Call to Order and Housekeeping Matters

- With a quorum present, the June 22, 2021 CDHC Board of Directors meeting was called to order at 4:31 P.M. by President Sylvester.

A. Approval of Agenda

- *Jeryl Baker motioned to approve the June 22, 2021 Agenda as submitted. Motion passed 9-0.*

B. Approval of March 2021 Minutes

- *Peter Morgan motioned to approve the March 23, 2021 Minutes as submitted. Motion passed 9-0.*

C. Introduction of Guests

- Roy Appletree
- Carl DeLorenzo, *Howard County Executive Office*
II. Development Rights & Responsibilities Agreement (DRRA)

A. Overview of Plan

- Jessica Feldmark and Carl DeLorenzo presented an overview of the DRRA. [Project Request Overview & Evaluation (howardcountymd.gov)]
- The presentation covered the Affordable Housing Plan for Downtown Columbia (DTC), which will provide 900 affordable units. Affordable units will include 200 very low-income units (VLIUs), 200 middle-income units (MIUs), 417 low-income units and 83 Live-Where-You-Work (LWYW) units.
- HRD obligations for creating units, contributing to LIHTC sites and providing funding were also highlighted.
- The LIHTC breakdown includes NCC, the new library, Banneker, the existing library and the transit center.
- Ongoing work such as implementing the New Cultural Center (NCC); updating the DTC tax increment financing (TIF) revenue analysis and project timeline; establishing a process to monitor VLIUs and MIUs; and continuing to support LWYW efforts were discussed.
- CDHC will continue monitoring and participating in the affordable housing plan so that housing projects in downtown Columbia continue to move forward.

B. Current Status & Schedule Reflecting FY2022 Budget Decisions

- The project timelines and FY22 budget cuts, which resulted in a loss of $500,000 in funding for the library, were discussed.
- It is expected that current LIHTC schedule will need to be adjusted when the new TIF revenue projections are completed to reflect the NCC approved funding and actual and future planned development in DTC. Schedule delays are anticipated.

III. Housing Opportunities Master Plan (HOMP)

- HOMP Task Force Co-Chairs Dr. Caroline Harper and Bill McCormack, Jr. presented an overview of the Housing Opportunities Master Plan. [Our clients (howardcountymd.gov)]
- The Master Plan outlines several recommendations to increase housing opportunities for people of all ages, income levels, races and backgrounds, and strives to create a more equitable Howard County.
• Topics like growth & demographics, housing supply & demand, and housing affordability were discussed.
• The presentation also addressed the primary challenges facing housing in Howard County and noted key implementation items. Topics like land use/planning and zoning; policies & programs; and housing & infrastructure were discussed.
• Questions about the Master Plan should be sent to Kelly Cimino, Dr. Caroline Harper and Bill McCormack, Jr.

IV. Artists Flats & NCC- Development & Financing
A. Commission Update
• Alastair Smith updated the Board on project developments, land closing and construction with Artists Flats and NCC. [PowerPoint Presentation](howardcountymd.gov)
• Topics like the 4% & 9% reallocation of units; residential project/ NCC financing updates; and schedule update were discussed.
• Artists Flats received additional funding for units for persons with disabilities.
• Project timeline: Nov. 2021 permit submission/ Feb. 2022 land closing & Arts Center construction begins/ May 2023 new dinner theater complete/ June 2023 construction of Arts Center/ Nov. 2023 Artists Flats construction begins/ April 2025 project complete.

B. Financing Team Update
• The request for CDHC to issue two loans was discussed.
• Details regarding covenants were discussed.

V. Live-Where-You-Work (LWYW)
A. Vantage Point Residences- Press Event
• The first LWYW Vantage Point employee will be moving to the Town Center apartments on July 10.
• Details regarding the press event are still being worked out.

B. Subcommittee Update
• August 4 & 5 are being held as tentative dates for the employer Lunch & Learn. The LWYW committee will prepare an agenda and confirm a location for the event.
• David Nitkin and an HGH employee agreed to do a LWYW promotional video for the Lunch & Learn. Leonardo McClarty will contact David Nitkin next week to plan/discuss the details.

C. Hospital Update.
• DHCD will reach out to current LWYW participants regarding future housing opportunities like the County’s MIHU program.
• Tom Wall will contact David Nitkin to see if the Hospital’s budget could support additional LWYW participants.

D. Other

VI. Juniper Middle-Income Units- Leasing & Declaration of Covenants
• Juniper has leased six of the twelve available middle-income units.
• The County will take the lead on coordinating the Housing Commission, the County & CDHC to make sure that Marlowe’s very low-income and middle-
income units reflect Exhibit B of the DRRA and that there are covenants on the property, as well as the units.

- DHCD will monitor the leasing process of the very low-income & middle-income units for compliance.

VII. Board Discussion- Activities in 2021

A. Nominating Committee

- Suggestions by the Nominating Committee will be discussed at the next board meeting, as well as member duties/tasks, active engagement and outreach.

B. Investment & Audit Committees

- CDHC considered the possibility of acting as a lender to Bridges to Housing Stability to help the organization refinance some of their existing homes outside of DTC as an investment strategy, but it was determined to be outside of CDHC’s responsibilities as a holder of public funds.

C. 10th Annual Report- Revamp

- Plans to revamp the CDHC Annual Report were discussed. The Board will begin working on the new format in the fall.

D. Other Activities

- The Board agreed to add a full Board “retreat” meeting on August 24, 2021 so that it could focus on discussing priorities for 2021-2022 and beyond.

VIII. General Updates

A. Housing Affordability Coalition (HAC)

- Chris Fritz motioned to skip Section VIII., General Updates, of the agenda. Motion passed 9-0.
- President Sylvester will update the board on HAC via email.

IX. Upcoming Board & Committee Meetings

A. Full Board Retreat Meeting on August 24- in person. 4:30 - 7 PM

B. Committee Meetings: July 27- as needed.

X. Adjournment

- The CDHC Board meeting adjourned at 6:46 P.M.

Respectfully submitted by,

Tracy Deik