthly Meeting September 2023

Please Welcome Today's Special Guests

A watercolor-style illustration of the American flag. The top portion features a field of white stars on a blue background, while the bottom portion shows red and white stripes. The colors are blended and textured, giving it a soft, artistic appearance.

WELCOME

We're Glad You're Here

GHC Monthly Meeting September 2023

Please Welcome Today's Speaker

Department of Housing and Community Development

Secretary of Housing & Community Development



JACOB R. (JAKE) DAY





Maryland

Greater Hagerstown Committee

- 1. Providing Shelter For All**
- 2. Expanding Affordable Housing**
- 3. Making Lovable Places**
- 4. Connecting All Marylanders**
- 5. Righting the Wrongs of the Past**



OBJECTIVES

Maryland Families are Facing a Housing Crisis

The shortage of 120,000 housing units in Maryland will only grow without an intentional plan to address:

- higher construction costs,
 - an aging housing stock, and
 - rising interest rates.
- Marylanders are facing increasing rent and home prices.
 - The pathway to homeownership is decreasing as more than 51% of Maryland renters are cost-burdened, spending 30% or more of their hard-earned wages on housing-related costs.
 - The State must **comprehensively** tackle the housing supply issue to increase affordable housing and create pathways for renters to become homeowners.

PROBLEM

Interconnected Response

House the Most Vulnerable

The impact of scarce housing and disinvestment in neighborhoods is most significantly felt by the most vulnerable populations: individuals with disabilities, seniors, veterans, children, returning citizens.

3

Tackle the affordable housing shortage

Rapidly rising rents, record high assessments, and bidding wars are symptoms of a massive supply shortage that has been worsening since the Great Recession and amplified by the pandemic.

1

Build wealth through homeownership

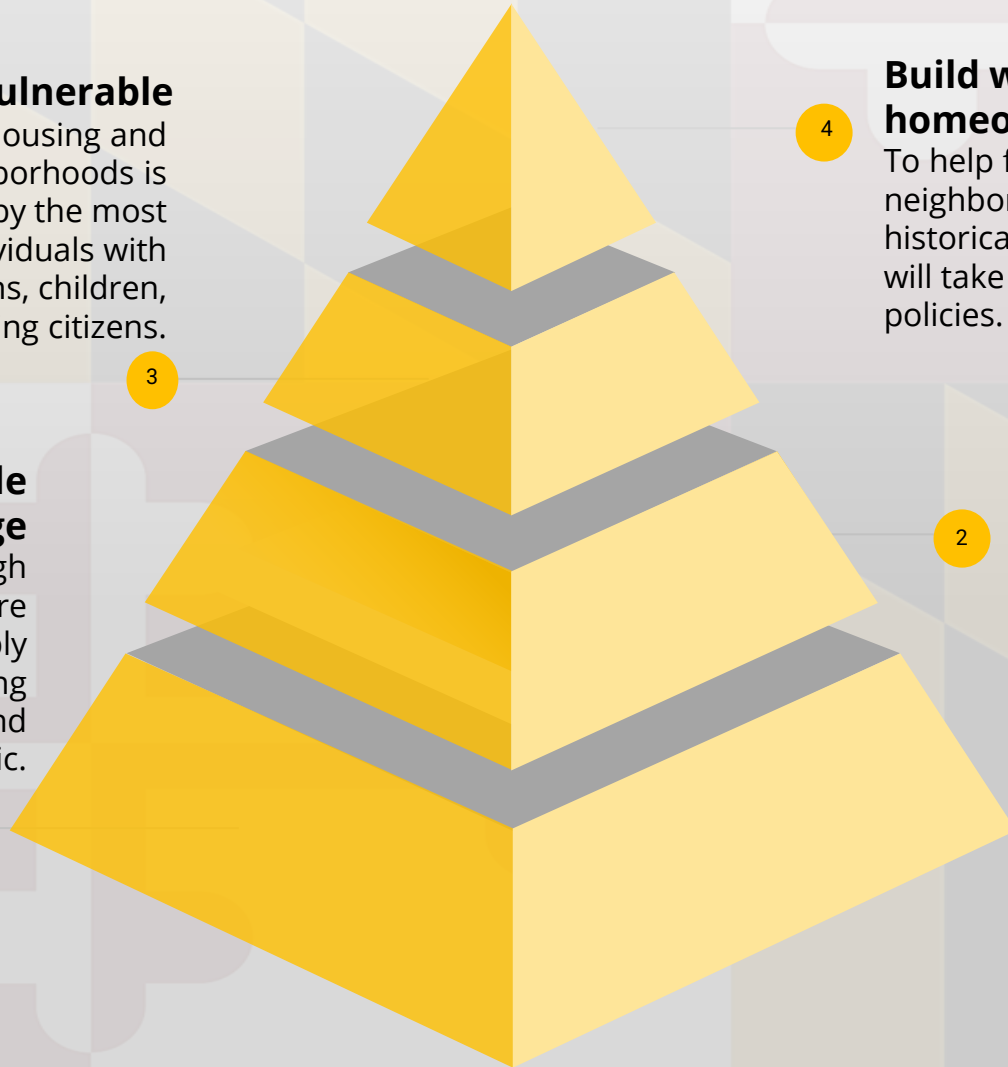
To help focus that work on the neighborhoods and families who have historically been robbed of wealth, we will take bold action to address those policies.

4

Revitalize disinvested communities

Deliberate decisions made by policy-makers sought to divide communities by race and resulted in America's commerce hubs, like Baltimore, with vacancy and decay.

2



HOUSING SOLUTIONS



Tackle the Affordable Housing Shortage

Tackle the Affordable Housing Shortage

Make Housing Affordable and Accessible

SYMPTOMS OF SUPPLY SHORTAGE

Rapidly rising rents, record high assessments, and bidding wars.



UNDERLYING CAUSE

A failure to build due to:

- Cost
- Local Barriers



HARDEST HIT

While a shortage exists in all types of housing and at every price point, the burden is shouldered by the lowest-income households.

Washington County Highlights

State Fiscal Years 2020-2023 - Affordable Rental Housing

- Four communities financed.
 - **More than 300 affordable units** created for working families, seniors, and individuals with disabilities.
 - Estimated total project costs of **\$81 million**.
- More than **\$65 million** in financing was administered by DHCD:
 - Federal Low-Income Housing Tax Credits with an estimated equity value of more than **\$40 million**;
 - Bond funding of more than **\$13.5 million**;
 - And **\$12 million** in State Rental Housing Funds

INVESTMENT

McCleary Hill



INVESTMENT

McCleary Hill



NEW
INVESTMENT

McCleary Hill

INVESTMENT



McCleary Hill



INVESTMENT

T

McCleary Hill



INVESTMENT

Alexander House



(Image courtesy of The NHP Foundation)

INVESTMENT

Alexander House



(Image courtesy of Edgewood Management)

INVESTMENT

Alexander House



(Image courtesy of Edgewood Management)

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Alexander House



(Image courtesy of Edgewood Management)

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Revitalize Disinvested Communities

Revitalize Disinvested Communities

Create Opportunities

SYMPTOMS

America's centers of commerce, innovation, and culture are too often associated with images of vacancy and decay.



UNDERLYING CAUSE

This was the result of deliberate decisions made by policy-makers seeking to divide communities by race.



HARDEST HIT

Baltimore is one such hub, and on a smaller scale, so are many other Maryland communities.

Washington County Highlights

State Fiscal Years 2020-2023 - Community Revitalization

- More than **\$30 million** in State Revitalization Program funds were awarded to support **116 projects** and activities with total costs estimated at nearly **\$58 million**.
- Nearly **\$3.5 million** in Project Restore grants awarded as incentives for **53 businesses** to open or expand in vacant properties, including Atomic Pencil Aleworks, Grind Skate Co., NeverBored Games, and South In Ur Mouth Catering and baked goods.
- Neighborhood BusinessWorks program financing to support revitalization of the Pythian Castle building and the growth of Crist Instrument Co., a manufacturer of biomedical research instruments.

INVESTMENT



House the Most Vulnerable Marylanders

House the Most Vulnerable Marylanders

Provide shelter for all

SYMPTOMS

Too few homes means that more Marylanders are homeless.



UNDERLYING CAUSE

Scarce housing and disinvestment in neighborhoods have divided the course of Maryland families based on their race.



HARDEST HIT

The most vulnerable populations: individuals with disabilities, seniors, veterans, children, returning citizens.

Washington County Highlights

State Fiscal Years 2020-2023 - Homelessness Prevention

- More than **\$2.4 million** from the Homelessness Solutions Program to the Washington County Community Action Council for services and shelter for individuals and families that are homeless or in danger of becoming homeless.
- Administered nearly **\$16 million** in Emergency Rental Assistance Program funds to Washington County to assist more than **3,800 households**,

INVESTMENT



**Build Wealth Through
Homeownership**

Washington County Highlights

State Fiscal Years 2020-2023 - Affordable Homeownership



MARYLAND MORTGAGE

Making Homeownership Affordable

- Nearly **450 loans** through the Maryland Mortgage Program.
- **\$82 million** in safe, sustainable mortgages, primarily to first-time homebuyers.
- More than **80% of borrowers** received **\$2.4 million** in additional down payment and closing cost assistance.

INVESTMENT

Build Wealth Through Homeownership

Lower Barriers for Homeowners

SYMPTOMS

Lower homeownership rates in some communities, record high assessments, bidding wars, increases in home sale prices and down payments.



UNDERLYING CAUSE

Historical inequitable policies, competitive market leaving those with less behind.



HARDEST HIT

Black and Hispanic households.

**INTERNET
FOR ALL**

INTERNETFORALL.GOV

**INVESTING IN
AMERICA**

Connect All Marylanders



Connecting All Marylanders

Not All Marylanders Have Internet Access

SYMPTOMS

Lower rates of internet accessibility in more rural, harder to access parts of the state



UNDERLYING CAUSE

Higher costs for internet service providers to connect certain households



HARDEST HIT

Lower income households

Washington County Highlights

Office of Statewide Broadband Highlights

- Recently, the Department has awarded **\$1,042,995** to Verizon to connect **481** previously unserved or underserved households and businesses in Washington County. The total project cost is **\$2,128,562**.
- In FY22, DHCD also awarded Antietam Cable about **\$4,650,420** for Antietam Rural Broadband Extensions in Washington County through the Network Infrastructure Grant Program Awards.
- And awarded two awards in the county through the Maryland Emergency Education Relief Grant (MEER), which provides grants to K-12 students and school staff to close the gaps for those who lack necessary access to the internet and devices.
 - **\$87,942.59** toward Cedar Ridge Children's Home & School Inc. and
 - **\$330,940** Washington County Washington County Board of Education.

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THANK YOU

Maryland Department of Housing and
Community Development

7800 Harkins Road, Lanham, MD 20706

(301) 429-7400

www.dhcd.maryland.gov





GHC Forum & Committee Chairs

(see meeting packet for status updates)

GHC Forum & Committee Chairs:

- **Alan Mullendore – Education Forum**

- Meets 2nd Thursday of every other month, GHC Office or Zoom
- Next meets: November 9th, 7:30 a.m.

- **Michael Weiss – Membership Comm.**

- Meets as needed
- Next meeting: TBD at 8:00 a.m. – ZOOM

GHC Forum & Committee Chairs:

- **Brad Fulton – Transportation Forum**
 - *Usually* Meets 3rd Monday of month or as needed
 - Next meeting: October 16th, 7:30 a.m.
- **Scott Bowen – Vision Forum**
 - Meets 3rd Thursday of each month, GHC Office or ZOOM
 - Next meeting: October 25th, 8:00 a.m.
- **Downtown Enhancement Committee**
 - Meets 3rd Wednesday of month, GHC Office or Zoom
 - Next meets: October 18th, 8:00 a.m.
 - Topic: Discuss initiatives to increase “feet on the street” in downtown

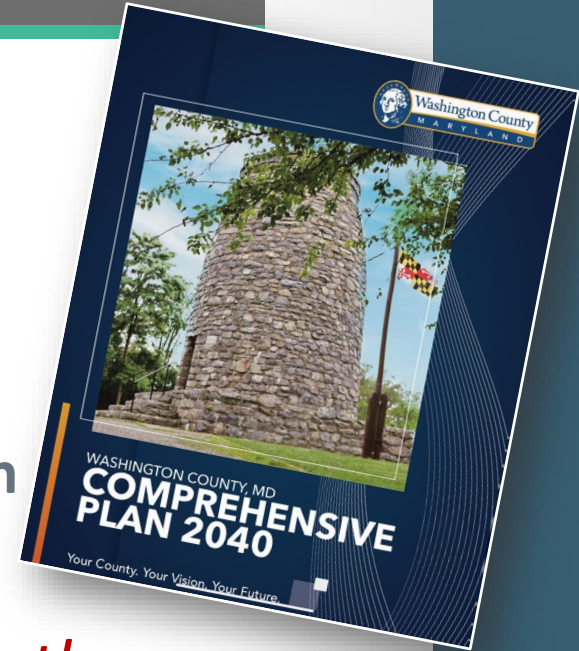
MD Dept of Transportation's CTP Tour

will be held Thursday, October
5th from 10:00 a.m. at the
Washington County Public
Safety Training Center
(I-81 will be our #1 Priority)

GHC Forum & Committee Chairs:

- **Wash. Co. Comprehensive Plan Task Force**
 - Meets 2nd and 4th Monday of month GHC Office or ZOOM
 - Next meets: October 9th and October 23rd at 1:00 p.m.
 - Topic: Chapter 14-Land Use & Chapter 15-Implementation Plan

Note: *October is the last month to submit public input to the Planning Commission on the draft plan. We will be compiling the Task Force's input and sharing it with GHC members asking for your comments at the end of October. We will then submit our feedback to the county after approval from our GHC Board.*



Announcements and Upcoming GHC Events

Upcoming Events:



Where & When:

Thursday, October 5, 2023
5:00 - 7:00 p.m.

Robinwood Professional Center,
Newman Auditorium, Suite 142
11110 Medical Campus Rd.,
Hagerstown, MD 21742

Park in Blue or Silver Entrance

GHC Table
has 8 Seats
available



Our community is working together to lose 1 million pounds by 2030!
So far, we have lost more than 91,000 community pounds!

We are invited to celebrate our progress with dinner and an engaging evening:

Keynote Speaker: Dr. Nilesh Kalyanaraman, Deputy Secretary for Public Health Services, Maryland Department of Health, followed by a panel discussion with:

- Paul Frey, CEO and President, Washington County Chamber of Commerce
- Dr. David Sovine, Superintendent Washington County Public Schools
- Allen Twigg, Executive Director, Meritus Behavioral and Community Health
- Earl Stoner, Health Officer, Washington County Health Department

Send RSVP to Erin at GHCAdmin@greaterhagerstown.org

Update on Advocacy Efforts:

**SAVE
OUR
SALUTE**



Our community voices are being heard (Nearly 2,500 petition signatures and 750 members on Facebook page)

The Acting Superintendent at Antietam National Battlefield expressed gratitude for our participation in Phase I of the Salute event evaluation. They acknowledged and valued our passion for the event and the desire to bring it back to the park.

The NPS, in collaboration with the National Capital Regional Office and the Department of Interior's Collaborative Action and Dispute Resolution Office, is securing extra funding to obtain facilitation services/support for Phase II. This phase will encompass all major event aspects, including addressing fire and life safety concerns in the coming weeks.

GHC Monthly Meeting September 2023

Upcoming Social Event:

You're invited to Tour Chick-fil-a's New Sharpsburg Location

Date: Tuesday, Oct. 10th, 2023

***Breakfast:* 8:00AM - 10:00AM**

***Lunch:* 11:30AM - 1:00PM**

**Location: 10510 Vida Drive
Hagerstown, MD 21740**



Spouses and Guests are Welcome

GHC Monthly Meeting September 2023

Special November Event:

Annual Delegation Luncheon

Monday, November 6th, 2023 *(Tentative)*

7:30 a.m. – 9:00 a.m. – HCC's

Career Programs Building Rooms TBD



GHC Monthly Meeting September 2023

Special December Event :

SAVE THE
DATE
12/06/23



GHC's Annual Holiday Party:

Wednesday, December 6th, 2023

Bowman Family's
Milestone Barn
5:30pm – 8:30pm



Upcoming Events:

Next GHC Monthly Meeting:

Friday, October 27th, 2023

HCC CPB Rooms 211/213

7:30 a.m. to 8:30 a.m.

Topic: TBD



GHC Monthly Meeting September 2023

Check out our website: www.greaterhagerstown.org

The Greater Hagerstown Committee, Inc.
2018-2020 Strategic Plan

Our Mission
To identify community needs and engage the resources of each member to be a catalyst for consensus and progress.

Our Vision
We will be a strong, growing prosperous region.

Our Values
Collaborative, Informed, Trustworthy

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Active Members Lifetime Members Retired Members Ex-Officio Members Honorary Members Executive Committee

Additional Taskforce Chairs

Aziz Basheer Barr Jonny Boykan Mary Baylor Michael Bowen Blackie Bowen Scott
Bowen Taylor Bowman Don Bruns Andy Burke Mary Anne Daughtridge Mich
Dave Taylor Day Michael Emma McTigue Feight Brent Flery Doug Fitzgerald Mike

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A Catalyst for GROWTH & PROGRESS
Learn more about GHC

Who we are.
The Greater Hagerstown Committee (GHC), a 501(c)(3) entity, was established in 1987 to bring stakeholders and community leaders together to discuss broad issues of importance in the region. GHC is solely funded by member dues which enables us to have a strong collective voice in our community without being beholden to anyone or any organization. While much of GHC's focus has centered in Washington County, MD, our region also extends along the I-81 corridor. Since its inception, GHC has served as a community's catalyst recruiting the people, gathering the information, identifying the resources, and crafting the conversation necessary to advance initiatives that make our region a better place to live, work and play.

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GHC News

GHC Regular Monthly Meeting HCC & WorkKeys : Building a Better Workforce
[Read full article](#)

2018 Michael G. Callas New Educator's Reception held for Washington County
[Read full article](#)

GHC Regular Monthly Meeting - 2018 Maryland General Assembly Legislative Wrap-Up
[Read full article](#)

Join our Facebook Group:

For GHC Members only

This group page is an informal way for GHC members and staff to share information regarding upcoming events, announcements, GHC members in the News, and fun stuff!



Talk to Erin about joining.

Adjourned

