I. Call to Order and Housekeeping Matters
   • With a quorum present, the January 26, 2021 CDHC Annual Board of Directors meeting was called to order at 4:33 P.M. by President Sylvester.

A. Approval of Agenda
   • The January 26, 2021 Agenda was approved as submitted.

B. Approval of December 2020 Minutes
   • Bethany Hooper motioned to approve the December 16, 2020 Minutes as submitted. Motion passed 11-0.

C. Introduction of Guests
   • Kelly Cimino, Howard County Dept. of Housing & Community Development
   • Carl DeLorenzo, Howard County Executive Office
   • Ginnie Gick, Office of Council Member Jung
   • Quanita Kareem, Howard County Dept. of Housing & Community Development
   • Kevin J. Kelehan, General Counsel
II. Nomination and Approval of Officers & Members of the Board of Directors
(Nominating Committee Report attached)

A. Members of the Board of Directors

- Bruce Rothschild motioned to approve the nomination of CDHC Board members Jeryl Baker, Jolly Burks, Bethany Hooper and John DeZinno for an additional three-year term ending January 2024. Motion passed 11-0.

B. Officers

- Bruce Rothschild motioned to approve the nomination of CDHC Board President Pat Sylvester for an additional one-year term ending January 2022. Motion passed 11-0.
- Bruce Rothschild motioned to approve the nomination of CDHC Board Treasurer Bethany Hooper for an additional one-year term ending January 2022. Motion passed 11-0.
- Russ Snyder motioned to approve the nomination of CDHC Board Secretary Bruce Rothschild for an additional one-year term ending January 2022. Motion passed 11-0.

C. New Board Members

- Russ Snyder motioned to approve the nomination of CDHC Board member Gary Garofalo for a three-year term ending January 2024. Motion passed 11-0.
- Jeryl Baker motioned to approve the nomination of CDHC Board member Leonardo McClarty for a two-year term ending January 2023. Motion passed 11-0.

D. Discussion

- The Board discussed different ways for former board members & leaders in the community to get involved in CDHC’s mission.

III. New Cultural Center (NCC) & Artists Flats - Update & Next Steps

- President Sylvester thanked Carl DeLorenzo, Peter Engel, Alastair Smith, HAC, PATH & the NCC Summer Workgroup for their hard work & efforts with the New Cultural Center.
- Carl DeLorenzo gave an update on the Council’s approval of TAO1-FY2021, which released approximately $55M from the contingency fund.
- The County entered into an MOU with the Housing Commission, Toby’s & CCTA to achieve policy goals and establish more clarity. A meeting to discuss the land sale/closing will be held next week.
- The County will own the New Cultural Center and the Housing Commission will own Artists Flats.
- Alastair Smith updated the Board on the development of Artists Flats. The Housing Commission will be working with Orchard Development on the residential portion of the project, which is estimated to be completed in 2025.
The Housing Commission has requested an extension of LIHU tax credits from the State due to the adjustment in project timing.
The Housing Commission’s loan with CDHC is expected to close by the end of the year. President Sylvester will share the MOU with board members.
The Board noted the importance of staying engaged with the County regarding upcoming housing projects and requested that a work schedule be shared with board members.

IV. Live-Where-You-Work (LWYW)
A. Vantage Point Update
   • Vantage Pointe agreed to a three-year commitment of $10,000 per year.
   • Final paperwork should be completed by the end of the week. Once all paperwork has been signed, LWYW workshops will be scheduled.

B. Hospital Update
   • All four program participants signed leases for an additional year.

C. Next Steps
   • The LWYW committee will meet to discuss the security deposit guaranty and next steps for the program.

V. Discussion Items
A. 2021 Budget & Business Planning
   • Bethany Hooper updated the Board on CDHC’s budget and 2021 projections.
   • The Board discussed possible goals for the year: expanding the LWYW program, advocacy, outreach, etc.
   • Bruce Rothschild noted the importance of creating an outline/plan for upcoming projects so that necessary documents will be in place. He also suggested taking a granular look at the budget to ensure that CDHC has enough resources to accomplish its goals.
   • Pastor Kanahan suggested doing a power analysis to identify and build relationships with stakeholders before future projects.
   • John DeZinno suggested the Board find ways of assisting those with housing needs.
   • Chris Fritz suggested addressing the need for low-income housing/foreclosure prevention assistance.

B. Board of Director’s Annual Certification/ Conflict of Interest Policy
   • All board members were asked to review the Conflict of Interest Policy and sign & return the Board of Director’s Annual Certification.

C. Annual Report Preparation
   • President Sylvester will draft the 2020 Annual Report and share it with the Board for review/comments before the March meeting.

VI. 2021 Board Meetings
A. Review 2021 Board Meeting Schedule
Upcoming CDHC Board meetings (4th Tuesday of the month): **March 23, June 22 & October 26.**

**B. LWYW and/or Finance Committee Meetings**

Suggested date for LWYW & Finance committee meetings: February 23. Jeryl Baker & John DeZinno will coordinate date/time of committee meetings.

**VII. Adjournment**

- The CDHC Board meeting adjourned at 6:32 P.M.

Respectfully submitted by,

*Tracy Deik*